

# AIA® Document A401® – 2017

## Standard Form of Agreement Between Contractor and Subcontractor

**AGREEMENT No.** 1810C034100C made as of the 8th day of April in the year 2021  
(In words, indicate day, month and year.)

**BETWEEN** the Contractor:  
(Name, legal status, address and other information)

GCC Construction, LLC  
5726 Marlin Road  
Suite 200  
Chattanooga, TN 37411

and the Subcontractor:  
(Name, legal status, address and other information)

Randall Engineered Wall Systems, Inc.  
3255 Clarcona Rd.  
Apopka, FL  
32703

The Contractor has made a contract for construction (hereinafter, the Prime Contract)  
dated: March 29th, 2019

with the Owner:  
(Name, legal status, address and other information)

Dynamic Hamilton Place, LLC  
7022 Shallowford Road, Suite 4  
Chattanooga, TN 37421

for the following Project:  
(Name, location and detailed description)

Element Chattanooga  
2012 Center Street  
Chattanooga, TN 37421

The Prime Contract provides for the furnishing of labor, materials, equipment and services in connection with the construction of the Project. A copy of the Prime Contract, consisting of the Agreement Between Owner and Contractor (from which compensation amounts may be deleted) and the other Contract Documents enumerated therein, will be made available to the Subcontractor upon request.

The Architect for the Project:  
(Name, legal status, address and other information)

Base4 International, Inc.  
2901 Clint Moore Road, #114  
Boca Raton, FL 33496

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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The Contractor and the Subcontractor agree as follows.

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### ARTICLE 1 THE SUBCONTRACT DOCUMENTS

§ 1.1 The Subcontract Documents consist of (1) this Agreement; (2) the Prime Contract, consisting of the Agreement between the Owner and Contractor and the other Contract Documents enumerated therein; (3) Modifications to the Prime Contract, whether issued before or after the execution of this Agreement, in accordance with the provisions of Article 5; (4) other documents listed in Article 15 of this Agreement; and (5) Modifications to this Subcontract issued after execution of this Agreement, in accordance with the provisions of Article 5. These form the Subcontract, and are as fully a part of the Subcontract as if attached to this Agreement or repeated herein.

§ 1.2 The Subcontract Documents form the Subcontract for Construction. The Subcontract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Subcontract Documents, other than Modifications to the Prime Contract or Modifications to this Subcontract issued subsequent to the execution of this Agreement, appears in Article 15.

§ 1.3 Except to the extent of a conflict with a specific term or condition contained in the Subcontract Documents, the General Conditions governing this Subcontract shall be the AIA Document A201™-2017, General Conditions of the Contract for Construction.

§ 1.4 The Subcontract may be amended or modified only by a Modification to this Subcontract. A Modification to this Subcontract is a written amendment to this Agreement signed by both parties, or as otherwise described in, and in accordance with the provisions of, Article 5.

§ 1.5 The Subcontract Documents shall not be construed to create a contractual relationship of any kind (1) between the Architect and the Subcontractor, (2) between the Owner and the Subcontractor, or (3) between any persons or entities other than the Contractor and Subcontractor.

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§ 1.6 The Contractor shall make the Subcontract Documents available to the Subcontractor prior to execution of this Agreement, and thereafter, upon request. The Contractor may charge the Subcontractor for the reasonable cost to reproduce the Subcontract Documents provided to the Subcontractor.

## ARTICLE 2 MUTUAL RIGHTS AND RESPONSIBILITIES

The Contractor and Subcontractor shall be mutually bound by the terms of this Agreement and, to the extent that the provisions of AIA Document A201-2017 apply to this Agreement pursuant to Section 1.3 and provisions of the Prime Contract apply to the Work of the Subcontractor, the Contractor shall assume toward the Subcontractor all obligations and responsibilities that the Owner, under such documents, assumes toward the Contractor, and the Subcontractor shall assume toward the Contractor all obligations and responsibilities that the Contractor, under such documents, assumes toward the Owner and the Architect. The Contractor shall have the benefit of all rights, remedies, and redress against the Subcontractor that the Owner, under such documents, has against the Contractor, and the Subcontractor shall have the benefit of all rights, remedies, and redress against the Contractor that the Contractor, under such documents, has against the Owner, insofar as applicable to this Subcontract. Where a provision of such documents is inconsistent with a provision of this Agreement, this Agreement shall govern.

## ARTICLE 3 CONTRACTOR

### § 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in this Agreement and is referred to throughout the Subcontract Documents as if singular in number. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all Project matters requiring the Contractor's approval or authorization. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall render decisions in a timely manner and in accordance with the Contractor's construction schedule.

### § 3.2 Services Provided by the Contractor

§ 3.2.1 The Contractor shall cooperate with the Subcontractor in scheduling and performing the Contractor's Work to avoid conflicts or interference in the Subcontractor's Work and shall review, and expedite written responses to, submittals made by the Subcontractor in accordance with Section 4.2.3 and Article 5. Promptly after execution of this Agreement, the Contractor shall provide the Subcontractor with copies of the Contractor's construction schedule and schedule of submittals, together with such additional scheduling details as will enable the Subcontractor to plan and perform the Subcontractor's Work properly. The Contractor shall promptly notify the Subcontractor of subsequent changes in the construction and submittal schedules and additional scheduling details.

§ 3.2.2 The Contractor shall provide suitable areas for storage of the Subcontractor's materials and equipment during the course of the Work. Except as previously agreed upon, additional costs to the Subcontractor resulting from relocation of such storage areas at the direction of the Contractor shall be reimbursed by the Contractor.

### § 3.3 Communications

§ 3.3.1 The Contractor shall promptly make available to the Subcontractor information, including information received from the Owner, that affects the performance of this Subcontract and that becomes available to the Contractor subsequent to execution of this Subcontract.

§ 3.3.2 The Contractor shall not give instructions or orders directly to the Subcontractor's employees or to the Subcontractor's Sub-subcontractors or suppliers unless such persons are designated as authorized representatives of the Subcontractor.

§ 3.3.3 The Contractor shall permit the Subcontractor to request information directly from the Architect regarding the percentages of completion and the amount certified on account of Work done by the Subcontractor.

§ 3.3.4 If hazardous materials or substances are being used on the site by the Contractor, a subcontractor, or anyone directly or indirectly employed by them (other than the Subcontractor), and they are a type of hazardous material or substance of which an employer is required by law to notify its employees, the Contractor shall, prior to delivery to the Project site or exposure of the Subcontractor's employees to such material or substance, give notice of the chemical

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composition thereof to the Subcontractor in sufficient detail and time to permit the Subcontractor's compliance with such laws.

§ 3.3.5 The Contractor shall promptly notify the Subcontractor of any fault or defect in the Work under this Subcontract or nonconformity with the Subcontract Documents.

§ 3.3.6 The Contractor shall furnish to the Subcontractor within 30 days after receipt of a written request, or earlier if so required by law, information necessary and relevant for the Subcontractor 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, usually referred to as the site, on which the Project is located and the Owner's interest therein. If the Contractor does not have such information, the Contractor shall request the information from the Owner in accordance with Article 2 of AIA Document A201-2017 and promptly furnish the information received from the Owner to the Subcontractor.

§ 3.3.7 If the Contractor asserts a Claim against, or defends a Claim by, the Owner that relates to the Work of the Subcontractor, the Contractor shall promptly make available to the Subcontractor all information relating to the portion of the Claim that relates to the Work of the Subcontractor.

#### § 3.4 Claims by the Contractor

§ 3.4.1 Liquidated damages, if provided for in the Prime Contract, shall be assessed against the Subcontractor only to the extent caused by the Subcontractor or any person or entity for whose acts the Subcontractor may be liable, and in no case for delays or causes arising outside the scope of this Subcontract.

§ 3.4.2 The Contractor's Claims for the costs of services or materials provided due to the Subcontractor's failure to execute the Work shall require

- .1 seven days' notice prior to the Contractor's providing services or materials, except in an emergency; and
- .2 written compilations to the Subcontractor of services and materials provided by the Contractor and charges for such services and materials no later than the fifteenth day of the month following the Contractor's providing such services or materials.

#### § 3.5 Contractor's Remedies

If the Subcontractor defaults or neglects to carry out the Work in accordance with this Agreement and fails within five working days after receipt of notice from the Contractor to commence and continue correction of such default or neglect with diligence and promptness, the Contractor may, without prejudice to other remedies the Contractor may have, remedy such default or neglect and withhold, in accordance with Section 11.1.7.2, the reasonable cost thereof from current or future payments due the Subcontractor. If payments due to the Subcontractor are not sufficient to cover such amounts, the Subcontractor shall pay the difference to the Contractor.

### ARTICLE 4 SUBCONTRACTOR

#### § 4.1 General

The Subcontractor is the person or entity identified as such in this Agreement and is referred to throughout the Subcontract Documents as if singular in number. The Subcontractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Subcontractor shall designate in writing a representative who shall have express authority to act on the Subcontractor's behalf with respect to the Project. The term "Subcontractor" means the Subcontractor or the Subcontractor's authorized representative.

#### § 4.2 Execution and Progress of the Work

§ 4.2.1 For all Work the Subcontractor intends to subcontract, the Subcontractor shall enter into written agreements with Sub-subcontractors performing portions of the Work of this Subcontract by which the Subcontractor and the Sub-subcontractor are mutually bound, to the extent of the Work to be performed by the Sub-subcontractor, assuming toward each other all obligations and responsibilities that the Contractor and Subcontractor assume toward each other and having the benefit of all rights, remedies and redress each against the other that the Contractor and Subcontractor have by virtue of the provisions of this Agreement.

§ 4.2.2 The Subcontractor shall supervise and direct the Subcontractor's Work, and shall cooperate with the Contractor in scheduling and performing the Subcontractor's Work to avoid conflict, delay in, or interference with the Work of the Contractor, other subcontractors, the Owner, or Separate Contractors.

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**§ 4.2.3 Submittals**

**§ 4.2.3.1** The Subcontractor shall submit Shop Drawings, Product Data, Samples, and similar submittals required by the Subcontract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Contractor or other subcontractors.

**§ 4.2.3.2** By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Subcontractor represents to the Contractor that the Subcontractor has (1) reviewed and approved them; (2) determined and verified materials, field measurements, and field construction criteria related thereto, or will do so; and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Subcontract Documents.

**§ 4.2.4** The Subcontractor shall furnish to the Contractor periodic progress reports on the Work of this Subcontract as mutually agreed, including information on the status of materials and equipment that may be in the course of preparation, manufacture, or transit.

**§ 4.2.5** The Subcontractor agrees that the Contractor and the Architect each have the authority to reject Work of the Subcontractor that does not conform to the Prime Contract. The Architect's decisions on matters relating to aesthetic effect shall be final and binding on the Subcontractor if consistent with the intent expressed in the Prime Contract.

**§ 4.2.6** The Subcontractor shall pay for all materials, equipment, and labor used in connection with the performance of this Subcontract through the period covered by previous payments received from the Contractor, and shall furnish satisfactory evidence, when requested by the Contractor, to verify compliance with the above requirements.

**§ 4.2.7** The Subcontractor shall take necessary precautions to properly protect the work of the Contractor, Separate Contractors, and other subcontractors from damage caused by operations under this Subcontract.

**§ 4.2.8** The Subcontractor shall cooperate with the Contractor, other subcontractors, the Owner, and Separate Contractors whose work might affect the Subcontractor's Work. The Subcontractor shall participate in the preparation of coordinated drawings in areas of congestion, if required by the Prime Contract, specifically noting and advising the Contractor of potential conflicts between the Work of the Subcontractor and that of the Contractor, other subcontractors, the Owner, or Separate Contractors.

**§ 4.3 Permits, Fees, Notices, and Compliance with Laws**

**§ 4.3.1** The Subcontractor shall give notices and comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities bearing on performance of the Work of this Subcontract. The Subcontractor shall secure and pay for permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Subcontractor's Work, the furnishing of which is required of the Contractor by the Prime Contract. Subcontractor warrants and represents to Contractor that it has, and will maintain, required licenses in the jurisdiction of the project.

**§ 4.3.2** The Subcontractor shall comply with Federal, state, and local tax laws; social security acts; unemployment compensation acts; and workers' compensation acts, insofar as applicable to the performance of this Subcontract.

**§ 4.4 Safety Precautions and Procedures**

**§ 4.4.1** The Subcontractor shall take reasonable safety precautions with respect to performance of this Subcontract. The Subcontractor shall comply with safety measures initiated by the Contractor and with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, for the safety of persons and property, in accordance with the requirements of the Prime Contract. The Subcontractor shall notify the Contractor within three days of an injury to an employee or agent of the Subcontractor which occurred at the site.

**§ 4.4.2** If hazardous materials or substances are being used on the site by the Subcontractor, the Subcontractor's Sub-subcontractors, or anyone directly or indirectly employed by them, and they are a type of hazardous material or substance of which an employer is required by law to notify its employees, the Subcontractor shall, prior to delivery to the Project site or exposure of the Contractor, other subcontractors, and other employers on the site to such material or substance, give notice of the chemical composition thereof to the Contractor in sufficient detail and time to permit compliance with the laws by the Contractor, other subcontractors, and other employers on the site.

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§ 4.4.3 If reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a hazardous material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Subcontractor, the Subcontractor shall, upon recognizing the condition, immediately stop Work in the affected area and promptly report the condition to the Contractor in writing. When the material or substance has been rendered harmless, the Subcontractor's Work in the affected area shall resume upon written agreement of the Contractor and Subcontractor. The Subcontract Time shall be extended appropriately and the Subcontract Sum shall be increased in the amount of the Subcontractor's reasonable additional costs of demobilization, delay, and remobilization, which adjustments shall be accomplished as provided in Article 5 of this Agreement.

§ 4.4.4 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Subcontractor, the Subcontractor's Sub-subcontractors, 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 4.4.3 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. Provided, however, Contractor's obligation under this provision is limited to the extent the Contractor is indemnified by the Owner for such claims, damages, losses or expenses of the Subcontractor, the Subcontractor's Sub-subcontractors, or their agents or employees.

§ 4.4.5 The Subcontractor shall reimburse the Contractor for the cost and expense the Contractor incurs (1) for remediation of a hazardous material or substance brought to the site and negligently handled by the Subcontractor or (2) where the Subcontractor fails to perform its obligations under Section 4.4.3, except to the extent that the cost and expense are due to the Contractor's fault or negligence.

#### § 4.5 Cleaning Up

§ 4.5.1 The Subcontractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations performed under this Subcontract. The Subcontractor shall not be held responsible for conditions caused by other contractors or subcontractors.

§ 4.5.2 As provided under Section 3.4.2, if the Subcontractor fails to clean up as provided in the Subcontract Documents, the Contractor may charge the Subcontractor for the Subcontractor's appropriate share of cleanup costs.

#### § 4.6 Warranty

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

§ 4.6.2 All material, equipment, or other special warranties required by the Subcontract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with the Subcontract Documents.

#### § 4.7 Indemnification

§ 4.7.1 To the fullest extent permitted by law, the Subcontractor shall defend, indemnify and hold harmless the Owner, Contractor, 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 attorney's fees, arising out of or resulting from performance of the Subcontractor's Work under this Subcontract, provided that any 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), but only to the extent caused by the negligent acts or omissions of the Subcontractor, the Subcontractor's Sub-subcontractors, anyone directly or indirectly employed by them, or anyone for whose acts they

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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 otherwise reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section 4.7.

§ 4.7.2 In claims against any person or entity indemnified under this Section 4.7 by an employee of the Subcontractor, the Subcontractor's Sub-subcontractors, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 4.7.1 shall not be limited by a limitation on the amount or type of damages, compensation or benefits payable by or for the Subcontractor, or the Subcontractor's Sub-subcontractors under workers' compensation acts, disability benefit acts, or other employee benefit acts.

#### § 4.8 Remedies for Nonpayment

If the Contractor does not pay the Subcontractor through no fault of the Subcontractor, within seven days from the time payment should be made as provided in this Agreement, the Subcontractor may, without prejudice to any other available remedies, upon seven additional days' notice to the Contractor, stop the Work of this Subcontract until payment of the amount owing has been received. The Subcontract Sum shall, by appropriate Modification, be increased by the amount of the Subcontractor's reasonable costs of demobilization, delay, and remobilization.

#### § 4.9 Professional Services Provided by Subcontractor

§ 4.9.1 The Subcontractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Subcontract Documents or unless the Subcontractor is required to provide such services in order to carry out the Subcontractor's responsibilities for its own construction means, methods, techniques, sequences, and procedures. The Subcontractor shall not be required to provide professional services in violation of applicable law.

§ 4.9.2 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Subcontractor by the Subcontract Documents, the Contractor will provide all performance and design criteria that such services must satisfy to the extent the Contractor has received such performance and design criteria from the Owner and Architect under the terms of the Prime Contract.

§ 4.9.3 If professional design services or certifications by a design professional are required because of means, methods, techniques, sequences, or procedures required by the Contractor and related to the Work of the Subcontractor, the Contractor will provide all performance and design criteria that such services must satisfy.

§ 4.9.4 The Subcontractor shall be entitled to rely upon the adequacy, accuracy, and completeness of the performance and design criteria received from the Contractor under this Section 4.9.

§ 4.9.5 The Subcontractor shall cause the professional services performed under this Section 4.9 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 by such design professional shall bear the professional's written approval when submitted to the Contractor. The Contractor shall be entitled to rely upon the adequacy, accuracy, and completeness of the services, certifications, and approvals performed or provided by the design professionals, provided the Contractor has provided to the Subcontractor all performance and design criteria required by this Section 4.9.

### ARTICLE 5 CHANGES IN THE WORK

§ 5.1 The Owner may make changes in the Work by issuing Modifications to the Prime Contract. Upon receipt of a Modification to the Prime Contract issued subsequent to the execution of this Agreement, the Contractor shall promptly notify the Subcontractor of such Modification. Unless otherwise directed by the Contractor, the Subcontractor shall not thereafter order materials or perform Work that would be inconsistent with the changes made by the Modification to the Prime Contract.

§ 5.2 The Subcontractor may be ordered in writing by the Contractor, without invalidating this Subcontract, to make changes in the Work within the general scope of this Subcontract consisting of additions, deletions, or other revisions, including those required by Modifications to the Prime Contract issued subsequent to the execution of this Agreement, with the Subcontract Sum and the Subcontract Time adjusted accordingly. The Subcontractor, prior to the commencement of such changed or revised Work, shall submit promptly to the Contractor written copies of a Claim



for adjustment to the Subcontract Sum and Subcontract Time for such revised Work in a manner consistent with requirements of the Subcontract Documents.

§ 5.3 The Subcontractor shall make all Claims promptly to the Contractor for additional cost, extensions of time and damages for delays, or other causes in accordance with the Subcontract Documents. A Claim which will affect or become part of a Claim which the Contractor is required to make under the Prime Contract within a specified time period or in a specified manner shall be made in sufficient time to permit the Contractor to satisfy the requirements of the Prime Contract. Such Claims shall be received by the Contractor not less than two working days preceding the time by which the Contractor's Claim must be made. Failure of the Subcontractor to make such a timely Claim shall bind the Subcontractor to the same consequences as those to which the Contractor is bound.

## ARTICLE 6 CLAIMS AND DISPUTES

### § 6.1 Mediation

§ 6.1.1 Claims, disputes, or other matters in controversy arising out of or related to this Subcontract, except those waived as provided for in Sections 6.4 and 11.3.2, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 6.1.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to this Subcontract and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 6.1.2, the parties may nonetheless proceed to the selection of the arbitrators(s) and agree upon a schedule for later proceedings.

§ 6.1.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

### § 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Section 6.1, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box.)*

- [ X ] Arbitration pursuant to Section 6.3 of this Agreement
- [ ] Litigation in a court of competent jurisdiction
- [ ] Other: *(Specify)*

If the Contractor and Subcontractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

### § 6.3 Arbitration

§ 6.3.1 If the Contractor and Subcontractor have selected arbitration as the method of binding dispute resolution in Section 6.2, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. The arbitration should be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Subcontract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 6.3.2 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.

§ 6.3.3 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.

§ 6.3.4 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.

#### § 6.3.5 Consolidation or Joinder

§ 6.3.5.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party 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 arbitrator(s).

§ 6.3.5.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is 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 a Claim, dispute, or other matter in question not described in the written consent.

§ 6.3.5.3 The Contractor and Subcontractor grant to any person or entity made a party to an arbitration conducted under this Section 6.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Contractor and Subcontractor under this Agreement.

#### § 6.4 Waiver of Claims for Consequential Damages

The Contractor and Subcontractor waive claims against each other for consequential damages arising out of or relating to this Subcontract, including without limitation, any consequential damages due to either party's termination in accordance with Article 7. Nothing contained herein shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of this Agreement.

### ARTICLE 7 TERMINATION, SUSPENSION OR ASSIGNMENT OF THE SUBCONTRACT

#### § 7.1 Termination by the Subcontractor

The Subcontractor may terminate the Subcontract for the same reasons and under the same circumstances and procedures with respect to the Contractor as the Contractor may terminate with respect to the Owner under the Prime Contract, or for nonpayment of amounts due under this Subcontract for 60 days or longer. In the event of such termination by the Subcontractor for any reason which is not the fault of the Subcontractor, the Subcontractor's Sub-subcontractors, or their agents or employees or other persons or entities performing portions of the Work under contract with the Subcontractor, the Subcontractor shall be entitled to recover from the Contractor payment for Work executed and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery, as well as reasonable overhead and profit on work not executed and costs incurred by reason of such termination.

#### § 7.2 Termination by the Contractor

##### § 7.2.1 Termination for Cause

If the Subcontractor repeatedly fails or neglects to carry out the Work in accordance with the Subcontract Documents or otherwise to perform in accordance with this Subcontract and fails within a ten-day period after receipt of notice to commence and continue correction of such default or neglect with diligence and promptness, the Contractor may, by notice to the Subcontractor and without prejudice to any other remedy the Contractor may have, terminate the Subcontract and finish the Subcontractor's Work by whatever method the Contractor may deem expedient. If the unpaid balance of the Subcontract Sum exceeds the expense of finishing the Subcontractor's Work and other damages incurred by the Contractor and not expressly waived, such excess shall be paid to the Subcontractor. If such expense

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and damages exceed the unpaid balance of the Subcontract Sum, the Subcontractor shall pay the difference to the Contractor.

**§ 7.2.2 Termination for Convenience**

**§ 7.2.2.1** If the Owner terminates the Prime Contract for the Owner's convenience, the Contractor shall promptly deliver notice to the Subcontractor.

**§ 7.2.2.2** In case of such termination for the Owner's convenience, the Subcontractor shall be entitled to receive payment for Work properly executed, costs incurred by reason of the termination, and reasonable overhead and profit on the Work not executed.

**§ 7.2.2.3** Upon receipt of notice of termination, the Subcontractor shall

- .1 cease operations as directed by the Contractor in the notice;
- .2 take actions necessary, or that the Contractor may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing Sub-subcontracts and purchase orders and enter into no further Sub-subcontracts and purchase orders.

**§ 7.3 Suspension by the Contractor for Convenience**

**§ 7.3.1** The Contractor may, without cause, order the Subcontractor in writing to suspend, delay, or interrupt the Work of this Subcontract in whole or in part for such period of time as the Contractor may determine. In the event of suspension ordered by the Contractor, the Subcontractor shall be entitled to an equitable adjustment of the Subcontract Time and Subcontract Sum.

**§ 7.3.2** The Subcontract Time and Subcontract Sum shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in Section 7.3.1. Adjustment of the Subcontract Sum shall include profit on the increased cost of performance caused by suspension, delay, or interruption. No adjustment shall be made to the extent that

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

**§ 7.4 Assignment of the Subcontract**

**§ 7.4.1** In the event the Owner terminates the Prime Contract for cause, this Subcontract is assigned to the Owner pursuant to Section 5.4 of AIA Document A201-2017 provided the Owner accepts the assignment by notifying the Contractor and Subcontractor.

**§ 7.4.2** Without the Contractor's written consent, the Subcontractor shall not assign the Work of this Subcontract, subcontract the whole of this Subcontract, or subcontract portions of this Subcontract.

**ARTICLE 8 THE WORK OF THIS SUBCONTRACT**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, equipment, services and other items required to complete such portion of the Work, except to the extent specifically indicated in the Subcontract Documents to be the responsibility of others.

*(Insert a precise description of the Work of this Subcontract, referring where appropriate to numbers of Drawings, sections of Specifications and pages of Addenda, Modifications, and accepted alternates.)*

See Exhibit A

**ARTICLE 9 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

**§ 9.1** The date of commencement of the Subcontractor's Work, shall be:

*(Check one of the following boxes.)*

The date of this Agreement.

A date set forth in a notice to proceed issued by the Contractor.

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[ ] Established as follows:  
(Insert a date or a means to determine the date of commencement of the Subcontractor's Work.)

If a date of commencement of the Subcontractor's Work is not selected, then the date of commencement shall be the date of this Agreement.

**§ 9.2 Subcontract Time** Unless the date of commencement is established by a notice to proceed issued by the Contractor, or the Contractor has commenced visible Work at the site under the Prime Contract, the Subcontractor shall notify the Contractor in writing not less than five days before commencing the Subcontractor's Work to permit the timely filing of mortgages, mechanic's liens and other security interests.

(Paragraphs deleted)

(Table deleted)

(Paragraphs deleted)

#### ARTICLE 10 SUBCONTRACT SUM

**§ 10.1** The Contractor shall pay the Subcontractor the Subcontract Sum in current funds for the Subcontractor's performance of the Subcontract. The Subcontract Sum shall be Five Hundred Eleven Thousand Nine Hundred Ninety One Dollars and Zero Cents (\$ 511,991.00 ), subject to additions and deductions as provided in the Subcontract Documents.

#### **§ 10.2 Alternates**

**§ 10.2.1** Alternates, if any, included in the Subcontract Sum:

Item	Price
See Exhibit A	

**§ 10.2.2** Subject to the conditions noted below, the following alternates may be accepted by the Contractor following execution of this Agreement. Upon acceptance, the Contractor shall issue a Modification to this Subcontract:  
(Insert below each alternate and the conditions that must be met for the Contractor to accept the alternate.)

Item	Price	Conditions for Acceptance
See Exhibit A		

#### **§ 10.3** Unit prices, if any:

(Identify and state the unit price, and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit (\$0.00)
See Exhibit A		

#### **§ 10.4** Allowances, if any, included in the Subcontract Sum:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
See Exhibit A	

#### ARTICLE 11 PAYMENTS

##### **§ 11.1 Progress Payments**

**§ 11.1.1** Based upon Applications for Payment submitted to the Contractor by the Subcontractor, corresponding to Applications for Payment submitted by the Contractor to the Architect, and Certificates for Payment issued by the Architect, the Contractor shall make progress payments on account of the Subcontract Sum to the Subcontractor as provided below and elsewhere in the Subcontract Documents. Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor and Subcontractor for Work properly performed by their contractors and suppliers shall be held by the Contractor and Subcontractor for those contractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor

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or Subcontractor for which payment was made to the Contractor by the Owner or to the Subcontractor by the Contractor, as applicable. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor or Subcontractor, shall create any fiduciary liability or tort liability on the part of the Contractor or Subcontractor for breach of trust, or shall entitle any person or entity to an award of punitive damages against the Contractor or Subcontractor for breach of the requirements of this provision.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

Each pay application shall be from the end of the previous month to the 31<sup>st</sup> of the current month. This agreement includes a 32% deposit to release fabrication of material.

§ 11.1.3 Provided an Application for Payment is received by the Contractor not later than the 25th day of a month, the Contractor shall include the Subcontractor's Work covered by that application in the next Application for Payment which the Contractor is entitled to submit to the Architect. The Contractor shall pay the Subcontractor each progress payment no later than seven working days after the Contractor receives payment from the Owner. Notwithstanding anything in the Contract Documents to the contrary, it is the intent of the parties that as an absolute condition precedent to Progress Payments becoming due to Subcontractor, Contractor must receive corresponding payment from the Owner for Subcontractor's work. Subcontractor hereby acknowledges that Subcontractor relies solely and exclusively on the credit of the Owner, not the Contractor, for payment for Subcontractor's work performed and materials provided on the Project. Subcontractor agrees that the liability of Contractor's Bonding Company on Contractor's payment bond(s), if any, for Progress Payments to Subcontractor, is subject to the same conditions precedent applicable to Contractor's payment bond(s), if any, unless Contractor has been paid by Owner amounts claimed to be due to Subcontractor.

§ 11.1.4 If the Subcontractor's Application for Payment is received by the Contractor after the application date fixed above, the Subcontractor's Work covered by it shall be included by the Contractor in the next Application for Payment submitted to the Architect.

§ 11.1.5 The Subcontractor shall submit to the Contractor a schedule of values prior to submitting the Subcontractor's first Application for Payment. Each subsequent Application for Payment shall be based upon the most recent schedule of values submitted by the Subcontractor in accordance with the Subcontract Documents. The schedule of values shall allocate the entire Subcontract Sum among the various portions of the Subcontractor's Work and be prepared in such form and supported by such data to substantiate its accuracy as the Contractor may require, and unless objected to by the Contractor, shall be used as a basis for reviewing the Subcontractor's Applications for Payment.

§ 11.1.6 Applications for Payment submitted by the Subcontractor shall indicate the percentage of completion of each portion of the Subcontractor's Work as of the end of the period covered by the Application for Payment.

§ 11.1.7 Subject to the provisions of the Subcontract Documents, the amount of each progress payment shall be computed as follows:

§ 11.1.7.1 The amount of each progress payment shall first include:

- .1 That portion of the Subcontract Sum properly allocable to completed Work;
- .2 That portion of the Subcontract Sum properly allocable to materials and equipment delivered and suitably stored at the site by the Subcontractor for subsequent incorporation in the Subcontractor's Work or, if approved by the Contractor, suitably stored off the site at a location agreed upon in writing; and
- .3 The amount, if any, for changes in the Work that are not in dispute and have been properly authorized by the Contractor, to the same extent provided in the Prime Contract, pending a final determination by the Contractor of the cost of changes in the Subcontractor's Work, even though the Subcontract Sum has not yet been adjusted.
- .4 Conditional lien releases on progress payment requested and unconditional lien releases on payments previously received from suppliers, sub-tier subcontracts and other vendors.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of previous payments made by the Contractor;

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- .2 The amount, if any, for Work that remains uncorrected and for which the Contractor has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017 for a cause that is the fault of the Subcontractor;
- .3 For Work performed or defects discovered since the last payment application, any amount for which the Contractor may withhold payment in whole or in part, as provided in Article 9 of AIA Document A201-2017, for a cause that is the fault of the Subcontractor; and
- .4 Retainage withheld pursuant to Section 11.1.8 of this Agreement.

**§ 11.1.8 Retainage**

**§ 11.1.8.1** For each progress payment made prior to substantial completion of the Subcontractor's Work, the Contractor may withhold the following amounts as retainage from the payment otherwise due:

*(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)*

3.0%

**§ 11.1.8.1.1** The following items are not subject to retainage:

*(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)*

N/A

**§ 11.1.8.2** Reduction or limitation of retainage, if any, shall be as follows:

*(If the retainage established in Section 11.1.8.1 is to be modified prior to substantial completion of the entire Work, including modifications for substantial completion of portions of the Subcontractor's Work as provided in Section 9.2.3, insert provisions for such modification.)*

N/A

**§ 11.1.9** Upon the partial or entire disapproval by the Contractor of the Subcontractor's Application for Payment, the Contractor shall provide notice to the Subcontractor. If the Subcontractor disputes the Contractor's decision regarding a Subcontractor's Application for Payment in whole or in part, the Subcontractor may submit a Claim in accordance with Article 6. When the basis for the disapproval has been remedied, the Subcontractor shall be paid the amounts withheld.

**§ 11.1.10** Provided the Contractor has fulfilled its payment obligations under the Subcontract Documents, the Subcontractor shall defend and indemnify the Contractor and Owner from all loss, liability, damage, or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any of the Subcontractor's subcontractors, suppliers, or vendors of any tier. Upon receipt of notice of such lien claim or other claim for payment, the Contractor shall notify the Subcontractor. If approved by the applicable court, when required, the Subcontractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

**§ 11.2 Substantial Completion**

When the Subcontractor's Work or a designated portion thereof is substantially complete and in accordance with the requirements of the Prime Contract, the Contractor shall, upon application by the Subcontractor, make prompt Application for Payment for such Work. Within 30 days following issuance by the Architect of the Certificate for Payment covering such substantially completed Work, the Contractor shall, to the full extent allowed in the Prime Contract, make payment to the Subcontractor, deducting any portion of the funds for the Subcontractor's Work withheld in accordance with the certificate to cover costs of items to be completed or corrected by the Subcontractor. Such payment to the Subcontractor shall be the entire unpaid balance of the Subcontract Sum if a full release of retainage is allowed under the Prime Contract for the Subcontractor's Work prior to the completion of the entire Project. If the Prime Contract does not allow for a full release of retainage, then such payment shall be an amount which, when added to previous payments to the Subcontractor, will reduce the retainage on the Subcontractor's substantially completed Work to the same percentage of retainage as that on the Contractor's Work covered by the certificate.

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**§ 11.3 Final Payment**

**§ 11.3.1** Final payment, constituting the entire unpaid balance of the Subcontract Sum, shall be made by the Contractor to the Subcontractor when the Subcontractor's Work is fully performed in accordance with the requirements of the Subcontract Documents, the Architect has issued a Certificate for Payment covering the Subcontractor's completed Work and the Contractor has received payment from the Owner. Notwithstanding anything in the Contract Documents to the contrary, it is the intent of the parties that as an absolute condition precedent to Final Payment becoming due to Subcontractor, Contractor must receive corresponding payment from the Owner for Subcontractor's work. Subcontractor hereby acknowledges that Subcontractor relies solely and exclusively on the credit of the Owner, not Contractor, for final payment for Subcontractor's work performed and materials provided on the Project. Subcontractor agrees that the liability of Contractor's Bonding Company on Contractor's payment bond(s), if any, for Final Payment to Subcontractor, is subject to the same conditions precedent applicable to Contractor's liability for direct payment, if any, to Subcontractor. Subcontractor shall have no claim against Contractor's payment bond(s), if any, unless Contractor has been paid by Owner amounts claimed to be due to Subcontractor.  
*(Insert provisions for earlier final payment to the Subcontractor, if applicable.)*

N/A

**§ 11.3.2** Before issuance of the final payment, the Subcontractor, if required, shall submit evidence satisfactory to the Contractor that all payrolls, bills for materials and equipment, and all known indebtedness connected with the Subcontractor's Work have been satisfied. Acceptance of final payment by the Subcontractor shall constitute a waiver of claims by the Subcontractor, except those previously made in writing and identified by the Subcontractor as unsettled at the time of final Application for Payment.

*(Paragraphs deleted)*

**ARTICLE 12 INSURANCE AND BONDS**

**§ 12.1 Subcontractor's Required Insurance Coverage**

**§ 12.1.1** The Subcontractor shall purchase and maintain the following types and limits of insurance, from a company or companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, as will protect the Subcontractor from claims that may arise out of, or result from, the Subcontractor's operations and completed operations under the Subcontract:

*(Specify each type of insurance, such as commercial general liability, automobile, worker's compensation, employers' liability, professional liability, and pollution, required to be carried by the Subcontractor, the limits of coverage for each type of insurance, and any other pertinent requirements.)*

Type of Insurance	Limits	Other Pertinent Requirements
See Exhibit D		

**§ 12.1.2** Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Subcontractor's Work until the date of final payment and termination of any coverage required to be maintained after final payment to the Subcontractor, and, with respect to the Subcontractor'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 Prime Contract.

**§ 12.1.3** If professional services are required under Section 4.9, the Subcontractor shall provide the professional liability insurance coverage required under this Section 12.1 for the following period after completion of the Work:

Four (4) Years

**§ 12.1.4 Certificates of Insurance.** The Subcontractor shall provide certificates of insurance acceptable to the Contractor evidencing compliance with the requirements in this Article 12 at the following times: (1) prior to commencement of the Subcontractor's Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Contractor's written request. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the time required in this Article 12. The certificates shall show the Contractor and the Owner as additional insureds on the Subcontractor's Commercial General Liability and any excess or umbrella liability policy.

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**§ 12.1.5 Deductibles and Self-Insured Retentions.** The Subcontractor shall disclose to the Contractor any deductible or self-insured retentions applicable to any insurance required to be provided by the Subcontractor.

**§ 12.1.6 Additional Insured Obligations.** To the fullest extent permitted by law, the Subcontractor shall cause its commercial general liability coverage to include: (1) the Contractor, the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Subcontractor's negligent acts or omissions during the Subcontractor's operations; and (2) the Contractor and Owner as additional insureds for claims caused in whole or in part by the Subcontractor's negligent acts or omissions for which loss occurs during the Subcontractor's completed operations. The additional insured coverage shall be primary and non-contributory to any of the Contractor's and Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

**§ 12.1.7 Notice of Cancellation or Change in Coverage.** Within three (3) business days of the date the Subcontractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Subcontract Documents, the Subcontractor shall provide notice to the Contractor of such impending or actual cancellation or expiration. Upon receipt of notice from the Subcontractor, the Contractor shall, unless the lapse in coverage arises from an act or omission of the Contractor, have the right to suspend the Work in accordance with this Agreement until the lapse in coverage has been cured by the procurement of replacement coverage by the Subcontractor. The furnishing of notice by the Subcontractor shall not relieve the Subcontractor of any contractual obligation to provide any required coverage.

**§ 12.2 Subcontractor's Required Performance Bond and Payment Bond**

**§ 12.2.1** The Subcontractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:  
*(Specify type and penal sum of bonds.)*

Type	Penal Sum (\$0.00)
Payment Bond	N/A
Performance Bond	N/A

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

**§ 12.2.2** Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations under this Agreement, the Subcontractor shall promptly furnish a copy of the bonds or shall permit a copy to be made.

**§ 12.3 Contractor's Insurance and Bond Obligations**

**§ 12.3.1** The Contractor shall furnish to the Subcontractor certificates of insurance evidencing insurance coverage required of the Contractor under the Prime Contract.

**§ 12.3.2** The Contractor shall promptly, upon request of the Subcontractor, furnish a copy or permit a copy to be made of any bond covering payment of obligations arising under the Subcontract.

**§ 12.4 Property Insurance**

**§ 12.4.1** When requested in writing, the Contractor shall provide the Subcontractor with copies of the property and equipment policies in effect for the Project, to the extent copies of the policies are available to the Contractor. The Contractor shall notify the Subcontractor if the required property insurance policies are not in effect.

**§ 12.4.2** If the required property insurance is not in effect for the full value of the Subcontractor's Work, then the Subcontractor shall purchase insurance for the value of the Subcontractor's Work, and the Subcontractor shall be reimbursed for the cost of the insurance by an adjustment in the Subcontract Sum.

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§ 12.4.3 Property insurance for the Subcontractor's materials and equipment required for the Subcontractor's Work, stored off site or in transit and not covered by the Project property insurance, shall be paid for through the Application for Payment process.

**§ 12.5 Waivers of Subrogation**

The Contractor and Subcontractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other, and (2) the Owner, the Architect, the Architect's consultants, and (3) Separate Contractors, 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 those losses are covered by property insurance provided under the Prime Contract or other property insurance applicable to the Work or to property at or adjacent to the Project site, except such rights as they may have to proceeds of such insurance held by the Owner as a fiduciary. The Subcontractor shall require similar written waivers in favor of the individuals and entities enumerated herein from the Subcontractor's Sub-subcontractors, agents, and employees. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this Section 12.5 shall not prohibit this waiver of subrogation, which shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the property damaged.

**ARTICLE 13 TEMPORARY FACILITIES, SERVICES, EQUIPMENT AND WORKING CONDITIONS**

§ 13.1 The Contractor shall furnish and make the Contractor's temporary facilities and services available to the Subcontractor at no cost, except as noted below:

See Exhibit C

§ 13.2 The Contractor shall furnish and make available at no cost to the Subcontractor the Contractor's temporary facilities, equipment and services as required in the Subcontract Documents.

See Exhibit C

§ 13.3 Specific working conditions as noted below:

*(Insert any specific arrangements or requirements concerning working conditions and labor matters applicable to the Subcontractor's Work.)*

See Exhibit A,B,C,D,E,F

**ARTICLE 14 MISCELLANEOUS PROVISIONS**

§ 14.1 Where reference is made in this Subcontract to a provision of another Subcontract Document, the reference refers to that provision as amended or supplemented by other provisions of the Subcontract Documents.

§ 14.2 The Contractor's representative:

*(Name, address, email address and other information)*

Alex Grace  
GCC Construction, LLC  
5726 Marlin Road  
Suite 200  
Chattanooga, TN 37411  
423-208-9833

§ 14.3 The Subcontractor's representative:

*(Name, address, email address and other information)*

Ana Rodriguez  
Randall Engineered Wall Systems, Inc.  
3255 Clarcona Rd.  
Apopka, FL

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§ 14.4 Notice

§ 14.4.1 Except as otherwise provided in Section 14.4.2, where the Subcontract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic notice is set forth in Section 14.4.3.

§ 14.4.2 Notice of Claims shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 14.4.3 Notice in electronic format, pursuant to Section 14.4.1, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

*(If other than in accordance with AIA Document E203™-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)*

§ 14.5 Neither the Contractor's nor the Subcontractor's representative shall be changed without ten days' prior notice to the other party.

§ 14.6 The invalidity of any provision of the Subcontract Documents shall not invalidate the Subcontract or its remaining provisions. If it is determined that any provision of the Subcontract violates any law or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case, the Subcontract shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Subcontract.

§ 14.7 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 14.7.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™-2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

**ARTICLE 15 ENUMERATION OF SUBCONTRACT DOCUMENTS**

§ 15.1 This Agreement is comprised of the following documents:

- .1 AIA Document A401™-2017, Standard Form Agreement Between Contractor and Subcontractor;

*(Paragraph deleted)*

- .2 Other Exhibits incorporated into this Agreement:  
*(Clearly identify any other exhibits incorporated into this Agreement.)*

- Exhibit A – Scope of Work
- Exhibit B – Drawings and Specifications
- Exhibit C – Supplemental Conditions

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*Handwritten initials*

Exhibit D – Insurance  
Exhibit E – Payment  
Exhibit F – Schedule

- .5 Other documents:  
(List other documents, if any, forming part of the Agreement.)

This Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
**CONTRACTOR** (Signature)

Alex Grace | President

\_\_\_\_\_  
(Printed name and title)

Tennessee Contractor's License Number: 71079

\_\_\_\_\_  
**SUBCONTRACTOR** (Signature)

Ana T. Rodriguez, Pres.

\_\_\_\_\_  
(Printed name and title)

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User Notes:

(1935888233)

att

# Additions and Deletions Report for AIA® Document A401® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 15:02:08 ET on 04/08/2021.

## PAGE 1

**AGREEMENT No. 1810C034100C** made as of the 8th day of April in the year 2021

...

GCC Construction, LLC  
5726 Marlin Road  
Suite 200  
Chattanooga, TN 37411

...

Randall Engineered Wall Systems, Inc.  
3255 Clarcona Rd.  
Apopka, FL  
32703

The Contractor has made a contract for construction (hereinafter, the Prime Contract) dated: March 29th, 2019

...

Dynamic Hamilton Place, LLC  
7022 Shallowford Road, Suite 4  
Chattanooga, TN 37421

...

Element Chattanooga  
2012 Center Street  
Chattanooga, TN 37421

The Prime Contract provides for the furnishing of labor, materials, equipment and services in connection with the construction of the Project. A copy of the Prime Contract, consisting of the Agreement Between Owner and Contractor (from which compensation amounts may be deleted) and the other Contract Documents enumerated therein, ~~has been~~ will be made made available to the Subcontractor. Subcontractor upon request.

...

Base4 International, Inc.  
2901 Clint Moore Road, #114  
Boca Raton, FL 33496

## PAGE 6

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User Notes:

(1935888233)

*CPZ*

§ 4.3.1 The Subcontractor shall give notices and comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities bearing on performance of the Work of this Subcontract. The Subcontractor shall secure and pay for permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Subcontractor's Work, the furnishing of which is required of the Contractor by the Prime Contract. Subcontractor warrants and represents to Contractor that it has, and will maintain, required licenses in the jurisdiction of the project.

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§ 4.4.4 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Subcontractor, the Subcontractor's Sub-subcontractors, 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 4.4.3 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. Provided, however, Contractor's obligation under this provision is limited to the extent the Contractor is indemnified by the Owner for such claims, damages, losses or expenses of the Subcontractor, the Subcontractor's Sub-subcontractors, or their agents or employees.

...

§ 4.7.1 To the fullest extent permitted by law, the Subcontractor shall defend, indemnify and hold harmless the Owner, Contractor, 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 attorney's fees, arising out of or resulting from performance of the Subcontractor's Work under this Subcontract, provided that any 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), but only to the extent caused by the negligent acts or omissions of the Subcontractor, the Subcontractor's Sub-subcontractors, 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 otherwise reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section 4.7.

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Arbitration pursuant to Section 6.3 of this Agreement

PAGE 11

See Exhibit A

...

A date set forth in a notice to proceed issued by the Contractor.

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§ 9.2 **Subcontract Time** Unless the date of commencement is established by a notice to proceed issued by the Contractor, or the Contractor has commenced visible Work at the site under the Prime Contract, the Subcontractor shall notify the Contractor in writing not less than five days before commencing the Subcontractor's Work to permit the timely filing of mortgages, mechanic's liens and other security interests.

~~§ 9.2.1 The Subcontract Time is the period of time, including authorized adjustments, allotted in the Subcontract Documents for Substantial Completion of the Work described in the Subcontract Documents. The Subcontract Time shall be measured from the date of commencement of the Subcontractor's Work.~~

~~§ 9.2.2 Subject to adjustments of the Subcontract Time as provided in the Subcontract Documents, the Subcontractor shall achieve substantial completion of the Subcontractor's Work:~~

~~(Check one of the following boxes and complete the necessary information.)~~

~~[ ] Not later than ( ) calendar days from the date of commencement of the Subcontractor's Work.~~

[ ] By the following date:

~~§ 9.2.3~~ Subject to adjustments of the Subcontract Time as provided in the Subcontract Documents, if portions of the Subcontractor's Work are to be completed prior to substantial completion of the Subcontractor's Work, then the Subcontractor shall achieve earlier substantial completion of such portions by the following dates.  
(List all portions of the Subcontractor's Work required to achieve substantial completion of the Subcontractor's Portion of the Work.)

**Portion of Work**

**Substantial Completion**

~~§ 9.2.4~~ If the Subcontractor fails to achieve substantial completion as provided in this Section 9.2, liquidated damages, if any, shall be assessed as set forth in Section 3.4.

~~§ 9.3~~ With respect to the obligations of both the Contractor and the Subcontractor, time is of the essence of this Subcontract.

~~§ 9.4~~ No extension of time will be valid without the Contractor's written consent after a Claim is made by the Subcontractor in accordance with Section 5.3.

§ 10.1 The Contractor shall pay the Subcontractor the Subcontract Sum in current funds for the Subcontractor's performance of the Subcontract. The Subcontract Sum shall be Five Hundred Eleven Thousand Nine Hundred Ninety One Dollars and Zero Cents (\$ 511,991.00 ), subject to additions and deductions as provided in the Subcontract Documents.

...

See Exhibit A

...

See Exhibit A

...

See Exhibit A

...

See Exhibit A

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Each pay application shall be from the end of the previous month to the 31<sup>st</sup> of the current month. This agreement includes a 32% deposit to release fabrication of material.

§ 11.1.3 Provided an Application for Payment is received by the Contractor not later than the 25<sup>th</sup> day of a month, the Contractor shall include the Subcontractor's Work covered by that application in the next Application for Payment which the Contractor is entitled to submit to the Architect. The Contractor shall pay the Subcontractor each progress payment no later than seven working days after the Contractor receives payment from the Owner. If the Architect does not issue a Certificate for Payment or the Contractor does not receive payment for any cause which is not the fault of the Subcontractor, the Contractor shall pay the Subcontractor, on demand, a progress payment computed as provided in Sections 11.1.7, 11.1.8, 11.1.9 and 11.2. Notwithstanding anything in the Contract Documents to the contrary, it is the intent of the parties that as an absolute condition precedent to Progress Payments becoming due to Subcontractor, Contractor must receive corresponding payment from the Owner for Subcontractor's work. Subcontractor hereby acknowledges that Subcontractor relies solely and exclusively on the credit of the Owner, not the Contractor, for payment for Subcontractor's work performed and materials provided on the Project. Subcontractor agrees that the

*atn*

liability of Contractor's Bonding Company on Contractor's payment bond(s), if any, for Progress Payments to Subcontractor, is subject to the same conditions precedent applicable to Contractor's payment bond(s), if any, unless Contractor has been paid by Owner amounts claimed to be due to Subcontractor.

...

.4 Conditional lien releases on progress payment requested and unconditional lien releases on payments previously received from suppliers, sub-tier subcontracts and other vendors.

PAGE 14

3.0%

...

N/A

...

N/A

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**§ 11.3.1** Final payment, constituting the entire unpaid balance of the Subcontract Sum, shall be made by the Contractor to the Subcontractor when the Subcontractor's Work is fully performed in accordance with the requirements of the Subcontract Documents, the Architect has issued a Certificate for Payment covering the Subcontractor's completed Work and the Contractor has received payment from the Owner. ~~If, for any cause which is not the fault of the Subcontractor, a Certificate for Payment is not issued or the Contractor does not receive timely payment or does not pay the Subcontractor within seven days after receipt of payment from the Owner, final payment to the Subcontractor shall be made upon demand.~~ Notwithstanding anything in the Contract Documents to the contrary, it is the intent of the parties that as an absolute condition precedent to Final Payment becoming due to Subcontractor, Contractor must receive corresponding payment from the Owner for Subcontractor's work. Subcontractor hereby acknowledges that Subcontractor relies solely and exclusively on the credit of the Owner, not Contractor, for final payment for Subcontractor's work performed and materials provided on the Project. Subcontractor agrees that the liability of Contractor's Bonding Company on Contractor's payment bond(s), if any, for Final Payment to Subcontractor, is subject to the same conditions precedent applicable to Contractor's liability for direct payment, if any, to Subcontractor. Subcontractor shall have no claim against Contractor's payment bond(s), if any, unless Contractor has been paid by Owner amounts claimed to be due to Subcontractor.

...

N/A

...

#### **§ 11.4 Interest**

Payments due and unpaid under this Subcontract shall bear interest from the date payment is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

*(Insert rate of interest agreed upon, if any.)*

—%

...

See Exhibit D

*Orth*

...

Four (4) Years  
**PAGE 16**

Payment Bond

N/A

Performance Bond

N/A

**PAGE 17**

See Exhibit C

~~§ 13.2 The Contractor's equipment will be available to the Subcontractor only at the Contractor's discretion and on mutually satisfactory terms, except as noted below: Contractor shall furnish and make available at no cost to the Subcontractor the Contractor's temporary facilities, equipment and services as required in the Subcontract Documents.~~

See Exhibit C

...

See Exhibit A,B,C,D,E,F

...

Alex Grace  
GCC Construction, LLC  
5726 Marlin Road  
Suite 200  
Chattanooga, TN 37411  
423-208-9833

...

Ana Rodriguez  
Randall Engineered Wall Systems, Inc.  
3255 Clarcona Rd.  
Apopka, FL  
32703  
ana@randallconstruction.com

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~~2~~ 2 Prime Agreement between the Owner and Contractor, including all exhibits thereto, attached as Exhibit A;

~~3~~ 3 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if not included in the Prime Agreement, dated as indicated below:

(Insert the date of the E203-2013 incorporated into this Agreement.)

~~4~~ 2 Other Exhibits incorporated into this Agreement:

...

- Exhibit A – Scope of Work
- Exhibit B – Drawings and Specifications
- Exhibit C – Supplemental Conditions



Exhibit D – Insurance

Exhibit E – Payment

Exhibit F – Schedule

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Alex Grace | President

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Tennessee Contractor's License Number: 71079

## **Certification of Document's Authenticity**

**AIA® Document D401™ – 2003**

I, Jennifer Wise, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 15:02:08 ET on 04/08/2021 under Order No. 8532396217 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A401™ – 2017, Standard Form of Agreement Between Contractor and Subcontractor, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

\_\_\_\_\_  
(Signed)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Dated)

*atp*



**EXHIBIT A**

**Scope of Work**

Precast Concrete Shaft Walls

Randall Engineered Wall Systems, Inc.

PCM  Superintendent  PM  Leadership

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- 1. General Project Inclusions .....1
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- 5. Alternates .....3
- 6. Allowances .....3
- 7. Unit Prices .....3

*AA*

## 1. GENERAL PROJECT INCLUSIONS

### 1.1. TURNKEY SERVICE

It is the intent of this Subcontract Agreement to provide for the complete and "turnkey" engineering, coordination, furnishing and installation of the scope of work as required, shown, described, and specified under this Agreement and all related scope and services required in order to complete the Project. This Subcontractor shall be responsible to perform all Work not expressly specified or indicated by the Contract Documents but as required for a thorough and complete execution of the Work of this Subcontract Agreement in every respect. Note that the word "provide," if and when used herein, shall mean to furnish, and install completely, including all costs for labor, materials, and equipment. It is further understood that the Project Drawings, Specifications, and other Documents listed in Exhibit B may not be fully developed and that the Total Subcontract Agreement Price will include a complete and functional installation to the satisfaction of the Owner and Contractor. In addition, it is further understood and agreed that this Subcontractor also includes the furnishing and installation of the below listed items regardless of whether or not they are in the Specifications or shown on the Drawings. The Subcontractor shall pay for all costs of the performance of all its obligations under this Agreement, even if those costs exceed the Subcontract Price.

### 1.2. VALUE ENGINEERING

If Value Engineering (VE) has been presented by the Subcontractor and accepted by the Contractor, the Subcontractor understands and accepts the responsibility to ensure that changes incurred by proposed VE to the drawings and/or specifications are in accordance with the code requirements of the Authority Having Jurisdiction. Subcontractor expressly agrees to coordinate with the Engineer of Record to ensure all related changes are consistent with the design intent, performance, reliability, quality, and safety and are properly coordinated for any/all design related conflicts. All VE not explicitly communicated to and accepted by the Contractor will not be permissible and obligations shown on the drawings and the specifications will be required regardless of Subcontractor proposals or quotes.

### 1.3. INTENT

The Contract Documents indicate the general Scope of the project in terms of design concept, the dimensions of the building, the type of architectural, structural, mechanical, electrical utility and other systems, and the outline of the major elements of construction. The Contract documents may not be 100% complete and may not necessarily indicate or describe in complete detail all work required for the full performance and completion of Subcontractor's Work. Subcontractor understands and agrees that Subcontractor is to furnish all items required for proper completion of Subcontractor's Work without adjustment to the Subcontract Price. It is intended that the Work be of sound quality and construction and that Subcontractor, for the Subcontract Price, shall be solely responsible for inclusions of all items indicated, described, or implied by the Contract Documents. It is further intended that Subcontractor's Work shall comply with all applicable Code requirements and the reasonable intent of the Architect/Engineer shall be 100% operable and functional and compatible in all respects with other portions of the Work.



**2. SCOPE OF WORK**

**2.1. CONTRACT DOCUMENTS**

2.1.1. Unless specifically excluded herein, this Subcontractor shall perform all Precast Concrete Shaft Wall Work "Turn-Key. This includes, but is not limited to, that specified in Divisions 00, 01, 03, and 07 of the Project Manual, and as required by the Contract Documents listed in Exhibit "B".

Specification Sections Explicitly Included	
034100	Precast Structural Concrete
078443	Joint Firestopping

**2.2. PRECAST CONCRETE SHAFT WALLS**

- 2.2.1. Subcontractor shall furnish and install all Precast Concrete Shaft Wall Work including, but not limited to, all design, engineering, layout, hoisting, equipment, embeds, grout, etc. as required for a complete system. This is inclusive of all elevator and stair shaft walls.
- 2.2.2. Subcontractor shall provide engineered shop drawings and design stamped by a Professional Engineer licensed in the state of Tennessee.
- 2.2.3. Subcontractor to design precast concrete shaft walls to carry all seismic and shear loads as required.
- 2.2.4. Subcontractor shall provide sleeves at base of precast concrete shaft walls and grout in place tying walls to the foundation system.
- 2.2.5. Subcontractor shall provide and install all rebar dowels for precast concrete shaft walls connection to foundations.
- 2.2.6. Subcontractor shall furnish and install all embedded items in the precast concrete shaft walls as required.
- 2.2.7. Subcontractor shall furnish and install a precast concrete lid at top of elevator shaft.
- 2.2.8. Subcontractor shall furnish and install two (2) wide flange hoist beams rated at 7,500 lbs each at the elevator shaft. Size to be coordinated and determined by the elevator manufacturer.
- 2.2.9. Subcontractor shall furnish and install all elevator divider beams and associated embeds as required.
- 2.2.10. Subcontractor shall fire caulk all segment joints to achieve required fire rating.
- 2.2.11. Subcontractor shall furnish and install steel ledger angles to precast shafts at fabrication facility.
- 2.2.12. Subcontractor will receive submittals and shop drawings from elevator manufacturer and metal stair provider. Subcontractor will coordinate this information with their system and will be responsible for notifying the Contractor should inconsistencies occur.
- 2.2.13. Subcontractor to provide all rubbing and finishing of precast concrete shaft walls as required to meet, at a minimum, a smooth Level B Finish per ACI design standards and requirements.
- 2.2.14. Subcontractor shall ensure levelness, plumbness, and plane of precast concrete shaft walls meet or exceed elevator manufacturer's requirements.
- 2.2.15. Subcontractor to coordinate leave outs for mechanical louvers at elevator shafts with shop drawings.



**3. EXCLUSIONS**

- 3.1.1. Permits
- 3.1.2. Bond
- 3.1.3. Stairs, landings, handrail, and guardrails (by Steel Subcontractor)
- 3.1.4. Doors and door frames (by Door Provider and Installer)
- 3.1.5. Elevator door frames (by Elevator Subcontractor)

**4. SOV & PRICING**

1.	Engineered Shop Drawings	\$3,600
2.	Deposit for Material Fabrication (32% Deposit)	\$163,812
3.	Precast Concrete Shaft Walls	\$339,579
4.	Punchwork	\$5,000
	<b>Total</b>	<b>\$511,991</b>

**5. ALTERNATES**

5.1.1. The following items are considered "alternates" in the Subcontract Agreement. For clarity, the items noted as "accepted" have been included in the subcontract scope of work and price. Those listed as "not accepted" have not been included but can be added via change order at any time.

Description	Amount
Furnish and install elevator shaft safety platforms. Removal by others. - <i>Accepted</i>	\$1,600
Furnish and install all separator beams and associated embeds at elevator shaft. - <i>Accepted</i>	\$9,703
Furnish and install all masonry, concrete, grout, and rebar for elevator doorway infill including additional mobilization cost. - <i>Not Accepted</i>	\$7,560
Furnish and install precast wing walls at elevator shaft. - <i>Not Accepted</i>	\$22,184
Furnish all ledger angles to be attached to precast shaft walls. - <i>Accepted</i>	\$11,571
Installation of ledger angles to precast shafts at fabrication facility - <i>Accepted</i>	\$7,830

**6. ALLOWANCES**

Description	Amount
N/A	

**7. UNIT PRICES**

Description	Rate
N/A	



GRACE CONSTRUCTION  
PROFESSIONAL DEVELOPMENT

Project: 1810 Element Chattanooga  
7009 Shallowford Road  
Chattanooga, TN 37421

# EXHIBIT B Drawings and Specifications

## Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Set
<b>General</b>				
G-000	TITLE SHEET	4	02/10/2021	Addendum #3 (02/10/21)
G-001	SHEET INDEX	4	02/10/2021	Addendum #3 (02/10/21)
G-002	PROJECT INFORMATION AND GENERAL NOTES	4	02/10/2021	Addendum #3 (02/10/21)
G-003	CODE SUMMARY	4	02/10/2021	Addendum #3 (02/10/21)
G-004	SYMBOLS AND LEGENDS	4	02/10/2021	Addendum #3 (02/10/21)
G-005	ABBREVIATIONS	4	02/10/2021	Addendum #3 (02/10/21)
G-010	ACCESSIBILITY DETAILS-1	4	02/10/2021	Addendum #3 (02/10/21)
G-011	ACCESSIBILITY DETAILS-2	4	02/10/2021	Addendum #3 (02/10/21)
G-012	ACCESSIBILITY DETAILS-3	4	02/10/2021	Addendum #3 (02/10/21)
G-013	ACCESSIBILITY DETAILS-4	4	02/10/2021	Addendum #3 (02/10/21)
G-014	STANDARD MOUNTING DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
<b>Architectural</b>				
A-000	ARCHITECTURAL SITE PLAN	5	02/10/2021	Addendum #3 (02/10/21)
A-001	DUMPSTER/SITE DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-002	SITE ELEVATIONS	0	02/10/2021	Addendum #3 (02/10/21)
A-010	1ST FLOOR LIFE SAFETY AND OCCUPANCY PLAN	5	02/10/2021	Addendum #3 (02/10/21)
A-011	2ND FLOOR LIFE SAFETY AND OCCUPANCY PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-012	3RD FLOOR LIFE SAFETY AND OCCUPANCY PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-019	LIFE SAFETY DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-020.a	WALL TYPE PARTITION	4	02/10/2021	Addendum #3 (02/10/21)
A-020.b	WALL TYPE & FLOOR PARTITION	4	02/10/2021	Addendum #3 (02/10/21)
A-020.c	FLOOR PARTITION	4	02/10/2021	Addendum #3 (02/10/21)
A-030	FIRE RATED DETAILS-1	4	02/10/2021	Addendum #3 (02/10/21)
A-031	FIRE RATED DETAILS-2	4	02/10/2021	Addendum #3 (02/10/21)
A-032	FIRE RATED DETAILS-3	4	02/10/2021	Addendum #3 (02/10/21)
A-033	FIRE RATED DETAILS-4	4	02/10/2021	Addendum #3 (02/10/21)
A-034	FIRE RATED DETAILS-5	4	02/10/2021	Addendum #3 (02/10/21)
A-035	FIRE RATED DETAILS-6	4	02/10/2021	Addendum #3 (02/10/21)
A-036	FIRE RATED DETAILS-7	4	02/10/2021	Addendum #3 (02/10/21)
A-037	FIRE PENETRATION DETAIL FOR HC PLANK	4	02/10/2021	Addendum #3 (02/10/21)
A-038	FIRE PENETRATION DETAIL FOR HC PLANK	4	02/10/2021	Addendum #3 (02/10/21)
A-039	FIRE PENETRATION DETAIL FOR HC PLANK	4	02/10/2021	Addendum #3 (02/10/21)
A-040	FIRE PENETRATION DETAIL FOR HC PLANK	4	02/10/2021	Addendum #3 (02/10/21)

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Drawing No.	Drawing Title	Revision	Drawing Date	Set
A-041	FIRE PENETRATION DETAIL FOR HC PLANK	4	02/10/2021	Addendum #3 (02/10/21)
A-100	1ST FLOOR PLAN	5	02/10/2021	Addendum #3 (02/10/21)
A-101	2ND FLOOR PLAN	5	02/10/2021	Addendum #3 (02/10/21)
A-102	3RD FLOOR PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-103	4TH FLOOR PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-104	5TH FLOOR PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-105	6TH FLOOR PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-106	7TH FLOOR PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-107	ROOF LEVEL PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-110	1ST FLOOR REFLECTED CEILING PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-111	2ND FLOOR REFLECTED CEILING PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-112	3RD FLOOR REFLECTED CEILING PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-113	4TH FLOOR REFLECTED CEILING PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-114	5TH FLOOR REFLECTED CEILING PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-115	6TH FLOOR REFLECTED CEILING PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-116	7TH FLOOR REFLECTED CEILING PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-200	ROOM FINISH SCHEDULE & NOTES	5	02/10/2021	Addendum #3 (02/10/21)
A-201	PUBLIC FINISH SCHEDULE & NOTES	5	02/10/2021	Addendum #3 (02/10/21)
A-202	FFE & E SCHEDULE	3	02/10/2021	Addendum #3 (02/10/21)
A-300	ENLARGED PORTE COCHERE PLANS & SECTIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-301A	ENLARGED POOL PLANS	5	02/10/2021	Addendum #3 (02/10/21)
A-301B	ENLARGED POOL PLANS & ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-301C	ENLARGED POOL DETAILS	5	02/10/2021	Addendum #3 (02/10/21)
A-302A	ENLARGED OUTDOOR PATIO PLANS	5	02/10/2021	Addendum #3 (02/10/21)
A-302B	ENLARGED OUTDOOR PATIO PLANS & ELEVATIONS	4	02/10/2021	Addendum #3 (02/10/21)
A-303A	ENLARGED LOBBY CONSTRUCTION PLAN	4	02/10/2021	Addendum #3 (02/10/21)
A-303B	ENLARGED LOBBY REFLECTED CEILING PLAN	5	02/10/2021	Addendum #3 (02/10/21)
A-303C	ENLARGED LOBBY FURNITURE PLAN	5	02/10/2021	Addendum #3 (02/10/21)
A-303D	ENLARGED LOBBY FINISH PLAN	5	02/10/2021	Addendum #3 (02/10/21)
A-303E	ENLARGED LOBBY ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-304	ENLARGED ADMIN PLAN AND ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-305A	ENLARGED FITNESS PLANS	5	02/10/2021	Addendum #3 (02/10/21)
A-305B	ENLARGED FITNESS ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-306	ENLARGED GUEST LAUNDRY AND RESTROOM PLAN AND ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-307	ENLARGED EMPLOYEE BREAKROOM PLAN AND ELEVATION	5	02/10/2021	Addendum #3 (02/10/21)
A-307A	ENLARGED LAUNDRY PLANS	5	02/10/2021	Addendum #3 (02/10/21)
A-307B	ENLARGED LAUNDRY ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-308	ENLARGED MEETING STORAGE, ICE MACHINE PLAN & ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)

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GRACE CONSTRUCTION  
PROFESSIONAL CORPORATION

Drawing No.	Drawing Title	Revision	Drawing Date	Set
A-309	ENLARGED PUBLIC RESTROOM PLANS AND ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-310A	ENLARGED FOOD PREP PLANS	5	02/10/2021	Addendum #3 (02/10/21)
A-310B	ENLARGED FOOD PREP ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-311A	ENLARGED FIRST FLOOR BOH	5	02/10/2021	Addendum #3 (02/10/21)
A-311B	ENLARGED TYPICAL FLOOR BOH	5	02/10/2021	Addendum #3 (02/10/21)
A-312A	ENLARGED CORRIDOR PLANS AND ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-312B	ENLARGED CORRIDOR PLANS AND ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-312C	ENLARGED CORRIDOR PLANS AND ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-312D	ENLARGED CORRIDOR PLANS AND ELEVATION	5	02/10/2021	Addendum #3 (02/10/21)
A-312E	ENLARGED CORRIDOR PLANS AND ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-313A	ENLARGED RESTORE PLANS	5	02/10/2021	Addendum #3 (02/10/21)
A-313B	ENLARGE RESTORE PLANS AND ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-320	STAIRWAY-PLANS & SECTION @ STAIRCASE 1	5	02/10/2021	Addendum #3 (02/10/21)
A-321	STAIRWAY-PLANS & SECTION @ STAIRCASE 2	5	02/10/2021	Addendum #3 (02/10/21)
A-322	STAIRWAY DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-322A	STAIRWAY DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-323	ELEVATOR PLAN & SECTIONS	4	02/10/2021	Addendum #3 (02/10/21)
A-324	ELEVATOR DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-325	LINEN CHUTE DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-400	GUESTROOM ADA-COMMONS KING CUSTOM	5	02/10/2021	Addendum #3 (02/10/21)
A-401	GUESTROOM ADA-STANDARD KING RIS	6	02/10/2021	Addendum #3 (02/10/21)
A-402	GUESTROOM ADA-STUDIO KING CUSTOM	5	02/10/2021	Addendum #3 (02/10/21)
A-403	GUESTROOM ADA-QUEEN/QUEEN STUDIO CUSTOM RIS	5	02/10/2021	Addendum #3 (02/10/21)
A-404	ADA STUDIO COMMONS PLANS & ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-410	GUESTROOM - COMMONS KING A PLANS & ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-411	GUESTROOM - COMMON KING A CUSTOM PLANS & ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-412	GUESTROOM- STANDARD KING	5	02/10/2021	Addendum #3 (02/10/21)
A-413	GUESTROOM - STANDARD KING CUSTOM PLANS & ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-414	GUESTROOM- STUDIO KING PLANS & ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-415	GUESTROOM - STUDIO KING CUSTOM PLANS & ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-416	GUESTROOM - STUDIO QUEEN/QUEEN	5	02/10/2021	Addendum #3 (02/10/21)
A-417	GUESTROOM - STUDIO QUEEN/QUEEN CUSTOM	5	02/10/2021	Addendum #3 (02/10/21)
A-418	STUDIO COMMONS PLANS & ELEVATIONS	5	02/10/2021	Addendum #3 (02/10/21)
A-440	GUESTROOM/ RESTROOM DETAILS	5	02/10/2021	Addendum #3 (02/10/21)
A-450	ADA ROLL IN SHOWER	6	02/10/2021	Addendum #3 (02/10/21)
A-451	ADA TUB RESTROOM	5	02/10/2021	Addendum #3 (02/10/21)
A-452	ADA TUB RESTROOM	5	02/10/2021	Addendum #3 (02/10/21)
A-453	RESTROOM SHOWER	5	02/10/2021	Addendum #3 (02/10/21)

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A-454	RESTROOM SHOWER AND TUB	5	02/10/2021	Addendum #3 (02/10/21)
A-455	RESTROOM SHOWER	5	02/10/2021	Addendum #3 (02/10/21)
A-500	DOOR AND HARDWARE SCHEDULE	6	02/10/2021	Addendum #3 (02/10/21)
A-501	DOOR DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-502	WINDOW SCHEDULE	5	02/10/2021	Addendum #3 (02/10/21)
A-503A	STOREFRONT SCHEDULE	5	02/10/2021	Addendum #3 (02/10/21)
A-503B	STOREFRONT SCHEDULE	4	02/10/2021	Addendum #3 (02/10/21)
A-600	EXTERIOR ELEVATION & BUILDING SECTION-1	5	02/10/2021	Addendum #3 (02/10/21)
A-601	EXTERIOR ELEVATION & BUILDING SECTION-2	4	02/10/2021	Addendum #3 (02/10/21)
A-602	EXTERIOR ELEVATION & BUILDING SECTION-3	5	02/10/2021	Addendum #3 (02/10/21)
A-603	EXTERIOR ELEVATION & BUILDING SECTION-4	4	02/10/2021	Addendum #3 (02/10/21)
A-604	BUILDING SECTIONS	4	02/10/2021	Addendum #3 (02/10/21)
A-700	WALL SECTIONS	4	02/10/2021	Addendum #3 (02/10/21)
A-701	WALL SECTIONS	4	02/10/2021	Addendum #3 (02/10/21)
A-800	CONSTRUCTION DETAILS @ EXT WALLS	4	02/10/2021	Addendum #3 (02/10/21)
A-801	CONSTRUCTION DETAILS @ EXT WALLS	4	02/10/2021	Addendum #3 (02/10/21)
A-802	CONSTRUCTION DETAILS @ EXT WALLS	4	02/10/2021	Addendum #3 (02/10/21)
A-803	CONSTRUCTION DETAILS @ EXT FINISH DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-804	CONSTRUCTION DETAILS @ ROOF	4	02/10/2021	Addendum #3 (02/10/21)
A-805	CONSTRUCTION DETAILS @ ROOF	4	02/10/2021	Addendum #3 (02/10/21)
A-806	CONSTRUCTION DETAILS @ ROOF	4	02/10/2021	Addendum #3 (02/10/21)
A-807	CONSTRUCTION DETAILS @ WINDOWS	4	02/10/2021	Addendum #3 (02/10/21)
A-808	CONSTRUCTION DETAIL @ WINDOWS	4	02/10/2021	Addendum #3 (02/10/21)
A-809	CONSTRUCTION DETAILS @ CURTAIN GLAZING	4	02/10/2021	Addendum #3 (02/10/21)
A-810	CONSTRUCTION DETAIL @ CURTAIN GLAZING	4	02/10/2021	Addendum #3 (02/10/21)
A-811	CONSTRUCTION DETAILS @ INT WALLS	4	02/10/2021	Addendum #3 (02/10/21)
A-812	CONSTRUCTION DETAILS @ INT WALLS	4	02/10/2021	Addendum #3 (02/10/21)
A-813	CONSTRUCTION DETAILS @ VESTIBULE	4	02/10/2021	Addendum #3 (02/10/21)
A-814	CONSTRUCTION DETAILS @ CEILING	4	02/10/2021	Addendum #3 (02/10/21)
A-815	CONSTRUCTION DETAILS @ SHAFTS	4	02/10/2021	Addendum #3 (02/10/21)
A-816	CONSTRUCTION DETAILS @ SHAFTS	4	02/10/2021	Addendum #3 (02/10/21)
A-817	CONSTRUCTION DETAILS @ PORTAL FRAMING	4	02/10/2021	Addendum #3 (02/10/21)
A-818	CONSTRUCTION DETAILS @ COLUMN WRAPPING	4	02/10/2021	Addendum #3 (02/10/21)
A-819	CONSTRUCTION DETAIL @ COLUMN WRAPPING	4	02/10/2021	Addendum #3 (02/10/21)
A-820	CONSTRUCTION DETAIL @ BEAM WRAPPING	4	02/10/2021	Addendum #3 (02/10/21)
A-821	EXTERIOR MOCK-UP PLANS	0	02/10/2021	Addendum #3 (02/10/21)
A-900	MILLWORK @ CHECK-IN DESK PLAN & ELEVATIONS	4	02/10/2021	Addendum #3 (02/10/21)
A-901	MILLWORK @ CHECK-IN DESK DETAILS	4	02/10/2021	Addendum #3 (02/10/21)

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A-902	MILLWORK @ CHECK-IN DESK DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-903	MILLWORK @ COFFEE COUNTER SECTIONS	4	02/10/2021	Addendum #3 (02/10/21)
A-904	MILLWORK @ LOUNGE SCREEN AT SEATING & BAR PLANS	4	02/10/2021	Addendum #3 (02/10/21)
A-905	MILLWORK @ BAR OPTION PLAN & ELEVATIONS	4	02/10/2021	Addendum #3 (02/10/21)
A-906	MILLWORK @ BAR OPTION DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-907	MILLWORK @ KITCHEN & CLOSET - KING ROOMS	5	02/10/2021	Addendum #3 (02/10/21)
A-908	MILLWORK @ ACCESSIBLE KITCHEN & CLOSET - KING ROOMS	5	02/10/2021	Addendum #3 (02/10/21)
A-909	MILLWORK @ KITCHEN & CLOSET-Q/R & STUDIO COM.	5	02/10/2021	Addendum #3 (02/10/21)
A-910	MILLWORK @ ACCESSIBLE KIT. & CLOSET-Q/R & STUDIO COM.	5	02/10/2021	Addendum #3 (02/10/21)
A-911	MILLWORK @ TV CONSOLE - STUDIO COMMONS	4	02/10/2021	Addendum #3 (02/10/21)
A-912	MILLWORK @ KITCHEN & CLOSET DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-913	MILLWORK @ ACCESSIBLE KITCHEN & CLOSET DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-914	MILLWORK @ ACCESSIBLE KITCHEN & CLOSET DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-915	MILLWORK @ FITNESS CENTER DETAILS	4	02/10/2021	Addendum #3 (02/10/21)
A-916	MILLWORK DETAIL @ OFFICE	3	02/10/2021	Addendum #3 (02/10/21)
<b>Structural</b>				
S-101	INDEX AND STRUCTURAL NOTES (CONT.)	1	02/10/2021	Addendum #3 (02/10/21)
S-102	STRUCTURAL NOTES	1	02/10/2021	Addendum #3 (02/10/21)
S-103	SPECIAL INSPECTION NOTES	1	02/10/2021	Addendum #3 (02/10/21)
S-104	SPECIAL INSPECTION NOTES (CONT.)	1	02/10/2021	Addendum #3 (02/10/21)
S-105	SCHEDULES	1	02/10/2021	Addendum #3 (02/10/21)
S-106	SCHEDULES	1	02/10/2021	Addendum #3 (02/10/21)
S-107	SCHEDULES	1	02/10/2021	Addendum #3 (02/10/21)
S-108	SCHEDULES	1	02/10/2021	Addendum #3 (02/10/21)
S-200	FOUNDATION PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-210	1ST FLOOR WALL & COLUMN PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-220	2ND FLOOR STEEL FRAMING PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-221	2ND FLOOR FRAMING PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-222	2ND FLOOR WALL & COLUMN PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-230	3RD FLOOR FRAMING PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-231	3RD FLOOR WALL & COLUMN PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-240	4TH FLOOR FRAMING PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-241	4TH FLOOR WALL & COLUMN PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-250	5TH FLOOR FRAMING PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-251	5TH FLOOR WALL & COLUMN PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-260	6TH FLOOR FRAMING PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-261	6TH FLOOR WALL & COLUMN PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-270	7TH FLOOR FRAMING PLAN	1	02/10/2021	Addendum #3 (02/10/21)



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S-271	7TH FLOOR WALL & COLUMN PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-280	ROOF FRAMING PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-281	ROOF PARAPET PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-282	ROOF COMPONENTS & CLADDING PLAN	1	02/10/2021	Addendum #3 (02/10/21)
S-301	WINDOW & DOOR WIND PRESSURES	1	02/10/2021	Addendum #3 (02/10/21)
S-302	WINDOW & DOOR WIND PRESSURES (CONT.)	1	02/10/2021	Addendum #3 (02/10/21)
S-401	BUILDING SECTION	1	02/10/2021	Addendum #3 (02/10/21)
S-402	BUILDING SECTION	1	02/10/2021	Addendum #3 (02/10/21)
S-501	WALL SECTIONS	1	02/10/2021	Addendum #3 (02/10/21)
S-502	CANOPY AND DUMPSTER SECTION	1	02/10/2021	Addendum #3 (02/10/21)
S-601	TYPICAL DETAILS	1	02/10/2021	Addendum #3 (02/10/21)
S-602	TYPICAL DETAILS	1	02/10/2021	Addendum #3 (02/10/21)
S-603	TYPICAL DETAILS	1	02/10/2021	Addendum #3 (02/10/21)
S-604	TYPICAL DETAILS	1	02/10/2021	Addendum #3 (02/10/21)
S-605	TYPICAL DETAILS	1	02/10/2021	Addendum #3 (02/10/21)
S-606	TYPICAL DETAILS	1	02/10/2021	Addendum #3 (02/10/21)
S-607	TYPICAL DETAILS	1	02/10/2021	Addendum #3 (02/10/21)
S-608	TYPICAL DETAILS	1	02/10/2021	Addendum #3 (02/10/21)
S-609	TYPICAL DETAILS	1	02/10/2021	Addendum #3 (02/10/21)
<b>Electrical</b>				
E-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS	4	02/10/2021	Addendum #3 (02/10/21)
E-101	ELECTRICAL DETAILS-1	3	02/10/2021	Addendum #3 (02/10/21)
E-102	ELECTRICAL DETAILS-2	3	02/10/2021	Addendum #3 (02/10/21)
E-103	ELECTRICAL DETAILS-3	3	02/10/2021	Addendum #3 (02/10/21)
E-104	ELECTRICAL DETAILS-4	3	02/10/2021	Addendum #3 (02/10/21)
E-105	POOL GROUNDING DETAILS	3	02/10/2021	Addendum #3 (02/10/21)
E-106	GROUNDING RISER DIAGRAM	3	02/10/2021	Addendum #3 (02/10/21)
E-200	SITE POWER PLAN	3	02/10/2021	Addendum #3 (02/10/21)
E-201	1ST FLOOR POWER PLAN	5	02/10/2021	Addendum #3 (02/10/21)
E-202	2ND FLOOR POWER PLAN	3	02/10/2021	Addendum #3 (02/10/21)
E-203	3RD FLOOR POWER PLAN	3	02/10/2021	Addendum #3 (02/10/21)
E-204	4TH FLOOR POWER PLAN	3	02/10/2021	Addendum #3 (02/10/21)
E-205	5TH FLOOR POWER PLAN	3	02/10/2021	Addendum #3 (02/10/21)
E-206	6TH FLOOR POWER PLAN	3	02/10/2021	Addendum #3 (02/10/21)
E-207	7TH FLOOR POWER PLAN	3	02/10/2021	Addendum #3 (02/10/21)
E-208	ROOF POWER PLAN	3	02/10/2021	Addendum #3 (02/10/21)
E-209	ENLARGED FLOOR POWER PLAN-1	4	02/10/2021	Addendum #3 (02/10/21)
E-210	ENLARGED FLOOR POWER PLAN-2	3	02/10/2021	Addendum #3 (02/10/21)

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Drawing No.	Drawing Title	Revision	Drawing Date	Set
E-211	TYPICAL UNIT ELECTRICAL PLAN-1	4	02/10/2021	Addendum #3 (02/10/21)
E-212	TYPICAL UNIT ELECTRICAL PLAN-2	4	02/10/2021	Addendum #3 (02/10/21)
E-213	TYPICAL UNIT ELECTRICAL PLAN-3	5	02/10/2021	Addendum #3 (02/10/21)
E-301	PANEL SCHEDULE-1	3	02/10/2021	Addendum #3 (02/10/21)
E-302	PANEL SCHEDULE-2	3	02/10/2021	Addendum #3 (02/10/21)
E-303	PANEL SCHEDULE-3	3	02/10/2021	Addendum #3 (02/10/21)
E-304	PANEL SCHEDULE-4	3	02/10/2021	Addendum #3 (02/10/21)
E-305	PANEL SCHEDULE-5	5	02/10/2021	Addendum #3 (02/10/21)
E-306	PANEL SCHEDULE-6	3	02/10/2021	Addendum #3 (02/10/21)
E-307	PANEL SCHEDULE-7	5	02/10/2021	Addendum #3 (02/10/21)
E-308	PANEL SCHEDULE-8	3	02/10/2021	Addendum #3 (02/10/21)
E-309	PANEL SCHEDULE-9	3	02/10/2021	Addendum #3 (02/10/21)
E-310	ELECTRICAL RISER DIAGRAM	3	02/10/2021	Addendum #3 (02/10/21)
E-311	TELEPHONE, DATA, AND TV RISER DIAGRAM	3	02/10/2021	Addendum #3 (02/10/21)

**Lighting**

LT-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS	3	02/10/2021	Addendum #3 (02/10/21)
LT-002A	LIGHTING FIXTURE SCHEDULE-1	4	02/10/2021	Addendum #3 (02/10/21)
LT-002B	LIGHTING FIXTURE SCHEDULE-2	4	02/10/2021	Addendum #3 (02/10/21)
LT-003	LIGHTING CONTROL SCHEDULE	3	02/10/2021	Addendum #3 (02/10/21)
LT-101	LIGHTING DETAILS-1	3	02/10/2021	Addendum #3 (02/10/21)
LT-102	LIGHTING DETAILS-2	3	02/10/2021	Addendum #3 (02/10/21)
LT-200A	SITE LIGHTING PLAN	5	02/10/2021	Addendum #3 (02/10/21)
LT-200B	SITE PHOTOMETRICS PLAN	5	02/10/2021	Addendum #3 (02/10/21)
LT-201	1ST FLOOR LIGHTING PLAN	5	02/10/2021	Addendum #3 (02/10/21)
LT-202	2ND FLOOR LIGHTING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
LT-203	3RD FLOOR LIGHTING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
LT-204	4TH FLOOR LIGHTING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
LT-205	5TH FLOOR LIGHTING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
LT-206	6TH FLOOR LIGHTING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
LT-207	7TH FLOOR LIGHTING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
LT-208	ROOF LEVEL LIGHTING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
LT-209	BUILDING EXTERIOR ELEVATION PLAN-1	3	02/10/2021	Addendum #3 (02/10/21)
LT-210	BUILDING EXTERIOR ELEVATION PLAN-2	3	02/10/2021	Addendum #3 (02/10/21)
LT-211	TYPICAL UNIT LIGHTING PLAN-1	3	02/10/2021	Addendum #3 (02/10/21)
LT-212	TYPICAL UNIT LIGHTING PLAN-2	3	02/10/2021	Addendum #3 (02/10/21)
LT-213	TYPICAL UNIT LIGHTING PLAN-3	3	02/10/2021	Addendum #3 (02/10/21)
LT-214	DIMMER RISER DIAGRAM	3	02/10/2021	Addendum #3 (02/10/21)

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P-001	GENERAL NOTES, LEGENDS & ABBREVIATIONS	3	02/10/2021	Addendum #3 (02/10/21)
P-002	PEX GENERAL NOTES (A)	3	02/10/2021	Addendum #3 (02/10/21)
P-003	PEX GENERAL NOTES (B)	3	02/10/2021	Addendum #3 (02/10/21)
P-101	DETAILS-1	3	02/10/2021	Addendum #3 (02/10/21)
P-102	DETAILS-2	3	02/10/2021	Addendum #3 (02/10/21)
P-103	DETAILS-3	3	02/10/2021	Addendum #3 (02/10/21)
P-104	DETAILS-4	4	02/10/2021	Addendum #3 (02/10/21)
P-201	1ST FLOOR WATER & GAS SUPPLY PLAN	5	02/10/2021	Addendum #3 (02/10/21)
P-202	1ST FLOOR SANITARY & VENT PLAN	5	02/10/2021	Addendum #3 (02/10/21)
P-203	2ND FLOOR WATER & GAS SUPPLY PLAN	3	02/10/2021	Addendum #3 (02/10/21)
P-204	2ND FLOOR SANITARY & VENT PLAN	4	02/10/2021	Addendum #3 (02/10/21)
P-205	3RD FLOOR PLUMBING PLAN	4	02/10/2021	Addendum #3 (02/10/21)
P-206	4TH FLOOR PLUMBING PLAN	4	02/10/2021	Addendum #3 (02/10/21)
P-207	5TH FLOOR PLUMBING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
P-208	6TH FLOOR PLUMBING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
P-209	7TH FLOOR PLUMBING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
P-210	ROOF PLUMBING PLAN	3	02/10/2021	Addendum #3 (02/10/21)
P-301A	UNIT WATER SUPPLY PLAN-A	3	02/10/2021	Addendum #3 (02/10/21)
P-301B	UNIT WATER SUPPLY PLAN-B	3	02/10/2021	Addendum #3 (02/10/21)
P-301C	UNIT WATER SUPPLY PLAN-C	3	02/10/2021	Addendum #3 (02/10/21)
P-301D	UNIT WATER SUPPLY PLAN-D	3	02/10/2021	Addendum #3 (02/10/21)
P-302A	UNIT SANITARY & VENT PLAN-A	3	02/10/2021	Addendum #3 (02/10/21)
P-302B	UNIT SANITARY & VENT PLAN-B	3	02/10/2021	Addendum #3 (02/10/21)
P-302C	UNIT SANITARY & VENT PLAN-C	3	02/10/2021	Addendum #3 (02/10/21)
P-302D	UNIT SANITARY & VENT PLAN-D	3	02/10/2021	Addendum #3 (02/10/21)
P-303A	UNIT WATER SUPPLY RISER DIAGRAM-A	3	02/10/2021	Addendum #3 (02/10/21)
P-303B	UNIT WATER SUPPLY RISER DIAGRAM-B	3	02/10/2021	Addendum #3 (02/10/21)
P-303C	UNIT WATER SUPPLY RISER DIAGRAM-C	3	02/10/2021	Addendum #3 (02/10/21)
P-303D	UNIT WATER SUPPLY RISER DIAGRAM-D	3	02/10/2021	Addendum #3 (02/10/21)
P-304A	UNIT SANITARY & VENT RISER DIAGRAM-A	3	02/10/2021	Addendum #3 (02/10/21)
P-304B	UNIT SANITARY & VENT RISER DIAGRAM-B	3	02/10/2021	Addendum #3 (02/10/21)
P-304C	UNIT SANITARY & VENT RISER DIAGRAM-C	3	02/10/2021	Addendum #3 (02/10/21)
P-304D	UNIT SANITARY & VENT RISER DIAGRAM-D	3	02/10/2021	Addendum #3 (02/10/21)
P-305	WATER SUPPLY RISER DIAGRAM	4	02/10/2021	Addendum #3 (02/10/21)
P-306	SANITARY & VENT RISER DIAGRAM	3	02/10/2021	Addendum #3 (02/10/21)
P-307	STORM WATER RISER DIAGRAM	4	02/10/2021	Addendum #3 (02/10/21)
P-308	GAS SUPPLY RISER DIAGRAM	4	02/10/2021	Addendum #3 (02/10/21)
P-401A	SCHEDULE A	5	02/10/2021	Addendum #3 (02/10/21)

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Drawing No.	Drawing Title	Revision	Drawing Date	Set
P-4018	SCHEDULE-B	3	02/10/2021	Addendum #3 (02/10/21)
<b>Mechanical</b>				
M-001	GENERAL NOTES, LEGEND & ABBREVIATIONS	3	02/10/2021	Addendum #3 (02/10/21)
M-101	DETAILS-1	3	02/10/2021	Addendum #3 (02/10/21)
M-102	DETAILS-2	3	02/10/2021	Addendum #3 (02/10/21)
M-201	1ST FLOOR MECHANICAL PLAN	4	02/10/2021	Addendum #3 (02/10/21)
M-202	2ND FLOOR MECHANICAL PLAN	4	02/10/2021	Addendum #3 (02/10/21)
M-203	3RD FLOOR MECHANICAL PLAN	4	02/10/2021	Addendum #3 (02/10/21)
M-204	4TH FLOOR MECHANICAL PLAN	4	02/10/2021	Addendum #3 (02/10/21)
M-205	5TH FLOOR MECHANICAL PLAN	4	02/10/2021	Addendum #3 (02/10/21)
M-206	6TH FLOOR MECHANICAL PLAN	4	02/10/2021	Addendum #3 (02/10/21)
M-207	7TH FLOOR MECHANICAL PLAN	4	02/10/2021	Addendum #3 (02/10/21)
M-208	ROOF MECHANICAL PLAN	3	02/10/2021	Addendum #3 (02/10/21)
M-301	SCHEDULES-I	3	02/10/2021	Addendum #3 (02/10/21)
M-302	SCHEDULES-II	3	02/10/2021	Addendum #3 (02/10/21)
<b>Fire Alarm</b>				
FA-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS	3	02/10/2021	Addendum #3 (02/10/21)
FA-101	FIRE ALARM DETAIL-1	3	02/10/2021	Addendum #3 (02/10/21)
FA-102	FIRE ALARM DETAIL-2	3	02/10/2021	Addendum #3 (02/10/21)
FA-201	1ST FLOOR FIRE ALARM PLAN	4	02/10/2021	Addendum #3 (02/10/21)
FA-202	2ND FLOOR FIRE ALARM PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FA-203	3RD FLOOR FIRE ALARM PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FA-204	4TH FLOOR FIRE ALARM PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FA-205	5TH FLOOR FIRE ALARM PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FA-206	6TH FLOOR FIRE ALARM PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FA-207	7TH FLOOR FIRE ALARM PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FA-208	ROOF FIRE ALARM PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FA-301	TYPICAL FIRE ALARM RISER DIAGRAM	3	02/10/2021	Addendum #3 (02/10/21)
<b>Fire Protection</b>				
FP-001	GENERAL NOTES AND LEGENDS	3	02/10/2021	Addendum #3 (02/10/21)
FP-101	1ST FLOOR FIRE SPECIFICATION PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FP-102	2ND FLOOR FIRE SPECIFICATION PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FP-103	3RD FLOOR FIRE SPECIFICATION PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FP-104	4TH FLOOR FIRE SPECIFICATION PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FP-105	5TH FLOOR FIRE SPECIFICATION PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FP-106	6TH FLOOR FIRE SPECIFICATION PLAN	3	02/10/2021	Addendum #3 (02/10/21)
FP-107	7TH FLOOR FIRE SPECIFICATION PLAN	3	02/10/2021	Addendum #3 (02/10/21)

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Drawing No.	Drawing Title	Revision	Drawing Date	Set
C-0.0	COVER SHEET	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C0.1	EXISTING CONDITIONS AND DEMOLITION PLAN	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C0.2	OVERALL AREA PARKING PLAN	3	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C1.1	EROSION CONTROL PLAN STAGE 1	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C1.2	EROSION CONTROL PLAN STAGE 2	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C1.3	EROSION CONTROL PLAN STAGE 3	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C1.4	EROSION CONTROL NOTES AND DETAILS	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C2.1	SITE LAYOUT PLAN	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C3.1	GRADING & DRAINAGE PLAN	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C4.1	UTILITY PLAN	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C5.1	DETAILS	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C5.2	DETAILS	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
C5.3	DETAILS	2	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
<b>Landscape</b>				
L-1.0	SITE PLAN	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
L-1.1	SITE DETAILS	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
L-1.2	SITE DETAILS	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
L-2.0	LANDSCAPE PLAN	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
L-2.1	LANDSCAPE DETAILS	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
L-2.2	LANDSCAPE SPECIFICATIONS	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
L-3.0	LIGHTING PLAN	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
LP-1.0	POOL PLAN	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)





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Drawing No.	Drawing Title	Revision	Drawing Date	Set
LP-1.1	STANDARD POOL DETAILS	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)
LP-1.2	STANDARD POOL DETAILS	1	02/05/2021	Revised Civil & Landscape Set 2/5/21 (02/05/21)



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# Current Specifications

Number	Description	Revision	Issued Date	Set
<b>00 - General Information</b>				
000100	Cover Sheet	0	01/20/20	Construction Specifications
000110	Table of Contents	0	01/20/20	Construction Specifications
003132	Geotechnical Report	0	12/02/19	Construction Specifications
<b>01 - General Requirements</b>				
012500	Substitution Procedures	0	01/20/20	Construction Specifications
012501	Request for Substitution Form	0	01/20/20	Construction Specifications
012600	Contract Modification Procedures	0	01/20/20	Construction Specifications
012601	Change Order Request Form	0	01/20/20	Construction Specifications
013100	Project Management and Coordination	0	01/20/20	Construction Specifications
013101	Request for Information Form	0	01/20/20	Construction Specifications
013300	Submittal Procedures	0	01/20/20	Construction Specifications
014000	Quality Requirements	0	01/20/20	Construction Specifications
015000	Temporary Facilities And Controls	0	01/20/20	Construction Specifications
016000	Product Requirements	0	01/20/20	Construction Specifications
017700	Closeout Procedures	0	01/20/20	Construction Specifications
017823	Operation And Maintenance Data	0	01/20/20	Construction Specifications
<b>03 - Concrete</b>				
033000	Cast In Place Concrete	0	01/20/20	Construction Specifications
033543	Polished Concrete Finishing	0	01/20/20	Construction Specifications
034100	Precast Structural Concrete	0	01/20/20	Construction Specifications
034500	Precast Architectural Concrete	0	01/20/20	Construction Specifications
035413	Gypsum Cement Underlayment	0	01/20/20	Construction Specifications
<b>04 - Masonry</b>				
042000	Unit Masonry	0	01/20/20	Construction Specifications
042200	Concrete Unit Masonry	0	01/20/20	Construction Specifications
<b>05 - Metals</b>				
051200	Structural Steel Framing	0	01/20/20	Construction Specifications
054000	Cold Formed Metal Framing	0	01/20/20	Construction Specifications
055000	Metal Fabrications	0	01/20/20	Construction Specifications
055213	Pipe And Tube Railings	0	01/20/20	Construction Specifications
<b>06 - Wood, Plastics, and Composites</b>				
061000	Rough Carpentry	0	01/20/20	Construction Specifications

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Number	Description	Revision	Issued Date	Set
064023	Interior Architectural Woodwork	0	01/20/20	Construction Specifications
064116	Plastic Laminate Clad Architectural Cabinets	0	01/20/20	Construction Specifications
<b>07 - Thermal and Moisture Protection</b>				
071113	Bituminous Dampproofing	0	01/20/20	Construction Specifications
071413	Hot Fluid Applied Rubberized Asphalt Waterproofing	0	01/20/20	Construction Specifications
072100	Thermal Insulation	0	01/20/20	Construction Specifications
072119	Foamed In Place Insulation	0	01/20/20	Construction Specifications
072419	Water Drainage Exterior Insulation And Finish System (EIFS)	0	01/20/20	Construction Specifications
072500	Weather Barriers	0	01/20/20	Construction Specifications
072600	Vapor Retarders	0	01/20/20	Construction Specifications
072713	Modified Bituminous Sheet Air Barriers	0	01/20/20	Construction Specifications
072715	Non Bituminous Self Adhering Sheet Air Barriers	0	01/20/20	Construction Specifications
072726	Fluid Applied Membrane Air Barriers	0	01/20/20	Construction Specifications
074646	Fiber Cement Siding	0	01/20/20	Construction Specifications
075216	Styrene Butadiene Styrene (SBS) Modified Bituminous Membrane Roofing	0	01/20/20	Construction Specifications
075323	Ethylene Propylene Diene Monomer (EPDM) Roofing	0	01/20/20	Construction Specifications
075423	Thermoplastic Polyolefin (TPO) Roofing	0	01/20/20	Construction Specifications
077100	Roof Specialties	0	01/20/20	Construction Specifications
077200	Roof Accessories	0	01/20/20	Construction Specifications
078100	Applied Fireproofing	0	01/20/20	Construction Specifications
078123	Intumescent Fireproofing	0	01/20/20	Construction Specifications
078413	Penetration Firestopping	0	01/20/20	Construction Specifications
078443	Joint Firestopping	0	01/20/20	Construction Specifications
079100	Preformed Joint Seals	0	01/20/20	Construction Specifications
079200	Joint Sealants	0	01/20/20	Construction Specifications
079219	Acoustical Joint Sealants	0	01/20/20	Construction Specifications
079513_13	Interior Expansion Joint Cover Assemblies	0	01/20/20	Construction Specifications
079513_16	Exterior Expansion Joint Cover Assemblies	0	01/20/20	Construction Specifications
<b>08 - Openings</b>				
081113	Hollow Metal Doors And Frames	0	01/20/20	Construction Specifications
081213	Hollow Metal Frames	0	01/20/20	Construction Specifications
081216	Aluminum Frames	0	01/20/20	Construction Specifications
081416	Flush Wood Doors	0	01/20/20	Construction Specifications
081433	Slite And Rail Wood Doors	0	01/20/20	Construction Specifications
083113	Access Doors And Frames	0	01/20/20	Construction Specifications
083213	Sliding Aluminum-Framed Glass Doors	0	01/20/20	Construction Specifications
083613	Sectional Doors	0	01/20/20	Construction Specifications



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Number	Description	Revision	Issued Date	Set
084113	Aluminum-Framed Entrances And Storefronts	0	01/20/20	Construction Specifications
084229.23	Sliding Automatic Entrances	0	01/20/20	Construction Specifications
084413	Glazed Aluminum Curtain Walls	0	01/20/20	Construction Specifications
085113	Aluminum Windows	0	01/20/20	Construction Specifications
087100	Door Hardware	0	01/20/20	Construction Specifications
088000	Glazing	0	01/20/20	Construction Specifications
088300	Mirrors	0	01/20/20	Construction Specifications
088700	Window Film	0	01/20/20	Construction Specifications
088813	Fire Resistant Glazing	0	01/20/20	Construction Specifications
089116	Operable Wall Louvers	0	01/20/20	Construction Specifications
089119	Fixed Louvers	0	01/20/20	Construction Specifications
089516	Wall Vents	0	01/20/20	Construction Specifications
<b>09 - Finishes</b>				
092116.23	Gypsum Board Shaft Wall Assemblies	0	01/20/20	Construction Specifications
092216	Non-Structural Metal Framing	0	01/20/20	Construction Specifications
092400	Cement Plastering	0	01/20/20	Construction Specifications
092900	Gypsum Board	0	01/20/20	Construction Specifications
093013	Ceramic Tiling	0	01/20/20	Construction Specifications
095113	Acoustical Panel Ceilings	0	01/20/20	Construction Specifications
096513	Resilient Base And Accessories	0	01/20/20	Construction Specifications
096519	Resilient Tile Flooring	0	01/20/20	Construction Specifications
096566	Resilient Athletic Flooring	0	01/20/20	Construction Specifications
096813	Tile Carpeting	0	01/20/20	Construction Specifications
096816	Sheet Carpeting	0	01/20/20	Construction Specifications
097200	Wall Coverings	0	01/20/20	Construction Specifications
099113	Exterior Painting	0	01/20/20	Construction Specifications
099123	Interior Painting	0	01/20/20	Construction Specifications
099300	Staining And Transparent Finishing	0	01/20/20	Construction Specifications
099646	Intumescent Painting	0	01/20/20	Construction Specifications
099653	Elastomeric Coatings	0	01/20/20	Construction Specifications
099726	Cementitious Coatings	0	01/20/20	Construction Specifications
<b>10 - Specialties</b>				
101423.16	Room-Identification Panel Signage	0	01/20/20	Construction Specifications
102113.14	Stainless-Steel Toilet Compartments	0	01/20/20	Construction Specifications
102113.16	Plastic-Laminate Clad Toilet Compartments	0	01/20/20	Construction Specifications
102239	Folding Panel Partitions	0	01/20/20	Construction Specifications
102600	Wall And Door Protection (Corner Guards)	0	01/20/20	Construction Specifications



Number	Description	Revision	Issued Date	Set
102800	Toilet, Bath, And Laundry Accessories	0	01/20/20	Construction Specifications
102819	Tub And Shower Enclosures	0	01/20/20	Construction Specifications
104413	Fire Protection Cabinets	0	01/20/20	Construction Specifications
104416	Fire Extinguishers	0	01/20/20	Construction Specifications
105613	Metal Storage Shelving	0	01/20/20	Construction Specifications
105626	Mobile Storage Shelving	0	01/20/20	Construction Specifications
107516	Ground Set Flagpoles	0	01/20/20	Construction Specifications
107523	Wall-Mounted Flagpoles	0	01/20/20	Construction Specifications
<b>11 - Equipment</b>				
113013	Residential Appliances	0	01/20/20	Construction Specifications
114000	Food Service Equipment	0	01/20/20	Construction Specifications
<b>12 - Furnishings</b>				
123213	Manufactured Wood-Veneer-Faced Casework	0	01/20/20	Construction Specifications
123216	Manufactured Plastic-Laminate-Clad Casework	0	01/20/20	Construction Specifications
123616	Metal Countertops	0	01/20/20	Construction Specifications
123623.13	Plastic-Laminate-Clad Countertops	0	01/20/20	Construction Specifications
123640	Stone Countertops	0	01/20/20	Construction Specifications
123661.16	Solid Surfacing Countertops	0	01/20/20	Construction Specifications
<b>13 - Special Construction</b>				
131100.01	Swimming Pools - Exterior	0	01/20/20	Construction Specifications
<b>14 - Conveying Equipment</b>				
142100	Electric Traction Elevators	0	01/20/20	Construction Specifications
149133	Laundry And Linen Chutes	0	01/20/20	Construction Specifications
<b>21 - Fire Suppression</b>				
210500	Common Work Results for Fire Suppression	0	01/20/20	Construction Specifications
211000	Fire Suppression Systems	0	01/20/20	Construction Specifications
<b>22 - Plumbing</b>				
220500	Common Work Results for Plumbing	0	01/20/20	Construction Specifications
220513	Common Motor Requirements for Plumbing Equipment	0	01/20/20	Construction Specifications
220523	General Duty Valves for Plumbing Piping	0	01/20/20	Construction Specifications
220529	Hangers and Supports for Plumbing Piping and Equipment	0	01/20/20	Construction Specifications
220553	Identification for Plumbing Piping and Equipment	0	01/20/20	Construction Specifications
220700	Plumbing Insulation	0	01/20/20	Construction Specifications
221116	Domestic Water Piping	0	01/20/20	Construction Specifications
221123	Domestic Water Pumps	0	01/20/20	Construction Specifications
221316	Sanitary Waste and Vent Piping	0	01/20/20	Construction Specifications
223000	Plumbing Equipment	0	01/20/20	Construction Specifications

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Number	Description	Revision	Issued Date	Set
223400	Fuel-Fired, Domestic Water Heaters	0	01/20/20	Construction Specifications
<b>23 - Heating, Ventilating, and Air Conditioning (HVAC)</b>				
230500	Common Work Results for HVAC	0	01/20/20	Construction Specifications
230513	Common Motors Requirements for HVAC Equipment	0	01/20/20	Construction Specifications
230529	Hangers and Supports for HVAC Piping and Equipment	0	01/20/20	Construction Specifications
230553	Identification for HVAC Piping and Equipment	0	01/20/20	Construction Specifications
230593	Testing, Adjusting, and Balancing for HVAC	0	01/20/20	Construction Specifications
230700	HVAC Insulation	0	01/20/20	Construction Specifications
231123	Facility Natural-Gas Piping	0	01/20/20	Construction Specifications
232300	Refrigerant Piping	0	01/20/20	Construction Specifications
233113	Metal Ducts	0	01/20/20	Construction Specifications
233300	Air Duct Accessories	0	01/20/20	Construction Specifications
233423	HVAC Power Ventilators	0	01/20/20	Construction Specifications
237433	Dedicated Outdoor Air Units	0	01/20/20	Construction Specifications
238113.15	Vertical Packaged Terminal Air-Conditioning Units	0	01/20/20	Construction Specifications
238126	Split-System Air-Conditioners	0	01/20/20	Construction Specifications
238239	Unit Heaters	0	01/20/20	Construction Specifications
<b>25 - Integrated Automation</b>				
255110	Integrated Automation Control of Guestroom Equipment	0	01/20/20	Construction Specifications
<b>26 - Electrical</b>				
260500	Common Work Results for Electrical	0	01/20/20	Construction Specifications
260519	Low-Voltage Electrical Power Conductors and Cables	0	01/20/20	Construction Specifications
260526	Grounding and Bonding for Electrical Systems	0	01/20/20	Construction Specifications
260533	Raceways and Boxes for Electrical Systems	0	01/20/20	Construction Specifications
260553	Identification for Electrical Systems	0	01/20/20	Construction Specifications
260924	Lighting Controls	0	01/20/20	Construction Specifications
262200	Low-Voltage Transformers	0	01/20/20	Construction Specifications
262400	Switchboards and Panelboards	0	01/20/20	Construction Specifications
262726	Wiring Devices	0	01/20/20	Construction Specifications
262816	Enclosed Switches And Circuit Breakers	0	01/20/20	Construction Specifications
263713.16	Engine-Driven Generator Sets - Natural Gas	0	01/20/20	Construction Specifications
263600	Transfer Switches	0	01/20/20	Construction Specifications
264313	Surge Protection For Low-Voltage Electrical Power Circuits	0	01/20/20	Construction Specifications
265119	LED Interior Lighting	0	01/20/20	Construction Specifications
265619	LED Exterior Lighting	0	01/20/20	Construction Specifications
<b>27 - Communications</b>				
270500	Common Work Results for Electricals	0	01/20/20	Construction Specifications

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Number	Description	Revision	Issued Date	Set
271000	Structured Cabling	0	01/20/20	Construction Specifications
<b>28 - Electronic Safety and Security</b>				
283100	Fire Alarm and Detection Systems	0	01/20/20	Construction Specifications
<b>31 - Earthwork</b>				
313116	Termite Control	0	01/20/20	Construction Specifications
<b>Custom - Element Chattanooga - Custom Specifications</b>				
Custom	Element Chattanooga, TN - Custom Specifications	0	02/16/21	Element Chattanooga - Custom Specifications
<b>Design Standards - Element GDS Design Standards</b>				
Design Standards	Element GDS Design Standards (March 2020)	0	03/01/20	Element GDS Design Standards
<b>Food Service &amp; Guest Laundry - Gen. 2.5 Food Service &amp; Guest Laundry Product Manual</b>				
Food Service & Guest Laundry	Gen. 2.5 Food Service & Guest Laundry Product Manual	1	02/11/20	Element Food Service & Guest Laundry Product Manual
<b>Guestrooms - Gen. 2.5 Guestroom Building Product Manual</b>				
Guestrooms	Gen. 2.5 Guestroom Building Product Manual	1	05/31/19	Element Guestroom Building Product Manual
<b>Interior Design - Gen. 2.5 Interior Design Specification Manual</b>				
Interior Design	Gen. 2.5 Interior Design Specification Manual	1	04/03/20	Element Interior Design Specification Manual
<b>Interior Signage - Element Interior Signage Specifications</b>				
Interior Signage	Element Interior Signage Specifications	0	04/01/19	Interior Signage Specifications - April 2019
<b>Module-14 - Fire Protection &amp; Life Safety Standards</b>				
Module-14	Module 14 - Fire Protection & Life Safety Standards	0	01/01/15	Marriott Design Standards
<b>Public Space - Gen. 2.5 Public Space Building Product Manual</b>				
Public Space	Gen. 2.5 Public Space Building Product Manual	1	05/31/19	Element Public Space Building Product Manual
<b>Site &amp; Exterior - Gen. 2.5 Building Site &amp; Exterior Building Product Manual</b>				
Site & Exterior	Gen. 2.5 Building Site & Exterior Building Product Manual	1	03/13/20	Element Building Site & Exterior Building Product Manual

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**EXHIBIT C**

**Supplemental Conditions to the Subcontract**

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  - 1.6. Security .....2
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  - 1.8. Temporary Electrical Power & Lighting.....2
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*AP*



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## 1. GENERAL CONDITIONS

### 1.1. CRANES, FORKLIFTS & HOISTING

- 1.1.1. One buck hoist will be provided for a portion of construction to aid with material and equipment hoisting.
- 1.1.2. All man lifts, scaffolding, cranes, equipment and machinery is the responsibility of the Subcontractor.
- 1.1.3. The Contractor shall have a forklift during the course of construction, deliveries, and general use (if the subcontractor requires special hoists, or extensive use of the forklift, the subcontractor is responsible for providing such equipment.)

### 1.2. PARKING

- 1.2.1. There is limited parking on site. If sequencing allows Contractor will provide 1-2 parking spaces per trade at Contractor designated locations only. Subcontractor is fully responsible for all additional parking to what is outlined above and or in the event sequencing does not allow on site parking. Access to the site shall only be at areas designated by the Contractor.

### 1.3. TRAFFIC CONTROL

- 1.3.1. Traffic Control – Subcontractor is fully responsible for all necessary provisions for traffic control in and out of the site. This includes signage, police officers, and flag persons as required or necessary, as well as any and all coordination required with any state and local agencies. Any detour signage indicated on the Bid Documents shall be provided by the Contractor.

### 1.4. ALLOTTED WORKSPACE

- 1.4.1. The project site is constrained and will require that all Subcontractors coordinate very closely with each other and with the Contractor on storing material, equipment, and personnel items (trailers, trucks, etc.).

### 1.5. LAYDOWN AREA / SUBCONTRACTOR TRAILERS

- 1.5.1. Site limitations and sequence of construction are such that the available laydown, staging, and storage area locations may change throughout the course of construction. All laydown, staging and storage operations occurring onsite must be approved by and coordinated with the Contractor. Subcontractor includes all mobilization and demobilization costs, including remobilization costs on account of changing locations of laydown, staging, and storage areas.
- 1.5.2. Once rough-in phase of construction commences, Contractor will not allow any material to be stored or staged inside the building. Subcontractor shall only load the building with material that can be installed in place. Subcontractor work area shall be kept in a neat, orderly fashion and cleaned daily. The Contractor will provide a laydown area where available.

#### 1.6. SECURITY

1.6.1. Contractor will install a perimeter chain link site fence. However, Subcontractor is still fully responsible for the protection and security of its own Work, materials, tools and other property.

#### 1.7. SANITARY FACILITIES

1.7.1. Contractor shall provide site toilet facilities. Temporary toilet facilities will be provided at locations designated by Contractor, at no cost to the Subcontractor during normal working hours. Subcontractor shall provide all necessary wash station facilities for its employees.

#### 1.8. TEMPORARY ELECTRICAL POWER & LIGHTING

1.8.1. Temporary power will be available for Subcontractor's use at a certain point during construction. Until such time, Subcontractor shall provide its own generators for any power requirements for its Work at its own cost. Task lighting, extension cords, light bulbs, and other means for power distribution and lighting required to perform the work shall be provided by the Subcontractor. All extension cords must be free of cuts, kinks, or other defects. Cords found to be out of compliance with Contractor's Safety Standards, including cords strewn through traffic ways susceptible to damage by equipment, will be removed from the site by Contractor.

#### 1.9. TEMPORARY HEATING, COOLING AND VENTILATION

1.9.1. Subcontractor is responsible for temporary heating, cooling, and ventilation, including utility-use charges, temporary meters, and temporary connections associated with trade specific work (i.e. concrete, masonry, fireproofing, etc.).

#### 1.10. CONSTRUCTION WATER

1.10.1. Water from a single point within in the building will be available for Subcontractor's use at a certain point during construction. Contractor shall supply and install connection, backflow prevention, and meter. Subcontractor shall supply any other materials (i.e. hoses, racks, pumps, etc.) necessary to load/disperse water. All use shall be coordinated through the Contractor. Subcontractor shall conserve water at all times and is instructed not to allow water to run when it is not being used for actual construction purposes. Subcontractor shall provide its own source of water or draw of water or draw construction water from adjacent site fire hydrants, at Contractor's discretion when water another source, other than that furnished by Contractor, is required. Disposal of construction and testing water shall be in accordance with the site approved storm water pollution prevention plan (SWPPP).

#### 1.11. DRINKING WATER

1.11.1. Subcontractor shall supply and distribute drinking water for its own work forces.

#### 1.12. SHIPMENTS & DELIVERIES

1.12.1. Subcontractor shall coordinate all deliveries to the site with the Contractor and understands that deliveries may be required to be during off-peak hours. Peak hours are defined to be 7:00 a.m. to



3:30 p.m. All costs associated with off-peak delivery, including overtime, are included in the Subcontract Price. All personnel shall abide by the Contractor's safety requirements including, but not limited to, the wearing of hardhats, high-visibility vests, and safety glasses when outside of their delivery vehicles. Subcontractor shall provide off-loading, handling, and suitable facilities for all equipment and materials required to complete its work. All deliveries must be coordinated with the onsite Supervision a minimum of 1 week prior to delivery, failure to coordinate deliveries as previously outlined may result in onsite refusal. It is the Subcontractor's responsibility to ensure that delivery, offloading and any logistical requirements have been coordinated with onsite Supervision prior to delivery. Any redeliveries due to failed coordination shall be at the expense of the Subcontractor.

#### 1.13. WORK HOURS

1.13.1. Normal working hours on the project site will be between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday. Any work to be performed outside of these normal working hours must be approved by Contractor Site Superintendent.

#### 1.14. WARRANTIES

1.14.1. All warranties begin upon Project Substantial Completion, not upon material delivery, installation, or system start-up. All warranties to be provided as indicated in the Bid Documents, unless noted otherwise.

#### 1.15. SALES TAX

1.15.1. Subcontractor acknowledges sales tax has been included on materials and supplies used in or consumed in, and equipment incorporated into the Work.

### 2. PROTECTING WORK

2.1. Subcontractor shall protect the Work of others from damage from its operations. Subcontractor shall include protection and repairs to its Work, and protection of existing/other work as required until the Work has been punch-listed and accepted by the Owner, Contractor, and Architect.

### 3. PERMITS AND INSPECTIONS

- 3.1. Subcontractor shall provide all permits, plan checks, licenses, inspections and associated fees to complete the work of this subcontract. Subcontractor shall cooperate fully with all building inspection officials during review and inspection of work of this Subcontract. Subcontractor shall promptly remedy all rejected or disapproved work by building inspections officials.
- 3.2. If the Subcontractor fails to pass any required inspections, all reinspection fees will be at the cost of the Subcontractor.

### 4. CODE COMPLIANCE

4.1. This Subcontractor expressly agrees and understands that Contractor has relied upon this Subcontractor's local knowledge and expertise of all, including local, code requirements, working requirements and licensing requirements, and has relied upon the Subcontractor incorporating the cost of all such working

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requirements, license requirements, and code requirements in the Subcontract Price and entering into this Contract for the work described herein. Subcontractor shall not be entitled to any additional compensation for any such working requirements, license requirements, or code requirements. This Subcontractor expressly agrees that no omissions and/or errors in the plans and specifications shall eliminate this Subcontractor's responsibility to perform all scopes of work outlined or which can be reasonably inferred from the construction documents to meet existing or past Building, Electrical, Mechanical, local utilities and/or Sprinkler code & Life Safety requirements.

## 5. SUBCONTRACTOR MEETINGS & COORDINATION

- 5.1. Weekly subcontractor meeting will be held on Tuesdays at 9:00 AM in the job office. These meetings are mandatory. At least one member from the subcontractor (foreman, project manager, or someone with decision making authority and fluent use of the English language) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.
- 5.2. Participate in coordination meetings and provide input as required to avoid conflicts.
- 5.3. Furnish all required coordination drawings required to complete this scope of work. Work installed in conflict with the work of other trades (as a result of improper coordination by this subcontractor) shall be corrected at this Subcontractor's expense.
- 5.4. Coordinate the physical space constraints of the project with this work and the work of other trades. Costs incurred, as a result of failing to properly coordinate this work, will be the Subcontractor's responsibility.
- 5.5. Procure will be utilized for Documentation and Communication for all project documents.
- 5.6. The Subcontractor's Superintendent/Foreman will be required to have access to Procure to maintain updated contract documents.
- 5.7. The Subcontractor's Superintendent/Foreman will be required to have a cell phone for onsite field communication.
- 5.8. Subcontractor shall coordinate with other Contractor/Subcontractors regarding layout, installation and compatibility of materials. Subcontractor is responsible for all Subcontractors to whom it has subcontracted portions of the Work. Subcontractor is responsible for an onsite presence at all times when any activities associate with its Work are being undertaken. Any Work that has not been coordinated or located satisfactorily per review by the Architect/Engineer, Owner and/or Contractor will be removed and corrected at the cost of the Subcontractor.

## 5.9. CLEANUP

- 5.9.1. Each subcontractor shall be responsible for daily cleanup of all debris generated by work activities.
- 5.9.2. In the event that a Subcontractor does not clean up their debris, Contractor will assign labor specifically to that company and back-charge an amount equal to \$25.00/hour. Once the Subcontractor has proven to re-assume clean up responsibilities then Contractor will remove supplemental labor. Since clean-up is a safety concern, 24-hour notice will be all that is required to supplement Subcontractor's cleaning forces.
- 5.9.3. Removal of extra material from the jobsite will be performed daily and immediately upon completion of the Work. Subcontractor shall deposit trash and waste material in dumpsters provided by Contractor. No concrete or masonry debris are to be deposited into Contractor trash dumpsters.
- 5.9.4. All subcontractors with an Agreement Amount of \$50,000 or more shall be required to provide Contractor with labor for a composite clean-up crew each Friday while working onsite. The composite crew will be for general cleaning duties only and shall not eliminate the Subcontractor's daily clean up

requirements.

- 5.9.4.1. 1 – 10 Man Crew = 1 person while onsite
- 5.9.4.2. 11 – 20 Man Crew = 2 people while onsite
- 5.9.4.3. 21 – 30 Man Crew = 3 people while on site
- 5.9.4.4. 31 or more Man Crew = 4 people while on site
- 5.9.5. If necessary, due to pour turnout, additional days for the composite crew cleanup will be assessed and scheduled. If pour composite crew turnout continues, a full work shut down may be instituted until all cleanup has been satisfactorily performed and any associated project delays will be caught up by the Subcontractor as to ensure the project schedule is not impacted.
- 5.9.6. The Subcontractor shall perform the initial (field) cleaning to remove all labels, stickers, caulking, sealants and similar materials. The Subcontractor shall provide written notice to the site Superintendent, or his designee, to verify that all products installed by Subcontractor are free of scratches, blemishes, labels, stickers, caulking and sealant material prior to the completion of this scope of work. Defective items, if found, will be noted at the time of inspections and, if determined to be the responsibility of this Subcontractor, will be remedied within seventy-two (72) hours of the inspection.

#### 5.10. SAFETY

- 5.10.1. Subcontractor agrees to implement, whether being the leader or participant as appropriate, and at Subcontractor's own cost, all required plans and procedures for the purpose of eliminating accidents and injuries at the Project. Subcontractor agrees to prepare and submit for review, in a timely manner so as not to jeopardize safety or progress, all required documents, including Site Specific Safety Plans, Crane and Lifting Plans, and Disruption Avoidance Plans.
- 5.10.2. Subcontractor shall strictly adhere to Contractor's and OSHA safety guidelines.
- 5.10.3. Subcontractor is responsible to provide the Contractor both electronic and hard copies of all Safety Data Sheets (SDS) related to the scope of work performed by the Subcontractor prior to beginning work on the project.
- 5.10.4. The Subcontractor shall submit for Contractor use, the Safety Program/Manual the company uses for internal safety control.
- 5.10.5. Subcontractor shall provide to the Contractor prior to commencing work all related employee OSHA and equipment certifications
- 5.10.6. A competent person, defined as having the following minimum requirements is required onsite at all times while the Subcontractor's work is being performed:
  - 5.10.6.1. OSHA 10 Hr. Certification
  - 5.10.6.2. First Aid Certification
  - 5.10.6.3. CPR Certification
- 5.10.7. A mandatory Safety Orientation is required prior to Subcontractor access to the project site. All Subcontractor Supervisors, Foreman and Competent individuals are required to attend prior to working on the project site. Subcontractor is to notify Contractor 24 hours prior to any new employees arriving at the project.
- 5.10.8. A mandatory weekly safety meeting will be held at the job office on Tuesdays at 9:00 AM. At least one member from the subcontractor (foreman, project manager, or someone with decision making authority and fluent use of the English language) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.
- 5.10.9. This project will have a zero tolerance fall protection program, any worker observed not following OSHA guidelines will be escorted off site immediately, no written warnings will be provided. All



individuals working at elevations 6' and greater will be required to be tied off 100% of the time. Continuous infractions will result in Supervisor or Foreman removal from Site. Continued infractions will result in Subcontractor removal from Site.

#### 5.11. CONSTRUCTION SCHEDULE / LOOK AHEAD SCHEDULE

- 5.11.1. Subcontractor shall perform work as outlined in the Contractor's Construction Schedule attached as Exhibit F and Look Ahead Schedules. All required mobilizations are included. Adjustments to number of crews will be made to meet project schedule. All calendar days shown in the Construction Schedule are subject to periodic updates. The Subcontractor expressly agrees to the durations listed and the sequencing represented in the schedule.
- 5.11.2. Subcontractor is required to assist as necessary in preparation and maintenance of the Construction Schedule.
- 5.11.3. In the event of scheduling conflicts in the performance of the Scope of Work, Contractor, at its sole discretion shall mediate conflicts to meet or improve the overall Project schedule. Subcontractor must submit weekly update information as requested by the Contractor.
- 5.11.4. Subcontractor shall perform out-of-sequence work as required by Contractor to permit the coordination of the Work of other trades. Subcontractor includes the cost of any out- of-sequence work in their Contract Price as required by job progress at the direction of Contractor.
- 5.11.5. Subcontractor recognizes the project has aggressive schedule requirements and will staff/supply project as require by project progress and contract milestones, including any future updates to the schedule. Subcontractor includes all labor, material and equipment required to maintain the Project Schedule. The Contractor will distribute the overall Milestone schedule to Subcontractor monthly. Subcontractor must submit in writing any comments or exceptions taken to the schedule within 7 days of receipt. If no comments or exceptions are submitted Subcontractor is deemed to have accepted the schedule.
- 5.11.6. In the event there is a weather day that prohibits the project site from construction operations, Subcontractor shall be responsible for making up the missed weather day on the following weekend as straight time with no additional compensation from Contractor or the Owner.
- 5.11.7. In the event the Subcontractor fails to meet the provided fails to meet the provided schedule, the Subcontractor will take all actions necessary to recover lost time and scope within 48 Hours at no cost to the Contractor or Owner. If the need arises, the project will operate 24/7 until the Subcontractor is up to date.
- 5.11.8. Look Ahead Schedules shall be submitted to the Contractor by the end of day Friday in preparation for the following week's Subcontractor Coordination Meeting or as directed by the Contractor.

#### 5.12. PUNCH LIST

- 5.12.1. Upon issuance of the Completion List by the Contractor and/or Punch List by the Architect, Subcontractor shall deploy Foreman and workforce personnel separately, and in addition to Subcontractor's production personnel, to execute work required for the completion and punch lists with no impact to production activities still underway in other areas of the project.

### 6. SUBMITTALS, CLOSEOUTS AND AS-BUILTS

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## 6.1. SUBMITTALS

- 6.1.1. All subcontractors are to submit a complete submittal package, in its entirety, at one time without impacting the schedule. This includes all product data, sample warranties, shop drawings, samples, O&M's, and any other referenced item. Any submittal that does not have everything required from the specific section MAY be rejected. Prior to Submittal, data shall be coordinated with the Project Manager for submittal document structure. All correspondence shall be sent to the Contractor at 5726 Marlin Road, Suite 200, Chattanooga, TN 37411.
- 6.1.2. Unless specifically approved and coordinated with the Project Manager, all submittals shall be due to the Contractor three (3) weeks after Subcontractor's receipt of Subcontract Agreement from Contractor.
- 6.1.3. Subcontractor shall submit all submittals electronically via Contractor's project management software. In the event that submittals cannot be submitted electronically, Subcontractor is responsible to coordinate with Project Manager on the best method to submit.
- 6.1.4. Subcontractor is responsible to review their submittals prior to submitting to the Contractor to ensure the accuracy and constructability of what is submitted.

## 6.2. AS BUILT DRAWINGS

- 6.2.1. Subcontractor shall maintain an as built drawing record during the construction of the project and transmit one (1) reproducible copy and two (2) blueprints at the conclusion of the project. Updated as-builts are to be reviewed monthly prior to Subcontractor's payment. Subgrade and concealed piping are to be dimensioned from walls.



# CERTIFICATE OF LIABILITY INSURANCE SAMPLE

DATE (MM/DD/YYYY)  
01/01/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Agent	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Insurance Company		
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES                      CERTIFICATE NUMBER: SAMPLE                      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	Y	TBD	01/01/2021	01/01/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Hired/borrowed \$ 1,000,000	
GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:								
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	TBD	01/01/2021	01/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			TBD	01/01/2021	01/01/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000	
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	Y	TBD	01/01/2021	01/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Professional Liability			TBD	01/01/2021	01/01/2022	Limit \$1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Project: Element Hotel  
GCC Construction, LLC and Grace Construction Consultants, LLC and Owner- Dynamic Hamilton Place, LLC- 7022 Shallowford Road, Suite 4 Chattanooga, TN 37421 are listed as additional insureds with respect to the General and Auto Liability policies. Waiver of Subrogation applies under the General and Auto Liability policies and Workers Compensation policy. Coverage is primary and non-contributory.

CERTIFICATE HOLDER GCC Construction, LLC 5726 Marlin Road Suite 200 Chattanooga TN 37411	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE





**EXHIBIT E**

**Request for Payment**

1810

Element Chattanooga  
7009 Shallowford Rd Chattanooga, TN 37421

- Progress Payment requests shall be sent to the Grace Construction accounting department at [accounting@grace-cc.com](mailto:accounting@grace-cc.com) and Project Manager - David Greene ([david@grace-cc.com](mailto:david@grace-cc.com)). Subcontractor shall be required to coordinate with GCC's electronic pay application process.
- Unless approved by Project Manager, Subcontractor shall use GCC's pay requisition form for all pay applications.
- Subcontractor shall use the SOV as approved within the Executed Subcontract listed in Exhibit A.
- All Pay Requisitions must be submitted with conditional release for monies owed and unconditional release for monies paid. Conditional final and unconditional final releases will be required during the final payment application process.
- Subcontractor shall provide and maintain a listing of all suppliers and tiered subcontractors that are being used on the project. Subcontractor shall provide a conditional release for monies owed and an unconditional release for monies paid with each pay application for each of the suppliers and tiered subcontractors being used on the project.
- Section 11 of the Subcontract Agreement (A401-2017) outlines the Payment Application process. The Subcontractor shall cover the period of work as outlined in Section 11.1.2 of the Agreement and submit Payment Application by the date listed in Section 11.1.3.
- The Subcontractor acknowledges that payment for stored material will only be made in accordance with General Contract. Title to material invoiced as stored materials must be transferred to the Owner by way of notarized "Affidavit of Stored Materials" including related material invoices, pictures (dated and project specific) and all required lien releases (dated to match the associated billing).

**Attachments:**

1. Pay Requisition
2. Conditional Release
3. Unconditional Release
4. Final Conditional Release
5. Final Unconditional Release



**GRACE**  
DEVELOPMENT | CONSTRUCTION | PROCUREMENT

5726 Marlin Rd., Suite 200  
Chattanooga, TN 37411  
Phone: 423-208-9833  
Email: accounting@grace-cc.com

GCC OFFICE USE ONLY	
Due Date:	
Super Approval:	
PM Approval:	
Account Code:	
Date Received:	

Project Name: 1810- Element Chattanooga	
Requisition Number:	Date:
Subcontractor:	
Address:	

Additional Forms Included: (Please check the box showing you have included)	
Conditional Lien Release (Current Payment Due)	<input type="checkbox"/>
Unconditional Lien Release (Cumulative Payments Received)	<input type="checkbox"/>

### Subcontractor Payment Requisition

1 Original Contract Sum:	\$	-
2 Net Change by Change Orders: (detail on page 2)	\$	-
3 Contract Sum to Date: (Line 1 +/- Line2)	\$	-
4 Total Completed & Stored to date: (Column G on SOV)	\$	-
5 Retainage:		
a <input type="text"/> 0.00% of Completed Work (Column D + E on SOV)	\$	- = \$ -
b <input type="text"/> 0.00% of Stored Material (Column F on SOV)	\$	- = \$ -
Total Retainage: (Lines 5a +5b or total in Column I of SOV)	\$	-
6 Total Earned Less Retainage: (Line 4 Less Line 5 Total)	\$	-
7 Less Previous Payment Requisitions: (Line 6 from prior requisitions)	\$	-
8 Current Payment Due:	\$	-
9 Balance to Finish, Including Retainage (Line 3 less Line 6)	\$	-

The undersigned Subcontractor certifies that to the best of the Subcontractor's knowledge, information and belief the Work covered by this Payment Requisition has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Payment Requisitions were issued and payments received from the General Contractor, and that current payment shown is now due.

Notary Stamp:
---------------

State of:
County of:
Subscribed and Sworn to before me this:                      day of:
Notary Public:
My Commission expires:

Subcontractor:	
Signature:	
Printed Name:	
Title:	
Date:	

*Handwritten signature*

## Subcontractor Change Orders

<u>Change Order Summary</u>	<u>Additions</u>	<u>Deductions</u>
Total approved change orders from previous months		
Total approved change orders from current month		
Totals		
Net Approved Change Orders		

<u>Approved Change Orders</u>
-------------------------------

Change Order Number 1	\$	
Change Order Number 2	\$	
Change Order Number 3	\$	
Change Order Number 4	\$	
Change Order Number 5	\$	
Change Order Number 6	\$	
Change Order Number 7	\$	
Change Order Number 8	\$	
Change Order Number 9	\$	
Change Order Number 10	\$	
Change Order Number 11	\$	
Change Order Number 12	\$	
Change Order Number 13	\$	
Change Order Number 14	\$	
Change Order Number 15	\$	
Change Order Number 16	\$	
Change Order Number 17	\$	
Change Order Number 18	\$	
Change Order Number 19	\$	
Change Order Number 20	\$	
<b>Total Approved Change Orders</b>	\$	

**CONTINUATION SHEET**

Schedule of Values (SOV)

Requisition Number: \_\_\_\_\_  
 Requisition Date: \_\_\_\_\_  
 Period To: \_\_\_\_\_

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 10%
			D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD		G %	(G / C)		
01		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
02		\$ 1.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1.00	\$ -
03		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
04		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
05		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
06		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
07		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
08		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
09		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
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		\$ 1.00	\$ -	\$ -	\$ -	\$ -		\$ 1.00	\$ -

*On*

Please sign and return to: [accounting@grace-cc.com](mailto:accounting@grace-cc.com)

GCC Construction, LLC  
5726 Marlin Road, Suite 200  
Chattanooga, TN 37411

**TN CONDITIONAL RELEASE AND WAIVER OF LIEN UPON PROGRESS PAYMENT**  
**Subcontractor/Mechanic/Material Supplier/Laborer**

Know all men by these presents that in consideration of and upon the receipt of the sum \$ \_\_\_\_\_, (current payment due) and other good and valuable consideration, paid to the undersigned for furnishing materials, labor, equipment, warranty work or services on a construction project known as Element Chattanooga being constructed on real property located at 7009 Shallowford Rd Chattanooga, TN 37421 the undersigned hereby conditionally waives, releases, and relinquishes any and all claims of any kind or nature, including but not limited to any and all lien rights, with the only condition being the receipt of the current payment due, except for claims, including lien rights, for amounts being retained and which will subsequently come due, which the undersigned has or may have against said real property, its owner, and its successors and assigns, GCC Construction, its sureties, and any other persons or entities guaranteeing payment by or through such parties on account of the furnishing of materials, labor, equipment, warranty work or services by the undersigned on or before the \_\_\_ day of \_\_\_\_\_, 20\_\_ or the construction of said project. The undersigned understands, acknowledges, and agrees that once the current payment due is received, then this conditional lien waiver shall be self-effectuating and shall be converted to an unconditional lien waiver, except for retainage and amounts that subsequently come due. Further, the undersigned acknowledges, represents and certifies that the sum set forth herein represents payment in full to the undersigned, and said amount adequately, fully and completely pays and compensates the undersigned for all materials, labor, equipment, warranty work or services provided by the undersigned on the above-referenced project to date and that the undersigned will make no further claims of any kind, other than those specifically excepted herein, for materials, labor, equipment, warranty work or services furnished by the undersigned on the above-referenced project. The undersigned further certifies that, to induce such payment, that as of the \_\_\_ day of \_\_\_\_\_ the undersigned represents that no liens or other claims could be made by creditors of the undersigned on said project and that the undersigned has paid all suppliers of materials, labor, equipment, or services related to said project incurred on or before such date.

Further, I, \_\_\_\_\_, do hereby certify that I am \_\_\_\_\_ (Title) of \_\_\_\_\_ herein, that I have had opportunity for the same to be reviewed by counsel and that said statements are true and correct.

SUBCONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE & ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

**This release must be notarized.**

Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**NOTICE:**

**This document waives rights unconditionally and states that you have been paid for giving up those rights. It is prohibited for a person to require you to sign this document if you have not been paid the payment amount set forth below. If you have not been paid, use a conditional release form.**

**TN UNCONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT**

PROJECT: Element Chattanooga  
JOB NO.: 1810

The signer of this document has been paid and has received a progress payment in the sum of \$ \_\_\_\_\_ through \_\_\_\_\_ for all labor, services, equipment, or materials furnished to the property or to GCC Construction, LLC (person/entity with whom signer contracted) on the property of Element Chattanooga located at 7009 Shallowford Rd Chattanooga, TN 37421. The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the signer's position that the signer has on the above referenced project to the following extent:

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to GCC Construction, LLC (person/entity with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above-referenced project in regard to the attached statement(s) or progress payment request(s).

Date \_\_\_\_\_

\_\_\_\_\_ **Company Name**

By \_\_\_\_\_ **Signature**

\_\_\_\_\_ **Title**

SUBSCRIBED AND SWORN TO BEFORE ME this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

Please sign and return to: [accounting@grace-cc.com](mailto:accounting@grace-cc.com)

GCC Construction, LLC  
5726 Marlin Road, Suite 200  
Chattanooga, TN 37411

**TN CONDITIONAL WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT**

Know all men by these presents that in consideration of and upon the receipt of the sum of \_\_\_\_\_ Dollars (\_\_\_\_\_) to the undersigned for furnishing materials, labor, equipment or services on a construction project known as Element Chattanooga being constructed on real property located at 7009 Shallowford Rd Chattanooga, TN 37421 the undersigned does hereby waive, release, and relinquish any and all claims of any kind or nature, including, but not limited to any and all lien rights, with the only condition being the receipt of the sum in good funds set for the above, which the undersigned has or may have against said real property, its owner and the owner's successors and assigns, Grace Construction Consultants its sureties, and any other persons or entities guaranteeing payment by or through such parties on account of the furnishing of materials, labor, equipment or services by the undersigned on or before the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for the construction of said project. The undersigned understands, acknowledges, and agrees that once the above sum is received in good funds, then this conditional lien waiver shall be self-effectuating and shall be converted to an unconditional full and final and general release and lien waiver. The undersigned further acknowledges, represents and certifies that the sum set forth herein represents payment in full to the undersigned, and said amount adequately, fully and completely pays and compensates the undersigned for all materials, labor, equipment or services provided by the undersigned on the above-referenced project and that the undersigned will make no further claims of any kind for materials, labor, equipment or services furnished by the undersigned on the above-referenced project. The undersigned further certifies that, to induce such payment, that as of the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, no liens or other claims could be made by creditors of the undersigned on said project and that the undersigned represents that it has paid all suppliers of materials, labor, equipment or services related to said project incurred on or before such date. The undersigned acknowledges and agrees that if any of the above representations, acknowledgments and certifications prove untrue, and should any claim be made by the undersigned or any creditor of the undersigned, the undersigned agrees to pay Grace Construction Consultants all reasonable costs in defending or resolving said claim, including without limitation reasonable attorneys' fees.

Company Name: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

**FILL OUT AND SIGN BELOW**

I, \_\_\_\_\_, do hereby certify that I am the \_\_\_\_\_ (Title) of \_\_\_\_\_ and am authorized to execute the foregoing release. I further certify that all statements contained in the foregoing release are true and correct.

Sign Here BY: \_\_\_\_\_

Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Commission Expires

**TN UNCONDITIONAL WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT**

The signer of this document has been paid in full for all labor, services, equipment, or materials furnished to the property or to GCC Construction, LLC (person/entity whom the signer is contracted) on the property of Element Chattanooga located at 7009 Shallowford Rd Chattanooga, TN 37421. The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position.

The signer warrants that the signer has already paid all the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

**Date:** \_\_\_\_\_

Company Name: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_

**This release must be notarized.**

This instrument was executed and acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, known to me as the person whose name is subscribed above, as \_\_\_\_\_ (title) of \_\_\_\_\_ company), on behalf of and as the authorized act of said entity.

My Commission expires: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_



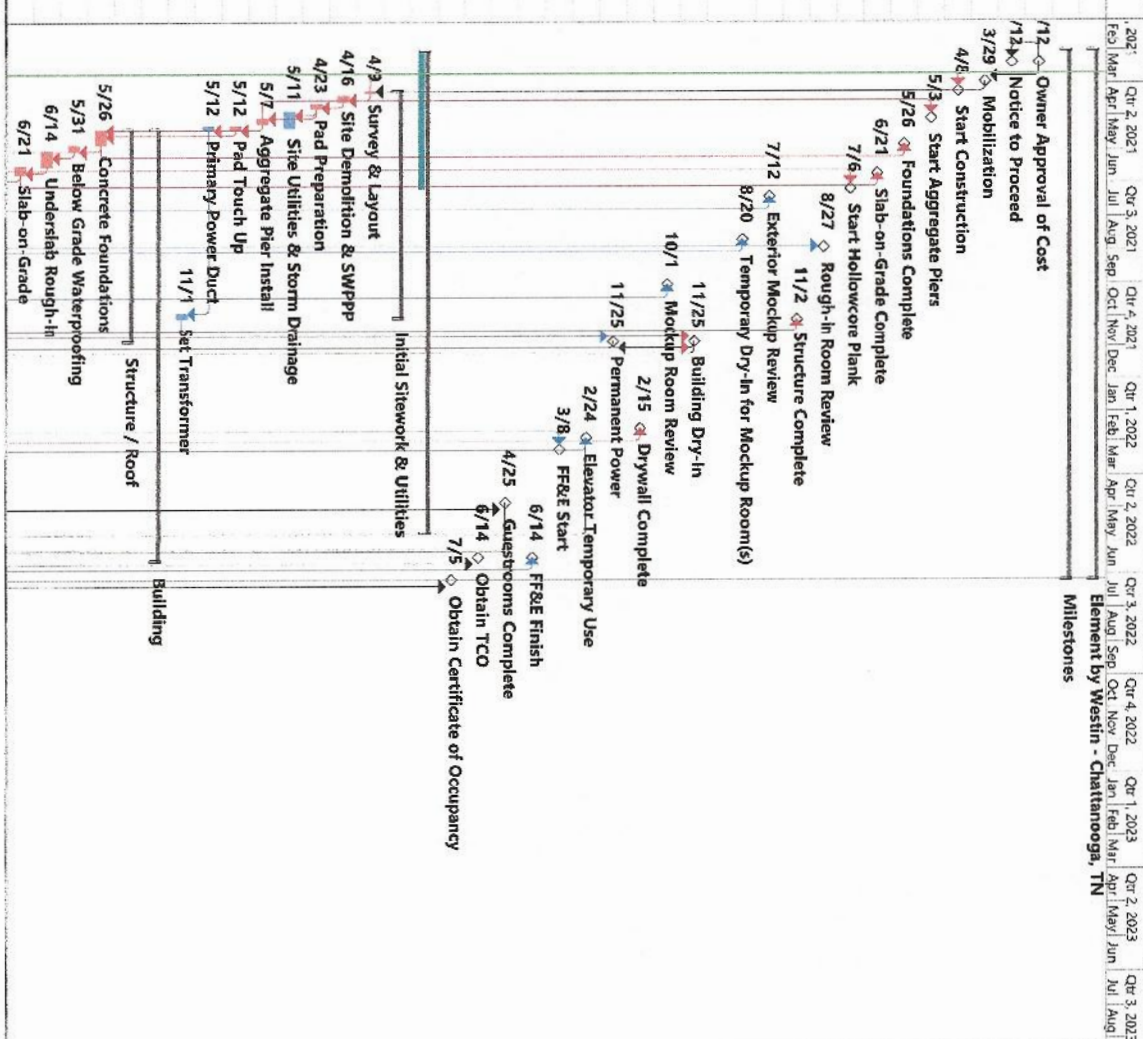
# Exhibit F

## Milestone Schedule

GCC Job #1810

ID	Task Name	Duration	Start	Finish	Predecessors
1	Element by Westin - Chattanooga, TN	352 days?	Mon 3/1/21	Tue 7/5/22	
2	Milestones				
3	Owner Approval of Cost	0 days	Fri 3/12/21	Fri 3/12/21	
4	Notice to Proceed	0 days	Fri 3/12/21	Fri 3/12/21	
5	Mobilization	0 days	Mon 3/29/21	Mon 3/29/21	3FS+12 days
6	Start Construction	0 days	Thu 4/8/21	Thu 4/8/21	221SS
7	Start Aggregate Piers	0 days	Mon 5/3/21	Mon 5/3/21	225SS
8	Foundations Complete	0 days	Wed 5/26/21	Wed 5/26/21	231FF
9	Slab-on-Grade Complete	0 days	Mon 6/21/21	Mon 6/21/21	234FF
10	Start Hollowcore Plank	0 days	Tue 7/6/21	Tue 7/6/21	236SS
11	Rough-in Room Review	0 days	Fri 8/27/21	Fri 8/27/21	283FS+1 wk
12	Structure Complete	0 days	Tue 11/2/21	Tue 11/2/21	249FF
13	Exterior Mockup Review	0 days	Mon 7/12/21	Mon 7/12/21	254FF
14	Temporary Dry-In for Mockup Room(s)	0 days	Fri 8/20/21	Fri 8/20/21	283FF
15	Building Dry-In	0 days	Thu 11/25/21	Thu 11/25/21	252,256,257
16	Mockup Room Review	0 days	Fri 10/1/21	Fri 10/1/21	284FF
17	Drywall Complete	0 days	Tue 2/15/22	Tue 2/15/22	272FF
18	Permanent Power	0 days	Thu 11/25/21	Thu 11/25/21	15,228
19	Elevator Temporary Use	0 days	Thu 2/24/22	Thu 2/24/22	268FF
20	FF&E Start	0 days	Tue 3/8/22	Tue 3/8/22	357SS
21	FF&E Finish	0 days	Tue 6/14/22	Tue 6/14/22	277FF
22	Guestrooms Complete	0 days	Mon 4/25/22	Mon 4/25/22	280
23	Obtain TCO	0 days	Tue 6/14/22	Tue 6/14/22	373
24	Obtain Certificate of Occupancy	0 days	Tue 7/5/22	Tue 7/5/22	378
25	Byout	321 days?	Mon 3/1/21	Mon 5/23/22	
220	Initial Sitework & Utilities	148 days	Thu 4/8/21	Mon 11/1/21	
221	Survey & Layout	2 days	Thu 4/8/21	Fri 4/9/21	5FS+7 days
222	Site Demolition & SWPPP	1 wk	Mon 4/12/21	Fri 4/16/21	221
223	Pad Preparation	1 wk	Mon 4/19/21	Fri 4/23/21	222
224	Site Utilities & Storm Drainage	12 days	Mon 4/26/21	Tue 5/11/21	223
225	Aggregate Pier Install	1 wk	Mon 5/3/21	Fri 5/7/21	223FS+5 days
226	Pad Touch Up	3 days	Mon 5/10/21	Wed 5/12/21	225
227	Primary Power Duct	3 days	Mon 5/10/21	Wed 5/12/21	225
228	Set Transformer	3 days	Thu 10/28/21	Mon 11/1/21	227FS+6 mons
229	Building	287 days	Thu 5/13/21	Fri 6/17/22	
230	Structure / Roof	141 days	Thu 5/13/21	Thu 11/25/21	
231	Concrete Foundations	2 wks	Thu 5/13/21	Wed 5/26/21	225,226
232	Below Grade Waterproofing	3 days	Thu 5/27/21	Mon 5/31/21	231
233	Underslab Rough-in	2 wks	Tue 6/1/21	Mon 6/14/21	232
234	Slab-on-Grade	1 wk	Tue 6/15/21	Mon 6/21/21	233

GCC Construction, LLC



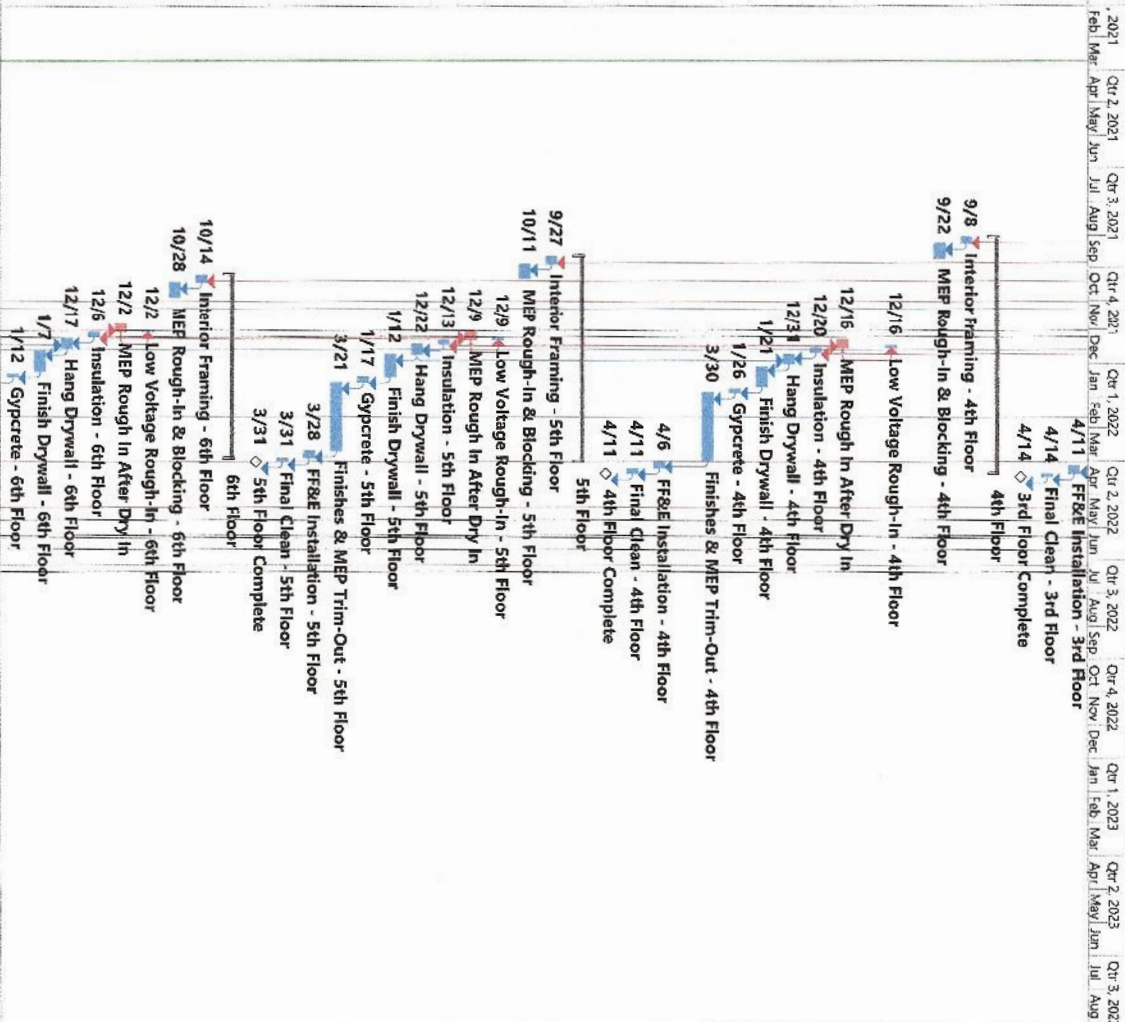
ID	Task Name	Duration	Start	Finish	Predecessors
235	Steel / CFMF / CMU - 1st Floor	2 wks	Tue 6/22/21	Mon 7/5/21	234
236	Set Hollowcore - 2nd Floor	3 days	Tue 7/6/21	Thu 7/8/21	235
237	Steel / CFMF / CMU - 2nd Floor	2 wks	Fri 7/9/21	Thu 7/22/21	236
238	Set Hollowcore - 3rd Floor	3 days	Fri 7/23/21	Tue 7/27/21	237
239	Steel / CFMF / CMU - 3rd Floor	2 wks	Wed 7/28/21	Tue 8/10/21	238
240	Set Hollowcore - 4th Floor	3 days	Wed 8/11/21	Fri 8/13/21	239
241	CFMF / CMU - 4th Floor	2 wks	Mon 8/16/21	Fri 8/27/21	240
242	Set Hollowcore - 5th Floor	3 days	Mon 8/30/21	Wed 9/1/21	241
243	CFMF / CMU - 5th Floor	2 wks	Thu 9/2/21	Wed 9/15/21	242
244	Set Hollowcore - 6th Floor	3 days	Thu 9/16/21	Mon 9/20/21	243
245	CFMF / CMU - 6th Floor	2 wks	Tue 9/21/21	Mon 10/4/21	244
246	Set Hollowcore - 7th Floor	3 days	Tue 10/5/21	Thu 10/7/21	245
247	CFMF / CMU - 7th Floor	2 wks	Fri 10/8/21	Thu 10/21/21	246
248	Set Hollowcore - Roof	3 days	Fri 10/22/21	Tue 10/26/21	247
249	CMU/Elevator Penthouse - Roof	1 wk	Wed 10/27/21	Tue 11/2/21	248
250	Parapet Framing, Decking, & Sheathing	1 wk	Wed 10/27/21	Tue 11/2/21	249SS
251	HVAC Curbs & MEP Roof Penetrations	1 wk	Wed 11/3/21	Tue 11/9/21	250
252	TPO Roofing & Flashing	12 days	Wed 11/10/21	Thu 11/25/21	251
253	Exterior	208 days	Tue 6/1/21	Thu 3/17/22	
254	Build Exterior Mockup	6 wks	Tue 6/1/21	Mon 7/12/21	231FS-3 days
255	Exterior Framing & Sheathing	2 wks	Fri 10/22/21	Thu 11/4/21	247
256	Fluid Applied Air Barrier	2 wks	Fri 10/29/21	Thu 11/11/21	255SS+1 wk
257	Install Windows	3 wks	Fri 11/5/21	Thu 11/25/21	256FS-1 wk, 254
258	Install Storefront Windows	2 wks	Fri 11/19/21	Thu 12/2/21	259SS
259	EIFS & Nichiha Panels	16 wks	Fri 11/19/21	Thu 3/10/22	257FS-1 wk
260	Caulking / Sealants	2 wks	Fri 3/4/22	Thu 3/17/22	259FS-1 wk
261	Roof Coping	1 wk	Fri 3/11/22	Thu 3/17/22	260FF
262	Interior	233 days	Wed 7/28/21	Fri 6/17/22	
263	1st Floor	163 days	Wed 11/3/21	Fri 6/17/22	
264	Interior Framing - 1st Floor	2 wks	Wed 11/3/21	Tue 11/16/21	348
265	MEP Rough-in & Blocking - 1st Floor	2 wks	Wed 11/17/21	Tue 11/30/21	264
266	Laundry Chute Install	4 days	Wed 11/17/21	Mon 11/22/21	252SS, 264
267	Elevator Install	12 wks	Fri 11/26/21	Thu 2/17/22	18
268	Elevator Temporary Use Inspection	1 wk	Fri 2/18/22	Thu 2/24/22	267
269	Low Voltage Rough-in - 1st Floor	4 days	Fri 12/31/21	Wed 1/5/22	285
270	Insulation - 1st Floor	3 days	Mon 1/3/22	Wed 1/5/22	269FF

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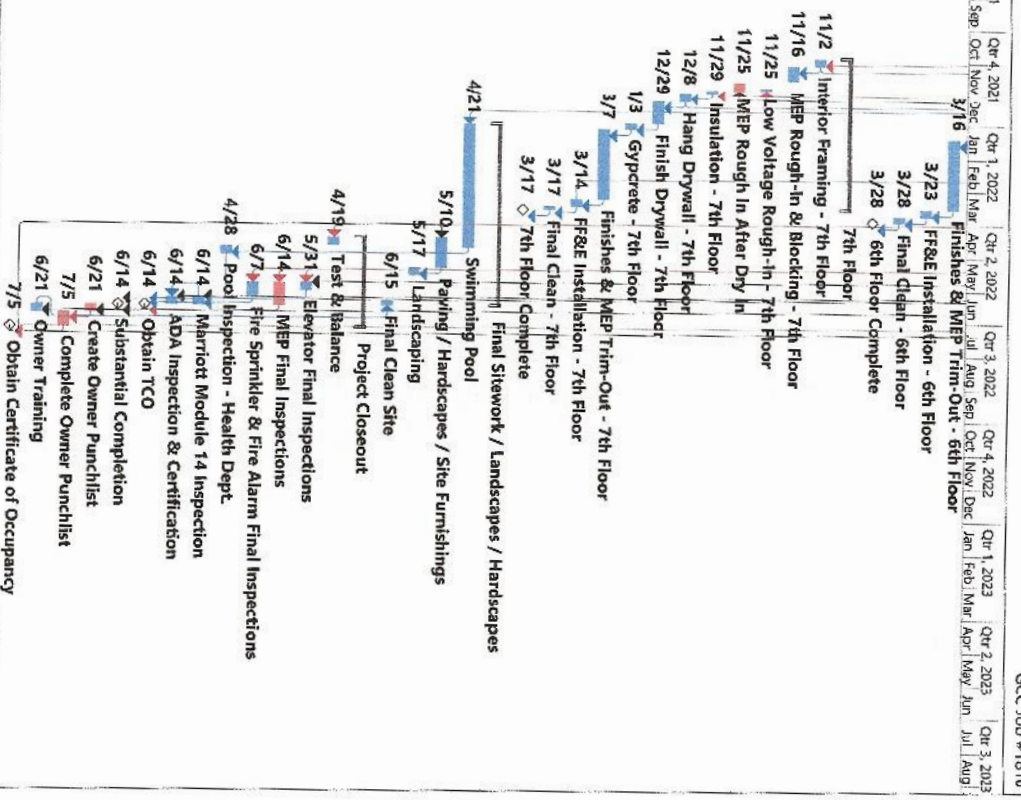
ID	Task Name	Duration	Start	Finish	Predecessors
271	Hang Drywall - 1st Floor	7 days	Mon 1/17/22	Tue 1/25/22	270, 288
272	Finish Drywall - 1st Floor	3 wks	Wed 1/26/22	Tue 2/15/22	271
273	Finishes & MEP Trim-Out - 1st Floor	16 wks	Wed 2/16/22	Tue 6/7/22	272
274	Kitchen / Bar Equipment Install	1 wk	Wed 5/18/22	Tue 5/24/22	273FS-3 wks
275	Laundry Equipment Install	3 days	Wed 4/27/22	Fri 4/29/22	273FS-6 wks
276	Fitness Equipment Install	3 days	Wed 5/25/22	Fri 5/27/22	273FS-2 wks
277	FF&E Installation - 1st Floor	1 wk	Wed 6/8/22	Tue 6/14/22	273
278	Final Clean - 1st Floor	3 days	Wed 6/15/22	Fri 6/17/22	277
279	1st Floor Complete	0 days	Fri 6/17/22	Fri 6/17/22	278
280	2nd Floor	194 days	Wed 7/28/21	Mon 4/25/22	
281	Interior Framing - 2nd Floor	1 wk	Wed 7/28/21	Tue 8/3/21	238
282	MEP Rough-in & Blocking - 2nd Floor	2 wks	Wed 8/4/21	Tue 8/17/21	281
283	Temporary Dry-In for Mockup Room	1 wk	Mon 8/16/21	Fri 8/20/21	240
284	Build Mockup Room(s)	6 wks	Mon 8/23/21	Fri 10/1/21	283
285	Low Voltage Rough-in - 2nd Floor	2 days	Wed 12/29/21	Thu 12/30/21	286FF
286	MEP Rough In After Dry In	5 days	Fri 12/24/21	Thu 12/30/21	299
287	Insulation - 2nd Floor	2 days	Fri 12/31/21	Mon 1/3/22	286
288	Hang Drywall - 2nd Floor	7 days	Thu 1/6/22	Fri 1/14/22	287, 301
289	Finish Drywall - 2nd Floor	15 days	Mon 1/17/22	Fri 2/4/22	288
290	Gyprocite - 2nd Floor	3 days	Mon 2/7/22	Wed 2/9/22	289
291	Finishes & MEP Trim-Out - 2nd Floor	9 wks	Thu 2/10/22	Wed 4/13/22	290
292	FF&E Installation - 2nd Floor	1 wk	Thu 4/14/22	Wed 4/20/22	291
293	Final Clean - 2nd Floor	3 days	Thu 4/21/22	Mon 4/25/22	292
294	2nd Floor Complete	0 days	Mon 4/25/22	Mon 4/25/22	293
295	3rd Floor	174 days	Mon 8/16/21	Thu 4/14/22	
296	Interior Framing - 3rd Floor	1 wk	Mon 8/16/21	Fri 8/20/21	240
297	MEP Rough-in & Blocking - 3rd Floor	2 wks	Mon 8/23/21	Fri 9/3/21	296
298	Low Voltage Rough-in - 3rd Floor	2 days	Wed 12/22/21	Thu 12/23/21	299FF
299	MEP Rough In After Dry In	5 days	Fri 12/17/21	Thu 12/23/21	312
300	Insulation - 3rd Floor	2 days	Fri 12/24/21	Mon 12/27/21	299
301	Hang Drywall - 3rd Floor	7 days	Tue 12/28/21	Wed 1/5/22	300
302	Finish Drywall - 3rd Floor	15 days	Thu 1/6/22	Wed 1/26/22	301
303	Gyprocite - 3rd Floor	3 days	Thu 1/27/22	Mon 1/31/22	302
304	Finishes & MEP Trim-Out - 3rd Floor	9 wks	Tue 2/1/22	Mon 4/4/22	303

GCC Construction, LLC

ID	Task Name	Duration	Start	Finish	Predecessors
305	FF&E Installation - 3rd Floor	1 wk	Tue 4/5/22	Mon 4/11/22	304
306	Final Clean - 3rd Floor	3 days	Tue 4/12/22	Thu 4/14/22	305
307	3rd Floor Complete	0 days	Thu 4/14/22	Thu 4/14/22	306
308	4th Floor	158 days	Thu 9/2/21	Mon 4/11/22	
309	Interior Framing - 4th Floor	1 wk	Thu 9/2/21	Wed 9/8/21	242
310	MEP Rough-In & Blocking - 4th Floor	2 wks	Thu 9/9/21	Wed 9/22/21	309
311	Low Voltage Rough-In - 4th Floor	2 days	Wed 12/15/21	Thu 12/16/21	312FF
312	MEP Rough In After Dry In	5 days	Fri 12/10/21	Thu 12/16/21	325
313	Insulation - 4th Floor	2 days	Fri 12/17/21	Mon 12/20/21	312
314	Hang Drywall - 4th Floor	7 days	Thu 12/23/21	Fri 12/31/21	313,327
315	Finish Drywall - 4th Floor	15 days	Mon 1/3/22	Fri 1/21/22	314
316	Gypcrete - 4th Floor	3 days	Mon 1/24/22	Wed 1/26/22	315
317	Finishes & MEP Trim-Out - 4th Floor	9 wks	Thu 1/27/22	Wed 3/30/22	316
318	FF&E Installation - 4th Floor	1 wk	Thu 3/31/22	Wed 4/6/22	317
319	Final Clean - 4th Floor	3 days	Thu 4/7/22	Mon 4/11/22	318
320	4th Floor Complete	0 days	Mon 4/11/22	Mon 4/11/22	319
321	5th Floor	138 days	Tue 9/21/21	Thu 3/31/22	
322	Interior Framing - 5th Floor	1 wk	Tue 9/21/21	Mon 9/27/21	244
323	MEP Rough-In & Blocking - 5th Floor	2 wks	Tue 9/28/21	Mon 10/11/21	322
324	Low Voltage Rough-In - 5th Floor	2 days	Wed 12/8/21	Thu 12/9/21	325FF
325	MEP Rough In After Dry In	5 days	Fri 12/3/21	Mon 12/13/21	325
326	Insulation - 5th Floor	2 days	Fri 12/10/21	Mon 12/13/21	325
327	Hang Drywall - 5th Floor	7 days	Tue 12/14/21	Wed 12/22/21	326
328	Finish Drywall - 5th Floor	15 days	Thu 12/23/21	Wed 1/12/22	327
329	Gypcrete - 5th Floor	3 days	Thu 1/13/22	Mon 1/17/22	328
330	Finishes & MEP Trim-Out - 5th Floor	9 wks	Tue 1/18/22	Mon 3/21/22	329
331	FF&E Installation - 5th Floor	1 wk	Tue 3/22/22	Mon 3/28/22	330
332	Final Clean - 5th Floor	3 days	Tue 3/29/22	Thu 3/31/22	331
333	5th Floor Complete	0 days	Thu 3/31/22	Thu 3/31/22	332
334	6th Floor	122 days	Fri 10/8/21	Mon 3/28/22	
335	Interior Framing - 6th Floor	1 wk	Fri 10/8/21	Thu 10/14/21	246
336	MEP Rough-In & Blocking - 6th Floor	2 wks	Fri 10/15/21	Thu 10/28/21	335
337	Low Voltage Rough-In - 6th Floor	2 days	Wed 12/1/21	Thu 12/2/21	338FF
338	MEP Rough In After Dry In	5 days	Fri 11/26/21	Thu 12/2/21	338
339	Insulation - 6th Floor	2 days	Fri 12/3/21	Mon 12/6/21	338
340	Hang Drywall - 6th Floor	7 days	Thu 12/9/21	Fri 12/17/21	339,353
341	Finish Drywall - 6th Floor	15 days	Mon 12/20/21	Fri 1/7/22	340
342	Gypcrete - 6th Floor	3 days	Mon 1/10/22	Wed 1/12/22	341



ID	Task Name	Duration	Start	Finish	Predecessors
343	Finishes & MEP Trim-Out - 6th Floor	9 wks	Thu 1/13/22	Wed 3/16/22	342
344	FF&E Installation - 6th Floor	1 wk	Thu 3/17/22	Wed 3/23/22	343
345	Final Clean - 6th Floor	3 days	Thu 3/24/22	Mon 3/28/22	344
346	6th Floor Complete	0 days	Mon 3/28/22	Mon 3/28/22	345
347	7th Floor	102 days	Wed 10/27/21	Thu 3/17/22	
348	Interior Framing - 7th Floor	1 wk	Wed 10/27/21	Tue 11/2/21	248
349	MEP Rough-In & Blocking - 7th Floor	2 wks	Wed 11/3/21	Tue 11/16/21	348
350	Low Voltage Rough-In - 7th Floor	2 days	Wed 11/24/21	Thu 11/25/21	351FF
351	MEP Rough In After Dry In	5 days	Fri 11/19/21	Thu 11/25/21	15FF
352	Insulation - 7th Floor	2 days	Fri 11/26/21	Mon 11/29/21	15,351
353	Hang Drywall - 7th Floor	7 days	Tue 11/30/21	Wed 12/8/21	352
354	Finish Drywall - 7th Floor	15 days	Thu 12/9/21	Wed 12/29/21	353
355	Gypcrete - 7th Floor	3 days	Thu 12/30/21	Mon 1/3/22	354
356	Finishes & MEP Trim-Out - 7th Floor	9 wks	Tue 1/4/22	Mon 3/7/22	355
357	FF&E Installation - 7th Floor	1 wk	Tue 3/8/22	Mon 3/14/22	356
358	Final Clean - 7th Floor	3 days	Tue 3/15/22	Thu 3/17/22	357
359	7th Floor Complete	0 days	Thu 3/17/22	Thu 3/17/22	358
360	Final Sitework / Landscapes / Hardscapes	118 days	Fri 12/31/21	Wed 6/15/22	
361	Swimming Pool	16 wks	Fri 12/31/21	Thu 4/21/22	259FS-10 wks
362	Paving / Hardscapes / Site Furnishings	4 wks	Wed 4/13/22	Tue 5/10/22	378FS-12 wks
363	Landscaping	1 wk	Wed 5/11/22	Tue 5/17/22	362
364	Final Clean Site	3 days	Fri 6/10/22	Wed 6/15/22	377SF
365	Project Closeout	60 days	Wed 4/13/22	Tue 7/5/22	
366	Test & Balance	1 wk	Wed 4/13/22	Tue 4/19/22	273FS-8 wks
367	Elevator Final Inspections	1 wk	Wed 5/25/22	Tue 5/31/22	19,273FS-2 wks
368	MEP Final Inspections	3 wks	Wed 5/25/22	Tue 6/14/22	273FS-2 wks
369	Fire Sprinkler & Fire Alarm Final Inspecti	2 wks	Wed 5/25/22	Tue 6/7/22	273FS-2 wks
370	Pool Inspection - Health Dept.	1 wk	Fri 4/22/22	Thu 4/28/22	361
371	Marriott Module 14 Inspection	1 wk	Wed 6/8/22	Tue 6/14/22	369,22
372	ADA Inspection & Certification	1 wk	Wed 6/8/22	Tue 6/14/22	371SS,22
373	Obtain TCO	0 days	Tue 6/14/22	Tue 6/14/22	367,368,369,370,22
374	Substantial Completion	0 days	Tue 6/14/22	Tue 6/14/22	373,22
375	Create Owner Punchlist	1 wk	Wed 6/15/22	Tue 6/21/22	373,374
376	Complete Owner Punchlist	2 wks	Wed 6/22/22	Tue 7/5/22	375
377	Owner Training	1 wk	Wed 6/15/22	Tue 6/21/22	373
378	Obtain Certificate of Occupancy	0 days	Tue 7/5/22	Tue 7/5/22	376



*[Handwritten signature]*