



Oregon State University

REQUEST FOR PROPOSAL (RFP) #2026-020312

UNIVERSITY HOUSING AND DINING SERVICES (UHDS) 2026 ELEVATOR MODERNIZATIONS

ISSUE DATE: November 12, 2025

MANDATORY PRE-PROPOSAL CONF./SITE-VISIT:
November 20, 2025, at 1:00 PM Pacific Time (PT)
starting at Bloss Hall – 2001 SW Western Blvd.)

RFP DUE DATE/TIME:
December 3, 2025, at 2:00 PM Pacific Time (PT) via
electronic submission to bids@oregonstate.edu

QUESTION DEADLINE: November 25, 2025, at 12:00 PM Pacific Time (PT)

PROJECT NUMBER: N/A

CONTRACT ADMINISTRATOR:

Matt Hausman, Construction Contracts Officer
Construction Contracts Administration
Oregon State University
644 SW 13th Street
Corvallis, OR 97333

APPEALS:

Hanna Emerson, Chief Procurement Officer
Procurement, Contracts & Material Management
Oregon State University
644 SW 13th Street
Corvallis, OR 97333

Email: constructioncontracts@oregonstate.edu

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It is the Offeror's responsibility to continue to monitor the [OSU Business and Bid Opportunities](#) website for Addenda. Failure to acknowledge any Addenda in the Transmittal Letter may cause your Proposal to be considered non-responsive.

OSU standards and policies govern this solicitation ([Procurement Thresholds and Methods](#), [Procurement Solicitations and Contracts](#)) unless otherwise referenced or stated.

1.0 INTRODUCTION

1.1 Oregon State University (“OSU” and/or “Owner”) is conducting a competitive **ONE-STEP** Request for Proposal (RFP) process to retain ONE (1) Contractor for the UHDS 2026 Elevator Modernizations (*the “Project”*).

OSU WILL ONLY BE ACCEPTING SEALED RESPONSES ELECTRONICALLY - Responses are to be submitted to bids@oregonstate.edu by the Due Date/Time.

MANDATORY PRE-PROPOSAL CONFERENCE/SITE-VISIT- A Mandatory Pre-Proposal Conference/Site-Visit will be held on November 20, 2025, at 1:00 PM PT with attendees meeting outside the entrance to Bloss Hall (2001 SW Western Blvd – Corvallis, OR 97333). Following Bloss Hall the Site-Visit will move on to Hawley and Poling Halls.

All questions shall be submitted via e-mail to constructioncontracts@oregonstate.edu by the Question Deadline in order to be addressed. The email subject line should contain the Solicitation Number/Name and Firm Name.

1.2 Background. Oregon State University in Corvallis, Oregon is located within the traditional homelands of the Mary's River or Ampinefu Band of Kalapuya. Following the Willamette Valley Treaty of 1855 (Kalapuya etc. Treaty), Kalapuya people were forcibly removed to reservations in Western Oregon. Today, living descendants of these people are a part of the Confederated Tribes of Grand Ronde Community of Oregon (<https://www.grandronde.org>) and the Confederated Tribes of the Siletz Indians (<https://ctsi.nsn.us>).

Founded in 1868 as Oregon’s land grant institution, OSU serves the state, the nation and the world as a premier 21st-century research university. OSU is committed to exceptional research, discovery, innovation and engagement — and to integrating its research and engagement mission with the delivery of a high-quality, globally relevant and affordable education for the people of Oregon and beyond. OSU is one of only two land, sea, space and sun grant universities in the U.S. and is the only university in Oregon to have earned both Carnegie Classifications for Very High Research Activity and Community Engagement.

The university’s 570-acre main campus is located in the city of Corvallis, a vibrant college town of nearly 58,000 in the heart of Western Oregon’s Willamette Valley. Corvallis consistently ranks among the safest, most highly educated and greenest small cities in the nation.

1.3 Location. Bloss Hall – 2001 SW Western Blvd – Corvallis, OR
Hawley Hall - 311 SW Sackett Place – Corvallis, OR
Poling Hall – 360 SW Weatherford Place – Corvallis, OR

1.4 Summary of Work. Oregon State University is seeking qualified contractors to provide labor, materials, and services for the modernization of THREE (3) traction passenger elevators located at Bloss Hall, Hawley Hall and Poling Hall. The scope includes removal and disposal of existing elevator equipment, design and installation of new components and compliance with all applicable codes and standards.

On-Site Construction time is limited to the summer months and given the uncertainty about Contractor's capacity to complete all 3 modernizations in one summer, OSU is providing flexibility for the 3 modernizations as provided below:

Bloss Hall - All work must be completed in the summer 2026 window. The Contractor will not be allowed to begin work on-site until June 15, 2026, with Substantial Completion of all contract work required by August 26, 2026, and Final Completion by September 25, 2026. Given the need for a functioning elevator by the beginning of Fall term 2026, Liquidated Damages will be assessed at a rate of \$2,500.00/day for each day past the August 26, 2026, Substantial Completion date.

Hawley Hall & Poling Hall – Work may occur in either summer 2026 or 2027 but must be completed within that summer. For work in 2026, the Contractor may begin work on-site on June 15, 2026, with Substantial Completion by September 11, 2026, and Final Completion by October 11, 2026. Given the need for a functioning elevator by the beginning of Fall term 2026, Liquidated Damages will be assessed at a rate of \$2,500.00/day for each day past the September 11, 2026, Substantial Completion date.

For work that will be completed in the summer of 2027, the Contractor will not be allowed to begin work on-site until June 14, 2027, with Substantial Completion by September 10, 2027, and Final Completion by October 10, 2027. Given the need for functioning elevators by the beginning of Fall term 2027, Liquidated Damages will be assessed at a rate of \$2,500/day for each day past September 10, 2027.

For this project, the state of completion when the elevator may be used for its intended purpose as stated in A.1 of the General Conditions shall mean the completion of a final inspection by the State of Oregon that designates the elevator as "approved for use".

1.5 Scope of Services.

1.5.1 System Operating Features

- **Capacity & Speed:** Retain existing elevator capacity and speed.
- **Travel:** Retain existing floor-to-floor travel and rise.
- **Stops & Openings:** Retain existing number of stops and openings.
- **Automatic Self-Leveling:** Provide automatic self-leveling to bring the elevator car level with floor landings (+/- ¼"), correcting for over/under travel and belt stretch.
- **Group Control:** Provide optimized response to hall calls using a modern dispatching system.

1.5.2 Machine Room Equipment

- **Controller:** Install a new digital closed-loop microprocessor-based elevator control system.
- **Drive System:** Install a new variable voltage, variable frequency regenerative drive system.
- **Gearless Machine:** Replace the existing geared machine with a new gearless AC machine.
- **Brake:** Provide an integral brake for uncontrolled motion protection.
- **Seismic Switch:** Install a new seismic switch to meet code requirements.
- **Digital Positioning System:** Provide a digital positioning system for accurate leveling.

- **Machine Room Wiring:** Replace all machine room wiring as required.

1.5.3 Elevator Car

- **Door Operator:** Install new closed-loop door operators for smooth, quiet, and reliable operation.
- **Infrared Door Protection:** Install new solid-state infrared passenger protection devices.
- **Emergency Car Lighting:** Provide new emergency car lighting with battery backup.
- **Car Wiring:** Replace all car wiring and provide a new car top integration box.
- **Suspension Means:** Install new suspension means (belts/ropes) as required.
- **Load Weighing Device:** Provide a load weighing device for dispatching and hall call bypass.
- **Firefighter's Service Cabinet:** Install a new Phase II firefighter's service operation cabinet.
- **Car Door Hardware & Rollers:** Install new car door hardware and rollers.
- **Car Guide Rollers:** Install new car roller guides and seismic retainer plates.
- **Car Door Finish:** Install new brushed stainless-steel car door finish.
- **Cab Exhaust Blower:** Provide new exhaust blower with sound isolation.
- **Toe Guard:** Retain or replace as necessary to meet code.

1.5.4 Hoistway Equipment

- **Door Interlocks:** Install new hoistway door interlocks.
- **Traveling Cable:** Install all new hoistway traveling cables.
- **Hoistway Wiring:** Replace all hoistway elevator electrical wiring.
- **Seismic Ring & String:** Adjust/renew as necessary for code compliance.
- **Pit Switches:** Install new pit run/stop switches.
- **Operating Devices:** Provide terminal stopping devices and switches.
- **Door Hardware:** Install new hanger rollers, door gibs, pickup rollers, and closers.
- **Counterweight Assembly:** Retain and check for proper counterbalance.
- **Counterweight Guide Rollers:** Install new counterweight guide rollers and seismic retainer plates.
- **Car & Counterweight Buffers:** Retain existing buffers.
- **Hoistway Door Panels:** Retain existing panels; replace worn gibs.
- **Floor Numbers:** Paint floor numbers as required.
- **Braille:** Retain or replace damaged braille.

1.5.5 Fixtures and Aesthetics

- **Car Operating Panel:** Provide new applied car operating panels with all code-required features, including:
 - Raised markings and Braille
 - Car position indicator

- Door open/close buttons, inspection key-switch, fan key-switch
 - Help button/hands-free phone
 - Landing passing signal
- **Landing Control Stations:** Provide new hall button stations at each landing, with illuminated push buttons and required fire service features.
- **ADA Communication Device:** Install hands-free emergency phone in each elevator.
- **Audible Voice Signal:** Provide in-car audible voice announcement system.

1.5.6 Remote Services

- **Remote Elevator Monitoring:** Provide remote elevator monitoring system (REM) for 24/7 equipment status and diagnostics.

1.5.7 Safety

- **Top of Car Safety Handrail:** Install top-of-car safety handrail if required.
- **Top of Car Inspection Station:** Provide new inspection station.
- **Pit Access Ladder:** Provide or modify pit access ladder to meet code.
- **Pit Access Alert:** Install pit access alert system.
- **Camera installation:** Provide COAX cable along the traveling cable from the elevator controller to the in-cab camera (camera furnished and installed by OSU). Provide ethernet to COAX converter at both ends of cable. Linovision EOC Converter or approved equal.

1.5.8 General Requirements

- **Wiring:** All wiring and electrical interconnections must comply with governing codes.
- **Engineering Design:** All new material must be compatible with retained equipment.
- **Permits & Inspections:** Contractor to obtain all required permits and arrange for inspections.
- **Code Compliance:** All work must comply with ASME/ANSI A17.1, ADA, NEC, and state/local codes.
- **Warranty:** Minimum 12-month warranty on all installed equipment.

1.5.9. Miscellaneous Work. The following items, if necessary, are to be provided by the Contractor. Proposers are to account for a \$25,000.00 allowance per elevator for these services in their Bid Form included with the Proposal.

- Building electrical, feeders, grounds, lighting, and fire alarm work.
- Smoke and heat detector system and wiring.
- Lighting and GFI outlets in machine room, secondary level, and pit.
- Car light power supply and disconnect.
- Ventilation and cooling equipment for machine room.
- Telephone line for remote monitoring.
- Code-compliant machine room, hoistway, and pit.

- Removal/encapsulation of non-elevator materials in hoistway/machine room.
- Hoistway ledges.
- Secure storage space for materials.
- Cutting, patching, and painting.
- Any additional work identified during detailed equipment survey and engineering review.

2.0 SCHEDULE

Issue Date	November 12, 2025
Mandatory/Non-Mandatory Pre-Proposal Conference	November 20, 2025, at 1:00 PM PT
Question Deadline	November 25, 2025, at 12:00 PM PT
Final Addendum Issuance (if necessary)	By November 26, 2025
Proposal Due Date/Time	December 3, 2025, at 2:00 PM PT

The following dates are tentative and subject to change without notice:

Notice of Intent to Award	By December 15, 2025
Estimated Contract execution	By January 15, 2025
Estimated Notice to Proceed	By January 15, 2025

OSU will make every effort to adhere to the above schedule. It is, however, subject to change.

3.0 QUESTIONS, SOLICITATION REVISION REQUESTS, CHANGE OR MODIFICATION, APPEALS

3.1 Questions.

3.1.1 All questions and contacts with OSU regarding any information in this RFP must be addressed in writing via email to constructioncontracts@oregonstate.edu no later than the **Question Deadline** as stated in Section 2.0. If an offeror is unclear about *any* information contained in this document or its exhibits (Project, scope, etc.), they are urged to submit those questions for formal clarification.

3.2 Solicitation Process Revision Requests.

3.2.1 Offerors may submit a written request for change of particular solicitation process provisions to the **Chief Procurement Officer** at the address or email listed in this document. Such requests for change shall be received no later than the **Question Deadline** listed above.

3.2.2 Such requests for change shall include the reasons for the request and any proposed changes to the solicitation process provisions.

3.3 Change or Modification.

3.3.1 Any change or modification provided by the Owner for this RFP or the documents included as exhibits to this RFP shall be made by a duly issued Addendum made available to all firms on the [OSU Business and Bid Opportunities](#) website. It is the responsibility of each Offeror to visit the website and download any addenda. No information received in any

manner different than as described herein shall serve to change the RFP in any way, regardless of the source of the information.

3.3.2 OSU will not be responsible for any other explanation or interpretation of this RFP or the documents included as exhibits to this RFP.

3.4. Appeals.

3.4.1 Appeals related to the OSU solicitation process and award decisions and actions shall be pursuant to OSU Standards ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)). All written appeals must be delivered to the **Chief Procurement Officer**, at the address given in this RFP.

4.0 PUBLIC RECORD

4.1 OSU will retain an electronic copy of this RFP and one electronic copy of each response received, together with electronic copies of all documents pertaining to the award of a contract. These documents will be made a part of a file or record, which shall be open to public inspection after OSU has announced its intent to award a contract. If a response contains any information that is considered a trade secret under ORS 192.345(2), you must mark each trade secret with the following legend: **“This data constitutes a trade secret under ORS 192.345(2), and shall not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192.”**

4.2 The Oregon Public Records Law exempts from disclosure only bona fide trade secrets, and the exemption from disclosure applies only “unless the public interest requires disclosure in the particular instance.”

4.2.1 Therefore, non-disclosure of documents or any portion of a document submitted as part of a Proposal may depend upon official or judicial determination made pursuant to the Public Records Law.

4.3 In order to facilitate public inspection of the non-confidential portion of the response, material designated as confidential shall accompany the response, but shall be readily separable from it. Prices, makes, model or catalog numbers of items offered, scheduled delivery dates, and terms of payment shall be publicly available regardless of any designation to the contrary. Any Proposal marked as a trade secret in its entirety may be considered non-responsive and be rejected.

5.0 FORM OF AGREEMENT

A Sample Public Improvement Agreement is included as an exhibit and contains contract terms and conditions applicable to the work. The sample contract may contain certain notes or alternative provisions. Those alternative provisions will be included at the sole discretion of OSU.

6.0 BUREAU OF LABOR AND INDUSTRIES (BOLI) PREVAILING WAGES

In compliance with Oregon Prevailing Wage Law, the following is incorporated into this RFP:

The Contractor and all subcontractors shall comply with the provisions of ORS 279C.800 through

279C.870, relative to Prevailing Wage Rates (PWR) as outlined in Sections C.1 and C.2 of the General Conditions. The resulting Supplement is subject to the following BOLI wage rate requirements, which are incorporated herein by reference:

- 6.1** October 5, 2025 Prevailing Wage Rate Amendments
- 6.2** July 5, 2025 PWR Apprenticeship Rates
- 6.3** July 5, 2025 Prevailing Wage Rates for Public Works Contracts in Oregon
- 6.4** October 5, 2024, Definitions of Covered Occupations for Public Works Contracts in Oregon

The Work will take place in Benton County, Oregon.

BOLI wage rates are available here: https://www.oregon.gov/boli/WHD/PWR/Pages/pwr_state.aspx.

7.0 INSTRUCTIONS TO OFFERORS

7.1 Summary of Work. The Work contemplated in this document shall be for OSU in connection with the Project described in Section **1.0** of this document.

7.2 Pre-Proposal Conference/Site Visit.

7.2.1 The Offeror must attend the mandatory Pre-Proposal Conference/Site-Visit. Responses will not be accepted from those firms who have not had a representative attend the Mandatory Pre-Proposal Conference/Site-Visit. Attendance will be documented by OSU. Offerors who arrive more than five (5) minutes after start time of the meeting (as stated in the RFP and by OSU's clock) or after the discussion portion of the meeting, (whichever comes first) will not have their attendance documented and will have their response rejected.

7.2.2 No statement made by any officer, agent, or employee of OSU in relation to the physical conditions pertaining to the Work site will be binding on OSU, unless included in writing in the documents included as exhibits to this RFP or an Addendum.

7.2.3 Location, date and time of a Pre-Proposal Conference/Site-Visit is located on the cover sheet of this RFP.

7.2.4 The Offeror must attend the Mandatory Pre-Proposal/Site Visit. Submittals will not be accepted from those firms who have not had a representative attend. Attendance will be documented by OSU. Offerors who arrive more than five (5) minutes after start time of the Site Visit will not have their attendance documented and will have their Submittal rejected if submitted.

7.3 Response Submission.

7.3.1 Submit **one (1) electronic version via email** to be received by the Due Date/Time listed in this document to bids@oregonstate.edu as stated in this RFP. **Electronic versions must be sized appropriately for transfer (under 10 mb).**

7.3.2 All responses must be received by OSU before the Due Date/Time. OSU's official clock shall prevail in any time conflict. Any response received after the Due Date/Time will be rejected and will be retained and made part of OSU's archive records in accordance with OSU Standards.

7.3.3 All Offerors must be registered and licensed with the Oregon Construction Contractors Board and have on file with the Construction Contractors Board the required public works bond prior to submitting Proposals. Failure to be licensed and have the bond in place will be sufficient cause to reject Proposals as non-responsive.

7.4 Response Submission Requirements.

7.4.1 Your response must be contained in a document not to exceed Twenty (20) single sided pages including pictures, charts, graphs, tables and text you deem appropriate to be part of OSU's review of your Proposal. Resumes of key individuals proposed to be involved in this Project are exempted from the page limit and must be appended to the end of your response. No supplemental information to the page limit will be allowed. Appended resumes of the proposed key individuals, along with a Transmittal letter, table of contents, front and back covers, references, exceptions and blank section dividers will not be counted in the page limit.

7.4.2 Your response must follow the format outlined below and include a Transmittal/Cover Letter signed by an officer of your firm(s) with the authority to commit the firm(s) and must also acknowledge receipt of all addenda. Include an email address for communication purposes.

7.4.3 Any/all exceptions to the Terms and Conditions included in the Sample Contract shall be clearly identified and appended to the Proposal in order to be considered by OSU during the negotiation period.

7.4.4 The electronic response should be **should be sized appropriately for transfer (under 10 MB)** and formatted with page size of **8 ½ x 11 inches** with no fold-outs (except for any large format documents required by evaluation criteria). The basic text information of the response should be presented in standard business font size, and reasonable margins.

7.4.5 OSU may reject any response not in compliance with all applicable OSU solicitation procedures and requirements, and may cancel this solicitation or reject for good cause, all Proposals upon a finding by OSU that it is in the public interest to do so.

7.4.6 Note that throughout this procurement process, OSU will not accept responses that require OSU to pay the cost of production or delivery.

7.4.7 Telephone and facsimile transmitted **responses will not be accepted**. Proposals received *after* the Due Date/Time **will not be considered**.

7.4.8 Each response shall be emailed to bids@oregonstate.edu. Responses must be received by the date/time and in the format specified herein. The email line should contain the Solicitation Number/Name and Firm Name. Only those responses received at this email address by the Due Date/Time shall be considered responsive. Responses submitted directly to

the **Contract Administrator** will NOT be considered responsive. It is highly recommended that the offeror confirms receipt of the email with the **Contract Administrator**. The **Contract Administrator** or designee may open the email to confirm receipt but will NOT verify the integrity of the attachment(s), answer questions related to the content of the response, or address the overall responsiveness.

7.5 Acceptance or Rejection of Solicitation Responses by OSU.

7.5.1 The procedures for Contract awards shall be in compliance with the provisions of OSU standards and policies adopted by OSU.

7.5.2 OSU reserves the right to reject any or all responses and to waive minor informalities in compliance with the provisions of OSU standards and policies adopted by OSU.

7.5.3 OSU reserves the right, in its sole discretion, to reject any Proposal determined to be mathematically or materially unbalanced (or both).

7.5.3.1 Mathematically Unbalanced: A Proposal may be considered mathematically unbalanced if pricing for any portion of the work—including but not limited to preconstruction services, preliminary services, or other phases—is not fair or reasonable. Costs should reflect a fair, proportionate, and reasonable allocation of anticipated profit, overhead, an allowance for contingencies as necessary, and other indirect costs. Considering the complexity of the transaction, OSU may use a variety of factors and analytical tools to assess if a Proposal is unbalanced. For example, a Proposal that is mathematically unbalanced may significantly overstate or understate costs relative to the Proposer's reasonable and supportable actual costs; may not reflect published or market pricing data; may not fully respond to the specifications; may stage work in a manner that does not reflect the amount of work completed; may include work that could result in quality shortfalls; may not allow for availability of supplies and materials; or other similar factors. Cost framework and breakdown, including discounts, price model and funding source, may also be relevant in assessing if a Proposal is mathematically unbalanced.

7.5.3.2 Materially Unbalanced: A materially unbalanced Proposal refers to pricing that may appear favorable in part but could result in higher overall costs or risks to the Owner. This includes Proposals that raise concerns about whether they will ultimately result in the lowest cost or best value.

7.5.3.3 It is the Proposer's responsibility to provide accurate and supportable cost and pricing estimates for each deliverable portion of work. Should a Proposer misrepresent or falsify Proposal estimates—whether to influence scoring or for any other purpose—, the Proposal may be rejected as non-responsible. In addition, the Proposer may also be subject to other consequences in accordance with applicable University ethics and

procurement standards, including but not limited to a finding that the Proposer does not demonstrate a satisfactory record of integrity which would be considered in future solicitations or termination of current Owner contracts.

7.5.3.4 The Owner's determination of whether a Proposal is unbalanced shall be conclusive for purposes of the procurement evaluation and shall be applied in accordance with University standards, policies, and applicable law.

7.6 Withdrawal of Solicitation Response.

7.6.1 At any time prior to the Due Date/Time, an Offeror may withdraw its response in accordance with OSU Standards. This will not preclude the submission of another response by such Offeror prior to the Due Date/Time.

7.6.2 After the Due Date/Time, Offerors are prohibited from withdrawing their response, except as provided by OSU Standards.

7.7 Evaluation Process.

The written response to this RFP is the only step in the selection of a firm for this Project. The responses received in response to this RFP will be evaluated by a selection committee.

The members of the selection committee will discuss the strengths and weaknesses of all Offerors. The members of the selection committee will then score the Offerors based on all information received and presented in the responses. Optional Reference Checks may be undertaken to aid in final scoring. Upon completion of final scoring, an Intent to Award will be issued identifying the Apparent Successful Offeror and negotiations may commence as necessary in order to finalize a contract in accordance with Section 7.12 below.

7.8 Evaluation Criteria. The following items constitute the evaluation criteria for the selection committee to score responses. For ease in reviewing, provide tabs keyed to each of the following criteria:

7.8.1 Firm Background and Experience on Similar Projects (15 points)

Describe your firm's history. Describe your firm's experience with similar projects during the past five years. Demonstrate understanding of applicable codes and City of Corvallis permitting processes.

7.8.2 Key Personnel (20 Points)

Identify the personnel in your firm who would be assigned to the project, their specific roles in this project and their previous experience in those roles.

7.8.3 Project Approach (30 Points)

Provide a schedule management narrative that will address the short timeline for completion of work and explain your approach to managing the tight project schedule. Provide examples of time-saving ideas that could be used to accelerate portions of the work. Describe whether multiple crews would be working simultaneously to meet the project schedule. Describe any

schedule risks and identify how those risks could be mitigated.

Provide a proposed construction schedule with anticipated work sequencing and milestones, which clearly show a critical path that can meet or be completed prior to the substantial and final completion dates stated in Section 1.0. Schedule should provide a realistic but efficient timeline for completion. Point out any critical elements that will be required to maintain the project schedule. Provide adequate detail for the schedule that will fit on no more than one 11 x 17 sheet.

7.8.4 Workforce Diversity Plan (15 Points)

(a) Provide a description and identification of Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Emerging Small Business (ESB), or Disabled Service Veterans (DSV) certifications for your team and a description of your nondiscrimination practices. Provide historical information on MBE, WBE, ESB, or DSV Joint Ventures, subcontracting or mentoring plan, and utilization history for projects completed by your firm within the past three (3) years.

(b) Provide a narrative description of your current workforce diversity program/plan, and the plan for obtaining subcontracting, consulting, and supplier diversity for this Project. Include a description of the outreach program or plan, including a schedule of events and specific steps that will be taken to maximize broad based and inclusive participation and the plan to provide mentoring, technical or other business development services to subcontractors/subconsultants needing or requesting such services.

The Offeror must perform the Work according to the means and methods described in the workforce plan described in its response, unless changes are requested and approved in writing in advance by OSU or are required by applicable laws, ordinances, codes, regulations, rules or standards.

7.8.5 BID FORM (20 Points)

Complete the Bid Form provided in **EXHIBIT 1** and include within your response to this RFP. Scoring will be based on the total LUMP SUM amount for the Base Bid on the Bid Form.

Only the amounts and information asked for on the Bid Form will be considered as the Bid. Each Proposer shall Bid upon the Work exactly as set forth in the Bid Form. The Proposer shall include in the Bid a sum to cover the cost of all items contemplated by the documents included as exhibits to this RFP.

Each Bid Form must: 1) Be completed in accordance with these instructions; 2) Include the Appropriate signatures as noted on the Bid Form; 3) Include numbers pertaining to the Base Bid stated both in writing and in figures; and 4) Include all applicable taxes, permit fees, and licenses;

If the Bid Form is incomplete, contains conditions not provided for on the Bid Form or contains ambiguities, Offerors will have their response rejected.

NOTE: Formula for scoring Bid Form will be as follows: Lowest Base Bid will receive full points with higher Base Bids receiving proportionally lower points according to this formula:

(Low Bid Amount/Bid Amount) x Points Available.

7.9 Point Summary Table.

Criteria	Point Value
Firm Background & Experience on Similar Projects	15 Points
Key Personnel	20 Points
Project Approach	30 Points
Workforce Diversity Plan	15 Points
Bid Form	20 Points

7.10 (Optional) Reference Checks (10 Points).

7.10.1 Reference Checks (10 Points).

In addition to responding to the evaluation criteria above, please provide the names, addresses, phone numbers and e-mail addresses of three (3) references. Do not include references from any OSU personnel. OSU **may** check with these references or other references associated with past work of your firm.

7.11 Equity Contracting. OSU will require the successful Offeror to comply with OSU Standards, policies, rules and procedures requiring good faith efforts in subcontracting with minority, women, emerging small business or service-disabled veteran owned business enterprises.

7.12 Negotiations.

7.12.1 Any/all exceptions to the Term and Conditions included in the Sample Contract/Agreement shall be clearly identified and appended to the Proposal in order to be considered by OSU during the negotiation period.

7.12.2 OSU reserves the right to deny contract term negotiations with the Apparent Successful Offeror if such contract terms were not received by OSU in the Solicitation response pursuant to Section **7.12.2** above.

7.12.3 OSU reserves the right to defer decision(s) on requests for contract terms and conditions revisions until after a notice of intent to award is published.

7.12.4 If OSU and the Apparent Successful Offeror are unable to reach agreement on contract terms and conditions, OSU may cease negotiations with the Apparent Successful Offeror and enter negotiations with the next highest scoring Offeror, etc.

8.0 MISCELLANEOUS

8.1 Financial Responsibility.

8.1.1 OSU reserves the right to investigate, at any time prior to execution of the contract, the Offerors financial responsibility to perform the anticipated services.

Submission of a response will constitute approval for OSU to obtain any credit report information OSU deems necessary to conduct the evaluation. OSU will notify Offerors, in writing, of any other documentation required, which may include, but need not be limited to: recent profit-and-loss history; current balance statements; assets-to-liabilities ratio, including number and amount of secured versus unsecured creditor claims; availability of short and long-term financing; bonding capacity and credit information. Failure to promptly provide this information may result in rejection of the response.

8.1.2 OSU may postpone the selection of finalists or execution of a contract in order to complete its investigation and evaluation. Failure of a firm to demonstrate financial responsibility may render it non-responsible and constitute grounds for rejection.

8.2 Project Termination. OSU reserves the right to terminate the Project or contract during any phase in the Project.

8.3 Insurance Provisions. During the term of the resulting contract, the awardee will be required to maintain in full force, at its own expense, from insurance companies authorized to transact the business of insurance in the state of Oregon, each insurance coverage/policy as set forth in the contract.

8.4 Nondiscrimination. By submission of a response, the Offeror certifies under penalty of perjury that the Offeror will not discriminate against minority, women, emerging small business or service-disabled veteran owned business enterprises in obtaining any required subcontracts.

8.5 AA/EEO Employer. OSU is an AA/EEO employer.

8.6 Compliance with Applicable Law. Offeror agrees to comply with all federal, state, county, and local laws, ordinances, and regulations as well as all applicable OSU Standards and Policies while on campus.

8.6.1 Smoke and Tobacco Free Campus. Owner's grounds and premises are smoke and tobacco free. Contractor and Contractor's employees, agents, Subcontractors, if any, agree not to smoke or use tobacco products while on Owner property.

8.6.2 Sexual Misconduct Policy. OSU has policies that prohibit sexual misconduct against members of the university community and in keeping with those policies Contractor and Contractor's employees, agents, and Subcontractors are prohibited from engaging in sexual misconduct against members of the university community.

8.6.3 Firearms Policy. The Owner has adopted a policy that prohibits Contractor and Contractor's employees, agents and Subcontractors from possessing firearms on Owner's property.

8.7 Background Checks. Hawley Hall, Poling Hall and Bloss Hall are all designated as critical, occupied or security-sensitive facilities. Thus, the selected Contractor shall conduct criminal background checks, including sex offender registration checks, (for both: Oregon at a minimum, and national for Contractor employees that formerly lived outside of the state of Oregon) on each Contractor employee and agent with satisfactory results before referral or placement at any Owner

work location. Contractor must perform the criminal background checks within the twelve (12) months immediately preceding referral or placement at any Owner work location.

Disqualifying crimes include 1) felony convictions of any kind within the last eight (8) years, 2) all crimes involving weapons of any kind ever committed, 3) all person to person crimes involving physical injury to another person ever committed, 4) sexual offenses of any kind ever committed, including stalking, and 5) child abuse, molestation, child pornography or other crimes involving child endangerment, including neglect and abandonment of any kind ever committed.

Contractor shall require Contractor's employees and agents to self-disclose to Contractor any new convictions that occur within three business days of the conviction. Contractor shall reassess the individual's assignment under the Contract.

The Owner, at its discretion, may require Contractor to reassign a Contractor employee or agent to no longer perform work under the Contract or for the Owner if, at any time, Owner believes that the Contractor employee or agent may create a danger to health or safety of the university community.

Contractor is solely responsible for complying with all applicable federal, state or local laws, rule and regulations, including but not limited to the Fair Credit Reporting Act and equal opportunity laws and regulations, when conducting background checks. The costs and Fair Credit Reporting Act obligations for criminal background checks are the responsibility of Contractor.

Contractor shall maintain a security log including a list of Contractor employees working in, accessing, or who will enter Owner critical, occupied or security-sensitive facilities; verification of each Contractor employee's satisfactory and unsatisfactory results of criminal background checks; each Contractor employee's site assignment; and each revocation of a Contractor employee's site assignment. Contractor shall update and maintain the security log during the duration of the contract and twenty-four (24) months after. Contractor shall provide Owner with access to the security log for audit and copying purposes within twenty-four (24) hours of Owner's request.

Contractor shall require Contractor's subcontractors and agents providing services under the Contract to comply with this provision. The Owner may audit Contractor's background check processes at any time to ensure compliance with this section. Failure of Contractor to comply with this section is a material breach of the resulting Contract and may result in the Owner seeking monetary damages or pursue other remedies, Contractor termination by the Owner without further liability or obligation, or both. Contractor shall indemnify, defend and hold harmless the Owner and its directors, agents, trustees and employees from all claims, suits, and actions arising out of or related to any and all claims relating to the conducting of such checks and any adverse action that may be taken as a result of such checks.

8.8 Communication Blackout.

Notwithstanding the Pre-Proposal Conference, Presentation/Interview and Proprietary Meeting (as applicable), all communication, whether written or verbal, regarding any aspect of this RFP shall be directed at the Contract Administrator, the Chief Procurement Officer or designated member of Procurement, Contracts, and Materials Management (PCMM). Proposers are strictly prohibited from communicating with any other OSU employee, agent, or representative concerning the content, evaluation, or process of this RFP at any time during the solicitation process. Any such unauthorized communication may result in rejection of the Proposal as non-responsive.

8.9 Execution of Agreement.

8.9.1 The Offeror shall be required to execute the Contract as provided, within any time period provided in an award notification. The Contract Documents shall be delivered to OSU in the manner stated in an award notification.

8.9.2 Work Commencement. Work shall commence upon execution of a Contract with the selected Offeror unless otherwise stated in the award notification or Contract.

9.0 EXHIBITS

Exhibit 1 – Bid Form

Exhibit 2 – Sample Public Improvement Agreement

Exhibit 3 – General Conditions, Supplemental General Conditions and OSU's Division 01 General Requirements

Exhibit 4 – MWESB Instructions and Form

Exhibit 5 – Payment and Performance Bonds

Exhibit 6 – Any Addenda

END OF RFP

EXHIBIT 1



Oregon State
University

BID FORM

ITB NUMBER & NAME: RFP 2026-020312 – UHDS 2026 ELEVATOR MODERNIZATIONS

BID DUE DATE AND TIME: _____
(fill in)

FROM: _____
(Name of Contractor)

TO: Oregon State University ("Owner")
Construction Contracts Administration
644 SW 13th St.
Corvallis, Oregon 97333

1. The Undersigned hereby proposes to furnish all material and labor and perform all work hereinafter indicated for the above project in strict accordance with the Contract Documents for the Base Bid as follows:

_____ Dollars (\$_____)

and the Undersigned agrees to be bound by the documents either contained in or incorporated by reference in the Invitation to Bid and ADDENDA numbered ____ through____, inclusive. (fill in blanks)

2. The work shall be completed within the time stipulated and specified in Section 1.0 of the RFP & Division 1, Section 01 11 00, of the Specifications.

3. The Undersigned certifies that: (1) This Bid has been arrived at independently and is being submitted without collusion with and without any agreement, understanding, or planned common course of action with any other vendor of materials, supplies, equipment or services described in the invitation to bid designed to limit independent bidding or competition; and (2) The contents of the Bid have not been communicated by the Undersigned or its employees or agents to any person not an employee or agent of the Undersigned or its surety on any Bid security furnished with the Bid and will not be communicated to such person prior to the official opening of the Bid.

4. The Undersigned agrees, if awarded a contract, to comply with the provisions of ORS 279C.800 through 279C.870 pertaining to the payment of the prevailing wages.

5. Contractor's CCB license number is _____. As a condition to submitting a Bid, Contractor must be licensed with the Oregon Construction Contractors Board in accordance with ORS 701.021 to 701.128, and disclose the license number. Failure to be licensed and disclose the number will render the Bid unresponsive and it will be rejected, unless contrary to federal law.

6. The Bidder hereby certifies that all subcontractors who perform construction work as described in ORS 701.005(5) are licensed with the Construction Contractors Board in accordance with ORS 701.021 to 701.128 at the time the Bid is submitted.

7. Contractor's Project Manager for this project is: _____,

Email: _____ Cell Phone: _____.

8. The Undersigned agrees, if awarded the Contract, to deliver to Owner, a satisfactory Performance Bond and Payment Bond, each in an amount equal to one hundred (100) percent of the Contract sum, using forms provided by the Owner. The surety requested to issue the Performance Bond and Payment Bond will be:

_____.
(name of surety company - not insurance agency)

The Undersigned hereby authorizes said surety company to disclose any information to the Owner concerning the Undersigned's ability to supply a Performance Bond and Payment Bond each in the amount of the Contract.

By signature below, Contractor agrees to be bound by this Bid.

NAME OF FIRM: _____

ADDRESS: _____

FEDERAL TAX ID: _____

TELEPHONE NO: _____

SIGNATURE: _____

Authorized Signature

 Printed Name

******* END OF BID *******

EXHIBIT 2

**OREGON STATE UNIVERSITY
PUBLIC IMPROVEMENT CONTRACT**

PROJECT NAME

This Public Improvement Contract for the _____ (the "Contract"), made by and between Oregon State University, hereinafter called OWNER, and _____ hereinafter called the CONTRACTOR (collectively the "Parties"), shall become effective on the date this Contract has been signed by all the Parties, whichever is later.

1. Contract Price, Contract Documents and Work.

The CONTRACTOR, in consideration of the sum of \$_____ (the "Contract Price"), to be paid to the CONTRACTOR by OWNER in the manner and at the time hereinafter provided, and subject to the terms and conditions provided for in the Instructions to Bidders and other Contract Documents (as defined in the Oregon State University General Conditions referenced within the Instructions to Bidders), all of which are incorporated herein by reference, hereby agrees to perform all Work described and reasonably inferred from the Contract Documents. The Contract Price is the amount contemplated by the Base Bid as indicated in the accepted Bid.

Also, the following documents are incorporated by reference in this Contract and made a part hereof if checked for inclusion [X]:

[] (RESERVED)

2. Representatives.

CONTRACTOR has named **(Insert Name)** its' Authorized Representative to act on its behalf. OWNER designates, or shall designate, its Authorized Representative as indicted below (check one):

A. [] Unless otherwise specified in the Contract Documents, the OWNER designates **(Insert Name)** as its Authorized Representative in the administration of this Contract. The above-named individual shall be the initial point of contact for matters related to Contract performance, payment authorization, and to carry out the responsibilities of the OWNER.

B. [X] Name of OWNER'S Authorized Representative shall be submitted by OWNER in a separate writing.

3. Contract Dates.

COMMENCEMENT DATE: Within _____ days of the execution of the Contract ("Execution"). Or certain date.

SUBSTANTIAL COMPLETION DATE: Within _____ days of the execution of the Contract ("Execution"). Or certain date.

FINAL COMPLETION DATE: Within _____ days of the execution of the Contract ("Execution"). Or certain date.

4. Integration

The Contract documents constitute the entire agreement between the parties. There are no other understandings, agreements or representations, oral or written, not specified herein regarding this Contract. CONTRACTOR, by the signature below of its authorized representative, hereby acknowledges that it has read this Contract, understands it, and agrees to be bound by its terms and conditions.

In witness whereof, Oregon State University executes this Contract and the CONTRACTOR does execute the same as of the day and year indicated below.

CONTRACTOR DATA:

CONTRACTOR FEDERAL ID # _____

CONTRACTOR CCB # _____

[Payment information will be reported to the IRS under the name and taxpayer ID # provided above. Information must be provided prior to contract approval. Information not matching IRS records could subject Contractor to 31 percent backup withholding.]

CONTRACTOR SIGNATURE

By _____
Name/Title Date

Oregon State University

By _____

Hanna W. Emerson
Director & Chief Procurement Officer

Date

EXHIBIT 3

OREGON STATE UNIVERSITY GENERAL CONDITIONS FOR PUBLIC IMPROVEMENT CONTRACTS

June 30, 2017

INSTRUCTIONS: The attached **Oregon State University General Conditions for Public Improvement Contracts ("Public Improvement General Conditions")** apply to all designated Public Improvement contracts. Changes to the Public Improvement General Conditions (including any additions, deletions or substitutions) should only be made by attaching Public Improvement Supplemental General Conditions. The text of these Public Improvement General Conditions should not otherwise be altered.

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**SECTION A
GENERAL PROVISIONS**

A.1 DEFINITION OF TERMS

In the Contract Documents the following terms shall be as defined below:

AMENDMENT, means a writing which, when fully executed by the Parties to this Contract, constitutes a change to a Contract Document. Amendments shall be issued in accordance with the changes provisions of Section D and, if applicable, establish a Contract Price or Contract Time adjustment.

APPLICABLE LAWS, means federal, state and local laws, codes, rules, regulations and ordinances applicable to the Work and to the Contract.

ARCHITECT/ENGINEER, means the Person appointed by the Owner to make drawings and specifications and, to provide contract administration of the Work contemplated by the Contract to the extent provided herein or by supplemental instruction of Owner (under which Owner may delegate responsibilities to the Architect/Engineer), in accordance with ORS Chapter 671 (Architects) or ORS Chapter 672 (Engineers) and administrative rules adopted thereunder.

CHANGE ORDER, means a written order issued by the Owner to be later included as an Amendment. A Change Order shall not be effective until codified as an Amendment.

CLAIM, means a demand by Contractor pursuant to Section D.3 for review of the denial of Contractor's initial request for an adjustment of Contract terms, payment of money, extension of Contract Time or other relief, submitted in accordance with the requirements and within the time limits established for review of Claims in these Public Improvement General Conditions.

CONSTRUCTION CHANGE DIRECTIVE, means a written order by the Owner to the Contractor requiring a change in the Work within the general scope of the Contract Documents, issued under the changes provisions of Section D.

CONSTRUCTION SCHEDULE, means the schedule prepared by the Contractor in CPM format and approved by the Owner, and all adjustments thereto approved by the Owner, that describes sequence and timing of the Work.

CONTRACT, means the written agreement between the Owner and the Contractor comprised of the Contract Documents which describe the Work to be done and the obligations between the parties.

CONTRACT DOCUMENTS, means the Public Improvement Contract, Public Improvement General Conditions, Supplemental General Conditions if any, the accepted Offer, Plans, Specifications, Construction Change Directives, Solicitation Document and addenda thereto, Instructions to Offerors, and Supplemental Instructions to Offerors, the CM/GC's RFQ proposal, the GMP Amendment, and any other Amendment, the Construction Schedule prepared and approved in accordance with the Construction Documents, and all other required Submittals.

CONTRACT PERIOD, as set forth in the Contract Documents, means the total period of time beginning with the full execution of a Contract and, if applicable, the issuance of a Notice to Proceed and concluding upon Final Completion.

CONTRACT PRICE, means the total of the awarded Offer amount, as increased or decreased by the price of approved alternates, as indicated in the Contract Documents.

CONTRACT TIME, means any incremental period of time allowed under the Contract to complete any portion of the Work as reflected in the project schedule.

CONTRACTOR, means the Person awarded the Contract for the Work contemplated.

CPM, means a critical path method format to be used for the Construction Schedule.

DAYS, are calendar days, including weekdays, weekends and holidays, unless otherwise specified.

DIRECT COSTS, means, unless otherwise provided in the Contract Documents, the cost of materials, including sales tax, cost of delivery; cost of labor, including social security, Medicare and unemployment insurance, and fringe benefits required by agreement or custom; worker's compensation insurance; project specific insurance (including, without limitation, Builder's Risk Insurance and Builder's Risk Installation Floater); bond premiums, rental cost of equipment, and machinery required for execution of the Work; and the additional costs of field personnel directly attributable to the Work.

FINAL COMPLETION, means the final completion of all requirements under the Contract, including Contract Closeout as described in Section K but excluding Warranty Work as described in Section I.2, and the final payment and release of all retainage, if any, released.

FINAL PAYMENT, means the last payment to the Contractor, including retainage, in connection with the Work.

FORCE MAJEURE, means an act, event or occurrence caused by fire, riot, war, acts of God, nature, sovereign, or public enemy, strikes, freight embargoes or any other act, event or occurrence that is beyond the control of the party to this Contract who is asserting Force Majeure.

MWESB REPORT, means an accurate report by the Contractor to the Owner identifying all Minority, Women and Emerging Small Business (MWESB) enterprises, as those terms are defined in ORS 200.005, receiving contracts throughout the course of the Work. An initial MWESB report is required (see Section E.2.9) and MWESB Reports are required annually (see Section E.2.9) and as a condition of final payment (see Section K.1). The initial report shall include the total number of contracts and subcontracts awarded to MWESB enterprises and the dollar value of their respective contracts and subcontracts. The annual reports shall include the total number of contracts and subcontracts awarded to MWESB enterprises, the dollar value of each, and the expenditure toward each contract and subcontract during the previous twelve (12) months. The final report shall include the total number of contracts and subcontracts awarded to MWESB enterprises and the dollar value of their respective contracts and subcontracts including all Contracts and Amendments incorporated during the course of the project. The reports shall only include enterprises certified with the State of Oregon as MWESB enterprises and shall include individual identification of each enterprise as a Minority business enterprise, a Women business enterprise, and/or an Emerging Small Business Enterprise, as applicable.

NOTICE TO PROCEED, means the official written notice from the Owner stating that the Contractor is to proceed with the Work defined in the Contract Documents. Notwithstanding the Notice to Proceed, Contractor shall not be authorized to proceed with the Work until all initial Contract requirements, including the Contract, performance bond and payment bond, and certificates of insurance, have been fully executed and submitted to Owner in a suitable form.

OFFER, means a bid in connection with Instructions to Bidders or a proposal in connection with a Request for Proposals.

OFFEROR, means a bidder in connection with Instructions to Bidders or a proposer in connection with a Request for Proposals.

OVERHEAD, means those items which may be included in the Contractor's markup (general and administrative expense and profit) and that shall not be charged as Direct Cost of the Work, including without limitation such Overhead expenses as wages or salary of personnel above the level of foreman (i.e., superintendents and project managers), expenses of Contractor's offices and supplies at the job site (e.g. job trailer) and at Contractor's principal place of business and including expenses of personnel staffing the job site office and Contractor's principal place of business, and Commercial General Liability Insurance and Automobile Liability Insurance.

OWNER, means Oregon State University(OSU). Owner may elect, by written notice to Contractor, to delegate certain duties to more than one party, including without limitation, to an Architect/Engineer. However, nothing in these Public Improvement General Conditions is intended to abrogate the separate design professional responsibilities of Architects under ORS Chapter 671 or of Engineers under ORS Chapter 672.

PERSON, means a natural person or entity doing business as a sole proprietorship, a partnership, a joint venture, a corporation, a limited liability company or partnership, or any other entity possessing the legal capacity to contract.

PLANS, means the drawings which show the location, type, dimensions, and details of the Work to be done under the Contract.

PROJECT, means the development, design, construction

PUNCH LIST, means the list of Work yet to be completed or deficiencies which need to be corrected in order to achieve Final Completion of the Contract.

RECORD DOCUMENT, means the as-built Plans, Specifications, testing and inspection records, product data, samples, manufacturer and distributor/supplier warranties evidencing transfer of ownership to Owner, operational and maintenance manuals, shop drawings, Construction Change Directives, MWESB Reports, correspondence, certificate(s) of occupancy, and other documents listed in Subsection B.9.1 of these Public Improvement General Conditions, recording all Services performed.

SOLICITATION DOCUMENT, means Instructions to Bidders or Offerors or a Request for Proposal or a Request for Quotes.

SPECIFICATION, means any description of the physical or functional characteristics of the Work, or of the nature of a

supply, service or construction item. Specifications may include a description of any requirement for inspecting, testing or preparing a supply, service or construction item for delivery and the quantities or qualities of materials to be furnished under the Contract. Specifications generally will state the results or products to be obtained and may, on occasion, describe the method and manner of doing the Work to be performed. Specifications may be incorporated by reference and/or may be attached to the Contract.

SUBCONTRACT, means a contract between the Contractor and a subcontractor for the performance of a portion of the Work.

SUBCONTRACTOR, means a Person having a direct contract with the Contractor, or another Subcontractor, to perform one or more items of the Work.

SUBMITTAL, means a shop drawing, product data, sample, catalog cut, or similar item for specific portions of the Work as required by the Construction Documents.

SUBSTANTIAL COMPLETION, means the date when the Owner accepts in writing the construction, alteration or repair of the improvement to real property constituting the Work or any designated portion thereof as having reached that state of completion when it may be used or occupied for its intended purpose. Substantial Completion of facilities with operating systems occurs only after thirty (30) continuous Days of successful, trouble-free operation of the operating systems as provided in Section K.3.2.

SUBSTITUTIONS, means items that in function, performance, reliability, quality, and general configuration are the same or better than the product(s) specified. Approval of any substitute item shall be solely determined by the Owner. The decision of the Owner is final.

PUBLIC IMPROVEMENT SUPPLEMENTAL GENERAL CONDITIONS, means those conditions that remove from, add to, or modify these Public Improvement General Conditions. Public Improvement Supplemental General Conditions may be included in the Solicitation Document or may be a separate attachment to the Contract.

WORK, means the furnishing of all materials, equipment, labor, transportation, services and incidentals necessary to successfully complete any individual item or the entire Contract and the carrying out of duties and obligations imposed by the Contract Documents.

A.2 SCOPE OF WORK

The Work contemplated under this Contract includes all labor, materials, transportation, equipment and services for, and incidental to, the completion of all construction work in connection with the project described in the Contract Documents. The Contractor shall perform all Work necessary so that the project can be legally occupied and fully used for the intended use as set forth in the Contract Documents. Execution of the Contract by the Contractor is an express representation (1) that the Contractor understands the intent stated herein with respect to the Preconstruction Phase Services, and (2) the Contractor's execution of an Amendment, including the GMP Amendment, shall be an express and unqualified representation that the Contractor understands the intent stated herein and therein.

A.3 INTERPRETATION OF CONTRACT DOCUMENTS

A.3.1 Unless otherwise specifically defined in the Contract

Documents, words which have well-known technical meanings or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings. Contract Documents are intended to be complementary. Whatever is called for in one, is interpreted to be called for in all. However, in the event of conflicts or discrepancies among the Contract Documents, interpretations will be based on the following descending order of precedence:

- (a) Amendments and Construction Change Directives, with those of later date having precedence over those of an earlier date;
 - (b) The Supplemental General Conditions;
 - (c) Public Improvement General Conditions;
 - (d) The Public Improvement Contract;
 - (e)) Construction Change Directive;
 - (f) Division One (General Requirements) of the Specifications;
 - (g) Detailed Schedules of finishes, equipment and other items included in the Specifications;
 - (h) Plans and Specifications (other than Division One and the Detailed Schedules to the Specifications);
 - (i) Large-scale drawings on Plans;
 - (j) Small-scale drawings on Plans;
 - (k) Dimension numbers written on Plans which shall prevail and take precedence over dimensions scaled from Plans;
 - (l) The Solicitation Document, and any addenda thereto.
 - (m) The Contractor's RFQ proposal.
- A.3.2 In the case of an inconsistency between Plans and Specifications or within either document not clarified by addendum, the better quality or greater quantity of Work shall be provided in accordance with the Owner's interpretation in writing.
- A.3.3 If the Contractor finds discrepancies in, or omissions from the Contract Documents, or if the Contractor is in doubt as to their meaning, the Contractor shall at once notify the Owner in writing. Matters concerning and interpretation of requirements of the Contract Documents will be decided by the Owner, who may delegate that duty in some instances to the Architect/Engineer. Responses to Contractor's requests for interpretation of Contract Documents will be made in writing by Owner (or the Architect/Engineer) within any time limits agreed upon or otherwise with reasonable promptness. Interpretations and decisions of the Owner (or Architect/Engineer) will be consistent with the intent of and reasonably inferable from the Contract Documents. Contractor shall not proceed without direction in writing from the Owner (or Architect/Engineer).
- A.3.4 References to standard specifications, manuals, codes of any technical society, organization or association, to the laws or regulations of any governmental authority, whether such reference be specific or by implication,

shall mean the latest standard specification, manual, code, laws or regulations in effect in the jurisdiction where the project is occurring on the first published date of the Solicitation Document, except as may be otherwise specifically stated.

A.4 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

- A.4.1 It is understood that the Contractor, before submitting an Offer, has made a careful examination of the Contract Documents; has become fully informed as to the quality and quantity of materials and the character of the Work required; and has made a careful examination of the location and conditions of the Work and the sources of supply for materials. The Owner will in no case be responsible for any loss or for any unanticipated costs that may be suffered by the Contractor as a result of the Contractor's failure to acquire full information in advance in regard to all conditions pertaining to the Work. No oral agreement or conversation with any officer, agent, or personnel of the Owner, or with the Architect/Engineer either before or after the execution of this Contract, shall affect or modify any of the terms or obligations herein contained.
- A.4.2 Should the Plans or Specifications fail to particularly describe the materials, kind of goods, or details of construction of any aspect of the Work, Contractor shall have the duty to make inquiry of the Owner and Architect/Engineer as to what is required prior to performance of the Work. Absent Specifications to the contrary, the materials or processes that would normally be used to produce first quality finished Work shall be considered a part of the Contract requirements.
- A.4.3 Any design errors or omissions noted by the Contractor shall be reported promptly to the Owner and confirmed in writing, including without limitation, any nonconformity with Applicable Laws.
- A.4.4 If the Contractor believes that adjustments to cost or Contract Time is involved because of clarifications or instructions issued by the Owner (or Architect/Engineer) in response to the Contractor's notices or requests for information, the Contractor must submit a written request to the Owner, setting forth the nature and specific extent of the request, including all time and cost impacts against the Contract as soon as possible, but no later than thirty (30) Days after receipt by Contractor of the clarifications or instructions issued. If the Owner denies Contractor's request for additional compensation, additional Contract Time, or other relief that Contractor believes results from the clarifications or instructions, the Contractor may proceed to file a Claim under Section D.3, Claims Review Process. If the Contractor fails to perform the obligations of Sections A.4.1 to A.4.3, the Contractor shall pay such costs and damages to the Owner as would have been avoided if the Contractor had performed such obligations.

A.5 INDEPENDENT CONTRACTOR STATUS

The service or services to be performed under this Contract are those of an independent contractor as defined in ORS 670.600.

Contractor represents and warrants that it is not an officer, employee or agent of the Owner as those terms are used in ORS 30.265.

A.6 RETIREMENT SYSTEM STATUS AND TAXES

Contractor represents and warrants that it is not a contributing member of the Public Employees' Retirement System and will be responsible for any federal or state taxes applicable to payment received under this Contract. Contractor will not be eligible for any benefits from these Contract payments of federal Social Security, employment insurance, workers' compensation or the Public Employees' Retirement System, except as a self-employed individual. Unless the Contractor is subject to backup withholding, Owner will not withhold from such payments any amount(s) to cover Contractor's federal or state tax obligations.

A.7 GOVERNMENT EMPLOYMENT STATUS

- A.7.1 If this payment is to be charged against federal funds, Contractor represents and warrants that it is not currently employed by the Federal Government. This does not preclude the Contractor from holding another contract with the Federal Government.
- A.7.2 Contractor represents and warrants that Contractor is not an employee of the State of Oregon for purposes of performing Work under this Contract

SECTION B ADMINISTRATION OF THE CONTRACT

B.1 OWNER'S ADMINISTRATION OF THE CONTRACT

- B.1.1 The Owner shall administer the Contract as described in the Contract Documents (1) during construction (2) until Final Payment is due and (3) during the one-year period for correction of Work. The Owner will act as provided in the Contract Documents, unless modified in writing in accordance with other provisions of the Contract. In performing these tasks, the Owner may rely on the Architect/Engineer or other consultants to perform some or all of these tasks.
- B.1.2 The Owner will visit the site at intervals appropriate to the stage of the Contractor's operations (1) to become generally familiar with and to keep the Owner informed about the progress and quality of the portion of the Work completed, (2) to endeavor to guard the Owner against defects and deficiencies in the Work, and (3) to determine in general if Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. The Owner will not make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Owner will neither have control over or charge of, nor be responsible for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work. Inspection of the progress, quantity, or quality of the Work done by the Owner, any Owner representative, and public agency, the Architect/Engineer, or any inspector, shall not relieve the Contractor of any responsibility for the compliance of all Work with the Contract Documents.
- B.1.3 Except as otherwise provided in the Contract Documents or when direct communications have been specifically authorized, the Owner and Contractor shall communicate with each other about matters arising out of or relating to the Contract. Communications by and with the Architect/Engineer's consultants shall be through the Architect/Engineer. Communications by

and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner.

B.2 Based upon the Architect/Engineer's evaluations of the Contractor's Application for Payment, or unless otherwise stipulated by the Owner, the Architect/Engineer will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts. CONTRACTOR'S MEANS AND METHODS; MITIGATION OF IMPACTS

- B.2.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures.
- B.2.2 The Contractor is responsible to protect and maintain the Work during the course of construction and to mitigate any adverse impacts to the project, including those caused by authorized changes, which may affect cost, schedule, or quality.
- B.2.3 The Contractor is responsible for the actions of all its personnel, laborers, suppliers, and Subcontractors on the project. The Contractor shall enforce strict discipline and good order among Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of persons who are unfit or unskilled for the tasks assigned to them.

B.3 MATERIALS AND WORKMANSHIP

- B.3.1 The intent of the Contract Documents is to provide for the construction and completion in every detail of the Work described. All Work shall be performed in a professional manner and unless the means or methods of performing a task are specified elsewhere in the Contract Documents, Contractor shall employ methods that are generally accepted and used by the industry, in accordance with industry standards.
- B.3.2 The Contractor is responsible to perform the Work as required by the Contract Documents. Defective Work shall be corrected at the Contractor's expense.
- B.3.3 Work done and materials furnished shall be subject to inspection and/or observation and testing by the Owner to determine if they conform to the Contract Documents. Inspection of the Work by the Owner does not relieve the Contractor of responsibility for the Work in accordance with the Contract Documents.
- B.3.4 Contractor shall furnish adequate facilities, as required, for the Owner to have safe access to the Work including without limitation walkways, railings, ladders, tunnels, and platforms. Producers, suppliers, and fabricators shall also provide proper facilities and access to their

facilities.

- B.3.5 The Contractor shall furnish Samples of materials for testing by the Owner and include the cost of the Samples in the Contract Price.

B.4 PERMITS

Contractor shall obtain and pay for all necessary permits, licenses and fees, except for those specifically excluded in the Supplemental General Conditions, for the construction of the Work, for temporary obstructions, enclosures, opening of streets for pipes, walls, utilities, environmental Work, etc., as required for the project.

Contractor shall be responsible for all violations of the law, in connection with the construction or caused by obstructing streets, sidewalks or otherwise. Contractor shall give all requisite notices to public authorities.

B.5 COMPLIANCE WITH GOVERNMENT REGULATIONS

- B.5.1 Contractor shall comply with Applicable Laws pertaining to the Work and the Contract. Failure to comply with such requirements shall constitute a breach of Contract and shall be grounds for Contract termination. Without limiting the generality of the foregoing, Contractor expressly agrees to comply with the following, as applicable: (i) Title VI and VII of Civil Rights Act of 1964, as amended; (ii) Section 503 and 504 of the Rehabilitation Act of 1973, as amended; (iii) the Health Insurance Portability and Accountability Act of 1996; (iv) the Americans with Disabilities Act of 1990, as amended; (v) ORS Chapter 659; as amended; (vi) ORS Chapter 659A; as amended; (vii) all regulations and administrative rules established pursuant to the foregoing laws; and (viii) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations.

- B.5.2 Contractor shall comply with all applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations, and

- (a) Contractor shall not discriminate against Disadvantaged, Minority, Women or Emerging Small Business enterprises, as those terms are defined in ORS 200.005, or a business enterprise that is owned or controlled by or that employs a disabled veteran, as that term is defined in ORS 408.225, in the awarding of subcontracts.
- (b) Contractor shall maintain, in current and valid form, all licenses and certificates required by Applicable Laws or this Contract when performing the Work.

- B.5.3 Unless contrary to federal law, Contractor shall certify that it shall not accept a bid from Subcontractors to perform Work as described in ORS 701.005 under this Contract unless such Subcontractors are registered with the Construction Contractors Board in accordance with ORS 701.021 to 701.068 at the time they submit their bids to the Contractor.

- B.5.4 Unless contrary to federal law, Contractor shall certify that each landscape contractor, as defined in ORS 671.520(2), performing Work under this Contract holds a valid landscape contractor's license issued pursuant to

ORS 671.560.

- B.5.5 The following notice is applicable to Contractors who perform excavation Work. ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-00100. You may obtain copies of the rules by calling the center at (503)232-1987.

- B.5.6 Failure to comply with any or all of the requirements of B.5.1 through B.5.5 shall be a breach of Contract and constitute grounds for Contract termination. Damages or costs resulting from such noncompliance shall be the responsibility of Contractor.

B.6 SUPERINTENDENCE

Contractor shall keep on the site, during the progress of the Work, a competent superintendent and any necessary assistants who shall be satisfactory to the Owner and who shall represent the Contractor on the site. Directions given to the superintendent by the Owner shall be confirmed in writing to the Contractor.

B.7 INSPECTION

- B.7.1 Owner shall have access to the Work at all times.

- B.7.2 Inspection of the Work will be made by the Owner at its discretion. The Owner will have authority to reject Work that does not conform to the Contract Documents. Any Work found to be not in conformance with the Contract Documents, in the discretion of the Owner, shall be removed and replaced at the Contractor's expense.

- B.7.3 Contractor shall make or obtain at the appropriate time all tests, inspections and approvals of portions of the Work required by the Contract Documents or by Applicable Laws or orders of public authorities having jurisdiction. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work. The Contractor shall give the Owner timely notice of when and where tests and inspections are to be made so that the Owner may be present for such procedures. Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Owner.

- B.7.4 As required by the Contract Documents, Work done or material used without required inspection or testing and/or without providing timely notice to the Owner may be ordered removed at the Contractor's expense.

- B.7.5 If directed to do so any time before the Work is accepted, the Contractor shall uncover portions of the completed Work for inspection. After inspection, the Contractor shall restore such portions of Work to the standard required by the Contract. If the Work uncovered is unacceptable or was done without required testing or inspection or sufficient notice to the Owner, the uncovering and restoration shall be done at the Contractor's expense. If the Work uncovered is acceptable and was done with sufficient notice to the

Owner, the uncovering and restoration will be paid for pursuant to an Amendment.

- B.7.6 If any testing or inspection reveals failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Owner's and Architect/Engineer's services and expenses, shall be at the Contractor's expense.
- B.7.7 When the United States government participates in the cost of the Work, or the Owner has an agreement with other public or private organizations, or if any portion of the Work is being performed for a third party or in close proximity to third party facilities, representatives of these organizations shall have the right to inspect the Work affecting their interests or property. Their right to inspect shall not make them a party to the Contract and shall not interfere with the rights of the parties of the Contract. Instructions or orders of such parties shall be transmitted to the Contractor, through the Owner.

B.8 SEVERABILITY

If any provision of this Contract is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the Contract did not contain the particular provision held to be invalid.

B.9 ACCESS TO RECORDS

- B.9.1 Contractor shall keep, at all times on the Work site, one record copy of the complete Contract Documents, including the Plans, Specifications, Construction Change Directives and addenda, in good order and marked currently to record field changes and selections made during construction, and one record copy of Shop Drawings, Product Data, Samples and similar Submittals, and shall at all times give the Owner access thereto.
- B.9.2 Contractor shall retain and the Owner and its duly authorized representatives shall have access, for a period not less than ten (10) years, to all Record Documents, financial and accounting records, and other books, documents, papers and records of Contractor which are pertinent to the Contract, including records pertaining to Overhead and indirect costs, for the purpose of making audit, examination, excerpts and transcripts. If for any reason, any part of the Work or this Contract shall be subject to litigation, Contractor shall retain all such records until all litigation is resolved and Contractor shall continue to provide Owner and/or its agents with full access to such records until such time as all litigation is complete and all periods for appeal have expired and full and final satisfaction of any judgment, order or decree is recorded and Owner receives a record copy of documentation from Contractor.

B.10 WAIVER

Failure of the Owner to enforce any provision of this Contract shall not constitute a waiver or relinquishment by the Owner of the right to such performance in the future nor of the right to enforce any other provision of this Contract.

B.11 SUBCONTRACTS AND ASSIGNMENT

- B.11.1 Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound by the terms and conditions of these Public Improvement General Conditions, and to assume toward the Contractor all of the obligations and responsibilities which the Contractor assumes toward the Owner thereunder, unless (1) the same are clearly inapplicable to the subcontract at issue because of legal requirements or industry practices, or (2) specific exceptions are requested by Contractor and approved in writing by Owner. Where appropriate, Contractor shall require each Subcontractor to enter into similar agreements with sub-subcontractors at any level.
- B.11.2 At Owner's request, Contractor shall submit to Owner prior to their execution either Contractor's form of subcontract, or the subcontract to be executed with any particular Subcontractor. If Owner disapproves such form, Contractor shall not execute the form until the matters disapproved are resolved to Owner's satisfaction. Owner's review, comment upon or approval of any such form shall not relieve Contractor of its obligations under this Agreement or be deemed a waiver of such obligations of Contractor.

- B.11.3 Contractor shall not assign, sell, or transfer its rights, or delegate its responsibilities under this Contract, in whole or in part, without the prior written approval of the Owner. No such written approval shall relieve Contractor of any obligations of this Contract, and any transferee shall be considered the agent of the Contractor and bound to perform in accordance with the Contract Documents. Contractor shall remain liable as between the original parties to the Contract as if no assignment had occurred.

B.12 SUCCESSORS IN INTEREST

The provisions of this Contract shall be binding upon and shall accrue to the benefit of the parties to the Contract and their respective permitted successors and assigns.

B.13 OWNER'S RIGHT TO DO WORK

Owner reserves the right to perform other or additional work at or near the project site with other forces than those of the Contractor. If such work takes place within or next to the project site, Contractor shall coordinate work with the other contractors or forces, cooperate with all other contractors or forces, carry out the Work in a way that will minimize interference and delay for all forces involved, place and dispose of materials being used so as not to interfere with the operations of another, and join the Work with the work of the others in an acceptable manner and perform it in proper sequence to that of the others. The Owner will resolve any disagreements that may arise between or among Contractor and the other contractors over the method or order of doing all work (including the Work). In case of unavoidable interference, the Owner will establish work priority (including the Work) which generally will be in the sequence that the contracts were awarded.

B.14 OTHER CONTRACTS

In all cases and at any time, the Owner has the right to execute other contracts related to or unrelated to the Work of this

Contract. The Contractor of this Contract shall fully cooperate with any and all other contractors without additional cost to the Owner in the manner described in section B.13.

B.15 GOVERNING LAW

This Contract shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflict of laws.

B.16 LITIGATION

Any Claim between Owner and Contractor that arises from or relates to this Contract and that is not resolved through the Claims Review Process in Section D.3 shall be brought and conducted solely and exclusively within the Circuit Court of Benton County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event shall this section be construed as a waiver by the State of Oregon on any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the Constitution of the United States or otherwise, from any claim or from the jurisdiction of any court. CONTRACTOR, BY EXECUTION OF THIS CONTRACT, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF THE COURTS REFERENCED IN THIS SECTION B.16.

B.17 ALLOWANCES

B.17.1 The Contractor shall include in the Contract Price all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct.

B.17.2 Unless otherwise provided in the Contract Documents:

- (a) when finally reconciled, allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- (b) Contractor's costs for unloading and handling at the site, labor, installation costs, Overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Price but not in the allowances;
- (c) whenever costs are more than or less than allowances, the Contract Price shall be adjusted accordingly by Amendment. The amount of the Amendment shall reflect
 - (i) the difference between actual costs and the allowances under Section B.17.2(a) and (2) changes in Contractor's costs under Section B.17.2(b).
- (d) Unless Owner requests otherwise, Contractor shall provide to Owner a proposed fixed price for any allowance work prior to its performance.

B.18 SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

B.18.1 The Contractor shall prepare and keep current, for the Architect's/Engineer's approval (or for the approval of Owner if approval authority has not been delegated to the Architect/Engineer), a schedule and list of

Submittals which is coordinated with the Contractor's construction schedule and allows the Architect/Engineer reasonable time to review Submittals. Owner reserves the right to finally approve the schedule and list of Submittals. Submittals include, without limitation, Shop Drawings, product data, and samples which are described below:

- (a) Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor (including any sub-subcontractor), manufacturer, supplier or distributor to illustrate some portion of the Work.
- (b) Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.
- (c) Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

B.18.2 Shop Drawings, Product Data, Samples and similar Submittals are not Contract Documents. The purpose of their Submittal is to demonstrate for those portions of the Work for which Submittals are required by the Contract Documents the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents. Review of Submittals by the Architect/Engineer is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, or for approval of safety precautions or, unless otherwise specifically stated by the Architect/Engineer, of any construction means, methods, techniques, sequences or procedures, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect/Engineer's review of the Contractor's Submittals shall not relieve the Contractor of its obligations under the Contract Documents. The Architect/Engineer's approval of a specific item shall not indicate approval of an assembly of which the item is a component. Informational Submittals upon which the Architect/Engineer is not expected to take responsive action may be so identified in the Contract Documents. Submittals which are not required by the Contract Documents may be returned by the Architect/Engineer without action.

B.18.3 The Contractor shall review for compliance with the Contract Documents, approve and submit to the Architect/Engineer Shop Drawings, Product Data, Samples and similar Submittals required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors. Submittals which are not marked as reviewed for compliance with the Contract Documents and approved by the Contractor may be returned by the Architect/Engineer without action.

B.18.4 Approving and submitting shop drawings, product data, samples and similar Submittals, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such Submittals with the requirements of the Work and of the Contract Documents.

B.18.5 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar Submittals until the respective Submittal has been approved by the Architect/Engineer.

B.18.6 The Work shall be in accordance with approved Submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect/Engineer's review or approval of Shop Drawings, Product Data, Samples or similar Submittals unless the Contractor has specifically informed the Architect/Engineer in writing of such deviation at the time of submittal and (i) the Architect/Engineer has given written approval to the specific deviation as a minor change in the Work, or (ii) an Amendment or Construction Change Directive has been executed by Owner authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar Submittals by the Architect/Engineer's review or approval thereof.

B.18.7 In the event that Owner elects not to have the obligations and duties described under this Section B.18 performed by the Architect/Engineer, or in the event no Architect/Engineer is employed by Owner on the project, all obligations and duties assigned to the Architect/Engineer hereunder shall be performed by the Owner.

B.19 SUBSTITUTIONS

The Contractor may make Substitutions only with the written consent of the Owner, after evaluation by the Owner and only in accordance with an Amendment or Construction Change Directive. Substitutions shall be subject to the requirements of the bid documents. By making requests for Substitutions, the Contractor represents that the Contractor has personally investigated the proposed substitute product; represents that the Contractor will provide the same warranty for the Substitution that the Contractor would for the product originally specified unless approved otherwise; certifies that the cost data presented is complete and includes all related costs under this Contract including redesign costs, and waives all claims for additional costs related to the Substitution which subsequently become apparent; and will coordinate the installation of the accepted Substitution, making such changes as may be required for the Work to be completed in all respects.

B.20 USE OF PLANS AND SPECIFICATIONS

Plans, Specifications and related Contract Documents furnished to Contractor by Owner or Owner's Architect/Engineer shall be used solely for the performance of the Work under this Contract. Contractor and its Subcontractors and suppliers are authorized to use and reproduce applicable portions of such documents appropriate to the execution of the Work, but shall not claim any ownership or other interest in them beyond the scope of

this Contract, and no such interest shall attach. Unless otherwise indicated, all common law, statutory and terminate the Contract.

B.21 FUNDS AVAILABLE AND AUTHORIZED

If Owner fails to receive funding, appropriations, allocations or other expenditure authority as contemplated by Owner's budget and Owner determines, in its assessment and ranking of the policy objectives explicit or implicit in Owner's budget, Owner may other reserved rights, in addition to copyrights, are retained by Owner.

B.22 NO THIRD PARTY BENEFICIARIES

Owner and Contractor are the only parties to this Contract and are the only parties entitled to enforce its terms. Nothing in this Contract gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly, or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Contract.

SECTION C WAGES AND LABOR

C.1 MINIMUM WAGE RATES ON PUBLIC WORKS

Contractor shall comply fully with the provisions of ORS 279C.800 through 279C.870. Documents establishing those conditions, as determined by the Commissioner of the Bureau of Labor and Industries (BOLI), are included as attachments to or are incorporated by reference in the Contract Documents. Pursuant to ORS 279C.830(1)(c), Contractor shall pay workers at not less than the specified minimum hourly rate of wage, and shall include that requirement in all subcontracts. If the Work is subject to both the state prevailing wage rate law and the federal Davis-Bacon Act, Contractor shall pay the higher of the applicable state or federal prevailing rate of wage. Contractor shall provide written notice to all workers of the number of hours per day and days per week such workers may be required to work.

C.2 PAYROLL CERTIFICATION AND FEE REQUIREMENTS

C.2.1 In accordance with ORS 279C.845, the Contractor and every Subcontractor shall submit written certified statements to the Owner, on the form prescribed by the Commissioner of the Bureau of Labor and Industries, certifying the hourly rate of wage paid each worker which the Contractor or the Subcontractor has employed on the project and further certifying that no worker employed on the project has been paid less than the prevailing rate of wage or less than the minimum hourly rate of wage specified in the Contract, which certificate and statement shall be verified by the oath of the Contractor or the Subcontractor that the Contractor or Subcontractor has read the certified statement, that the Contractor or Subcontractor knows the contents of the certified statement, and, that to the Contractor's or Subcontractor's best knowledge and belief, the certified statement is true. The certified statements shall set out accurately and completely the payroll records for the prior week, including the name and address of each worker, the worker's correct classification, rate of pay, daily and weekly number of

hours worked, deductions made, and actual wages paid. Certified statements for each week during which the Contractor or Subcontractor has employed a worker on the project shall be submitted once a month, by the fifth business day of the following month. The Contractor and Subcontractors shall preserve the certified statements for a period of ten (10) years from the date of completion of the Contract.

C.2.2 Pursuant to ORS 279C.845(7), the Owner shall retain 25 percent of any amount earned by the Contractor on this public works project until the Contractor has filed the certified statements required by section C.2.1. The Owner shall pay to the Contractor the amount retained under this subsection within 14 days after the Contractor files the required certified statements, regardless of whether a Subcontractor has failed to file certified statements. Pursuant to ORS 279C.845(8), the Contractor shall retain 25 percent of any amount earned by a first-tier Subcontractor on this public works project until the first-tier Subcontractor has filed with the Owner the certified statements required by C.2.1. Before paying any amount retained under this subsection, the Contractor shall verify that the first-tier Subcontractor has filed the certified statement. Within 14 days after the first-tier Subcontractor files the required certified statement the Contractor shall pay the first-tier Subcontractor any amount retained under this subsection.

C.2.3 In accordance with statutory requirements and administrative rules promulgated by the Commissioner of the Bureau of Labor and Industries, the fee required by ORS 279C.825(1) will be paid by Owner to the Commissioner.

C.3 PROMPT PAYMENT AND CONTRACT CONDITIONS

C.3.1 As a condition to Owner's performance hereunder, the Contractor shall:

C.3.1.1 Make payment promptly, as due, to all persons supplying to Contractor labor or materials for the prosecution of the Work provided for in this Contract.

C.3.1.2 Pay all contributions or amounts due the State Industrial Accident Fund from such Contractor or Subcontractor incurred in the performance of the Contract.

C.3.1.3 Not permit any lien or claim to be filed or prosecuted against the Owner on account of any labor or material furnished. Contractor will not assign any claims that Contractor has against Owner, or assign any sums due by Owner, to Subcontractors, suppliers, or manufacturers, and will not make any agreement or act in any way to give Subcontractors a claim or standing to make a claim against the Owner.

C.3.1.4 Pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.

C.3.2 As a condition to Owner's performance hereunder, if Contractor fails, neglects or refuses to make prompt payment of any claim for labor or services furnished to the Contractor of a Subcontractor by any person in connection with the project as such claim becomes due, the proper officer(s) representing the Owner may pay the claim and charge the amount of the payment against funds due or to become due Contractor under this Contract.

Payment of claims in this manner shall not relieve the Contractor or the Contractor's surety from obligation with respect to any unpaid claims.

C.3.3 Contractor shall include in each subcontract for property or services entered into by the Contractor and a first-tier subcontractor, including a material supplier, for the purpose of performing a construction contract, a payment clause that obligates the Contractor to pay the first-tier Subcontractor for satisfactory performance under its subcontract within ten (10) Days out of such amounts as are paid to the Contractor by the public contracting agency under such contract.

C.3.4 All employers, including Contractor, that employ subject workers who work under this contract in the State of Oregon shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers are exempt under ORS 656.126. Contractor shall ensure that each of its Subcontractors complies with these requirements.

C.4 PAYMENT FOR MEDICAL CARE

As a condition to Owner's performance hereunder, Contractor shall promptly, as due, make payment to any person, partnership, association or corporation furnishing medical, surgical, and hospital care or other needed care and attention, incident to sickness or injury, to the employees of such Contractor, all sums of which the Contractor agrees to pay for such services and all moneys and sums which the Contractor has collected or deducted from the wages of personnel pursuant to any law, contract or agreement for the purpose of providing or paying for such services.

C.5 HOURS OF LABOR

As a condition to Owner's performance hereunder, no person shall be employed to perform Work under this Contract for more than ten (10) hours in any one day or forty (40) hours in any one week, except in cases of necessity, emergency or where public policy absolutely requires it. In such instances, Contractor shall pay the employee at least time and a half pay:

- (a) For all overtime in excess of eight (8) hours a day or forty (40) hours in any one week when the work week is five consecutive Days, Monday through Friday; or
- (b) For all overtime in excess of ten (10) hours a day or forty (40) hours in any one week when the work week is four consecutive Days, Monday through Friday; and
- (c) For all Work performed on Saturday and on any legal holiday specified in ORS 279C.540.

This section C.5 will not apply to Contractor's Work under this Contract to the extent Contractor is currently a party to a collective bargaining agreement with any labor organization.

This Section C.5 shall not excuse Contractor from completion of the Work within the time required under this Contract.

**SECTION D
CHANGES IN THE
WORK**

D.1 CHANGES IN WORK

D.1.1 The terms of this Contract shall not be waived, altered, modified, supplemented or amended in any manner whatsoever, without prior written agreement and then only after any necessary approvals have been obtained. An Amendment or Change Order is required, which shall not be effective until its execution by the parties to this Contract and all approvals required by public contracting laws have been obtained.

D.1.2 It is mutually agreed that changes in Plans, quantities, or details of construction are inherent in the nature of construction and may be necessary or desirable during the course of construction. Within the general scope of this Contract, the Owner may at any time, without notice to the sureties and without impairing the Contract, require changes consistent with this Section D.1. All changes to the Work shall be documented and Amendments shall be executed under the conditions of the Contract Documents. Such changes may include, but are not limited to:

- (a) Modification of specifications and design.
- (b) Increases or decreases in quantities.
- (c) Increases or decreases to the amount of Work.
- (d) Addition or elimination of any Work item.
- (e) Change in the duration of the project.
- (f) Acceleration or delay in performance of Work.
- (g) Deductive changes,
- (h) Changed conditions.

Deductive changes are those that reduce the scope of the Work, and shall be made by mutual agreement whenever feasible. In cases of suspension or partial termination under Section J, Owner reserves the right to unilaterally impose a deductive change and to self-perform such Work, for which the provisions of B.13 (Owner's Right to Do Work) shall then apply. Adjustments in compensation shall be made under the provisions of D.1.3, in which costs for deductive changes shall be based upon a Direct Costs adjustment together with the related percentage markup specified for profit, Overhead and other indirect costs, unless otherwise agreed to by Owner.

D.1.3 The Owner and Contractor agree that adjustments to or deletions from the Work shall be administered and compensated according to the following:

- (a) Unit pricing may be utilized at the Owner's option when unit prices or solicitation alternates were provided that established the cost for adjustments to Work, and a binding obligation exists under the Contract on the parties covering the terms and conditions of the adjustment to Work.
- (b) If the Owner elects not to utilize unit pricing, or in the event that unit pricing is not available or appropriate, fixed pricing may be used for adjustments to or deletions from the Work. In fixed pricing, the basis of payments or total price shall be agreed upon in writing between the parties to the Contract, and shall be established before the Work is done whenever feasible. Notwithstanding the foregoing, the mark-ups set forth in D.1.3(c) shall

be utilized in establishing fixed pricing, and such mark-ups shall not be exceeded. Cost and price data relating to adjustments to or deletions from the Work shall be supplied by Contractor to Owner upon request, but Owner shall be under no obligation to make such requests.

- (c) In the event that unit pricing and fixed pricing are not utilized, then adjustments to or deletions from the Work shall be performed on a cost reimbursement basis for Direct Costs. Such Work shall be compensated on the basis of the actual, reasonable and allowable cost of labor, equipment, and material furnished on the Work performed. In addition, the following markups shall be added to the Contractor's or Subcontractor's Direct Costs as full compensation for profit, Overhead and other indirect costs for Work directly performed with the Contractor's or Subcontractor's own forces:

On Labor.....	15%
On Equipment.....	10%
On Materials.....	10%

- (d) When adjustments to or deletions from the Work under D.1.3(c) are invoiced by an authorized Subcontractor at any level, each ascending tier Subcontractor or Contractor will be allowed a supplemental mark-up on each piece of subcontract Work covered by an Amendment as follows:

\$0.00 - \$5,000.00	10%,
and then Over \$5,000.00	5%

Notwithstanding the foregoing, the maximum aggregate markup to be billed shall not exceed 10% regardless of the number of Subcontract tiers.

Payments made to the Contractor shall be complete compensation for Overhead, profit, and all costs that were incurred by the Contractor or by other forces furnished by the Contractor, including Subcontractors, for adjustments to or deletions from the Work pursuant to an Amendment or Change Order. Owner may establish a maximum cost for additional Work under this Section D.1.3, which shall not be exceeded for reimbursement without additional written authorization from Owner in the form of an Amendment or Change Order. Contractor shall not be required to complete such additional Work without additional authorization.

- D.1.4 Any necessary adjustment of Contract Time that may be required as a result of adjustments to or deletions from the Work must be agreed upon by the parties before the start of the revised Work unless Owner authorizes Contractor to start the revised Work before agreement on Contract Time adjustment. Contractor shall submit any request for additional compensation (and additional Contract Time if Contractor was authorized to start Work before an adjustment of Contract Time was approved) as soon as possible but no later than thirty (30) Days after receipt of Owner's request for additional Work. Contractor agrees that this thirty (30) Day notice period is adequate time for it to request and document the amount of additional compensation or adjustment of Contract Time. If Contractor's request for additional compensation or adjustment of Contract Time is not made within the

thirty (30) Day time limit, Contractor agrees its requests pertaining to that additional Work shall be barred. The thirty (30) Day time limit for making requests shall not be extended for any reason, including without limitation Contractor's claimed inability to determine the amount of additional compensation or adjustment of Contract Time, unless an extension is granted in writing by Owner. If the Owner denies Contractor's timely request for additional compensation or adjustment of Contract Time, Contractor may proceed to file a Claim under Section D.3, Claims Review Process. No other reimbursement, compensation, or payment will be made, except as provided in Section D.1.5 for impact claims.

- D.1.5 If any adjustment to Work under Section D.1.3 causes an increase or decrease in the Contractor's cost of, or the Contract Time required for the performance of any other part of the Work under this Contract, Contractor shall submit a written request to the Owner, setting forth the nature and specific extent of the request, including all time and cost impacts against the Contract as soon as possible, but no later than thirty (30) Days after receipt of Owner's request for adjustments to or deletions from the Work by Contractor.

The thirty (30) Day time limit applies to claims of Subcontractors, suppliers, or manufacturers who may be affected by Owner's request for adjustments to or deletions from the Work and who request additional compensation or an extension of Contract Time to perform; Contractor has responsibility for contacting its Subcontractors, suppliers, or manufacturers within the thirty (30) Day time limit, and including their requests with Contractor's requests. If the request involves Work to be completed by Subcontractors, or materials to be furnished by suppliers or manufacturers, such requests shall be submitted to the Contractor in writing with full analysis and justification for the adjustments to compensation and Contract Time requested. The Contractor shall analyze and evaluate the merits of the requests submitted by Subcontractors, suppliers, and manufacturers to Contractor prior to including those requests and Contractor's analysis and evaluation of those requests with Contractor's requests for adjustments to compensation or Contract Time that Contractor submits to the Owner. Failure of Subcontractors, suppliers, manufacturers or others to submit their requests to Contractor for inclusion with Contractor's requests submitted to Owner within the time period and by the means described in this section shall constitute a waiver of these Subcontractor claims. The Owner will not consider direct requests or claims from Subcontractors, suppliers, manufacturers or others not a party to this Contract. The consideration of such requests and claims under this section does not give any Person, not a party to the Contract the right to bring a claim against Owner, whether in this claims process, in litigation, or in any dispute resolution process.

If the Owner denies the Contractor's request for adjustment to compensation or Contract Time and the request is timely as set forth herein, the Contractor may proceed to file a Claim under Section D.3, Claims Review Process.

- D.1.6 Contractor agrees that no request or Claim for additional costs or an adjustment of Contract Time shall be allowed if made after receipt of Final Payment application under this Contract. Final Payment

application must be made by Contractor within the time required under Section E.6.4.

- D.1.7 It is understood that changes in the Work are inherent in construction of this type. The number of changes, the scope of those changes, and the effect they have on the progress of the original Work cannot be defined at this time. The Contractor is notified that numerous changes may be required and that there will be no compensation made, unless and only to the extent otherwise provided in the Contract Documents, to the Contractor directly related to the number of changes. Each change will be evaluated for extension of Contract Time and increase or decrease in compensation based on its own merit.

D.2 DELAYS

- D.2.1 Delays in construction include "Avoidable Delays", which are defined in Section D.2.1.1, and "Unavoidable Delays", which are defined in Section D.2.1.2. The effect of Avoidable Delays is described in Section D.2.2 and the effect of Unavoidable Delays is described in Section D.2.3.

- D.2.1.1 Avoidable Delays include any delays other than Unavoidable Delays, and include delays that otherwise would be considered Unavoidable Delays but that:

- (a) Could have been avoided by the exercise of care, prudence, foresight, and diligence on the part of the Contractor or its Subcontractors.
- (b) Affect only a portion of the Work and do not necessarily prevent or delay the prosecution of other parts of the Work or the completion of the whole Work within the Contract Time.
- (c) Do not impact activities on the accepted CPM Construction Schedule.
- (d) Are associated with the reasonable interference of other contractors employed by the Owner that do not necessarily prevent the completion of the whole Work within the Contract Time.

- D.2.1.2 Unavoidable Delays include delays other than Avoidable Delays that are:

- (a) To the extent caused by any actions of the Owner, or any other employee or agent of the Owner, or by separate contractor employed by the Owner.
- (b) To the extent caused by any site conditions that differ materially from what was represented in the Contract Documents or from conditions that would normally be expected to exist and be inherent to the construction activities defined in the Contract Documents. The Contractor agrees to notify the Owner immediately of differing site conditions before the area has been disturbed. The Owner will investigate the area and make a determination as to whether the conditions differ materially from either the conditions stated in the Contract Documents or those that could reasonably be expected in execution of this particular Contract. If Contractor and the Owner agree that a differing site condition exists, any adjustment to compensation or Contract Time will be determined based on the process set forth in Section D.1.5 for adjustments to or deletions from Work. If the Owner disagrees that a differing site

condition exists and denies Contractor's request for additional compensation or Contract Time, Contractor may proceed to file a Claim under Section D.3, Claims Review Process.

- (c) To the extent caused by Force Majeure acts, events or occurrences that could not have been avoided by the exercise of care, prudence, foresight, and diligence on the part of the Contractor or its Subcontractors.
- (d) To the extent caused by adverse weather conditions. Any adverse weather conditions must be substantiated by documentary evidence that weather conditions were abnormal for the specific time period claimed, could not have been anticipated by the Contractor, and adversely impacted the Project in a manner that could not be avoided by rescheduling the Work or by implementing measures to protect against the weather so that the Work could proceed. A rain, windstorm, high water, or other natural phenomenon for the specific locality of the Work, which might reasonably have been anticipated from the previous 10-year historical records of the general locality of the Work, shall not be construed as abnormal. The parties agree that rainfall greater than the following levels cannot be reasonably anticipated:

- (i) Daily rainfall equal to, or greater than, 0.50 inch during a month when the monthly rainfall exceeds the normal monthly average by twenty-five percent (25 %) or more.
- (ii) daily rainfall equal to, or greater than, 0.75 inch at any time.

The Office of the Environmental Data Service of the National Oceanic and Atmospheric Administration of the U.S. Department of Commerce nearest the Project site shall be considered the official agency of record for weather information.

D.2.2 Contractor agrees it is not entitled to additional compensation or additional Contract Time for Avoidable Delays.

D.2.3 In the event of Unavoidable Delays, based on principles of equitable adjustment, Contractor may be entitled to the following:

- (a) Contractor may be entitled to additional compensation or additional Contract Time, or both, for Unavoidable Delays described in Section D.2.1.2 (a) and (b).
- (b) Contractor may be entitled to additional Contract Time for Unavoidable Delays described in Section D.2.1.2(c) and (d).

In the event of any requests for additional compensation or additional Contract Time, or both, as applicable, arising under this Section D.2.3 for Unavoidable Delays, other than requests for additional compensation or additional Contract Time for differing site conditions for which a review process is established under Section D.2.1.2 (b), Contractor must submit a written notification of the delay to the Owner within two (2) Days of the occurrence of the cause of the delay. This

written notification shall state the cause of the potential delay, the project components impacted by the delay, and the anticipated additional Contract Time extension or the additional compensation, or both, as applicable, resulting from the delay. Within seven (7) Days after the cause of the delay has been mitigated, or in no case more than thirty (30) Days after the initial written notification, the Contractor agrees to submit to the Owner, a complete and detailed request for additional compensation or additional Contract Time, or both, as applicable, resulting from the delay. If the Owner denies Contractor's request for additional compensation or adjustment of Contract Time, the Contractor may proceed to file a Claim under Section D.3, Claims Review Process, provided Contractor has complied with the requirement in this Section D.2.3. Contractor agrees any Claim it may have is barred if Contractor does not comply with the requirements herein.

If Contractor does not timely submit the notices required under this Section D.2, then unless otherwise prohibited by law, Contractor's Claim shall be barred.

D.3 CLAIMS REVIEW PROCESS

D.3.1 All Contractor Claims shall be referred to the Owner for review. Contractor's Claims, including Claims for adjustments to compensation or Contract Time, shall be submitted in writing by Contractor to the Owner within five (5) Days after a denial of Contractor's initial request for an adjustment of Contract terms, payment of money, extension of Contract Time or other relief, provided that such initial request has been submitted in accordance with the requirements and within the time limits established in these Public Improvement General Conditions. Within thirty (30) Days after the initial Claim, Contractor shall submit to the Owner a complete and detailed description of the Claim (the "Detailed Notice") that includes all information required by Section D.3.2. Contractor agrees that, unless the Claim is made in accordance with these time requirements, Contractor voluntarily waived all rights to prosecute its Claim.

D.3.2 The Detailed Notice of the Claim shall be submitted in writing by Contractor and shall include a detailed, factual statement of the basis of the Claim, pertinent dates, Contract provisions which support or allow the Claim, reference to or copies of any documents which support the Claim, the dollar value of the Claim, and the Contract Time adjustment requested for the Claim. If the Claim involves Work to be completed by Subcontractors, the Contractor will analyze and evaluate the merits of the Subcontractor claim prior to forwarding it and that analysis and evaluation to the Owner. The Owner will not consider direct claims from Subcontractors, suppliers, manufacturers, or others not a party to this Contract. Contractor agrees that it will make no agreement, covenant, or assignment, nor will it commit any other act that will permit or assist any Subcontractor, supplier, manufacturer, or other to directly or indirectly make a claim against Owner.

D.3.3 The Owner will review all Claims and take one or more of the following preliminary actions within ten (10) Days of receipt of the Detailed Notice of a Claim: (1) request additional supporting information from the Contractor; (2) inform the Contractor and Owner in writing of the time required for adequate review and response; (3) reject the Claim in whole or in part and identify the reasons for rejection; (4) based on principles of equitable adjustment,

recommend approval of all or part of the Claim; or
(5) propose an alternate resolution.

D.3.4 The Owner's decision shall be final and binding on the Contractor unless appealed by written notice to the Owner within fifteen (15) Days of receipt of the decision. The Contractor must present written documentation supporting the Claim within fifteen (15) Days of the notice of appeal. After receiving the appeal documentation, the Owner shall review the materials and render a decision within thirty (30) Days after receiving the appeal documents.

D.3.5 The decision of the Owner shall be final and binding unless the Contractor delivers to the Owner its request for mediation, which shall be a non-binding process, within fifteen (15) Days of the date of the Owner's decision. The mediation process will be considered to have commenced as of the date the Contractor delivers the request. Both parties acknowledge and agree that participation in mediation is a prerequisite to commencement of litigation of any disputes relating to the Contract. Both parties further agree to exercise their best efforts in good faith to resolve all disputes within sixty (60) Days of the commencement of the mediation through the mediation process set forth herein.

In the event that a lawsuit must be filed within this sixty (60) Day period in order to preserve a cause of action, the parties agree that, notwithstanding the filing, they shall proceed diligently with the mediation to its conclusion prior to actively prosecuting the lawsuit, and shall seek from the Court in which the lawsuit is pending such stays or extensions, including the filing of an answer, as may be necessary to facilitate the mediation process. Further, in the event settlements are reached on any issues through mediation, the plaintiff shall promptly cause to be entered by the Court a stipulated general judgment of dismissal with prejudice, or other appropriate order limiting the scope of litigation as provided in the settlement.

D.3.6 Should the parties arrive at an impasse regarding any Claims or disputed Claims, it is agreed that the parties shall participate in mediation as specified in Section D.3.5. The mediation process will be considered to have been commenced as of the date one party delivers to the other its request in writing to mediate. The mediator shall be an individual mutually acceptable to both parties, but in the absence of agreement each party shall select a temporary mediator and the temporary mediators shall jointly select the permanent mediator. Each party shall pay its own costs for the time and effort involved in mediation. The cost of the mediator shall be split equally between the two parties. Both parties agree to exercise their best effort in good faith to resolve all disputes in mediation. Participation in mediation is a mandatory requirement of both the Owner and the Contractor. The schedule, time and place for mediation will be mutually acceptable, or, failing mutual agreement, shall be as established by the mediator. The parties agree to comply with Owner's administrative rules governing the confidentiality of mediation, if any, and shall execute all necessary documents to give effect to such confidentiality rules. In any event, the parties shall not subpoena the mediator or otherwise require the mediator to produce records, notes or work product, or to testify in any future proceedings as to information disclosed or representations made in the course of mediation, except to the extent disclosure is required by law.

D.3.7 Unless otherwise directed by Owner, Contractor shall proceed with the Work while any Claim, or mediation or litigation arising from a Claim, is pending. Regardless of the review period or the final decision of the Owner, the Contractor shall continue to diligently pursue the Work as identified in the Contract Documents. In no case is the Contractor justified or allowed to cease or Delay Work, in whole or in part, without a written stop work order from the Owner.

SECTION E PAYMENTS

E.1 SCHEDULE OF VALUES

The Contractor shall submit, at least ten (10) Days prior to submission of its first application for progress payment, a schedule of values ("Schedule of Values") for the contracted Work. This schedule shall provide a breakdown of values for the contracted Work and will be the basis for progress payments. The breakdown shall demonstrate reasonable, identifiable, and measurable components of the Work.

Unless objected to by the Owner, this schedule shall be used as the basis for reviewing Contractor's applications for payment. If objected to by Owner, Contractor shall revise the schedule of values and resubmit the same for approval of Owner.

E.2 APPLICATIONS FOR PAYMENT

E.2.1 Owner shall make progress payments on the Contract monthly as Work progresses, in accordance with the requirements of this Section E.2. Applications for payment shall be based upon estimates of Work completed and the Schedule of Values. As a condition precedent to Owner's obligation to pay, all applications for payment shall be approved by the Owner. A progress payment shall not be considered acceptance or approval of any Work or waiver of any defects therein. Owner shall pay to Contractor interest for overdue invoices at the rate of two-thirds of one percent per month on the progress payment, not including retainage, due the Contractor. Overdue invoices will be those that have not been paid within forty-five (45) days from the latest of:

- (a) The date of the receipt of the accurate invoice;
- (b) The date Owner receives the correct application for payment if no invoice is received;
- (c) The date all goods and services have been received;
or
- (d) The date a Claim is made certain by agreement of the parties or by operation of law.

Notwithstanding the foregoing, in instances when an application for payment is filled out incorrectly, or when there is any defect or impropriety in any submitted application or when there is a good faith dispute, Owner shall so notify the Contractor within fifteen (15) Days stating the reason or reasons the application for payment is defective or improper or the reasons for the dispute. A defective or improper application for payment, if corrected by the Contractor within seven (7) Days of being notified by the Owner, shall not cause a payment to be made later than specified in this section unless interest is also paid. Payment of interest will be postponed when payment on the principal is delayed because of disagreement between the Owner and the Contractor.

Owner reserves the right, instead of requiring the Contractor to correct or resubmit a defective or improper application for payment, to reject the defective or improper portion of the application for payment and pay the remainder of the application for such amounts which are correct and proper.

Owner, upon written notice to the Contractor, may elect to make payments to the Contractor only by means of Electronic Funds Transfers (EFT) through Automated Clearing House (ACH) payments. If Owner makes this election, the Contractor shall arrange for receipt of the EFT/ACH payments.

E.2.2 .2 Contractor shall submit to the Owner an application for each payment and, if required, receipts or other vouchers showing payments for materials and labor including payments to Subcontractors. Contractor shall include in its application for payment a schedule of the percentages of the various parts of the Work completed, based on the Schedule of Values which shall aggregate to the payment application total, and shall include, on the face of each copy thereof, a certificate in substantially the following form:

"I, the undersigned, hereby certify that the above bill is true and correct, and the payment therefore, has not been received.

Signed: _____
Dated: _____"

E.2.3 Generally, applications for payment will be accepted only for materials that have been installed. Under special conditions, applications for payment for stored materials will be accepted at Owner's sole discretion. Such a payment, if made, will be subject to the following conditions:

- (a) The request for stored material shall be submitted at least thirty (30) Days in advance of the application for payment on which it appears. Applications for payment shall be entertained for major equipment, components or expenditures only.
- (b) The Contractor shall submit applications for payment showing the quantity and cost of the material stored.
- (c) The material shall be stored in a bonded warehouse and Owner shall be granted the right to access the material for the purpose of removal or inspection at any time during the Contract Period.
- (d) The Contractor shall name the Owner as co-insured on the insurance policy covering the full value of the property while in the care and custody of the Contractor until it is installed. A certificate noting this coverage shall be issued to the Owner.
- (e) Payments shall be made for materials and equipment only. The submitted amount in the application for payment shall be reduced by the cost of transportation from the storage site to the project site and for the cost of an inspector to verify delivery and condition of the goods at the storage site. The cost of storage and inspection shall be borne solely by the Contractor.
- (f) Within sixty (60) Days of the application for payment, the Contractor shall submit evidence of

payment covering the material and/or equipment stored and of payment for the storage site.

(g) Payment for stored materials and/or equipment shall in no way indicate acceptance of the materials and/or equipment or waive any rights under this Contract for the rejection of the Work or materials and/or equipment not in conformance with the Contract Documents.

(h) All required documentation shall be submitted with the respective application for payment.

E.2.4 The Owner reserves the right to withhold all or part of a payment, or may nullify in whole or part any payment previously made, to such extent as may be necessary in the Owner's opinion to protect the Owner from loss because of:

- (a) Work that is defective and not remedied, or that has been demonstrated or identified as failing to conform with Applicable Laws or the Contract Documents,
- (b) third party claims filed or evidence reasonably indicating that such claims will likely be filed unless security acceptable to the Owner is provided by the Contractor;
- (c) failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment (in which case Owner may issue checks made payable jointly to Contractor and such unpaid persons under this provision, or directly to Subcontractors and suppliers at any level under Section C.3.2.);
- (d) reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Price;
- (e) damage to the Work, Owner or another contractor;
- (f) reasonable evidence that the Work will not be completed within the Contract Time required by the Contract, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;
- (g) failure to carry out the Work in accordance with the Contract Documents; or
- (h) assessment of liquidated damages, when withholding is made for offset purposes.

E.2.5 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- (a) Take that portion of the Contract Price properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Price allocated to that portion of the Work in the Schedule of Values, less retainage as provided in Section E.5. Pending final determination of cost to the Owner of changes in the Work, no amounts for changes in the Work can be included in applications for payment until the Contract Price has been adjusted by an Amendment or Change Order;

- (b) Add that portion of the Contract Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner pursuant to Section E.2.3, suitably stored off the site at a location agreed upon in writing), less retainage as provided in Section E.5;
 - (c) Subtract the aggregate of previous payments made by the Owner; and
 - (d) Subtract any amounts for which the Owner has withheld or nullified payment as provided in the Contract Documents.
- E.2.6 Contractor's applications for payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay to a Subcontractor or material supplier.
- E.2.7 The Contractor warrants to Owner that title to all Work covered by an application for payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an application for payment all Work for which payments are received from the Owner shall be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided financing, labor, materials and equipment relating to the Work.
- E.2.8 If Contractor disputes any determination by Owner with regard to any application for payment, Contractor nevertheless shall continue to expeditiously perform the Work. No payment made hereunder shall be or be construed to be final acceptance or approval of that portion of the Work to which such partial payment relates or shall relieve Contractor of any of its obligations hereunder.
- E.2.9 Contractor shall submit its initial MWESB Report within ten (10) Days of Contractor's execution of the Contract, or if there will be a Guaranteed Maximum Price (GMP) Amendment, then within ten (10) Days of Contractor's execution of the GMP Amendment. Contractor shall submit annual MWESB Reports on June 30 of each year the Contract is active. Contracts (or GMP Amendments) first executed by Contractor within ninety (90) Days before June 30 of the year of execution by Contractor may at the discretion of Owner be exempt from submitting the annual MWESB Report otherwise due on that June 30. The final MWESB Report shall be filed with the application for final payment. Timely receipt of MWESB Reports by Owner shall be a condition precedent to Owner's obligation to pay any progress payments or final payment otherwise due.

E.3 PAYROLL CERTIFICATION REQUIREMENT

Owner's receipt of payroll certification pursuant to Section C.2 of this Contract shall be a condition precedent to Owner's obligation to pay any progress payments or final payment otherwise due.

E.4 DUAL PAYMENT SOURCES

Contractor shall not be compensated for Work performed

under this Contract from any state agency other than the agency that is a party to this Contract.

E.5 RETAINAGE

E.5.1 Retainage shall be withheld and released in accordance with the requirements set forth in OSU Standard 580-063-0045.

E.5.1.1 Owner may reserve as retainage from any progress payment an amount not to exceed five percent of the payment. As Work progresses, Owner may reduce the amount of retainage on or may eliminate retainage on any remaining monthly Contract payments after 50 percent of the Work under the Contract is completed if, in the Owner's discretion, such Work is progressing satisfactorily. Elimination or reduction of retainage shall be allowed at Owner's sole discretion and only upon written application by the Contractor, which application shall include written approval of Contractor's surety; except that when the Work is 97-1/2 percent completed the Owner may, at its discretion and without application by the Contractor, reduce the retained amount to 100 percent of the value of the Work remaining to be done. Upon receipt of written application by the Contractor, Owner shall respond in writing within a reasonable time.

E.5.1.2 Contractor may request in writing:

- (a) to be paid amounts which would otherwise have been retained from progress payments where Contractor has deposited acceptable bonds and securities of equal value with Owner or in a custodial account or other mutually-agreed account satisfactory to Owner, with an approved bank or trust company to be held in lieu of the cash retainage for the benefit of Owner;
- (b) for construction projects over \$1,000,000, that retainage be deposited in an interest bearing account, established through the State Treasurer for state agencies, in a bank, savings bank, trust company or savings association for the benefit of Owner, with earnings from such account accruing to the Contractor; or
- (c) that the Owner allow Contractor to deposit a surety bond for the benefit of Owner, in a form acceptable to Owner, in lieu of all or a portion of funds retained, or to be retained. Such bond and any proceeds therefrom shall be made subject to all claims in the manner and priority as set forth for retainage.

When the Owner has accepted the Contractor's election of option

(a) or (b), Owner may recover from Contractor any additional costs incurred through such election by reducing Contractor's final payment. Where the Owner has agreed to Contractor's request for option (c), Contractor shall accept like bonds from Subcontractors and suppliers on the project from which Contractor has required retainages.

E. 5.1.3 The retainage held by Owner shall be included in and paid to the Contractor as part of the Final Payment of the Contract Price. The Owner shall pay to Contractor interest at the rate of two-thirds of one percent per month on the final payment due Contractor, interest to commence forty-five (45) Days after the date which Owner receives Contractor's final approved application

for payment and Work under the Contract has been completed and accepted and to run until the date when final payment is tendered to Contractor. The Contractor shall notify Owner in writing when the Contractor considers the Work complete and deliver to Owner its final application for payment and Owner shall, within fifteen (15) Days after receiving the written notice and the application for payment, either accept the Work or notify the Contractor of Work yet to be performed on the Contract. If Owner does not within the time allowed notify the Contractor of Work yet to be performed to fulfill contractual obligations, the interest provided by this subsection shall commence to run forty-five (45) Days after the end of the 15- Day period.

E.5.1.4 Owner will reduce the amount of the retainage if the Contractor notifies the controller of the Owner that the Contractor has deposited in an escrow account with a bank or trust company, in a manner authorized by the Owner, bonds and securities of equal value of a kind approved by the Owner and such bonds and securities have in fact been deposited.

E.5.1.5 Contractor agrees that if Contractor elects to reserve a retainage from any progress payment due to any Subcontractor or supplier, such retainage shall not exceed five percent of the payment, and such retainage withheld from Subcontractors and suppliers shall be subject to the same terms and conditions stated in Subsection E.5 as apply to Owner's retainage from any progress payment due to Contractor.

E.6 FINAL PAYMENT

E.6.1 Upon completion of all the Work under this Contract, the Contractor shall notify the Owner, in writing, that Contractor has completed Contractor's obligations under the Contract and shall prepare its application requesting final payment. Upon receipt of such notice and application for payment, the Owner will inspect the Work, and, if acceptable, submit to the Owner a recommendation as to acceptance of the completed Work and the final estimate of the amount due the Contractor. If the Work is not acceptable, Owner will notify Contractor within fifteen (15) Days of Contractor's request for Final Payment. Upon approval of this final application for payment by the Owner and compliance by the Contractor with provisions in Section K, and Contractor's satisfaction of other provisions of the Contract Documents as may be applicable, the Owner shall pay to the Contractor all monies due under the provisions of these Contract Documents.

E.6.2 Neither Final Payment nor any remaining retained percentage shall become due until the Contractor submits to the Owner (1) a certificate evidencing that insurance required by the Contract Documents to remain in force after Final Payment is currently in effect and will not be canceled or allowed to expire until at least thirty (30) Days' prior written notice has been given to the Owner, (2) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (3) consent of surety, if any, to Final Payment and (4), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver

required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

E.6.3 Acceptance of Final Payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final application for payment.

E.6.4 Contractor agrees to submit its final payment application within ninety (90) Days after Substantial Completion, unless written extension is granted by Owner. Contractor shall not delay Final Payment application for any reason, including without limitation nonpayment of Subcontractors, suppliers, manufacturers or others not a party to this Contract, or lack of resolution of a dispute with Owner or any other person of matters arising out of or relating to the Contract. If Contractor fails to submit its Final Payment application within ninety (90) Days after Substantial Completion, and Contractor has not obtained written extension by Owner, all requests or Claims for additional costs or an extension of Contract Time shall be waived.

SECTION F JOB SITE CONDITIONS

F.1 USE OF PREMISES

Contractor shall confine equipment, storage of materials and operation of Work to the limits indicated by Contract Documents, Applicable Laws, permits or directions of the Owner. Contractor shall follow the Owner's instructions regarding use of premises, if any.

F.2 PROTECTION OF WORKERS, PROPERTY AND THE PUBLIC

F.2.1 Contractor shall maintain continuous and adequate protection of all of the Work from damage and shall protect the Owner, workers and property from injury or loss arising in connection with this Contract. Contractor shall remedy acceptably to the Owner any damage, injury, or loss, except such as may be directly due to errors in the Contract Documents or caused by authorized representatives or personnel of the Owner. Contractor shall adequately protect adjacent property as provided by law and the Contract Documents.

F.2.2 Contractor shall take all necessary precautions for the safety of all personnel on the job site or otherwise engaged in the undertaking of the Work and shall comply with the Contract Documents, best practices and all applicable provisions of federal, state and municipal safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to the premises where the Work is being performed. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards for protection of workers and the public against any hazards created by construction. Contractor shall designate a responsible employee or associate on the Work site, whose duty shall be the prevention of accidents. The name and position of the person designated shall be reported to the Owner. The Owner has no responsibility for Work site safety. Work site safety shall be the responsibility of the Contractor.

F.2.3 Contractor shall not enter upon private property without first obtaining permission from the property owner or its duly authorized representative. Contractor shall be responsible for the preservation of all public and private property along and adjacent to the Work contemplated under the Contract and shall use every precaution necessary to prevent damage thereto. In the event the Contractor damages any property, the Contractor shall at once notify the property owner and make, or arrange to make, full restitution. Contractor shall, immediately and in writing, report to the Owner, all pertinent facts relating to such property damage and the ultimate disposition of the claim for damage.

F.2.4 Contractor shall be responsible for protection of adjacent work areas including impacts brought about by activities, equipment, labor, utilities, vehicles and materials on the site.

F.2.5 Contractor shall at all times direct its activities in such a manner as to minimize adverse effects on the environment. Handling of all materials shall be conducted so no release will occur that may pollute or become hazardous.

F.2.6 In an emergency affecting the safety of life or limb or of the Work or of adjoining property, the Contractor, without special instruction or authorization from the Owner, shall act reasonably to prevent threatened loss or injury, and shall so act, without appeal, if instructed by the Owner. Any compensation claimed by the Contractor on account of emergency work shall be determined in accordance with section D.

F.3 CUTTING AND PATCHING

F.3.1 Contractor shall be responsible for coordinating all cutting, fitting, or patching of the Work to make its several parts come together properly and fit to receive or be received by work of other contractors or Subcontractors shown upon, or reasonably implied by, the Contract Documents.

F.3.2 Contractor shall be responsible for restoring all cut, fitted, or patched surfaces to an original condition; provided, however, that if a different condition is specified in the Contract Documents, then Contractor shall be responsible for restoring such surfaces to the condition specified in the Contract Documents.

F.4 CLEANING UP

From time to time as may be prudent or ordered by the Owner and, in any event, immediately after completion of the Work, the Contractor shall, at its own expense, clean up and remove all refuse and unused materials of any kind resulting from the Work. If Contractor fails to do so within twenty-four hours after notification by the Owner the work may be done by others and the cost charged to the Contractor and deducted from payment due the Contractor.

F.5 ENVIRONMENTAL CONTAMINATION

F.5.1. Contractor shall be held responsible for and shall indemnify, defend (with counsel of Owner's choice), and hold harmless Owner from and against any costs, expenses, damages, claims, and causes of action, (including attorneys' fees), or any of them, resulting from

all spills, releases, discharges, leaks and disposal of environmental pollution, including storage, transportation, and handling during the performance of the Work or Contractor's obligations under the Contract which occur as a result of, or are contributed by, the negligence or actions of Contractor or its personnel, agents, or Subcontractors or any failure to perform in accordance with the Contract Documents (except to the extent otherwise void under ORS 30.140). Nothing in this section F.5.1 shall limit Contractor's responsibility for obtaining insurance coverages required under Section G.3 of this Contract, and Contractor shall take no action that would void or impair such coverages.

F.5.1.1 Contractor agrees to promptly dispose of such spills, releases, discharge or leaks to the satisfaction of Owner and regulatory agencies having jurisdiction in a manner that complies with Applicable Laws. Cleanup shall be at no cost to the Owner and shall be performed by properly qualified and, if applicable, licensed personnel.

F.5.1.2 Contractor shall obtain the Owner's written consent prior to bringing onto the Work site any (i) environmental pollutants or (ii) hazardous substances or materials, as the same or reasonably similar terms are used in any Applicable Laws. Notwithstanding such written consent from the Owner, the Contractor, at all times, shall:

- (a) properly handle, use and dispose of all environmental pollutants and hazardous substances or materials brought onto the Work site, in accordance with all Applicable Laws;
- (b) be responsible for any and all spills, releases, discharges, or leaks of (or from) environmental pollutants or hazardous substances or materials which Contractor has brought onto the Work site; and
- (c) promptly clean up and remediate, without cost to the Owner, such spills, releases, discharges, or leaks to the Owner's satisfaction and in compliance with all Applicable Laws.

F.5.2 Contractor shall report all reportable quantity releases, as such releases are defined in Applicable Laws, including but not limited to 40 CFR Part 302, Table 302.4 and in OAR 340-142- 0050, to applicable federal, state, and local regulatory and emergency response agencies. Upon discovery, regardless of quantity, Contractor must telephonically report all releases to the Owner. A written follow-up report shall be submitted to Owner within 48 hours of the telephonic report. Such written report shall contain, as a minimum:

- (a) Description of items released (identity, quantity, manifest numbers, and any and all other documentation required by law.)
- (b) Whether amount of items released is EPA/DEQ reportable, and, if so, when reported.
- (c) Exact time and location of release, including a description of the area involved.
- (d) Containment procedures initiated.
- (e) Summary of communications about the release between Contractor and members of the press or Stat, local or federal officials other than

Owner.

- (f) Description of cleanup procedures employed or to be employed at the site, including disposal location of spill residue.
- (g) Personal injuries, if any, resulting from, or aggravated by, the release.

F.6 ENVIRONMENTAL CLEAN-UP

- F.6.1 Unless disposition of environmental pollution is specifically a part of this Contract, or was caused by the Contractor (reference F.5 Environmental Contamination), Contractor shall immediately notify Owner of any hazardous substance(s) which Contractor discovers or encounters during performance of the Work required by this Contract. "Hazardous substance(s)" means any hazardous, toxic and radioactive materials and those substances defined as "hazardous substances," "hazardous materials," "hazardous wastes," "toxic substances," or other similar designations in any federal, state, or local law, regulation, or ordinance, including without limitation asbestos, polychlorinated biphenyl (PCB), or petroleum, and any substances, materials or wastes regulated by 40 CFR, Part 261 and defined as hazardous in 40 CFR S 261.3. In addition to notifying Owner of any hazardous substance(s) discovered or encountered, Contractor shall immediately cease working in any particular area of the project where a hazardous substance(s) has been discovered or encountered if continued work in such area would present a risk or danger to the health or well-being of Contractor's or any Subcontractor's work force, property or the environment.
- F.6.2 Upon being notified by Contractor of the presence of hazardous substance(s) on the project site, Owner shall arrange for the proper disposition of such hazardous substance(s).

F.7 FORCE MAJEURE

A party to this Contract shall not be held responsible for delay or default due to Force Majeure acts, events or occurrences unless they could have been avoided by the exercise of reasonable care, prudence, foresight, and diligence by that party. The Owner may terminate this Contract upon written notice after determining that delay or default caused by Force Majeure acts, events or occurrences will reasonably prevent successful performance of the Contract.

SECTION G INDEMNITY, BONDING, AND INSURANCE

G.1 RESPONSIBILITY FOR DAMAGES / INDEMNITY

- G.1.1 Contractor shall be responsible for all damage to property, injury to persons, and loss, expense, inconvenience, and delay that may be caused by, or result from, the carrying out of the Work to be done under this Contract, or from any act, omission or neglect of the Contractor, its Subcontractors, sub-subcontractors of any tier, suppliers, employees, guests, visitors, invitees and agents.
- G.1.2 To the fullest extent permitted by law, Contractor shall indemnify, defend (with counsel approved by Owner) and hold harmless the Owner, Architect/Engineer, Architect/Engineer's consultants, and their respective

officers, directors, agents, employees, partners, members, stockholders and affiliated companies (collectively "Indemnitees") from and against all liabilities, damages, losses, claims, expenses (including reasonable attorney fees), demands and actions of any nature whatsoever which arise out of, result from or are related to, (a) any damage, injury, loss, expense, inconvenience or delay described in this Section G.1., (b) any accident or occurrence which happens or is alleged to have happened in or about the project site or any place where the Work is being performed, or in the vicinity of either, at any time prior to the time the Work is fully completed in all respects, (c) any failure of the Contractor or its Subcontractors, sub-subcontractors of any tier, suppliers, employees, or consultants to observe or perform any duty or obligation under the Contract Documents which is to be observed or performed by the Contractor, or any breach of any agreement, representation or warranty of the Contractor contained in the Contract Documents or in any subcontract, (d) the negligent acts or omissions of the Contractor, a Subcontractor, sub-subcontractor of any tier, a supplier, a consultant, or anyone directly or indirectly employed by them or any one of 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 (except to the extent otherwise void under ORS 30.140), and (e) any lien filed upon the project or bond claim in connection with the Work. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section G.1.2.

- G.1.3 In claims against any person or entity indemnified under Section G.1.2 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under Section G.1.2 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

G.2 PERFORMANCE AND PAYMENT SECURITY; PUBLIC WORKS BOND

- G.2.1 When the Contract Price is \$100,000 or more (or \$50,000 or more in the case of Contracts for highways, bridges and other transportation projects), the Contractor shall furnish and maintain in effect at all times during the Contract Period a performance bond in a sum equal to the Contract Price and a separate payment bond also in a sum equal to the Contract Price. Contractor shall furnish such bonds even if the Contract Price is less than the above thresholds if otherwise required by the Contract Documents.
- G.2.2 Bond forms furnished by the Owner and notarized by awarded Contractor's surety company authorized to do business in Oregon are the only acceptable forms of performance and payment security, unless otherwise specified in the Contract Documents.
- G.2.3 Before execution of the Contract the Contractor shall file with the Construction Contractors Board, and maintain in full force and effect, the separate public works bond required by Oregon Laws 2015, Chapter 279C, and OAR 839-025-0015, unless otherwise exempt under those provisions. The Contractor shall also include in every subcontract a provision requiring the Subcontractor to have a public works bond filed with the

Construction Contractors Board before starting Work, unless otherwise exempt, and shall verify that the Subcontractor has filed a public works bond before permitting any Subcontractor to start Work.

G.3 INSURANCE

G.3.1 Primary Coverage: Insurance carried by Contractor and Subcontractors under this Contract shall be the primary coverage. The coverages indicated are minimums unless otherwise specified in the Contract Documents.

G.3.2 Workers' Compensation: All employers, including Contractor, that employ subject workers who work under this Contract in the State of Oregon shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers are exempt under ORS 656.126. This shall include Employer's Liability Insurance with coverage limits of not less than the minimum amount required by statute for each accident. Contractors who perform the Work without the assistance or labor of any employee need not obtain such coverage if the Contractor certifies so in writing. Contractor shall ensure that each of its Subcontractors complies with these requirements. The Contractor shall require proof of such Workers' Compensation coverage by receiving and keeping on file a certificate of insurance from each Subcontractor or anyone else directly employed by either the Contractor or its Subcontractors.

G.3.3 Builder's Risk Insurance:

G.3.3.1 Builder's Risk: During the term of this Contract, for new construction the Contractor shall obtain and keep in effect Builder's Risk insurance on an all risk forms, including earthquake and flood, for an amount equal to the full amount of the Contract, plus any changes in values due to modifications, Change Orders and loss of materials added. Such Builder's Risk shall include, in addition to earthquake and flood, theft, vandalism, mischief, collapse, transit, debris removal, and architect's fees "soft costs" associated with delay of project due to insured peril. Any deductible shall not exceed \$50,000 for each loss, except the earthquake and flood deductible which shall not exceed 2 percent of each loss or \$50,000, whichever is greater. The deductible shall be paid by Contractor if Contractor or its Subcontractors are negligent. The policy will include as loss payees Owner, the Contractor and its Subcontractors as their interests may appear.

G.3.3.2 Builder's Risk Installation Floater: For Work other than new construction, Contractor shall obtain and keep in effect during the term of this Contract, a Builder's Risk Installation Floater for coverage of the Contractor's labor, materials and equipment to be used for completion of the Work performed under this Contract. The minimum amount of coverage to be carried shall be equal to the full amount of the Contract. The policy will include as loss payees Owner, the Contractor and its Subcontractors as their interests may appear. Owner may waive this requirement at their sole and absolute discretion.

G.3.3.3 Such insurance shall be maintained until Owner has occupied the facility.

G.3.3.4 Loss insured under the Builder's Risk insurance shall be adjusted by the Owner and made payable to the

Owner as loss payee. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and

by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their sub-subcontractors of any tier in similar manner. The Owner shall have power to adjust and settle a loss with insurers.

G.3.4 General Liability Insurance:

G.3.4.1 Commercial General Liability: Upon issuance of a Contract, Contractor shall obtain, and keep in effect at Contractor's expense for the term of the Contract, Commercial General Liability Insurance covering bodily injury and property damage in the amount of \$1,000,000 per claim and \$2,000,000 per occurrence in a form satisfactory to Owner. This insurance shall include personal injury liability, products and completed operations, no subcontractors' limitations, and blanket contractual liability coverage for the indemnities provided under this Contract (to the extent contractual liability coverage for the indemnity is available in the marketplace), and shall be issued on an occurrence basis.

G.3.4.2 Automobile Liability: Contractor shall obtain, at Contractor's expense, and keep in effect during the term of this Contract, Automobile Liability Insurance covering owned, and/or hired vehicles, as applicable. The coverage may be written in combination with the Commercial General Liability Insurance. Contractor shall provide proof of insurance of not less than \$1,000,000 per claim and \$2,000,000 per occurrence. Contractor and its Subcontractors shall be responsible for ensuring that all non-owned vehicles maintain adequate Automobile Liability insurance while on site.

G.3.4.3 Owner may adjust the insurance amounts required in Section G.3.4.1 and G.3.4.2 based upon institution specific risk assessments through the issuance of Supplemental General Conditions and a Contract.

G.3.4.4 "Tail" Coverage: If any of the required liability insurance is arranged on a "claims made" basis, "tail" coverage will be required at the completion of this Contract for a duration of 36 months or the maximum time period available in the marketplace if less than 36 months. Contractor shall furnish certification of "tail" coverage as described or continuous "claims made" liability coverage for 36 months following Final Completion. Continuous "claims made" coverage will be acceptable in lieu of "tail" coverage, provided its retroactive date is on or before the effective date of this Contract. Owner's receipt of the policy endorsement evidencing such coverage shall be a condition precedent to Owner's obligation to make final payment and to Owner's final acceptance of Work or services and related warranty (if any).

G.3.4.5: Umbrella Liability: Contractor shall obtain, at Contractor's expense, and keep in effect during the term of this Contract, Umbrella liability Insurance over and above the general liability, automobile liability and workers' compensation coverage if required by Owner in specified limits at time of requirement.

G.3.4.6 Pollution Liability (if required by Owner through issuance of Supplemental General Conditions): Contractor shall obtain, at Contractor's expense, and

keep in effect during the term of this Contract, Pollution liability Insurance in minimum amounts of \$3,000,000 naming Owner as "additional insured," as noted in the "additional insured section below.

- G.3.5 Additional Insured: The general liability insurance coverage, professional liability, umbrella, and pollution liability if required, shall include the Owner as additional insureds but only with respect to the Contractor's activities to be performed under this Contract, and shall include completed operations coverage.

If Contractor cannot obtain an insurer to name the Owner as additional insureds, Contractor shall obtain at Contractor's expense, and keep in effect during the term of this Contract, Owners and Contractors Protective Liability Insurance, naming the Owner as additional insureds with not less than a \$2,000,000 limit per occurrence. This policy must be kept in effect for at least 36 months following Final Completion. As evidence of coverage, Contractor shall furnish the actual policy to Owner prior to execution of the Contract.

- G.3.6 Notice of Cancellation or Change: If the Contractor receives a non-renewal or cancellation notice from an insurance carrier affording coverage required herein, or receives notice that coverage no longer complies with the insurance requirements herein, Contractor agrees to notify Owner by fax within five (5) business days with a copy of the non-renewal or cancellation notice, or written specifics as to which coverage is no longer in compliance. When notified by Owner, the Contractor agrees to stop Work pursuant to this Contract, unless all required insurance remain in effect. Any failure to comply with the reporting provisions of this insurance, except for the potential exhaustion of aggregate limits, shall not affect the coverages provided to the Owner and its institutions, divisions, officers, and employees.

Owner shall have the right, but not the obligation, of prohibiting Contractor from entering the Work site until a new certificate(s) of insurance is provided to Owner evidencing the replacement coverage. The Contractor agrees Owner reserves the right to withhold payment to Contractor until evidence of reinstated or replacement coverage is provided to Owner.

- G.3.7 Certificate(s) of Insurance: As evidence of the insurance coverage required by this Contract, the Contractor shall furnish certificate(s) of insurance to the Owner prior to execution of the Contract. The certificate(s) will specify all of the parties who are additional insureds or loss payees for this contract. Insurance coverage required under this Contract shall be obtained from insurance companies or entities acceptable to the Owner and that are eligible to provide such insurance under Oregon law. Eligible insurers include admitted insurers that have been issued a certificate of authority from the Oregon Department of Consumer and Business Services authorizing them to conduct an insurance business and issue policies of insurance in the state of Oregon, and certain non-admitted surplus lines insurers that satisfy the requirements of applicable Oregon law and which are subject to approval by the Owner. The Contractor shall be financially responsible for all deductibles, self-insured retentions and/or self-insurance included

hereunder. Any deductible, self-insured retention and/or self-insurance in excess of \$50,000 shall be subject to approval by the Owner in writing and shall be a condition precedent to the effectiveness of any Contract. The Owner has the right to require the Contractor at any time during the performance of the Work to furnish to Owner copies of the Contractor's actual policies.

SECTION H SCHEDULE OF WORK

H.1 CONTRACT PERIOD

- H.1.1 Time is of the essence. The Contractor shall at all times carry on the Work diligently, without delay and punctually fulfill all requirements herein. If required by the Contract Documents, Contractor shall commence Work on the site within fifteen (15) Days of Notice to Proceed, unless directed otherwise.
- H.1.2 Unless specifically extended by an Amendment or Change Order, all Work shall be complete by the date contained in the Contract Documents. The Owner shall have the right to accelerate the completion date of the Work, which may require the use of overtime. Such accelerated Work schedule shall be an acceleration in performance of Work under Section D.1.2 (f) and shall be subject to the provisions of Section D.1.
- H.1.3 The Owner shall not waive any rights under the Contract by permitting the Contractor to continue or complete in whole or in part the Work after the date described in Section H.1.2 above.

H.2 SCHEDULE

- H.2.1 Contractor shall provide, by or before the pre-construction conference, the initial as-planned Construction Schedule for review and acceptance by the Owner. The submitted Construction Schedule must illustrate Work by project components, labor trades, and long lead items broken down by building and/or floor where applicable. If Owner shall so elect, Contractor shall provide the Construction Schedule in CPM format showing the graphical network of planned activities, including i) a reasonably detailed list of all activities required to complete the Work; ii) the time and duration that each activity will take to completion; and iii) the dependencies between the activities. Construction Schedules lacking adequate detail, or unreasonably detailed, will be rejected. The Construction Schedule shall include the following: Notice to Proceed or the date the Work commences, if no Notice to Proceed is issued by Owner, Substantial Completion, and Final Completion. Construction Schedules shall be updated monthly, unless otherwise required by the Contract Documents, and submitted with the monthly application for payment. Acceptance of the Construction Schedule by the Owner does not constitute agreement by the Owner as to the Contractor's sequencing, means, methods, or durations. Any positive difference between the Contractor's scheduled completion and the Contract completion date is float owned by the Owner. Owner reserves the right to negotiate the float if it is deemed to be in Owner's best interest to do so. In no case shall the Contractor make a claim for delays if the Work is completed within the Contract Time but after Contractor's scheduled completion.

H.3 PARTIAL OCCUPANCY OR USE

H.3.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage, provided such occupancy or use is consented to by public authorities having jurisdiction over the Work. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have reasonably accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, insurance or self-insurance, maintenance, heat, utilities, and damage to the Work, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents with respect to such portion of the Work. Approval by the Contractor to partial occupancy or use shall not be unreasonably withheld. Immediately prior to such partial occupancy or use, the Owner and Contractor shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work. Partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

SECTION I CORRECTION OF WORK

I.1 CORRECTION OF WORK BEFORE FINAL PAYMENT

The Contractor warrants to the Owner that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects, and that the Work will conform to the requirements of the Contract Documents. Work failing to conform to these requirements shall be deemed defective. Contractor shall promptly remove from the premises and replace all defective materials and equipment as determined by the Owner, whether incorporated in the Work or not. Removal and replacement shall be without loss or expense to the Owner, and Contractor shall bear the cost of repairing all Work destroyed or damaged by such removal or replacement. Contractor shall be allowed a period of no longer than thirty (30) Days after Substantial Completion for completion of defective (Punch List) work. At the end of the thirty-day period, or earlier if requested by the Contractor, Owner shall arrange for inspection of the Work by the Architect/Engineer. Should the work not be complete, and all corrections made, the costs for all subsequent re-inspections shall be borne by the Contractor. If Contractor fails to complete the Punch List work within the thirty (30) Day period, Owner may perform such work and Contractor shall reimburse Owner all costs of the same within ten (10) Days after demand without affecting Contractor's obligations.

I.2 WARRANTY WORK

I.2.1 Neither the final certificate of payment nor any provision of the Contract Documents shall relieve the Contractor from responsibility for defective Work and, unless a longer period is specified, Contractor shall correct all defects that appear in the Work within a period of one year from the date of issuance of the written notice of Substantial Completion by the Owner except for latent defects which will be remedied by the Contractor at any time they become apparent. The Owner shall give Contractor notice of defects with reasonable promptness. The Contractor shall perform the warranty Work by correcting defects within twenty-four (24) hours of

notification by Owner, unless otherwise specified in the Contract Documents. Should the Contractor fail to respond within the specified response time, the Owner may, at its option, complete the necessary repairs using another contractor or its own forces. If Owner completes the repairs using Owner's own forces, Contractor shall pay Owner at the rate of one and one-half (1½) times the standard hourly rate of Owner's forces, plus related overhead and any direct non-salary costs. If Owner completes the repairs using another contractor, Contractor shall pay Owner the amount of Owner's direct costs billed by the other contractor for the work, plus the direct salary costs and related overhead and direct non-salary expenses of Owner's forces who are required to monitor that contractor's work. Work performed by Owner using Owner's own forces or those of another contractor shall not affect the Contractor's contractual duties under these provisions, including warranty provisions. In the event of warranty work consisting of emergency repairs, Owner may perform such work and Contractor shall reimburse Owner all costs of the same within ten (10) Days after demand, without affecting Contractor's obligations.

I.2.2 Nothing in this Section I.2 provision shall negate guarantees or warranties for periods longer than one year including without limitation such guarantees or warranties required by other sections of the Contract Documents for specific installations, materials, processes, equipment or fixtures.

I.2.3 In addition to Contractor's warranty, manufacturer's warranties shall pass to the Owner and shall not take effect until such portion of the Work covered by the applicable warranty has been accepted in writing by the Owner.

I.2.4 The one-year period for correction of Work shall be extended with respect to portions of Work performed after Substantial Completion by the period of time between Substantial Completion and the actual performance of the Work, and shall be extended by corrective Work performed by the Contractor pursuant to this Section, as to the Work corrected. The Contractor shall remove from the site portions of the Work which are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

I.2.5 Nothing contained in this Section I.2 shall be construed to establish a period of limitation with respect to other obligations which the Contractor might have under the Contract Documents. Establishment of the period for correction of Work as described in this Section I.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

I.2.6 If the Owner prefers to accept Work which is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Price will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

SECTION J
SUSPENSION AND/OR TERMINATION OF THE
WORK

J.1 OWNER'S RIGHT TO SUSPEND THE WORK

J.1.1 The Owner has the authority to suspend portions or all of the Work due to the following causes:

- (a) Failure of the Contractor to correct unsafe conditions;
- (b) Failure of the Contractor to carry out any provision of the Contract;
- (c) Failure of the Contractor to carry out orders;
- (d) Conditions, in the opinion of the Owner, which are unsuitable for performing the Work;
- (e) Time required to investigate differing site conditions;
- (f) Any reason considered to be in the public interest.

J.1.2 The Owner shall notify Contractor and the Contractor's Surety in writing of the effective date and time of the suspension, and Owner shall notify Contractor and Contractor's surety in writing to resume Work.

J.2 CONTRACTOR'S RESPONSIBILITIES

J.2.1 During the period of the suspension, Contractor is responsible to continue maintenance at the project just as if the Work were in progress. This includes, but is not limited to, protection of completed Work, maintenance of access, protection of stored materials, temporary facilities, and clean-up.

J.2.2 When the Work is recommenced after the suspension, the Contractor shall replace or renew any Work damaged during the suspension, remove any materials or facilities used as part of temporary maintenance, and complete the project in every respect as though its prosecution had been continuous and without suspension.

J.2.3 COMPENSATION FOR SUSPENSION

J.2.4

J.2.1 Depending on the reason for suspension of the Work, the Contractor or the Owner may be due compensation by the other party. If the suspension was required due to acts or omissions of Contractor, the Owner may assess the Contractor actual costs of the suspension in terms of administration, remedial work by the Owner's forces or another contractor to correct the problem associated with the suspension, rent of temporary facilities, and other actual costs related to the suspension. If the suspension was caused by acts or omissions of the Owner, the Contractor may be due compensation which shall be defined using Section D, Changes in Work. If the suspension was required through no fault of the Contractor or the Owner, neither party shall owe the other for the impact.

J.4 OWNER'S RIGHT TO TERMINATE CONTRACT

J.4.1 The Owner may, without prejudice to any other right or

remedy, and after giving Contractor seven (7) Days' written notice and an opportunity to cure, terminate the Contract in whole or in part under the following conditions:

- (a) If Contractor should, voluntarily or involuntarily, seek protection under the United States Bankruptcy Code and Contractor as debtor-in-possession or the Trustee for the estate fails to assume the Contract within a reasonable time;
- (b) If Contractor should make a general assignment for the benefit of Contractor's creditors;
- (c) If a receiver should be appointed on account of Contractor's insolvency;
- (d) If Contractor should repeatedly refuse or fail to supply an adequate number of skilled workers or proper materials to carry on the Work as required by the Contract Documents, or otherwise fail to perform the Work in a timely manner;
- (e) If Contractor should repeatedly fail to make prompt payment to Subcontractors or for material or labor, or should disregard laws, ordinances or the instructions of the Owner; or
- (f) If Contractor is otherwise in breach of any part of the Contract.
- (g) If Contractor is in violation of Applicable Laws, either in the conduct of its business or in its performance of the Work.

J.4.2 At any time that any of the above occurs, Owner may exercise all rights and remedies available to Owner at law or in equity, and, in addition, Owner may take possession of the premises and of all materials and appliances and finish the Work by whatever method it may deem expedient. In such case, the Contractor shall not be entitled to receive further payment until the Work is completed. If the Owner's cost of finishing the Work exceeds the unpaid balance of the Contract Price, Contractor shall pay the difference to the Owner.

J.5 TERMINATION FOR CONVENIENCE

J.5.1 Owner may terminate the Contract in whole or in part whenever Owner determines that termination of the Contract is in the best interest of Owner or the public.

The Owner shall provide the Contractor with seven (7) Days prior written notice of a termination for Owner's or for public convenience. After such notice, the Contractor shall provide the Owner with immediate and peaceful possession of the premises and materials located on and off the premises for which the Contractor received progress payment under Section E. Compensation for Work terminated by the Owner under this provision will be according to Section E. In no circumstance shall Contractor be entitled to lost profits for Work not performed due to termination.

J.6 ACTION UPON TERMINATION

J.6.1 Upon receiving a notice of termination, and except as directed otherwise by the Owner, Contractor shall immediately cease placing further subcontracts or orders for materials, services, or facilities. In addition, Contractor shall terminate all subcontracts or orders to the extent they

relate to the Work terminated and, with the prior written approval of the Owner, settle all outstanding liabilities and termination settlement proposals arising from the termination of subcontracts and orders.

J.6.2 As directed by the Owner, Contractor shall, upon termination, transfer title and deliver to the Owner all Record Documents, information, and other property that, if the Contract had been completed, would have been required to be furnished to the Owner.

J.6.3 Upon Owner's notice of termination pursuant to either Section

J.4 or J.5, if Owner shall so elect, Contractor shall assign the Owner such subcontracts and orders as Owner shall specify. In the event Owner elects to take assignment of any such subcontract or order, Contractor shall take such action and shall execute such documents as Owner shall reasonably require for the effectiveness of such assignment and Contractor shall ensure that no contractual arrangement between it and its subcontractors or suppliers of any tier or sub-tier shall prevent such assignment.

SECTION K CONTRACT CLOSE OUT

K.1 RECORD DOCUMENTS

As a condition of final payment (refer also to section E.6), Contractor shall comply with the following: Contractor shall provide Record Documents for the entire project to Owner. Record Documents shall depict the project as constructed and shall reflect each and every change, modification, and deletion made during the construction. Record Documents are part of the Work and shall be provided prior to the Owner's issuance of final payment. Record Documents include all modifications to the Contract Documents unless otherwise directed, and accurate MWESB Reports.

K.2 OPERATION AND MAINTENANCE MANUALS

As part of the Work, Contractor shall submit two completed operation and maintenance manuals ("O & M Manuals") for review by the Owner prior to submission of any pay request for more than 75% of the Work. Owner's receipt of the O & M Manuals shall be a condition precedent to any payment thereafter due. The O & M Manuals shall contain a complete set of all Submittals, all product data as required by the specifications, training information, telephone list and contact information for all consultants, manufacturers, installer and suppliers, manufacturer's printed data, record and shop drawings, schematic diagrams of systems, appropriate equipment indices, warranties and bonds. The Owner shall review and return one O & M Manual for any modifications or adjustments required. Prior to submission of its final pay request, Contractor shall deliver two (2) complete and approved sets of O & M Manuals in paper form and one (1) complete and approved set in electronic form to the Owner and Owner's receipt of the O & M Manuals shall be a condition precedent to Owner's obligation to make final payment.

K.3 COMPLETION NOTICES

K.3.1 Contractor shall provide Owner written notice of both Substantial and Final Completion. The certificate of Substantial Completion shall state the date of Substantial Completion, the responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and the time within which the Contractor shall finish all items on the Punch List accompanying the Certificate. Both completion notices

must be signed by the Contractor and the Owner to be valid. The Owner shall provide the final signature on the notices. The notices shall take effect on the date they are signed by the Owner.

K.3.2 Substantial Completion of a facility with operating systems (e.g., mechanical, electrical, HVAC) shall be that degree of completion that has provided a minimum of thirty (30) continuous Days of successful, trouble-free operation, which period shall begin after all performance and acceptance testing has been successfully demonstrated to the Owner. All equipment contained in the Work, plus all other components necessary to enable the Owner to operate the facility in the manner that was intended, shall be complete on the Substantial Completion date. The Contractor may request that a Punch List be prepared by the Owner with submission of the request for the Substantial Completion notice.

K.4 TRAINING

As part of the Work, and prior to submission of the final application for payment, the Contractor shall schedule with the Owner training sessions for all equipment and systems as required by the Contract Documents. Contractor shall schedule training sessions at least two weeks in advance of the date of training to allow Owner to provide its personnel with adequate notice. The O & M Manual shall be used as a basis for training. In addition to any off-site training required by the Contract Documents, training shall include a formal session conducted at the Work site after the equipment and/or system is completely installed and operational in its normal operating environment.

K.5 EXTRA MATERIALS

As part of the Work, Contractor shall provide spare parts, extra maintenance materials, and other materials or products in the quantities specified in the Contract Documents prior to final payment. Delivery point for extra materials shall be designated by the Owner.

K.6 ENVIRONMENTAL CLEAN-UP

As part of the Final Completion notice, or as a separate written notice submitted with or before the notice of Final Completion, the Contractor shall notify the Owner that all environmental and pollution clean-up, remediation and closure have been completed in accordance with all Applicable Laws and pursuant to the authority of all agencies having jurisdiction, and Contractor shall provide Owner with any and all documentation related to the same, including but not limited to directives, orders, letters, certificates and permits related to or arising from such environmental pollution. The notice shall reaffirm the indemnification given under Section F.5.1 above. Contractor's completion of its obligations under this Section K.6 and Owner's receipt of documents evidencing such completion shall be a condition precedent to Owner's obligation to make final payment.

K.7 CERTIFICATE OF OCCUPANCY

Owner's receipt of an unconditioned certificate of occupancy from the appropriate state and/or local building officials shall be a condition precedent to Owner's obligation to make final payment, except to the extent failure to obtain an unconditional certificate of occupancy is due to the sole fault or neglect of Owner.

K.8 OTHER CONTRACTOR RESPONSIBILITIES

The Contractor shall be responsible for returning to the

Owner all property of Owner issued to Contractor during construction such as keys, security passes, site admittance badges, and all other pertinent items. Upon notice from Owner, Contractor shall be responsible for notifying the appropriate utility companies to transfer utility charges from the Contractor to the Owner. The utility transfer date shall not be before Substantial Completion and may not be until Final Completion, if the Owner does not take beneficial use of the facility and the Contractor's forces continue with the Work.

K.9 SURVIVAL

All warranty and indemnification provisions of this Contract, and all of Contractor's other obligations under this Contract that are not fully performed by the time of Final Completion or termination, shall survive Final Completion or any termination of the Contract.

OREGON STATE UNIVERSITY
SUPPLEMENTAL GENERAL CONDITIONS
To The
PUBLIC IMPROVEMENT GENERAL CONDITIONS
Project Name: UHDS 2026 ELEVATOR
MODERNIZATIONS

The following modify the June 30, 2017 Oregon State University General Conditions (“OSU Public Improvement General Conditions”) for this Contract. Where a portion of the OSU General Conditions is modified by these Supplemental General Conditions, the unaltered portions shall remain in effect.

SG-1 Section B.4 is modified as follows: Revise to read:

“Contractor shall obtain and pay for all necessary permits and licenses, except for those specifically excluded in the Supplemental General Conditions, for the construction of the Work, for temporary obstructions, enclosures, opening of streets for pipes, walls, utilities, environmental Work, etc., as required for the project. Owner shall obtain and pay for the general building permit and pay for any specialty permits required for the Work. Contractor shall be responsible for all violations of the law, in connection with the construction or caused by obstructing streets, sidewalks or otherwise. Contractor shall give all requisite notices to public authorities. The Contractor shall pay all royalties and license fees. The Contractor shall defend all suits or claims for infringement of any patent or other proprietary rights and save harmless and blameless from loss, on account thereof, Oregon State University, and its departments, divisions, members and employees.

SG-2 Section F.2.4 is modified as follows: Add the following:

“Contractor shall verify that all mechanical or electrical equipment in the construction areas that may be affected by the Work is in working order and shall notify the Owner, in writing, of any equipment not in working order prior to the start of the Work. Start of Work will be considered as acknowledgement that all equipment is in good working order. Contractor shall be required to restore equipment to its original, or better, condition upon completion of the Project.”

SG-3 Section G.3 is replaced with the following:

“G.3.1 General Requirements. The required insurance amounts set forth below do not in any way limit the amount or scope of liability of Contractor under this Contract. The amounts listed indicate only the minimum amounts of insurance coverage Owner is

willing to accept to help insure full performance of all terms and conditions of this Contract.

G.3.1.1 Primary Coverage and Non-Contributory Coverage. Insurance carried by Contractor under this Contract shall be primary and non-contributory coverage. The coverages indicated are minimums unless otherwise specified in the Contract Documents.

G.3.1.2 Company Ratings. All policies of insurance must be written by companies having an A.M. Best rating of no less than "A-VII", or equivalent. Owner may, upon thirty (30) days written notice to Contractor, require Contractor to change any carrier whose rating drops below an "A-VII" rating. Eligible insurers include admitted insurers that have been issued a certificate of authority from the Oregon Department of Consumer and Business Services authorizing them to conduct an insurance business and issue policies of insurance in the state of Oregon, and certain non-admitted surplus lines insurers that satisfy the requirements of applicable Oregon law and which are subject to approval the Owner.

G.3.1.3 Additional Insured. Each liability policy, except Workers' Compensation, Professional Liability, and Automobile Liability, shall be endorsed to include Owner, its officers, trustees, employees and agents as additional insured but only with respect to the Contractor's activities to be performed under this Contract.

If Contractor cannot obtain an insurer to name the Owner as additional insured, Contractor shall obtain at Contractor's expense, and keep in effect during the term of this Contract, Owners and Contractors Protective Liability Insurance, naming the Owner as additional insured with minimum limits of \$2,000,000 per occurrence and \$2,000,000 aggregate. This policy must be kept in effect for 36 months following Final Completion. As evidence of coverage, Contractor shall furnish the actual policy to Owner prior to execution of the Contract.

G.3.1.4 Notice of Cancellation or Change. If the Contractor receives a non-renewal or cancellation notice from an insurance carrier affording coverage required herein, or receives notice that coverage no longer complies with the insurance requirements herein, Contractor agrees to notify Owner by fax or email within five (5) business days with a copy of the non-renewal or cancellation notice, or written specifics as to which coverage is no longer in compliance. When notified by Owner, the Contractor agrees to stop Work pursuant to this Contract, unless all required insurance remain in effect. Any failure to comply with the reporting provisions of this insurance, except for the potential exhaustion of aggregate limits, shall not affect the coverages provided to the Owner.

Owner shall have the right, but not the obligation, of prohibiting Contractor from entering the Work site until a new certificate(s) of insurance is provided to Owner evidencing the replacement coverage. The Contractor agrees Owner reserves the right to withhold payment to Contractor until evidence of reinstated or replacement coverage is provided to Owner.

G.3.1.5 Deductibles and Self-insured Retentions. Any deductible, self-insured retention and/or self-insurance in excess of \$50,000 shall be subject to approval by the Owner in writing and shall be a condition precedent to the effectiveness of any Contract.

G.3.2 Workers' Compensation: All employers, including Contractor, that employ subject workers who work under this Contract in the State of Oregon shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers are exempt under ORS 656.126. This shall include Employer's Liability Insurance with minimum limits of \$1,000,000 each accident; \$1,000,000 disease-each employee; and \$1,000,000 disease-policy limit. Contractors who perform the Work without the assistance or labor of any employee need not obtain such coverage if the Contractor certifies so in writing. Contractor shall ensure that each of its Subcontractors complies with these requirements. The Contractor shall require proof of such Workers' Compensation coverage by receiving and keeping on file a certificate of insurance from each Subcontractor or anyone else directly employed by either the Contractor or its Subcontractors.

G.3.3 Commercial General Liability. Upon issuance of a Contract, Contractor shall obtain, and keep in effect at Contractor's expense for the term of the Contract, Commercial General Liability Insurance covering bodily injury and property damage in the minimum amount of \$1,000,000 per occurrence and \$2,000,000 aggregate. This insurance shall include personal injury liability, products and completed operations, and contractual liability coverage for the indemnities provided under this Contract (to the extent contractual liability coverage for the indemnity is available in the marketplace).

G.3.4 Automobile Liability. Contractor shall obtain, at Contractor's expense, and keep in effect during the term of this Contract, Automobile Liability Insurance with "symbol 1" coverage (owned, hired and non-owned vehicles). The coverage may be written in combination with the Commercial General Liability Insurance. Contractor shall provide proof of insurance showing minimum limits of \$1,000,000 combined single limit. Contractor and its Subcontractors shall be responsible for ensuring that all non-owned vehicles maintain adequate Automobile Liability insurance while onsite.

G.3.5 Umbrella Liability. Contractor shall obtain, at Contractor's expense, and keep in effect during the term of this Contract, Umbrella Liability Insurance over and above General Liability, Automobile Liability and Employers' Liability insurance coverage with minimum limits of \$5,000,000 per occurrence and \$5,000,000 aggregate.

G.3.6 Owner may adjust the insurance amounts required in Section G.3.3, G.3.4, and G.3.5 through the issuance of Supplemental General Conditions and a Contract.

G.3.7 Professional Liability. Contractor shall obtain, at Contractor's expense, Professional Liability/Errors & Omissions insurance covering damages caused by any negligent error, omission, or professional misconduct of the Contractor. The policy may be either a practice based policy or a policy pertaining to the specific Project.

Professional Liability insurance shall have minimum limits of \$3,000,000 each claim and \$3,000,000 aggregate.

G.3.7.1 Tail Coverage. If the Professional Liability insurance is arranged on a “claims made” basis, tail coverage will be required at the completion of this Contract for a duration of 36 months of maximum time period available in the marketplace if less than 36 months. Contractor shall furnish certificates of insurance showing tail coverage as described or continuous “claims made” liability coverage for 36 months following Final Completion. Continuous “claims made” coverage will be acceptable in lieu of tail coverage, provide its retroactive date is on or before the effective date of this Contract. Owner’s receipt of the certificate of insurance and/or endorsement evidencing such coverage shall be a condition precedent to Owner’s obligation to make final payment and to Owner’s final acceptance of Work or Services and related warranty (if any).

G. 3.8 Contractor’s Pollution Liability (if required by Owner through issuance of Supplemental General Conditions). Contractor shall obtain, at Contractor’s expense, and keep in effect during the term of this Contract, Pollution Liability Insurance in minimum amounts of \$3,000,000 per occurrence and \$3,000,000 aggregate, naming Owner as additional insured as noted in the Additional Insured section.

G.3.9 Builders' Risk Insurance – Completed Value Basis. Unless otherwise provided, the Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, Builders' Risk Insurance in the amount of the initial Contract Sum, plus value of subsequent modifications, change orders, and cost of material supplied or installed by others, comprising total value of the entire Project at the site on a replacement cost basis without optional deductibles. The earthquake and flood insurance sub-limits will be equal to the maximum probable loss.

G.3.9.1 Policy must provide coverage from the time any covered property becomes the responsibility of the Contractor, and continue without interruption during construction, renovation, or installation, including any time during which the covered property is being transported to the construction installation site, or awaiting installation, whether on or off site.

G.3.9.2 Such Builders' Risk Insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until no person or entity other than OSU has insurable interest in the property to be covered.

G.3.9.3 The Builders' Risk insurance shall include the Owner, the Contractor, subcontractors and sub-tier contractors in the Project as named insureds on the policy, and shall include a waiver of subrogation provision in favor of all parties.

G.3.9.4 The Builders' Risk Coverage shall be written on a **Special** Covered Cause of Loss form and shall include theft, vandalism, malicious mischief, collapse, false-work,

temporary buildings, transit, debris removal including demolition, increased cost of construction, architect's fees and expenses, flood (including water damage), earthquake, and if applicable, all below and above ground structures, piping, foundations including underground water and sewer mains, piling including the ground on which the structure rests and excavation, backfilling, filling, and grading.

G.3.9.5 The Builders' Risk shall include a Beneficial Occupancy Clause. The policy shall specifically permit occupancy of the building during construction. Contractor shall take reasonable steps to obtain consent of the insurance company and delete any provisions with regard to restrictions within any Occupancy Clauses within the Builder's Risk Policy. The Builder's Risk Policy shall remain in force until no person or entity other than OSU has insurable interest in the property.

G.3.9.6 Equipment Breakdown Coverage (a.k.a. Boiler & Machinery) shall be included as required by the Contract Documents or by law, which shall specifically covers insured equipment during installation and testing (including cold and hot testing).

G.3.9.7 The Builders' Risk shall include loss of use due to delays in project completion caused by covered peril losses to the Project, including loss of income and rents and soft costs.

G.3.9.8 The deductible shall not exceed \$50,000 for physical damage and shall be the responsibility of the Contractor. The deductible shall be paid by the Contractor if the Contractor is negligent. The earthquake and flood deductible shall not exceed 2 percent of each loss or \$50,000, whichever is greater.

G.3.9.9 OSU shall be provided with a certificate of insurance, as well as a copy of the policy.

G.3.9.10 The Contractor shall be responsible for the payment of premium, giving or receiving notice of cancellation; and requesting amendments to this policy and accepting amendments to this policy made by the company.

G.3.9.11 OSU reserves the right, but not the obligation, to purchase the Builder's Risk insurance policy.

G.3.10 Builder's Risk Installation Floater. For Work other than new construction, Contractor shall obtain and keep in effect during the term of this Contract, a Builder's Risk Installation Floater for coverage for the Contractor's labor, materials and equipment to be used for completion of the work performed under this Contract. The minimum amount of coverage to be carried shall be equal to the full amount of the Contract. The Builders' Risk Installation Floater insurance shall include the Owner, the Contractor, subcontractors and sub-tier contractors in the Project as loss payee as their interest may appear on the policy, and shall include a waiver of subrogation provision in favor of all parties.

Owner may waive this requirement at their sole and absolute discretion.

G.3.11 Certificate(s) of Insurance. As evidence of the insurance coverage required by this Contract, the Contractor shall furnish certificate(s) of insurance to the Owner prior to the execution of the Contract. The certificate(s) will specify all of the parties who are additional insured, named insured or loss payees for this Contract, and the applicable endorsements will be attached. Additional insured endorsements must include completed operations without restriction to contractual requirements.

G.3.12 Subcontractors. The Contractor shall require Subcontractors to have insurance as outlined in section G.3.1 through G.3.4; however, the policy limits may be reduced, but no case shall the policy limits be less than \$1,000,000.”

SG-4 Section H.4 is hereby added:

H.4 LIQUIDATED DAMAGES

" The Owner and Contractor acknowledge and agree that if Substantial Completion of the Work is not achieved by the Contract Time for Substantial Completion, the amount of the Owner's actual loss of use damages will be difficult, impractical or impossible to determine. Accordingly, the parties agree that if Substantial Completion is not achieved by the agreed date of Substantial Completion as may be adjusted pursuant to the Contract Documents, the Contractor shall pay to the Owner as liquidated damages for the loss of use of the Project the following amounts: the sum of TWO THOUSAND FIVE HUNDRED dollars (\$2,500.00) for each partial day or full day of delay beyond the deadline for Substantial Completion.”

SECTION 01 10 00

SUMMARY OF WORK

PART 1 GENERAL

1.01 SUMMARY OF WORK/SCHEDULE

- A. The Summary of Work and Completion time information is included in Section 1.0 of RFP 2026-020312.
- B. Work shall be started within ten (10) calendar days after signing of Contract on behalf of Oregon State University.

1.02 CONTRACTORS USE OF PREMISES

- A. Contractor shall limit use of the premises for work and storage to allow for:
 - 1. Owner occupancy, day and night.
 - 2. Public use, day and night.
 - 3. Security.
 - 4. Safe entry and exit for vehicles and pedestrians.
 - 5. Fire egress.
- B. Coordinate all operations with the Owner's Authorized Representative during the construction period. A 96-hour notification is required prior to scheduled utility shutdowns or street closures, but more lead time is often required to schedule around other critical activities.
- C. Limit Contractor's employee parking to locations designated at the Pre-construction Conference.

1.03 OWNER OCCUPANCY

- A. The Owner may occupy the premises during the entire period of construction for the conduct of normal operations. The Contractor is required to keep all building systems operational for Owner's occupancy as required by code or to support Owner's operations. Cooperate with Owner's Authorized Representative in construction operations to minimize conflict and to facilitate the Owner's usage especially in the following areas:
 - 1. Restricted access and parking.
 - 2. Use of stairs.
 - 3. Storage space availability.
- B. Conduct operations in such a way to ensure the least inconvenience to the general public, including:
 - 1. Limitations and easements.
 - 2. Emergency vehicle access.
 - 3. Building access to the public, day and night.

1.04 ASBESTOS AND OTHER HAZARDOUS MATERIAL

- A. The Owner has made a reasonable attempt to locate and identify asbestos or other hazardous material that may be encountered during the course of the Work.
- B. If the Contractor observes or suspects the existence of asbestos, polychlorinated biphenyl (PCB)

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Notice of Extended Payment Provision

The Contract will allow Owner to make:

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or other hazardous materials in the structure or components of the building, the Contractor shall immediately stop work and notify the Owner's Authorized Representative.

- C. The Owner will arrange for the removal of asbestos, polychlorinated biphenyl (PCB) or other hazardous materials as required by Facilities Services personnel or by separate contract.
- D. Schedule ten (10) days of slack or "down" time for the removal of hazardous materials without penalty to Owner for the delay of the Contract.

1.05 LEAD BASED PAINT

- A. The Owner may have tested existing paint in the project area and if levels are found the following conditions apply.
- B. Contractor shall remove paint as specified for surface preparation and capture removed material for disposal.
- C. Contractor shall follow OSHA guidelines involving exposure to workers.
- D. Owner will provide containers for Contractor's use at project site.
- E. Contractor shall comply with the requirements of DEQ and EPA and shall submit a lead abatement plan.
- F. Contractor shall separate lead contaminated material from effluent and water.
- G. Owner will dispose of lead paint and effluent resulting from stripping operation.
- H. Soil contaminated by stripping operations shall be replaced with topsoil.

END OF SECTION

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SECTION 01 11 33

DELEGATED DESIGN

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes:
 - 1. Delegated Design Activities.
- B. Section includes administrative and coordination requirements for the components of the Work that have performance or design criteria stated, the Contractor shall provide professional services, including architectural and engineering services.
- C. Portions of the Work require professional design services, which has been delegated to the Contractor. These design services may include architectural, structural, mechanical or other engineering scope as indicated:
 - 1. Where Delegated Design is specified, provide components and support from structure meeting requirements of building code as adopted by the State of Oregon.
 - 2. Where specifically required and performance or design criteria are stated, the Contractor shall provide professional services, including architectural and engineering services.
 - 3. The Contractor shall also provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures.
 - 4. The Contractor shall not be required to provide professional services in violation of applicable law.
 - 5. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Design Professional will specify all performance and design criteria that such services must satisfy.
 - 6. The Contractor shall cause such services or certifications to be provided by a properly licensed Design Professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional.
 - 7. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Design Professional.
 - 8. The Owner and the Design Professional shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals, provided the Owner and Design Professional have specified to the Contractor all performance and design criteria that such services must satisfy.
 - 9. The Design Professional will review, accept or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

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10. The Contractor shall not be responsible for the adequacy of the performance or design criteria required by the Contract Documents.

D. Activities for which design has been delegated to the Contractor shall be identified in the Contract Documents and may include, but not be limited to, those listed below. Contractor to issue RFI with any questions prior to start of construction:

1. Section 034500 - Precast Architectural Concrete.
2. Section 055000 - Metal Fabrications.
3. Section 055100 - Metal Stairs.
4. Section 055213 - Pipe and Tube Railings.
5. Section 057300 - Decorative Metal Railings.
6. Section 071300 - Below Grade Waterproofing.
7. Section 074213 - Metal Wall Panels.
8. Section 077200 - Roof Accessories.
9. Section 078400 - Firestopping.
10. Section 095426 - Acoustical Wood Ceilings.
11. Division 21 Fire Suppression (Seismic Restraint Only)
12. Division 22 Plumbing (Seismic Restraint Only)
13. Division 23 HVAC (Seismic Restraint Only)
14. Division 26 Electrical (Seismic Restraint Only)
15. Ground Anchors.
16. Systems Furniture and Other Office Furnishings Containing Lighting, Receptacles And Wiring.

1.02 DEFINITIONS

A. Design-Build Items are items indicated as "Delegated Design" or "Design Build" in the Contract Documents. These are to be performed by the Contractor on a "design-build" basis:

1. The Contractor, rather than the Design Professional, is solely responsible for:

- a. The design of such systems.
- b. The coordination of the design-build subcontractors, who shall be the engineers of record for such systems.
- c. The coordination of design-build work with the Design Professional's design.

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d. The determination of, and compliance with, requirements by local jurisdiction for such systems.

e. Submittal preparation and presentation to local Authority Having Jurisdiction (AHJ) for approval (permit process).

1.03 SUBMITTALS

A. Review of design-build submittals by the Design Professional or its consultants shall not constitute acceptance of the design-build system and shall not diminish the responsibility of the design-build contractor and its subcontractors as "Engineers of Record".

B. Product Data, Shop Drawings, Samples, and Calculations:

1. These submittals and others, which describe the design-build work, will be reviewed by the Design Professional in a cursory manner and solely for the purpose of assessing the visual or aesthetic aspects of such designs.

2. Any review of these submittals by the Design Professional's consultants shall be solely for the purpose of evaluating the general compliance of the design with performance requirements specified.

C. Quality Control Submittals:

1. For each product and system specifically assigned to Contractor to be designed or certified by a design professional, submit a statement signed and sealed by the design professional responsible, indicating that the products and systems are in compliance with performance and design requirements indicated.

a. Include building code references, design loads, and other factors used to design or certify design-build products and systems.

2. If required, submit calculations, prepared and signed by a professional engineer licensed in the State of Oregon.

3. Review by the Design Professional its consultants of calculations, drawings, test reports, and certificates that are required by the Contract Documents to have professional certification shall be solely to ensure compliance with design-build submittal requirements.

a. The adequacy, accuracy and completeness of the calculations, drawings and certificates remain the Contractor's responsibility.

D. Coordination Drawings:

1. When required, submit Coordination Drawings to show the relationship of design-build components with the rest of the Work. Indicate the following:

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a. Adjacent work which is not part of the design-build components, including but not limited to:

- 1) Utility connections.
- 2) Structural supports.
- 3) Manufactured components.
- 4) Existing construction.

b. Dimensions and location of design-build work, clearly showing clearly how design-build components fit to adjacent Work.

c. Installation requirements to be accomplished by others for design-build work, including but not limited to:

- 1) Utility connections.
- 2) Structural supports.
- 3) Installation and operating clearances.

d. Required installation sequences.

2. See the 20-Series Divisions for Coordination Drawings requirements for mechanical and electrical installations.

E. Other Submittals:

1. Submit warranties, maintenance instructions, and other informational submittals specified for each item of design-build work.

1.04 QUALITY ASSURANCE

A. Requirements and Standards:

1. Perform design-build work to comply with:

- a. Reference standards indicated.
- b. Performance requirements indicated.
- c. Regulatory requirements applicable to the particular design-build work item.

B. Design Professional Qualifications: Where compliance with performance requirements necessitate calculations by a design professional, the design professional must be licensed in the State of Oregon.

C. Design Coordination:

1. Include in submittals design requirements necessary to incorporating design-build work into Project. Such provisions may include, but are not limited to:

- a. Structural.

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- b. Dimensional.
- c. Electrical.
- d. Mechanical.
- e. Others as applicable.

- D. Cost of changes to Design Professional's design necessitated by design of design-build work items is the responsibility of the Contractor.
- E. Mock-ups: If required by the specification sections describing the items of design-build work, construct mock-ups or field samples, which will be reviewed by the Design Professional for compliance with visual or workmanship requirements only.

1.05 PROJECT CONDITIONS

A. Field Measurements:

1. Where design-build work is indicated to fit to other construction, check actual dimensions of other construction by accurate field measurements before fabrication; show recorded measurements on Coordination and Shop Drawings.
2. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

1. Progress payments no later than 30 days after the date of receipt of approved Application for Payment.
2. Final payment of all remaining amounts no later than 30 days after the date the Owner approved all Work

SECTION 01 24 76

APPLICATIONS FOR PAYMENT

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Work of this Section includes forms and procedures for progress payments.
- B. For the primary discussion of payments, refer to OSU General Conditions.

1.02 APPLICATION FORMS

- A. For applications for payment, use sample Contract Payment Request (see below), contract payment request on company letterhead, or AIA Document G702, supported by AIA Document G703, Continuation Sheet, or similar document.
- B. Prepare the Schedule of Values to be arranged by OSU Assets as defined by the Owner so that each major item of Work and each subcontracted item of Work is shown as a line item broken down in terms of material and labor costs on AIA Document G703, Application Certification of Payment, Continuation Sheet or similar format. The sample continuation sheet shall be the minimum Schedule of Values breakdown.
- C. The Schedule of Values shall be submitted for review by the Owner prior to the first application for payment; and may be used when, and only when, accepted in writing by the Owner.
- D. Payment request is to include the Contractor's Federal Tax Identification number and return address.

1.03 PAYMENTS

- A. The Owner will make progress payments on account of the Contract once monthly for the scheduled duration of the project (i.e. three (3) payments on a three-month project), based on the value of work accomplished or materials on the job site, as stated in the Schedule of Values on the Application and Certificate Payment.
- B. Complete and forward Application to the Owner on or about the 15th day of each month for work performed the previous month and include certified payroll statements as specified in the OSU General Conditions.
- C. Submit one (1) copy of forms requesting payment to the Owner.
- D. Payments will be made on protected materials on hand at the job site properly stored, protected, and insured in accordance with the Continuation Sheet contained herein.
- E. Estimated quantities shall be subject to the Owner's review and judgment.

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1.04 EARLY PURCHASE AND PAYMENT OF MATERIALS AND EQUIPMENT

- A. Order materials and equipment requiring a long lead or waiting time early so as not to delay progress of the Work.
- B. The Contractor will be reimbursed for early order materials or equipment upon receipt and verification of quality and quantity against submittals and shipping documents by the Owner's Authorized Representative.
- C. Receipt shall be to the job site or stored at Owner's other premises in an orderly and safe manner, secured from normal weather damage.
- D. Security remains the responsibility of the Contractor.

END OF SECTION

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CONTRACT PAYMENT REQUEST

DATE: _____

TO: University Financial Services
Oregon State University
850 SW 35th St.
Corvallis, OR 97333
FacServContracts@oregonstate.edu

Payment Request No. _____ Contract No. _____ Period from _____ to _____

Project: _____

Original Contract Amount..... \$ _____

Change Orders (Net Amount) \$ _____

Contract Total to Date \$ _____

=====

Total Completed and Stored to Date \$ _____

Less Retainage (5%), if applicable \$ _____

Total Earned, Less Retainage (if applicable)..... \$ _____

Less Previous Payments \$ _____

Net Amount Due this Request.....\$ _____

The undersigned Contractor certifies that, to the best of their knowledge, information, and belief, the Work covered by this request has been completed in accordance with the Contract Documents, that all amounts have been paid for Work for which previous applications for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

Contractor: _____

By: _____ Date: _____

Federal Tax ID Number: _____

Address: _____

CONTINUATION SHEET

NOTES:

Amounts are stated to the nearest penny.

Use Column I on Contracts where variable retainage for line items may apply, or if retainage is required.

Change Orders are usually listed as the last items of the basic schedule.

Project Name:

Application No.:

Date:

Period To:

Project No.:

[illegible]

SECTION 01 25 00

PRODUCT SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. General administrative and procedural requirements for the Work in relation to substitutions and product options.
- B. Related Work Specified Elsewhere:
 - 1. Solicitation Document (if applicable).
 - 2. OSU General Conditions.

1.02 REQUESTS FOR SUBSTITUTIONS

- A. Requests for substitution of products in place of those specified shall be in accordance with Solicitation Document (if applicable), and as specified herein.

1.03 CONTRACTOR'S RESPONSIBILITIES

- A. Investigate proposed products and determine that they are equal or superior in all respects to products specified.
- B. Provide same guarantee for accepted substitutions as for products specified.
- C. Coordinate installation of accepted substitutions into the Work, making such changes as may be required for the Work to be complete in all respects.

1.04 SUBSTITUTIONS DURING BIDDING

- A. Submit one electronic copy of the following information with each request to the Owner:
 - 1. Substitution request form provided below.
 - 2. Comparison of proposed substitution with product, material or system specified.
 - 3. Complete data, substantiating compliance of proposed substitution with the Contract Documents.
 - 4. Test numbers and supporting reports, indicating compliance with referenced standards.
 - 5. Evidence that warranty requirements are acceptable.
 - 6. Details indicating specific deviations proposed for the substitution.
 - 7. Reference and applicable Specification sections.
 - 8. Applicable product samples.
- B. All substitution requests shall be received by the Contract Administrator prior to the deadline for questions as identified in the Solicitation Document. Requests received after this date may not be considered. Request received by anyone other than the Contract Administrator may not be considered.

1.05 SUBSTITUTIONS DURING CONSTRUCTION

- A. Substitutions will be considered after date of Contract for cause. Contractor shall submit the Substitution Request Form provided herein to Owner's Authorized Representative and Design

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Professional in a Request for Information (RFI).

- B. One or more of the following conditions must be documented in any such request:
 - 1. Required for compliance with final interpretation of code or insurance requirements.
 - 2. Required due to unavailability of a specified product.
 - 3. Required because of the inability of the specified product to perform properly or to fit in the designated space.
 - 4. Substitution would be substantially in the best interest of the Owner in terms of cost, time, or other considerations. All cost savings from substitutions during construction shall be returned to the Owner with all cost increases being borne by the Contractor.

1.06 SUBSTITUTIONS NOT PERMITTED

- A. If implied on submittals without first requesting approval thereof.
- B. If acceptance will require substantial revision of the Contract Documents.

1.07 ACCEPTANCE

- A. Accepted substitutions do not change the Work of the Contract. A substitution must be documented and incorporated into the Work by Addendum, Change Order, Construction Change Directive, Architectural Supplemental Instruction, or similar instrument.

END OF SECTION

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SUBSTITUTION REQUEST FORM

TO: _____

PROJECT: _____

SPECIFIED ITEM:

Section	Page	Paragraph	Description
---------	------	-----------	-------------

The undersigned requests consideration of the following:

PROPOSED SUBSTITUTION: _____

Attached data includes product description, specifications, drawings, photographs, performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified. Attached data also includes description of changes to Contract Documents which proposed substitution will require for its proper installation.

The undersigned states that the following paragraphs, unless modified on attachments, are correct:

1. The proposed substitution does not affect dimensions shown on Drawings.
2. The undersigned will pay for changes to the building design, including engineering design, detailing and construction costs caused by the requested substitution.
3. The proposed substitution will have no adverse effect on other trades, the construction schedule, or specified warranty requirements.
4. Maintenance and service parts will be locally available for the proposed substitution.

The undersigned further states that the function, appearance and quality of the Proposed Substitution are equivalent or superior to the Specified Item.

Submitted by:

Signature _____

Firm _____

Address _____

For use by Design Consultant:

☐ Accepted ☐ Accepted as noted

☐ Not Accepted ☐ Received too late

_____ By _____

Date _____ Date _____

Telephone _____ Remarks _____

E-Mail _____

Attachments:

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SECTION 01 31 19

PROJECT MEETINGS

PART 1 GENERAL

1.01 PRE-CONSTRUCTION MEETING

- A. Design Professional, Contractor and Owner will meet prior to start of the Work after notice to proceed to discuss at least the following topics and any others of mutual interest. Contractor to prepare agenda for Owner's review and comment at least 1 week prior to the meeting. Contractor to revise agenda prior to meeting as needed.

1. Schedule of Values to be arranged by OSU Assets as defined by the Owner
2. List of sub-contractors
3. Monthly payment date/Standard Operating Procedures (SOP) for pay requests
4. Early purchase of, and/or lead time requirements for material and equipment/prepurchase of equipment
4. Change Order process
5. Other Contracts processes (i.e. retention, close-out, etc.)
6. Labor provisions/labor rates for subs/BOLI
7. Permit Status/tree protection/erosion control
8. Project Limits/Portion of site to be occupied by construction
9. Parking/Staging areas
10. Use of site, maintenance of access, temporary facilities, safety and background checks (if applicable)
11. Coordination procedures and separate contracts
12. Tobacco free campus requirements
13. Owner access during construction.
14. Material submittals/deferred submittals
15. Review of Contract Documents/review ADA requirements/cross-slopes
17. Progress schedules
18. Critical Work sequencing
19. Safety and emergency procedures/24-hour contact numbers
20. Security procedures
21. Hazardous materials
22. Progress meetings
23. Special Inspection and Testing, Design Professional Observation and any other inspections

- B. Location of Meeting: Project site, or otherwise specified by Owner

- C. Contractor to provide meeting minutes.

1.02 PROGRESS MEETINGS

- A. The Contractor will schedule and administer progress meetings and will:

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1. Prepare agendas.
 2. Schedule progress meetings, frequency, time and day to be determined during pre-construction meeting.
 3. Prepare and distribute updated project and 2-4 week look-ahead schedules as agreed appropriate.
 4. Make physical arrangements for and preside at meetings.
 5. Record minutes and include decisions.
 6. Distribute copies of minutes to participants within four (4) days after meetings.
- B. Location of Meetings: Project Site, unless otherwise specified by Owner.
- C. Attendance:
1. The Owner or Owner's Authorized Representative.
 2. Contractor.
 3. Subcontractors affected by agenda.
 4. Design Professional as necessary.
 5. Others as necessary.
- D. Minimum Agenda:
1. Review and approve minutes from previous meeting.
 2. Review Work progress since previous meeting.
 3. Discuss field observations, and problems.
 4. Review delivery schedules, construction schedule, and identify problems which impede planned progress.
 5. Review proposed changes.
 6. Material submittals.
 7. Note all new subcontractors performing Work at the job site.
 8. Other items as necessary (i.e. budget, safety, start-up, etc.)

1.03 PRE-INSTALLATION MEETINGS

- A. If applicable, technical specification sections will identify any pre-installation meeting requirements.
- B. Contractor to prepare agenda for Owner's review and comment at least 1 week prior to the meeting. Contractor to revise agenda prior to meeting as needed.
- C. Contractor to provide Meeting minutes

END OF SECTION

1. Progress payments no later than 30 days after the date of receipt of approved Application for Payment.
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SECTION 01 33 23

SHOP DRAWINGS, PRODUCT DATA, SAMPLES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Submit to the Owner and Design Professional shop drawings, samples, and product data (such as manufacturer's standard schematic drawings and other literature) when required by individual Specifications sections.
- B. Related Work Specified Elsewhere
 - 1. OSU General Conditions.

1.02 SUBMITTAL SCHEDULING

- A. Submittal Schedule: Submit to Owner and Design Professional a schedule for all submittals in tabular format. Submittal schedule to be approved by Design Professional.
 - 1. Submit at the same time as the initial construction schedule.
 - 2. Coordinate with Contractor's construction schedule and schedule of values.
 - 3. Arrange information to include: specification number and title; scheduled date for initial submittal; date review comments to be returned; date for one additional revised submittal issuance; date for review comments to be returned; submittal category (for review or for information); description of item of work covered; and role and name of subcontractor.
 - 4. Account for time required for preparation, review (including re-reviews), manufacturing, fabrication and delivery when establishing submittal delivery and review deadline dates.
 - 5. Update weekly and issue to Owner and Design Professional (can be included as attachment to weekly Owner Architect Contractor (OAC) meeting minutes).
- B. Submittals to be reviewed by Owner and Design Professional shall be sent to the Owner at least 20 calendar days before the date each is required for fabrication or installation unless stated differently in the Contract Documents.
- C. Submittals to be reviewed by Owner's property insurance carrier shall be sent to Owner (Project Manager) as directed in individual specification sections.
- D. Submittals involving Substitution requests or other modifications requiring review by the Owner and/or the Design Professional shall be sent to the Owner and Design Professional as an Request for Information (RFI).

1.03 SUBMITTAL CONTENT AND FORMAT

- A. General Requirements:
 - 1. Shop Drawings: Submit in electronic format.
 - 2. Product Data: Submit electronically.

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3. Samples: Submit the number and type stated in each Specification Section. Submit a minimum of three sets of color samples where color selection is required.
4. Submittals shall include:
 - a. Date and revision dates return date requested.
 - b. Project title and OSU project number.
 - c. The names of the Contractor, subcontractor, supplier, and manufacturer.
 - d. Identification of product or material, with Specification Section number.
 - e. Relation to adjacent critical features of work or materials.
 - f. Field dimensions, clearly identified as such.
 - g. Applicable standards, such as ASTM number or Federal Specification.
 - h. Identification of deviations from Contract Documents, and for products accompanied by Substitution request as required by Section 01 25 00.
 - i. Provide space for Contractor, Design Professional review stamps.
 - j. Contractor's stamp legibly signed, essentially as follows:

"The undersigned, acting on behalf of the Contractor, certifies that this submittal has been reviewed and is approved; products have been verified as being as specified, field measurements and field construction criteria have been or will be coordinated, and the submittal is in compliance with Contract Documents."
5. Re-submission Requirements:
 - a. Revise initial drawings as required and resubmit as specified for initial submittal.
 - b. Indicate on drawings any changes which have been made other than those requested by the Owner or Design Professional.
6. The Owner and/or Design Professional may return without review any submittal not meeting the requirements listed above.
7. Schedule submittals to expedite the Project, and coordinate submission of related items.
 - a. For each submittal for review, allow [14] days for review and comments for each review.
 - b. Submittals received after 3:00 PM PDT will be considered as having been received on the following day.
 - c. Submittals received after 3:00 PM PDF on a Friday will be considered as having been received on the following Monday or regular business day.
- B. Shop Drawings:
 1. Present data in a clear and thorough manner.
 2. Details within the submittals shall be identified by reference to sheet and detail, schedule or room numbers shown on Contract Documents.
 4. Minimum sheet Size: 8 ½ x 11".
 5. Minimum Font Size: 10 point.
- C. Product Data:
 1. Manufacturer's catalog sheets, brochures, diagrams, schedules, performance charts, illustrations and other standard descriptive data:
 - a. Clearly mark each copy to identify pertinent product or models.
 - b. Show dimensions, weights, and clearances required.

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- c. Show performance data consisting of capabilities, ROM, KW, pressure drops, design characteristics and consumption; conforming as closely as possible to the test methods referenced in the Plans and Specifications.
 - d. Show wiring or piping diagrams and controls.
 - 2. Manufacturer's standard schematic drawings and diagrams:
 - a. Modify to delete information which is not applicable.
 - b. Supplement standard information to provide information specifically applicable to the Work.
- D. Samples:
- 1. Ensure that samples are of sufficient size to indicate the general visual effect or color.
 - 2. Where samples must show a range of color, texture, finish, graining, or other property, submit sets of pairs illustrating the full scope of this range.
 - 3. One (1) sample or one (1) set of approved samples will be retained by the Design Professional, (1) set of samples to be retained on-site by Contractor; final work will be measured against approved samples.

1.04 QUALITY ASSURANCE

- A. Process submittals in ample time for review, as applicable, so as to not delay the Work.

1.05 DEFINITIONS

- A. The Design Professional will mark reviewed materials as follows:
- 1. "Approved" or "No Exception Taken," which means fabrication, manufacture and/or installation may proceed.
 - 2. "Approved as Noted" or "Make Revisions Noted," which means fabrication, manufacture and/or installation may proceed with revisions as noted.
 - a. At Contractor's option, submit correct item, with review notations acknowledge and incorporated.
 - 3. "Revise and Resubmit," which means that fabrication, manufacture and/or installation may not proceed.
 - 4. "Rejected," which means do not proceed; make arrangements for the review of the proposed Work with the Design Professional as soon as possible, or resubmit item complying with requirements of Contract Documents
 - 5. "Not Required to be Reviewed" means that submittal is not requested or item is not specified under Contract Documents. Includes items that are Contractor Means and Methods.

1.06 PROCESSING

- A. Contractor shall review submittals, make necessary corrections, and become familiar with the content of the submittals.
- B. Contractor shall mark each item with Contractor's stamp.
- C. Contractor shall accompany submittals with a transmittal letter bearing the date, project name, Contractor's name, number of items, and other pertinent data.

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- D. One copy of each reviewed submittal shall be kept on the job site at all times.

END OF SECTION

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SECTION 01 42 13

ABBREVIATIONS AND SYMBOLS

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED

- A. If not defined in the Construction/Contract Document drawing set, words which may be found elsewhere in the Construction/Contract Documents are abbreviated in accordance with the standards set forth below:

A/C	air conditioning	BO	bottom of
AB	anchor bolt	BOT	bottom
ABV	above	BRZ	bronze
AC	asphaltic concrete		
ACOUST	acoustical	CAB	cabinet/cabinetry
ACT	acoustical ceiling tile	CB	catch basin
AD	area drain	CEM	cement
ADD	addendum	CF	cubic foot
ADD'L	additional	CFOI	contractor furnished owner installed
ADH	adhesive	CG	corner guard
ADJ	adjustable	CH	ceiling height
AFF	above finish floor	CI	cast iron
AGG	aggregate	CIP	cast in place
AHU	air handling unit	CJ	control joint
AL	aluminum	CKBD	chalkboard
ALLOW	allowable	CL	centerline
ALT	alternate	CLO	closer/closet
ANOD	anodized	CLG	ceiling
AP	access panel	CLR	clear(ance)
APPROX	approximate	CM	construction manager
ARCH	architect(ural)	CMT	ceramic mosaic (tile)
ASPH	asphalt	CMU	concrete masonry unit
AUTO	automatic	CNTR	counter (flashing)
AV	audio visual	COL	column
AVE	avenue	COM	communications
AWP	acoustical wall panel	CONC	concrete
		COND	condition
BD	board	CONN	connect(ion)
BFF	below finish floor	CONST	construction
BIT	bituminous	CONT	continuous or continue
BLDG	building	CONTR	contract(or)
BLKG	blocking	CORR	corridor
BM	bench mark, beam	CPT	carpet

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CRS course(s)
CS countersink
CSMT casement
CT ceramic tile
CTR center
CUH cabinet unit heater
CVG clear vertical grain
CW cold water
CWT ceramic wall tile
CY cubic yard

D depth
DBL double
DEMO demolish, demolition
DEP depressed
DET detail
DF drinking fountain
DIA diameter
DIAG diagonal
DIM dimension
DIM PT dimension point
DISP dispenser
DIV division
DL dead load
DMT demountable
DN down
DP dampproofing
DR door
DS downspout
DT drain tile
DTL detail
DW dumbwaiter
DWG drawing(s)
DWR drawer

E east
EA each
EB expansion bolt
EF each face
EJ expansion joint
EL/ELEV elevation
ELEC electric(al)
EMBED embedment
EMER emergency

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ENCL enclose(ure)
ENGR engineer
EO edge of
EP electrical panel board
EQ equal
EQUIP equipment
EST estimate
EVT equiviscous temperature
EW each way
EWC electric water cooler
EXIST/(E) existing
EXH exhaust
EXP exposed
EXT exterior

FA fire alarm
FAF fluid applied flooring
FARF fluid applied resilient floor
FAS fasten, fastener
FBD fiberboard
FBT finished blowing temperature
FD floor drain, fire damper
FDN foundation
FE fire extinguisher
FEC fire extinguisher cabinet
FF finish floor
FFE finish floor elevation
FFN factory finish
FGL fiberglass
FHMS flathead machine screw
FHWS flathead wood screw
FIN finish(ed)
FLASH flashing
FLCO floor cleanout
FLR floor(ing)
FLUOR fluorescent
FOC face of concrete
FOF face of finish
FOIC furnished by owner/installed by contractor
FOIO furnished by owner/installed by owner
FOM face of masonry
FP fireproofing, flash point
FPHB freeze-proof hose bib

FR	fire resistive, fire rated	INV	invert
FRM	frame(d), (ing)	JAN	janitor
FS	full size	JB	junction box
FSS	finished structural slab	JC	janitor's closet
FT	foot/feet	JT	joint
FTG	footing		
FTS	finished topping slab	KD	kiln dried
FURR	furring	KCP	Keene's cement plaster
FUT	future	KO	knockout
		KP	kick plate
GA	gage, gauge		
GALV	galvanized	L	length
GB	grab bar or gypsum board	LAB	laboratory
GC	general contractor	LAM	laminated(d)
GI	galvanized iron	LAV	lavatory
GL	glass, glazing	LBS	pounds
GLS	glass resin wall surfacing	LF	linear foot or feet
GLULAM	glue laminated	LH	left hand
GND	ground	LL	live load
GWB	gypsum wall board	LONGIT	longitudinal
GYP	gypsum	LP	low point
		LT	light
HB	hose bibb	LVR	louver
HBD	hardboard	LW	lightweight
HC	hollow core		
HD	heavy duty	MATL	material
HDR	header	MAX	maximum
HDW	hardware	MB	machine bolt
HM	hollow metal	MECH	mechanic(al)
HORIZ	horizontal	MEMB	membrane
HP	high point	MFR	manufacture(r)
HR	hour	MH	manhole
HT	height	Min	minimum, minute
HTG	heating	MISC	miscellaneous
HVAC	heating, ventilating, air conditioning	MO	masonry opening
HWD	hardwood	MO#	model number
HWH	hot water heater	MOD	modular
		MPH	miles per hour
ID	inside diameter, identification	MS	machine screw
IN	inch	MTD	mounted
INCIN	incinerator	MTL	metal
INCL	include(d), (ion)	MULL	mullion
INSUL	insulation	MWP	membrane waterproofing
INT	interior		

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N	north	PTD	paper towel dispenser
(N)	new	PTN	partition
NA	not applicable	PVC	polyvinyl chloride
NAT	natural, natural finish	PWD	plywood
NIC	not in contract	QT	quarry tile
NO	number	QTR	quarter
NOM	nominal		
NTS	not to scale	R	riser
OA	overall	RA	return air
OBS	obscure	RAD	radius
OC	on center	RB	resilient base
OD	outside diameter/dimension	RCP	reflected ceiling plan
OF	overflow	RD	roof drain
OFCI	owner furnished contractor installed	REC	recessed
OFOI	owner furnished owner installed	REF	reference
OHMS	ovalhead machine screw	REFR	refrigerator
OHWS	ovalhead wood screw	REINF	reinforce(ing), (ed)
OPER	operable	REQ	required
OPNG	opening	RES/RESIL	resilient
OPP	opposite	RET'G	retaining
OPT	optional	REV	revision(s), revised
OVHD	overhead	RFG	roofing
OZ	ounce(s)	RFL	reflected
P	paint(ed)	RH	right hand
PAV	paving or pavers	RM	room
PB	push button	RO	rough opening
PCF	pounds per cubic foot	RR	restroom
PERF	perforate(d)	RSF	resilient sheet flooring
PL	plate, property line	RTU	roof top unit
PLAM	plastic laminate	S	south
PLAS	plaster	SB	splashblock
PLMB	plumbing	SC	solid core
PNL	panel	SCHED	schedule
PP	push plate	SD	soap dispenser
PR	pair	SECT	section
PREFIN	prefinished	SF	square feet (foot)
PRELIM	preliminary	SH	shelf, shelving
PREP	prepare	SHT	sheet
PSF	pounds per square foot	SHTHG	sheathing
PSI	pounds per square inch	SHWR	shower
PT	point, pressure treated	SIM	similar
		SL	sleeve

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SND	sanitary napkin disposal	TW	top of wall
SOG	slab on grade	TYP	typical
SPEC	specification(s)		
SQ	square	UNFIN	unfinished
SS	storm sewer	UNO	unless noted otherwise
S4S	finished 4 sides	UR	urinal
SD	storm drain		
SPKR	speaker	V	voltage
SS	stainless steel	VAT	vinyl asbestos tile
ST	stone	VB	vapor barrier
STC	sound transmission class	VCT	vinyl composition tile
STD	standard	VENT	ventilation
STL	steel	VERT	vertical
STR	street	VEST	vestibule
STOR	storage	VG	vertical grain
STRUCT	structural	VIF	verify in field
SUPP	supplement	VG	vertical grain
SUPT	support	VNR	veneer
SURF	surface	VWC	vinyl wall covering
SUSP	suspended		
SV	sheet vinyl	W	width, wide, west
SYM	symmetrical	W/	with
SYS	system	W/O	without
		WC	water closet
T	tread	WD	wood
TBM	top bench mark	WDB	wood base
T&G	tongue and groove	WDW	window
TB	towel bar	WGL	wire glass
TC	top of curb	WH	water heater
TEL	telephone	WP	waterproof(ing)
TEMP	tempered	WNS	wainscot
THK	thickness	WR	water resistant
THRU	through	WRB	water resistant barrier
TKBD	tackboard	WS	waterstop
TO	top of	WSCT	wainscot
TOC	top of concrete	WT	weight
TOL	tolerance	WTR	water
TOS	top of steel	WW	window wall
TOW	top of wall	WWC	wood wall covering
TP	top of paving	WWF	woven wire fabric
TPD	toilet paper dispenser		
TRANS	transverse		
TS	top of slab		
TV	television		

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- B. If not defined in the Construction/Contract Document drawing set, symbols which may be found elsewhere in the Construction/Contract Documents are in accordance with the standards set forth below:

& and	λ angle	@ at
⌀ diameter, round	" inches	X by (as in 2 by 4)
' feet	⊥ perpendicular	/ per
% percent	# pound, number	

END OF SECTION

1. Progress payments no later than 30 days after the date the Owner approved all Work.
2. Final payment of all remaining amounts no later than 30 days after the date the Owner approved all Work.

SECTION 01 42 16

DEFINITIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Words which may be found elsewhere in the Contract Documents are defined in accordance with the standards set forth below:

Approve:

Where used in conjunction with the Design Professional's response to submittals, requests, applications, inquiries, reports and claims by Contractor, the meaning of term "approved" will be limited to the Design Professional's responsibilities and duties as specified in General and Supplementary Conditions. In no case will "approval" by Design Professional be interpreted as a release of Contract requirements.

As Detailed, As Shown:

Where "as detailed", "as shown" or words of similar importance are used, it shall be understood that reference to the Drawings accompanying the Specifications is made unless otherwise stated.

As Directed, As Required, As Authorized, As Reviewed, As Accepted:

Where "as directed", "as required", "as authorized", "as reviewed", "as accepted" or words of similar importance are used, it shall be understood that the direction, requirement, permission, authorization, review, or acceptance of the Design Professional is intended, unless otherwise stated.

As Indicated:

Where "as indicated" is used it shall be understood that reference to Drawings and/or Specifications is made unless otherwise stated.

Directed, Requested, etc.:

Terms such as "directed," "requested," "authorized," "selected," will be understood as "directed by Design Professional," "requested by Design Professional," and similar phrases shall not be interpreted to extend Design Professional's responsibility into Contractor's responsibility for construction supervision.

Furnish:

Except as otherwise defined in greater detail the term "furnish" is used to mean supply and deliver to project site, ready for unloading, unpacking, assembly, installation, etc., as applicable in each instance.

Indicated:

The term "indicated" is a cross-reference to graphic representations, notes or schedules on drawings, to other paragraphs or schedules in the specifications and to similar means of recording requirements in Contract Documents. Where terms such as "shown," "noted," "scheduled," and "specified" are used in lieu of "indicated," it is for purpose of helping reader locate cross-reference and no limitation of location is intended except as specifically noted.

Install:

Except as otherwise defined in greater detail, the term "install" is used to describe operations at project site including unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension,

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finishing, curing, protecting, cleaning and similar operations, as applicable in each instance.

Installer:

The term "installer" is defined as the entity (person or firm) engaged by Contractor, or its subcontractor or sub-subcontractor for performance of a particular unit of Work at project site, including installation, erection, application and similar required operations. It is a general requirement that such entities (Installers) be expert in operations they are engaged to perform.

Provide:

Except as otherwise defined in greater detail, term "provide" means furnish and install, complete and ready for intended use, as applicable in each instance.

END OF SECTION

1. Progress payments no later than 30 days after the date of receipt of approved Application for Payment.
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SECTION 01 42 19

REFERENCE STANDARDS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Quality Assurance.
- B. Location of References.
- C. Schedule of References.

1.02 QUALITY ASSURANCE

- A. For products or quality of work specified by association, trade, or federal standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
- B. Conform to reference standard by date of issue current on date of Contract Documents.
- C. General Applicability of Standards: Except where Contract Documents include more stringent requirements, applicable standards of the construction industry have the same force and effect as if bound or copied directly into Contract Documents.
- D. Such standards are made a part of the Contract Documents by reference.
- E. Individual sections indicate which codes and standards the Contractor must keep at the project site, available for reference.
- F. Referenced industry standards take precedence over standards which are not referenced but recognized in industry as applicable.
- G. Non-referenced standards are not directly applicable to the Work, except as a general requirement of whether the Work complies with standards recognized in the construction industry.

1.03 SCHEDULE OF REFERENCED ASSOCIATIONS

- AIA American Institute of Architects
www.aia.org

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AISC	American Institute of Steel Construction www.aisc.org
AISI	American Iron and Steel Institute www.steel.org
ANSI	American National Standards Institute www.ansi.org
APA	American Plywood Association www.apawood.org
ASHRAE	American Society of Heating, Refrigerating, and Air Conditioning Engineers www.ashrae.org
ASTM	American Society for Testing and Materials www.astm.org
AWPA	American Wood Protection Association www.awpa.com
AWS	American Welding Society www.aws.org
BIA	Masonry Institute of America www.masonryinstitute.org
BOLI	Oregon Bureau of Labor and Industries www.oregon.gov/boli
CCB	Construction Contractors Board www.oregon.gov/ccb
CDA	Copper Development Association www.copper.org
CISPI	Cast Iron Soil Pipe Institute www.cispi.org
CSI	Construction Specification Institute www.csiresources.org
DEQ	Department of Environmental Quality (Oregon) www.oregon.gov/deq

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DHI	Door and Hardware Institute www.dhi.org
EPA	U.S. Environmental Protection Agency www.epa.gov
FM	Factory Mutual System www.fmglobal.com
FS	Federal Specification General Services Administration Specifications and Consumer Information Distribution Section (WFSIS) https://fedspecs.gsa.gov/s/federal-specifications
ICC	International Building Codes www.iccsafe.org/
ICBO	International Conference of Building Officials www.iccsafe.org/
IRS	Internal Revenue Service www.irs.gov
ISA	International Society of Automation www.isa.org
NAAMM	National Association of Architectural Metal Manufacturers www.naamm.org
NEMA	National Electrical Manufacturers' Association www.nfpa.org/NEC
NESC	National Electrical Safety Code www.ieee.org
NFPA	National Fire Protection Association www.nfpa.org
NRCA	National Roofing Contractors' Association www.nrca.net
OAR	Oregon Administrative Rules https://sos.oregon.gov/archives/Pages/oregon_administrative_rules.aspx

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OESP	State of Oregon Electrical Specialty Code https://www.oregon.gov/bcd/codes-stand/pages/electrical.aspx
ORS	Oregon Revised Statutes https://www.oregonlegislature.gov/bills_laws/pages/ors.aspx
OSHA	Occupational Safety and Health Administration www.osha.gov
OSSC	Oregon Structural Specialty Code https://www.oregon.gov/bcd/codes-stand/pages/commercial-structures.aspx
PLIB	Pacific Lumber Inspection Bureau www.plib.org
PS	Product Standards https://www.trade.gov/product-standards
SDI	Steel Door Institute www.steeldoor.org
SMACNA	Sheet Metal and Air Conditioning Contractors' National Association www.smacna.org
SPRI	Single Ply Roofing Institute www.spri.org
SSPC	The Society for Protective Coatings www.sspc.org
SWRI	Sealing, Waterproofing and Restoration Institute www.swrionline.org
UBC	Uniform Building Code (See ICBO)
UFC	Uniform Fire Code www.nfpa.org
UL	Underwriters' Laboratories, Inc. www.ul.com
UMC	Uniform Mechanical Code www.iapmo.org

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UPC Uniform Plumbing Code
www.iapmo.org

USDOT Department of Transportation
www.transportation.gov

WHL Warnock Hersey Laboratories
www.intertek.com

WWPA Western Wood Products Association
www.wwpa.org

1.05 REFERENCE STANDARDS

- A. General: Comply with the provisions of the latest versions of the publications listed below except as otherwise shown or specified.
- B. American Concrete Institute (ACI):
 - 1. ACI 301 Specifications for Structural Concrete
- C. American Institute of Steel Construction (AISC):
 - 1. AISC 341 Seismic Provisions for Structural Steel Buildings
 - 2. AISC 360 Specification for Structural Steel Buildings
- D. American National Standards Institute (ANSI)/American Society for Nondestructive Testing (ASNT):
 - 1. ANSI/ASNT CP-189-1995
 - 2. ANSI/ASNT SNT-TC-1A
- E. American Society for Testing and Materials (ASTM). The following are specifically referenced for structural steel testing:
 - 1. ASTM A435 Standard Specification for Straight-Beam Ultrasonic Examination of Steel Plates
 - 2. ASTM A898 Standard Specification for Straight Beam Ultrasonic Examination of Rolled Steel Structural Shapes
 - 3. ASTM E114 Standard Practice for Ultrasonic Pulse-Echo Straight Beam Contact Testing
 - 4. ASTM E164 Standard Practice for Contact Examination of Weldments
 - 5. ASTM E329 Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection
 - 6. ASTM E543 Standard Practice for Agencies Performing Non-destructive Testing
 - 7. ASTM E587 Standard Practice for Ultrasonic Angle-Beam Contact Testing
 - 8. ASTM E709 Standard Guide for Magnetic Particle Testing
 - 9. ASTM E1212 Standard Practice for Establishing Quality Management Systems for Nondestructive Testing Agencies
 - 10. ASTM E1444 Standard Practice for Magnetic Particle Testing

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- F. American Society for Testing and Materials (ASTM). The following are specifically referenced for concrete testing:
1. ASTM C31 Practice for Making and Curing Concrete Test Specimens in Field
 2. ASTM C33 Specification of Concrete Aggregates
 3. ASTM C39 Test Method for Compressive Strength of Cylindrical Concrete Specimens
 4. ASTM C42 Test Method for Obtaining and Testing Drilled Cores and Sawed Beams of Concrete
 5. ASTM C94 Specification for Ready-Mixed Concrete
 6. ASTM C143 Test Method for Slump of Hydraulic Cement Concrete
 7. ASTM C172 Practice for Sampling Freshly Mixed Concrete
 8. ASTM C173 Test Method for Air Content of Freshly Mixed Concrete by Volumetric Method
 9. ASTM C192 Standard Practice for Making and Curing Concrete Test Specimens in the Laboratory
 10. ASTM C231 Test Method for Air Content of Freshly Mixed Concrete by the Pressure Method
 11. ASTM C597 Test Method for Pulse Velocity Through Concrete
 12. ASTM C803 Test Method for Penetration Resistance of Hardened Concrete
 13. ASTM C805 Test Method for Rebound Number of Hardened Concrete
- G. American Welding Society (AWS):
1. AWS D1.1 Structural Welding Code – Steel
 2. AWS D1.8 Structural Welding Code - Seismic Supplement
- H. Research Council on Structural Connections (RCSC):
1. RCSC Specification for Structural Joints Using High-Strength Bolts

END OF SECTION

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SECTION 01 45 00

QUALITY CONTROL

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Codes, regulations and permits.
- B. Procedures for quality control.

1.02 OWNER RESPONSIBILITIES

- A. Owner will employ and pay for services of an independent testing laboratory to perform inspection, sampling and testing as required by Authority Having Jurisdiction (AHJ) and Owner.
- B. Owner's Authorized Representative will provide on-site observation during construction.

1.03 CODES, REGULATIONS AND PERMITS

- A. All Work shall conform with the Oregon Structural Specialty Code (OSSC) based on the International Building Code (IBC), as amended by the State of Oregon Building Codes Division and the edition designated by the governing authority.
- B. Contractor shall comply with all applicable state and local construction codes.
- C. References to codes, Specifications and standards referred to in the Contract Documents shall mean, and are intended to be, the latest edition, amendment or revision of such reference standard in effect as of the date of these Contract Documents.
- D. The Owner shall be responsible for all permits and AHJ plan review fees; the Contractor shall be responsible for all licenses and associated fees required for the Work.
 - 1. Contractor shall obtain the permit from the AHJ and is responsible for meeting permit requirements during the Work.
- E. Contractor shall arrange and attend all required permit inspections and furnish evidence of approved AHJ inspection reports per Section 01 77 00.

1.04 QUALITY OF WORK

- A. It is the true and specific intent of these Specifications that quality of Work on all phases of the construction and embracing all the trade sections shall be of high quality performed by workers skilled in their trade and performing their Work only according to the standard of best practice of the trade.
- B. All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with manufacturer's directions unless otherwise specified.
- C. If Work is required in a manner to make it impossible to produce high quality Work, or should discrepancies appear among Contract Documents, request interpretation from Design

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Professional before proceeding with Work.

- D. Failure to secure interpretation may cause rejection by the Design Professional or owner of installation.

1.05 LAYOUT

- A. Be responsible for properly laying out the Work and for lines and measurements for the Work.
- B. Verify the figures shown on the drawings before laying out the Work and report errors or inaccuracies to the Design Professional before commencing Work.
- C. All layout of accessible features shall comply with the more restrictive of OSU's Design & Construction Standards (Accessibility Design Practices for OSU) and most current ADA Standards for Accessible Design and the latest adopted edition of the Oregon Structural Specialty Code (OSSC).
- D. Strict compliance with maximum slopes is required. All new sidewalks exceeding maximum slope requirements shall be removed and replaced by the contractor at their expense.

1.06 SUPERVISION

- A. The Contractor shall maintain effective supervision on the project at all times Work is being performed.
- B. The superintendent shall be the same person throughout the project and shall attend the preconstruction conference.

1.07 INSPECTIONS AND TESTING

- A. Contractor shall notify the Owner's Testing Agency, or AHJ, at least twenty-four (24) hours in advance of any required progress inspection
- B. Cooperate with laboratory personnel and/or inspectors, provide access to Work and furnish incidental equipment material and labor required for field testing and sample taking.

1.08 EVALUATION OF TESTS AND INSPECTIONS

- A. If results of tests and inspections indicate Work doesn't meet the minimum requirements of the Contract Documents, that portion of Work is subject to rejection.

1.09 ADJUSTMENTS

- A. Remove and replace rejected Work at Contractor's expense including costs of subsequent tests and inspections until Work meets requirements of Contract Documents.
- B. The Owner reserves the right to perform any testing as may be required to determine compliance with the Contract Documents.
- C. Costs for such testing will be the Owner's responsibility unless testing indicates noncompliance. Cost for such testing indicating noncompliance shall be borne by the Contractor.
- D. Noncomplying Work shall be corrected and testing will be repeated until the Work complies

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with the Contract Documents.

- E. Contractor will pay costs for retesting noncomplying Work.

END OF SECTION

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SECTION 01 51 00

CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. This Section specifies requirements for temporary services and facilities, including utilities, construction and support facilities, security and protection.

1.02 REGULATORY AGENCY REQUIREMENTS

- A. Regulations: Comply with industry standards and applicable laws and regulations of Authorities having Jurisdiction (AHJ).
- B. Standards: Comply with NFPA Code 241, "Building Construction and Demolition Operations", ANSI-A10 Series standards for "Safety Requirements for Construction and Demolition".
- C. Electrical Service: Comply with NEMA, NEC and UL standards and regulations for temporary electric service; install service in compliance with National Electric Code (NFPA 70).
- D. Inspections of Temporary Utilities: Arrange for AHJ to inspect and test each temporary utility before use; obtain required certifications and permits if required.

1.03 PROTECTION

- A. Protect sidewalks, asphalt paving, concrete, trees, shrubs, and lawn areas at all times from damage resulting from construction activities.
- B. Prevent materials from clogging catch basins and yard drains; leave drains clean and in proper working condition.
- C. Protect Existing Irrigation Systems:
1. In the event damage occurs to an underground irrigation system as a direct result of a Contractor's activities, the Contractor shall repair/replace or be assessed a charge at the discretion of the Owner.
 2. If repairs are to be made by the Contractor, the repairs will be inspected by the Owner's Authorized Representative prior to backfilling.
 3. Any galvanized pipe that requires repair shall be repaired at a threaded coupling, not by use of a compression coupling.
- D. Protect Existing Air Handling Systems:
1. Contractor shall be responsible for protection of the existing air handling system at all times. This protection shall include:
 - a. During site work or building demolition, prefilters shall be provided and maintained on all building outside air intakes at all times throughout the construction duration.
 - b. During any interior work that may create dust in the interior space and adjacent corridor/hallways, air filters shall be provided and maintained on all affected air return and exhaust grilles. Where air flow in or out of the space is not required, all air duct openings shall be temporarily blanked off with plywood or sheet metal.
 - c. Prior to starting any work, the Contractor shall record and submit to the Owner's

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- Authorized Representative, pressure readings across all existing air handler air filter banks before installation of new prefilters.
- d. Upon completion of all Work affecting existing air handling systems, the Contractor shall remove all temporary filters, covers and associated parts and restore the system to its original operating condition unless otherwise stated elsewhere in the Contract Documents
- E. Clean, repair, resurface, or restore existing surfaces to their original, or better, condition, or completely replace such surfaces to match existing where damaged by construction operations.
- F. Project Site security is the responsibility of the Contractor.
- G. Construction Debris:
1. Debris shall not be allowed to remain around the project site during performance of Work but shall be disposed of as rapidly as it accumulates.
 2. On completion of Work, the buildings and grounds shall be left in a condition that is equal to or better than original condition.
 3. In case of failure to do so, the Owner may remove rubbish and charge the cost to the Contractor.
- H. The Contractor shall manage a safe job environment for both the safety of all the people around the Work site as well as the safety of the Owner's and general public's property.
- I. The Contractor shall provide and maintain suitable barricades, shelters, lights, and danger signals during the progress of the Work; they shall meet the requirements of the local building code and OSHA.

1.04 DRAINAGE

- A. Verify that all rain drains in the construction areas are in working order and notify the Owner's Authorized Representative in writing of any rain drains that are plugged, prior to the start of the Work.
- B. Start of Work will be considered as acknowledgment that all drains are clear and in good working order.
- C. All drains shall be left in a clean and proper working condition.

1.05 CONSTRUCTION PROJECT SAFETY FORM

- A. Contractor shall submit to the Owner, prior to signing the Contract, the completed "Construction Project Safety Form", which is provided with instructions at the end of this Section. The completed form to include all required attachments.

1.06 TUNNEL ACCESS AND SAFETY

- A. Access into OSU's Tunnel system is regulated. OSU Energy Center Co-Generation Engineers are instructed to deny any request for keys from any Contractor that cannot provide the required information below in writing to the Project Manager and OSU Energy Center Co-Generation Engineers:
1. Names of ALL personnel entering tunnel. All personnel must have completed tunnel training in the last 12 months.
 2. Project name, Purpose for entry, location entry will be made and why.
 3. OSU Point of Contact (POC). If entry is requested by a Contractor or non-OSU person, they must provide an OSU POC.

1.07 TEMPORARY UTILITIES

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- A. Temporary Utilities:
 - 1. Prepare a schedule indicating dates for implementation and termination of each temporary utility.
 - 2. At the earliest feasible time, when acceptable to the Owner, change over from use of temporary service to use of the permanent service.
- B. Conditions of Use:
 - 1. Keep temporary services and facilities clean and neat in appearance.
 - 2. Operate in a safe and efficient manner.
 - 3. Take necessary fire prevention measures.
 - 4. Do not overload facilities or permit them to interfere with progress.
 - 5. Do not allow hazardous, dangerous or unsanitary conditions, or public nuisances to develop or persist on the site.
- C. Electrical Service:
 - 1. Service limited to 20-amp 120V circuits will be paid for by the Owner.
 - 2. Connection to the service shall be the responsibility of the Contractor, with the Owner's approval.
 - 3. Coordinate with the Owner's Authorized Representative.
- D. Water Service:
 - 1. Connection to the service shall be the responsibility of the Contractor, with the Owner's approval.
 - 2. Coordinate with the Owner's Authorized Representative.

1.08 TEMPORARY SUPPORT FACILITIES

- A. Temporary Sanitary Facilities:
 - 1. Provide and maintain an adequate number of facilities for the use of all persons employed on the Work during construction.
 - 2. Provide enclosed, weatherproof facilities with heat as required.
 - 3. Use of new or existing Owner's facilities will not be permitted.
- B. Temporary Heat and Ventilation:
 - 1. As necessary, provide temporary heat and ventilation required by construction activities, for curing or drying of completed installations or protection of installed construction from adverse effects of low temperatures or high humidity. Select safe equipment that will not have a harmful effect on completed installations or elements being installed. Coordinate ventilation requirements to produce the ambient condition required and minimize consumption of energy.
- C. Telephone Equipment: Provide telephone communications at project site.
- D. Existing Services:
 - 1. Do not interrupt any existing service.
 - 2. Prior request and approval of the Owner's Representative will enable the Owner to shut down any utility required by the Work.
 - 3. Contractor shall not shut down utilities.

1.09 TEMPORARY BARRIERS AND ENCLOSURES

- A. Provide barriers and fencing to prevent unauthorized entry to construction areas and to protect existing facilities and adjacent properties from damage.

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1. Provide tree protection as required by the AHJ, when applicable, prior to start of work.
 2. Maintain and provide protection for lawn, shrubs and trees behind temporary barriers and fencing.
- B. Provide Commercial grade chain link fence construction.
- C. Provide 6-foot-high fence around construction site as directed by Owner's Authorized Representative; equip with vehicular and pedestrian gates with lock.
- D. Exterior Closures: Provide temporary secured, weather-tight closures at exterior openings, to permit acceptable working conditions and protection of the Work.
- E. Interior Closures:
1. Provide temporary floor to ceiling partitions (not plastic sheeting) and ceilings as required to separate work areas from Owner occupied areas, to prevent penetration of dust and moisture into Owner occupied areas, to reduce construction noise, and to prevent damage to existing materials and equipment.
 2. Paint surfaces exposed to view from Owner occupied areas.

1.10 ODORS

- A. Work that causes excessive odors shall be performed only after coordination with the Owner's Authorized Representative. Filtering of air intakes to units may be required to prevent odors and vapors from entering the buildings.
- B. Contractor shall provide 7 days advance notice to the Owner's Authorized Representative in order for advance notice to be forwarded to building occupants. Work stoppage may occur if advance notification has not been coordinated or odors and vapors from the work are found to generate complaints from building occupants.

1.11 FIRE SAFETY

- A. Coordination with OSU Fire Alarm shop will be required for access to fire alarm panels, work adjacent to fire alarm panels or any other impacts on the fire alarm system.
- B. Ensure that required exit routes remain unobstructed while building is occupied.
- C. Abide by all fire safety requirements for buildings under construction, alteration or demolition as required by Article 87, of the Uniform Fire Code as adopted by the State of Oregon.
- D. An emergency telephone shall be provided on site. Cellular telephone equipment is acceptable.
- E. Fire Suppression Equipment:
1. Install and maintain temporary fire protection facilities of the types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 10 "Standard for Portable Fire Extinguishers", and NFPA 241 "Standard for Safeguarding Construction, Alterations and Demolition Operations".
 2. Maintain equipment in working condition with current inspection certificate attached to each.
 3. Locate fire extinguishers where convenient and effective for their intended purpose, but not less than one extinguisher on each floor at or near each usable stairwell.
 4. Store combustible materials in containers in fire-safe locations.
 5. Maintain unobstructed access to fire extinguishers, fire hydrants, temporary fire protection facilities, stairways, and other access routes for fighting fires.

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6. Provide continual supervision of welding operations, combustion type temporary heating units, and similar sources of fire ignition.
7. When possible, relocate hot work to a designated hot work area.
8. If the materials or equipment cannot be relocated to a designated hot work area, use the least hazardous form of hot work that will get the job done and prepare the area properly.
9. Manage mobile hot work using the formal hot work permit system. (mentioned in the next bullet point and also a directive in the OSU Hot Work Safety Program)
10. Make sure both fire protection and hot work equipment work properly.
11. Train all personnel involved in hot work operations and activities so that they have the understanding, knowledge, and skills necessary to safely perform their jobs.

1.12 CONSTRUCTION AIDS

- A. Scaffolding: comply with applicable OSHA requirements.
- B. Material Handling Equipment:
 1. Provide necessary cranes, hoists, towers, or other lifting devices.
 2. Use only experienced operators.
 3. Remove equipment as soon as possible after task is ended.
 4. Coordinate placement of such equipment with Owner's Authorized Representative.
 5. Obtain required permits and meet requirement of governing authorities regarding applicable regulations.
- C. Materials or debris shall not be allowed to free fall from building.
- D. The use of chutes or conveyors must be approved by Owner.

1.13 TEMPORARY CONTROLS

- A. Water Control:
 1. Maintain excavations free of water.
 2. Provide, operate, and maintain necessary pumping equipment.
- B. Protection:
 1. Protect installed Work and provide special protection where specified in individual specification sections.
 2. Prohibit traffic or storage upon waterproofed or roofed surfaces.
- C. Security:
 1. Provide security and facilities to protect Work and existing facilities and Owner's operations from unauthorized entry, vandalism, or theft.
 2. Coordinate operations with Owner's Authorized Representative.
- D. Temporary Traffic Control /Pedestrian Accessibility
 1. A continuous route for all pedestrians, including persons with disabilities and bicyclists, shall be maintained at all times. When existing pedestrian facilities are disrupted, closed, or relocated in a construction zone, temporary pedestrian facilities shall be provided.
 2. Temporary pedestrian facilities should be safe and accessible. There should be no curbs or abrupt changes in grade that could cause tripping or be a barrier to wheelchair use.

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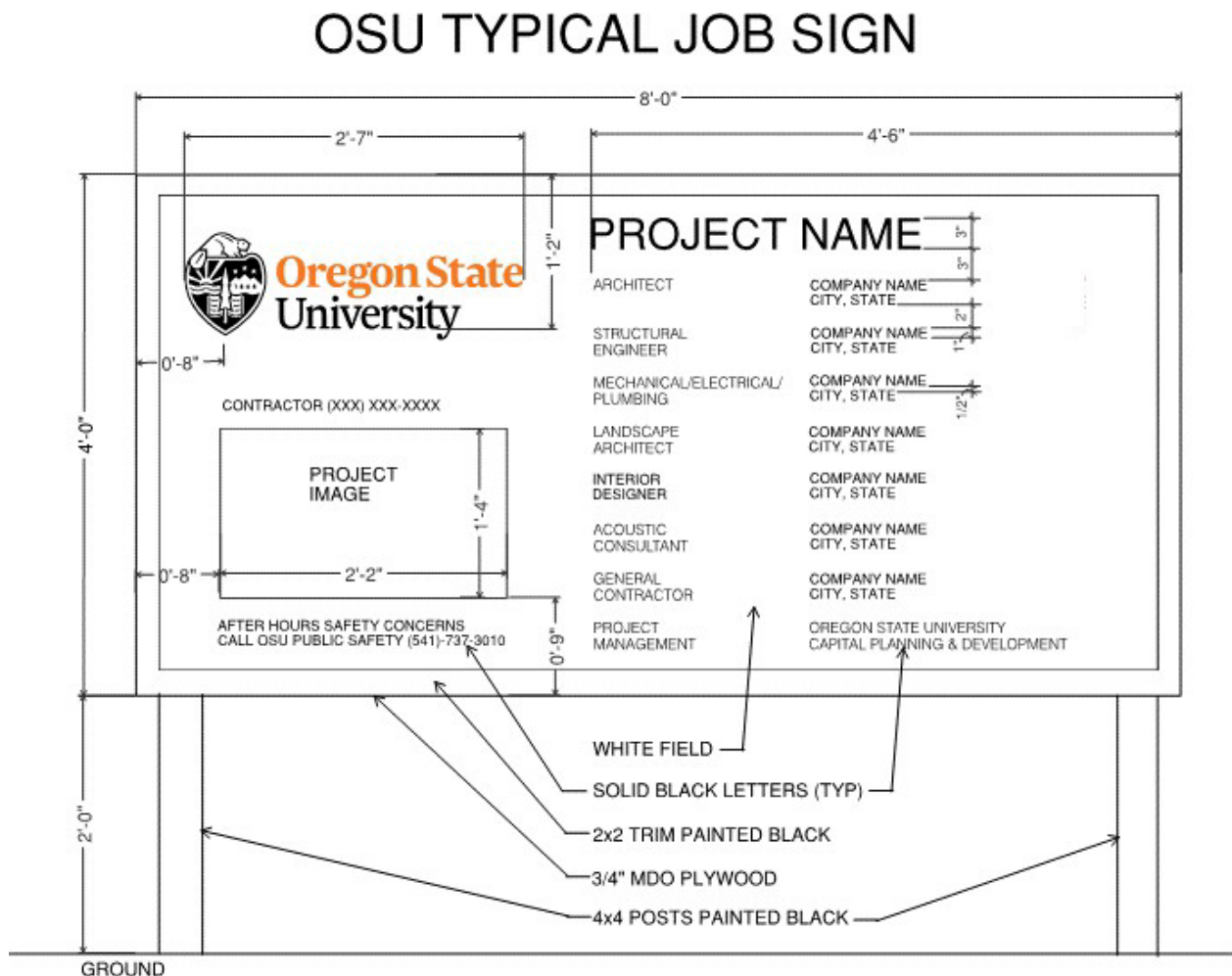
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3. Signage shall be provided directing people to the temporary accessible route. The signage shall include the International Symbol of Accessibility.
4. Contractors shall not block temporary walkways with vehicles, equipment, construction materials, signs, trash, or other objects that might prohibit pedestrian passage.
5. Construction equipment and equipment operation must be separated from any open walkways. At construction zones, pedestrian fences or other protective barriers shall be provided to prevent access into the construction zone.

1.14 PROJECT SIGNAGE

- A. Contractor is permitted to post only one project identification sign based on the following example:



1.14 PREPARATION

- A. Consult with Owner to review jobsite areas required for field offices, material storage and stockpiles, equipment storage, access to different locations, etc.

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1.15 PERFORMANCE

- A. Confine equipment, apparatus, and storage of material to work limits. The Owner will not be responsible for protection of materials and equipment from damage, pilfering, etc.
- B. Install temporary facilities in such a manner that the installed work will not be damaged.
- C. Do not use facilities of existing building unless authorized in writing by the Owner.
- D. OSU is a tobacco-free campus and tobacco use is prohibited on all Campus property.
- E. Keep facilities well maintained.
- F. Relocate temporary facilities as required during job progress.
- G. At Substantial Completion, clean and renovate permanent facilities that have been used during the construction period, including but not limited to:
 - 1. Replace air filters and clean inside of ductwork and housings.
 - 2. Replace significantly worn parts and parts that have been subject to unusual operating conditions.
 - 3. Replace lamps that are burned out or noticeably dimmed by substantial hours of use.
- H. Final Clean-up: On completion of project and after removal of all debris, rubbish, and temporary construction, Contractor shall leave the construction area in a clean condition satisfactory to the Owner. Cleaning shall include off the site disposal of all items and materials not required to be salvaged, as well as all debris and rubbish resulting from demolition and new work operations.

END OF SECTION

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OREGON STATE UNIVERSITY CONSTRUCTION AND MAINTENANCE SAFETY REQUIREMENTS

Complete OSU Construction and Maintenance Safety Form - Send completed documents (including Site Safety Plan and all separate answer pages) to Construction Contract Administration along with the signed contract and bonds.

Project Isolation - All construction and remodeling activities regardless of size and/or scope must be fenced, barricaded, or otherwise protected to restrict entrance and to ensure the safety of those in the general area. See isolation requirements.

Site Safety Plan - A site safety plan will be required and will address:

- General Information
- Emergency Information
- Key Organization Personnel
- Hazard Evaluation/Facility Impact
- Emergency Procedures
- Work Zones
- Security Measures
- Fire Protection

A model plan is attached. This form can be used if another plan has not already been prepared. Contact OSU Environmental Health & Safety for more information 737-2505.

Isolation Requirements

General: All construction, maintenance, and remodeling activities, regardless of size or scope, must be fenced, barricaded, or otherwise isolated to restrict entrance and to ensure the safety of those in the general area.

Outdoor Activities: Outdoor projects require the following perimeter isolation:

- A six foot chain-link fence, with controlled access points, extending in all directions around the excavation or building site such that no area of the construction is accessible to pedestrians or unauthorized personnel or vehicles.
- Isolation area will include vehicle loading and unloading areas.
- At the University's option, other barricading plans may be accepted. These may apply to projects such as road resurfacing, parking lot striping, exterior building water proofing, deliveries, etc. Contact EH&S regarding other barricading plans.

Overnight: Any excavation across or adjacent to sidewalks or pathways which must be left open overnight, must be identified with working, blinking construction lights in addition to solid barricades

Indoor Activities: Indoor construction or maintenance projects which will create dust, potentially hazardous fumes or vapors, or offensive odors are subject to the following isolation:

- Areas where existing doors can provide isolation will be labeled "Construction Area--Authorized Personnel Only".
- All other areas will be isolated by a solid barrier. The minimum barrier allowed is 4 mil poly sheeting sealed to prevent migration of dust.
- Mechanical ventilation may be required.
- A solid wall is required if building envelope is opened to the outside.

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Contractor Responsibilities

- The contractor will provide all barricading, isolation, and fencing material. OSU will not provide any materials.
- The contractor will also provide all appropriate warning and detour signs when sidewalks, exits, or roads are closed.
- Contractor will provide all other construction area signs.

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OSU CONSTRUCTION AND MAINTENANCE SAFETY FORM

Send completed safety documents to Construction Contract Administration with contract and bonds.

Date: _____ Project: _____

Start Date: _____ Completion date: _____

Contractor: _____ Contact: _____

Work # _____ 24 hr #: _____

OSU Project Mgr: _____ Work / 24hr #'s: _____

Dept Contact: _____ OSU EH&S Contact: _____

Y	N	For This Project	If YES, then:
		1 Will any confined spaces be accessed?	Describe location of entry Specify location of permit Notify EH&S prior to entry See SAF 209
		2 Will hot work be performed (welding, cutting, brazing, etc.)?	Provide min. 5# 2A10BC extinguisher within 10 ft If indoors - provide and describe ventilation See SAF 214
		3 Any products brought to campus?	Provide MSDS on site prior to first use; Make available to OSU on request
		4 Will lead paint be impacted?	Describe plan to limit contamination
		5 Will asbestos-containing-material be impacted?	Coordinate with OSU asbestos manager
		6 Will <u>any</u> materials (construction debris, soil, water, etc) be removed from campus?	Describe in detail identity and disposition of material (how, where)
		7 Any open trenches or holes?	Describe isolation procedures (see Page 1)
		8 Will a crane be used?	Describe crane safety plan (include plan to prevent loads above occupied areas)
		9 Is this project building a new facility, a major remodel?	Provide Site Safety plan Describe isolation procedures (see Page 1)
		10 Is this a minor remodeling project?	Provide, or fill out model Site Safety Plan form (see Page 3) Describe isolation procedures (see Page 1)
		11 Will air contamination be produced (e.g. dust, CO, solvent vapors, VOCs, odors)?	Describe project ventilation and isolation Indicate position of building air intake(s)
		12 Will there be noise > 85 dB?	Describe noise minimization plan
		13 Will this project use a scaffold or an external chute?	Describe isolation, dust control, installation
		14 Will this project involve a working surface >6' above a lower level	Describe fall protection
		15 Will any "blind" saw-cuts or penetrations be made in existing foundations, floors, ceilings and/or walls?	Describe plan for detecting and protecting power lines or other building utility lines.

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Preconstruction meeting? **Y N** Date/Time/Location:

For the following items, prepare answers on a separate sheet for all items marked “Yes”. Precede each answer with the appropriate item number. All boxes need to be checked

EH&S Review: _____ Date: _____

MODEL SITE SAFETY PLAN

1. General Information

Contractor name _____
Address _____
City, State, Zip _____
Site Safety Officer _____ Project Dates _____
Project Name _____

2. Emergency Information

Emergency Response	911	OSU EH&S and OSU Facilities Services must be notified in the event of an emergency
Hazardous Materials Spill		
MSDS on-site location		
OSU EH&S	(541) 737-2273	
Facilities Services	(541) 737-2969	

3. Contractor Key Personnel

	Name	Phone	Emergency Contact
Company Owner			
Project Manager			
Job Supervisor			
Site Safety Officer			
Other Responsible Individual			
24 Hour Notification			

List of employees on site _____

4. Hazard Evaluation/ Facility Impact	
Physical	Yes / No
Heavy Equipment	
Noise	
Heat	
Elevation	
Radiation Materials	
Excavations	
Underground Utilities	
Confined Spaces	
Fire Prevention	
Electrical	

5. Emergencies
Services
Evacuation Route
First Aid Location
Hazardous Materials Spill Procedure

6. Work Zones

Material Storage _____

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Parking locations _____
Individuals with OSU keys _____
Access issues _____

7. Security measures _____

8. Fire protection _____

SECTION 01 56 39

TREE AND PLANTING PROTECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Section includes temporary protection of trees, plants and groundcovers not indicated to be removed, as necessary and required to prevent damage above and below grade.

1.02 DEFINITIONS

- A. Tree Root Protection Zone (TRPZ): An area that generally extends from the base of the tree trunk beyond the drip line of the tree.
- B. Drip line: Outer perimeter of branches of any plant.
- C. Owner's Arborist: An ISA certified arborist with the experience to conduct the required work outlined in this section shall be employed by or contracted by the university.

1.03 PERFORMANCE REQUIREMENTS

- A. The Contractor shall exercise utmost care to protect existing trees and plants designated to remain and shall comply with all protection requirements provided by Owner and AHJ as conveyed through the Owner's Authorized Representative.
- B. The Contractor shall install tree protection fencing as detailed and shall prevent damage to shrubs, groundcover, trees, root systems, soil, bark, foliage, branches and limbs due to construction activities, including but not limited to:
 - 1. Soil contamination, erosion, and compaction.
 - 2. Excessive wetting, and ponding due to storm water, and construction run-off.
 - 3. Alteration of grade, stockpiling of soil, debris, and materials.
 - 4. Damage to soil, roots, bark, trunk, limbs, branches, and foliage.
 - 5. Prevent unauthorized cutting, breaking, skinning and bruising of roots, branches, and bark.

1.04 SUBMITTALS

- A. Procedural proposal for tree and plant protection, describe methods of protection, and stabilization, provide drawings and supporting documentation as directed. Including a tree protection plan for permit approval

1.05 PROJECT CONDITIONS

- A. Install protection during initial mobilization at the Work site and maintain until substantial completion.
- B. If, in the opinion of the Owner's Arborist, additional protection is required, the Contractor shall install as directed and without cost to the Owner.

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- C. The location and requirements for additional fencing shall be determined by the Owner's Arborist prior to, and at any time during the course of the Work.
- D. Fencing:
 - 1. Fencing shall be installed at the tree and plant protection areas as detailed on Plans, or as directed by the Owner's Authorized Representative.
 - 2. Tree and plant protection fences shall remain in place until all Work is completed and shall not be removed or relocated without the approval of the Owner's Authorized Representative.
 - 3. Prevent entry into protected areas except as authorized in writing by the Owner's Authorized Representative.
- E. Driving and Parking:
 - 1. Not permitted off paved surfaces without the approval of the Owner's Authorized Representative.
 - 2. When approved, the Contractor shall place plywood of sufficient thickness and width to support vehicles and prevent rutting on the area to be driven on.
 - 3. Care shall also be taken with respect to existing lawn sprinkler systems.
- F. Storage of materials and Debris: Not permitted off paved surfaces.

PART 2 PRODUCTS

2.01 FENCING

- A. The contractor is responsible for installing a tree protection fence around all the trees identified to remain on site prior to the start of any site work, grading, or staging of any equipment or materials.
- B. The tree protection fence shall be a galvanized chain link fence that measures a minimum of six feet high. Unless otherwise approved by Owner's Representative, steel posts shall not be anchored in the ground.

2.02 SIGNAGE

- A. A highly visible sign shall be posted on the chain link fence demarking the area as a tree root protection zone. The sign shall meet AHJ requirements and remain posted and unobstructed until the project is completed.

PART 3 EXECUTION

3.01 SITE SURVEY

- A. Verification of Conditions: Inspect trees, plants, and groundcovers, document existing conditions prior to installation of protection.
- B. Verification of existing irrigation operations with Owner's Representative and Landscape

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Management Department.

3.02 EXECUTION

- A. Pruning and Cutting of Roots, Branches and Foliage:
1. Review conditions with Owner or Owner's Arborist prior to need for work and proceed as directed.
 2. All pruning to be done by Owner's landscape maintenance personnel or Owner's Arborist under the direction of Owner's Landscape Management Department.
 3. Perform pruning and cutting with sharp instruments intended for the purpose; do not break or chop.
 4. Carefully and cleanly cut roots and branches of trees indicated by Owner's Representative or Owner's Arborist to be left standing where such roots and branches obstruct new construction.
 5. Protect exposed roots with wet burlap until they can be covered with soil.
- C. Excavation and Trenching Within Drip Lines:
1. Permitted where indicated, and at other specifically approved locations.
 2. Tunnel under or around roots by hand digging or boring.
 3. Do not cut main lateral roots and tap roots over one inch diameter; cut smaller roots which interfere with installation of new Work.
 4. Do not allow exposed roots to dry out before permanent backfill is placed; provide temporary earth cover, or pack with peat moss and wrap with burlap.
 5. Water and maintain roots in moist condition and temporarily support and protect from damage until permanently relocated and covered with backfill.
- D. Existing Grading: Maintain within drip line of trees and plants unless otherwise indicated on the drawing and approved by the Owner's Authorized Representative.
- E. Calculating the Tree Root Protection Zone:
1. Measure the tree's diameter at breast height (DBH), in inches. DBH is calculated using the circumference of the tree trunk at 4.5 feet above grade.
 2. Multiply the DBH by 1.5.
 3. Example = 7" DBH x 1.5 = 10.5'.
 4. The result expressed in feet shall be the minimum radius of the TRPZ.
 5. For trees less than 8" in DBH, the TRPZ shall not be less than the diameter of the canopy drip line.
 6. For shrubs scheduled to remain the protection shall be 1 foot out from the drip line of the existing plant or plant grouping unless determined otherwise by Owner's Arborist or AHJ.

3.03 REPAIR AND REPLACEMENT OF TREES AND PLANTS

- A. Repair trees or shrubs damaged by construction operations as directed by the Owner.
- B. Make repairs promptly after damage occurs to prevent progressive deterioration of damaged

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trees.

C. Tree Replacement:

1. Up to 8" DBH: Same size as damaged tree, species selected by Landscape Architect after consulting with OSU Project Manager and OSU Landscape Management Department.
2. Over 8" DBH: Compensate OSU as determined by value appraisal completed by project arborist according to the most recent Council of Tree and Landscape Appraiser standards.
3. Replacement shrubs and groundcovers: Same size and quality as damaged shrub and groundcover, species selected by project Landscape Architect in consultation with the OSU Project Manager and OSU Landscape Management Department.

END OF SECTION

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SECTION 01 60 00

PRODUCT REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Summary:
1. Product options.
 2. Owner-furnished products.
 3. Product delivery, storage and handling.

1.02 REQUIREMENTS

- A. Products:
1. New material, machinery, components, equipment, fixtures, and systems forming the Work, but does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work.
 2. Products may also include existing materials or components specifically identified for reuse.
- B. Use interchangeable components of the same manufacture for similar components.
- C. Unless otherwise specified, all material and equipment shall be new; free from defects impairing strength, durability, and appearance; of current manufacture.
- D. Items specified shall be considered minimum as to quality, function, capacity, and suitability for application intended.
- E. Items incorporated into the Work shall conform to applicable specifications and standards designated, and shall be of size, make, type, and quality specified.
- F. Design, fabricate, and assemble in accordance with current best engineering, industry, and shop practices.
- G. Manufacture like parts of duplicate units to standard size and gauge to make them interchangeable.
- H. Two or more items of the same kind shall be identical and made by the same manufacturer.

1.03 PRODUCT OPTIONS

- A. Products Specified by Reference Standards or by Description Only: Any product meeting those standards or description.
- B. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named in accordance with 01 25 00.
- C. Products Specified by Naming One [or More] Manufacturer[s]: Products of manufacturer[s] named and meeting specifications, no options or substitutions allowed.

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1.04 REUSE OF EXISTING PRODUCTS

- A. Except as specifically indicated or specified, materials and equipment removed from existing construction shall not be used in the completed Work.
- B. For material and equipment specifically indicated or specified to be reused in the Work:
 - 1. Use care in removal, handling, storage, and reinstallation to assure proper function in the completed Work.
 - 2. Arrange for transportation, storage, and handling of products which require off-site storage, restoration, or renovation.
 - 3. Remove and reinstall mechanical units, vents, guys, antennae, and electrical and grounding wires or conduits.

1.05 OWNER FURNISHED PRODUCTS

- A. Designate delivery dates of Owner-furnished items in the construction schedule.
- B. Receive, unload, store and handle Owner-furnished items at the site or designated location; protect from damage.
- C. Contractor to repair or replace Owner furnished items at Contractor's expense if damaged while in Contractor's possession.
- D. Contractor responsible for installation warranty for all items installed by Contractor, including Owner furnished items.

1.06 DELIVERY, STORAGE AND HANDLING

- A. Transport, handle, store and protect products in accordance with manufacturer's instructions. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism.
- B. Arrange deliveries in accordance with construction schedules; coordinate to avoid conflict with Work and site conditions.
- C. Deliver and store products in undamaged condition in manufacturer's original containers or packaging with identifying labels intact and legible.
- D. Inspect shipments to assure compliance with Contract Documents and reviewed submittals, and that products are undamaged.
- E. Prevent soiling or damage to products or packaging.
- F. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
- G. Interior Storage: Maintain required temperature and humidity ranges. Verify that Owner furnished storage meets product manufacturer's requirements.
- H. Exterior Storage:
 - 1. Store materials above ground to prevent soiling and/or moisture infiltration.
 - 2. Cover materials with waterproof breathable sheet coverings; provide adequate

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- ventilation.
- 3. All storage locations to be approved in advance by the Owner.
- H. Arrange storage to provide access for Owner.
- I. Coordinate with Owner's Authorized Representative all on-site storage activities.
- J. Provide for security of stored products.

END OF SECTION

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SECTION 01 73 29

CUTTING AND PATCHING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Requirements and limitations for cutting and patching of Work.
- B. Requirements and limitations for removal and repair of pavement structures.

1.02 RELATED SECTIONS

- A. Section 01 25 00, Product Substitution Procedures.
- B. Section 01 33 23, Shop Drawings, Product Data, Samples

1.03 SUBMITTALS

- A. Submit written request in advance of cutting or alteration which affects:
 - 1. Structural integrity of any element of the Work.
 - 2. Efficiency, maintenance, or safety of any operational element.
 - 3. Visual qualities of sight exposed elements.
 - 4. Work of Owner or separate contractor.
- B. Include in request:
 - 1. Identification of project.
 - 2. Location and description of affected work.
 - 3. Necessity for cutting or alteration.
 - 4. Description of proposed work, and products to be used.
 - 5. Alternatives to cutting and patching.
 - 6. Effect on work of Owner or separate contractor.
 - 7. Written permission of affected separate contractor.
 - 8. Date and time work will be executed.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Primary Products: Those required for original installation, asphalt concrete (HMAC), and Portland cement concrete (PCC).
- B. Product Substitution: For any proposed change in materials, submit request for substitution under provisions of Section 01 25 00.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Inspect existing conditions prior to commencing Work, including elements subject to damage or movement during cutting and patching. Utilize appropriate technology to examine structural elements that are not visible or able to be uncovered prior to cutting.

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- B. After uncovering existing work, inspect conditions affecting performance of Work.
- C. Beginning of cutting or patching means acceptance of existing conditions.

3.02 PREPARATION

- A. Provide temporary supports to ensure structural integrity of the Work.
- B. Provide devices and methods to protect other portions of the Work from damage.
- C. Provide protection from elements for areas which may be exposed by uncovering work.

3.03 CUTTING AND PATCHING

- A. Execute cutting, fitting and patching to complete work.
- B. Fit products together, to integrate with other work.
- C. Remove and replace defective or non-conforming work.
- D. Provide openings in the work for penetration of mechanical and electrical work.

3.04 PERFORMANCE

- A. Execute work by methods to avoid damage to other Work, and which will provide appropriate surfaces to receive patching and finishing. Construction and workmanship of HMAC /PCC placement or repairs shall conform to the applicable requirements of the OSU Design & Construction Standards.
- B. Cut rigid materials using masonry saw or core drill. Pneumatic tools are not allowed without prior approval from Owner's Authorized Representative.
- C. Pavement cuts and repairs shall be scheduled to accommodate the demands of traffic and shall be performed as rapidly as possible to provide maximum safety and convenience for public travel.
- D. Concrete shall be placed to a minimum thickness of 8-inch or to the thickness of the removed pavement. The pavement shall be placed on a compacted aggregate base of minimum thickness of 2-inch which will function as a leveling course. Full panel replacement to the nearest joint is required.
- E. Restore work with new products in accordance with requirements of Contract Documents.
- F. At penetrations of fire rated walls, partitions, ceiling or floor construction, completely seal voids with approved fire rated material, to full thickness of the penetrated element.
- G. Refinishing:
 - 1. Refinish surfaces to match adjacent finish.
 - 2. For continuous surfaces, refinish to nearest intersection or natural break.
 - 3. For an assembly, refinish entire unit.

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SECTION 01 74 00

CLEANING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Related requirements specified elsewhere, cleaning for specific products or work: Specification section for that work.
- B. Maintain premises and public properties free from accumulations of waste, debris, and rubbish, caused by operations.
- C. At completion of Work remove waste materials, rubbish, tools, equipment, machinery and surplus materials, and clean all sight-exposed surfaces; leave project clean and ready for occupancy.

1.02 QUALITY ASSURANCE

- A. Standards: Maintain project in accord with applicable safety and insurance standards.
- B. Hazard Control:
 - 1. Store volatile wastes in covered metal containers.
 - 2. Provide adequate ventilation during use of volatile or noxious substances.

1.03 MATERIALS

- A. Use only cleaning materials recommended by manufacturer of surface to be cleaned.
- B. Use cleaning materials only on surfaces recommended by cleaning material manufacturer.

1.04 DURING CONSTRUCTION:

- A. Wet down dry materials and rubbish to lay dust and prevent blowing dust.
- B. At reasonable intervals during progress of Work clean site and public properties, and dispose of waste materials, debris and rubbish.
- C. Provide street sweeping/cleaning during construction to prevent mud/dirt from being tracked onto adjacent streets. Keep public streets clean per OSU/AHJ requirements.
- D. Provide on-site containers for collection of waste materials, debris and rubbish.
- E. Remove waste materials, debris and rubbish from site and legally dispose of at public or private dumping areas off Owner's property.
- F. Vacuum clean interior building areas when ready to receive finish painting, and continue vacuum cleaning on an as-needed basis until project is ready for Substantial Completion or occupancy.
- G. Handle materials in a controlled manner with as few handlings as possible; do not drop or throw materials from heights.

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- 1. Progress payments no later than 30 days after the date of receipt of approved Application for Payment.
- 2. Final payment of all remaining amounts no later than 30 days after the date the Owner approved all Work

1.05 FINAL CLEANING

- A. Employ experienced workers, or professional cleaners, for final cleaning.
- B. In preparation for Substantial Completion or occupancy, conduct final inspection of sight-exposed interior and exterior surfaces, and of concealed spaces.
- C. Remove grease, dust, dirt, stains, labels, and other foreign materials from exposed interior and exterior finished surfaces.
- D. Remove putty, paint, labels, lubricants, etc., from windows, mirrors, and sash, and then polish, taking care not to scratch glass.
- E. Vacuum carpeting (shampoo where required), removing debris and excess nap.
- F. Repair, patch and touch up marred surfaces to specified finish, to match adjacent surfaces.
- G. Replace air filters where units were operated during construction.
- H. Maintain cleaning until project, or portion thereof, is occupied by Owner.

END OF SECTION

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SECTION 01 77 00

CONTRACT CLOSEOUT

PART 1 GENERAL

1.01 DESCRIPTION

- A. The requirements specified in this section relate to all Contractors individually performing under these Contract Documents:
 - 1. Project Closeout Documents.
 - 2. Final review and payment.
- B. Related work specified elsewhere:
 - 1. OSU General Conditions.
 - 2. Shop Drawings, Product Data and Samples, Section 01 33 23.

1.02 PROJECT CLOSEOUT DOCUMENTS

- A. The Project Closeout Documents shall be organized to include the following information, with final order to be confirmed by Owner's Authorized Representative:
 - 1. Table of Contents
 - 2. Project Team List
 - 3. Warranties,
 - 4. Operations and Maintenance Manuals
 - 5. Owner Training (provide list and reference to any video files also provided)
 - 6. Change Orders (including copy of associated PCO's)
 - 7. Record RFIs
 - 8. Inspection Reports
 - 9. Test Reports
 - 10. Sustainability
 - 11. Attic Stock

Items below to be provided as separate files:

- 12. As-Built Drawings (in volumes as issued)
 - 13. As-Built Specifications (in volumes as issued)
- B. Draft Project Closeout Documents shall be submitted for review prior, but close to 75% completion of the Work.
- C. Project Closeout Documents shall be submitted electronically to the Owner. Hard copies will not be accepted. The order of the Closeout Documents to be in the order as described in A and in combined or separate PDF's as agreed by the Owner's Project Manager. Each item A to have its own Table of Contents if required by Owner's Authorized Representative.
- D. The Project Team List shall include the name, address, and phone number of the Owner, Contractor, Inspector, Subcontractors, and the materials manufacturers.

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- E. Include, in order and in a single section, the Owner's Warranty Spreadsheet and the Project's labor and material warranties clearly marked to identify the Owner's responsibilities under the terms of each warranty and the section of Work that each warranty covers.
- F. Include Operation and Maintenance Manual with instructions complete with technical information and name, address, and phone number of the Contractor(s) and manufacturer(s) of each material and product.
- G. Legibly mark the As-Built Drawings to indicate actual as-built conditions indicating changes in the Work made by Solicitation Addenda, Request for Information, Architectural Supplemental Instructions, Change Order, or actual conditions which differ from the drawings. Include new drawings as required for a complete as-built set of drawings.
- H. Legibly mark each As-Built Specification section to indicate actual as-built conditions indicating changes in the Work made by Solicitation Addenda, Request for Information, Architectural Supplemental Instructions, Change Order and mark actual materials used and actual manufacturer(s) used.
- I. Maintain current and accurate as-built mark-ups during construction and make available to Owner's Authorized Representative upon request.
- J. Include Inspection Reports and field test reports if applicable.
- K. In the case of an elevator installation, the Contractor's and manufacturer's warranty shall provide for the Owner's right to respond to emergency/car failure situations for the purpose of extricating individuals trapped in the elevator.

1.03 SUBSTANTIAL COMPLETION

- A. Prior to Request for Substantial completion and Substantial Completion punch list walk with the Owner and Design Professional, the Contractor shall inspect the Work and make a Punch-list noting all items that are incomplete and/or incorrect.
- B. The Owner and Design Professional will then provide a site observation walk with the Contractor to confirm status of project and add items to the punch list as needed.
 - 1. This walk to be scheduled when the Contractor believes the project is substantially complete.
 - 2. The punch list walk for substantial completion is to occur as a consolidated single walk where possible, or a combination of days consolidated into a single time period when the Contractor believes the project is substantially complete. Depending on outcome of this walk, a second walk may be required to back check and confirm if the project is substantially complete. Additional site visits (for the Design Professional and Owner) to determine Substantial Completion to be paid by the Contractor.
- C. The Design Professional to provide a recommendation that the project is Substantially Complete to the Owner, with attachment of the punch list. The Owner will provide to the Contractor written notice of Substantial Completion, including date.
- D. The Contractor shall notify all Subcontractors in writing of incomplete and/or incorrect

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items. Notify far enough in advance of the completion date that the Work can be completed on schedule. Said Work shall be immediately corrected.

- E. Should conditions prevail which prohibit some elements of the Work from being accomplished, but the work-in-place will perform the primary function (i.e., painting cannot be completed due to high moisture content of masonry walls.) the Contractor shall record the reason with this Punch-list item requesting temporary delay in completion from the Owner in writing.
- F. All warranties shall commence and become effective beginning on the date of Substantial Completion.

1.04 FINAL REVIEW AND PAYMENT

- A. Notify the Owner in writing that all items are completed and ready for final review or else that the Work product is fully usable, but some listed deficiencies remain to be completed. Submit all Closeout Documents at this time.
- B. The Owner will review all documents. When the documents include a Contractor's request for delay in completion, the Owner will review all Work which is certified as complete to the best knowledge of the Contractor. The Owner will also review the listed incomplete Work and assign a value to such uncompleted work.
- C. The Contractor shall make the required corrections to the Work expeditiously. A letter will be addressed to the Contractor informing the Contractor of the project status.
- D. When Contract closeout procedures are completed and all Punch-list deficiencies have been corrected, provide Owner with final corrected Project Closeout Documents based on Owner's preliminary review. Corrected and final Project Closeout Documents shall be in electronic format.
- E. Final Completion by the Owner will be documented and the Contractor will receive written notice of acceptance of the Work and notification that final payment may be billed and released.

END OF SECTION

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EXHIBIT 4

As indicated in the General Conditions of your contract(s) Section E.2.9, OSU requires that we gather MWESB (Minority, Women's Emerging Small Business) Contractor/Subcontractor information. This is an Oregon State University requirement and the information will be gathered annually and at time of final payment.

- **You must do this step first or the report will not let you add any information:** In Row 1 Column B there is a drop down menu. You must select yearend (if the job has not been completed) or final (if the job is completed and you have submitted for retention). Once you choose yearend or final in the drop down menu there will be areas highlighted in light green and red. Those are the areas that you are required to fill out. If you did not use or planning to use any MWESB then the left side of the report (Light Green area) still needs to be filled out and the red area needs to remain blank.
- If your agency is an MWESB or if you are using/used an MWESB subcontractor then you need to fill out the information in the report that is highlighted in light green and red (see instructions in the next bullet). If you are not an MWESB or used a Subcontractor that is an MWESB then you need to fill out the left side of the form (Light Green areas) and leave the red area blank.
- In row 2 Column B there is another drop down menu, click the drop down menu and choose Fiscal Year 2015.
- In Row 4 Column B there is another drop down menu, click there and choose OSU.

REPORT BEING SUBMITTED	
OVERALL PROJECT DATA	
Reporting Period	2011
Campus	
General Contractor's Name	
Contract Number	
Project Name	
Contract Execution Date (Date Contract was Signed by the Owner)	
Date of Final Payment Application	
Initial Total Contract Value	
Total Contract Value billed within the fiscal year (July 1 - June 30)	
Final Total Contract Value	
Total Number of Subcontractors/Suppliers Used on Project	
Total Number of First-Tier Subcontractors/Suppliers Used on Project	
Number of First-Tier MWESB Subcontractors/Suppliers	
CALCULATED REPORTING DATA (Self Calculating - No Data Entry)	
Number of MWESB Subcontractors/Suppliers	0
% MWESB Subcontractors/Suppliers	
% First-Tier MWESB Subcontractors/Suppliers	
CERTIFIED MWESB TOTALS	
Value Awarded to MWESB Contractors/Suppliers	\$0.00
% Value Awarded to MWESB Contractors/Suppliers	
Value - minority-owned MWESB subcontractors/suppliers	\$0.00
% - minority-owned MWESB subcontractors/suppliers	
Value - women-owned MWESB subcontractors/suppliers	\$0.00
% - women-owned MWESB subcontractors/suppliers	
Value - emerging small business MWESB subcontractors/suppliers	\$0.00
% - emerging small business MWESB subcontractors/suppliers	
SELF-IDENTIFIED or OTHER CERTIFIED MWESB TOTALS	
Value - self-identified or other certified subcontractors/suppliers	\$0.00
% - self-identified or other certified subcontractors/suppliers	
OVERALL PROJECT CONTRACT HISTORY	
% Value Awarded to MWESB Contractors/suppliers at Initial Contract	#DIV/0!
% Value Awarded to MWESB Contractors/suppliers at Final Contract	#DIV/0!
FOR OFFICIAL USE ONLY:	
Date Received by the Campus	
Initials of Campus staff who checked the document	

[illegible]

EXHIBIT 5

OREGON STATE UNIVERSITY

PERFORMANCE BOND

Bond No. _____
Solicitation _____
Project Name _____

_____ (Surety #1)	Bond Amount No. 1:	\$ _____
_____ (Surety #2)*	Bond Amount No. 2:*	\$ _____
<i>* If using multiple sureties</i>	Total Penal Sum of Bond:	\$ _____

We, _____ as Principal, and the above identified Surety(ies), authorized to transact surety business in Oregon, as Surety, hereby jointly and severally bind ourselves, our respective heirs, executors, administrators, successors and assigns firmly by these presents to pay unto Oregon State University (OSU), the sum of (Total Penal Sum of Bond)

(Provided, that we the Sureties bind ourselves in such sum “jointly and severally” as well as “severally” only for the purpose of allowing a joint action or actions against any or all of us, and for all other purposes each Surety binds itself, jointly and severally with the Principal, for the payment of such sum only as is set forth opposite the name of such Surety), and

WHEREAS, the Principal has entered into contract No. _____ with the OSU, the plans, specifications, terms and conditions of which are contained within the Contract resulting from the above-referenced Solicitation;

WHEREAS, the terms and conditions of the Contract, together with applicable plans, standard specifications, special provisions, schedule of performance, and schedule of Contract prices, are made a part of this Performance Bond by reference, whether or not attached to the contract (all hereafter called “Contract”); and

WHEREAS, the Principal has agreed to perform the Contract in accordance with the terms, conditions, requirements, plans and specifications, and all authorized modifications of the Contract which increase the amount of the work, the amount of the Contract, or constitute an authorized extension of the time for performance, notice of any such modifications hereby being waived by the Surety:

NOW, THEREFORE, THE CONDITION OF THIS BOND IS SUCH that if the Principal herein shall (1) faithfully and truly observe and comply with the terms, conditions and provisions of the Contract, in all respects, (2) shall well and truly and fully do and perform all matters and things undertaken by Contractor to be performed under the Contract, upon the terms set forth therein, and within the time prescribed therein, or as extended as provided in the Contract, with or without notice to the Sureties, (3) shall save, defend, indemnify and hold harmless OSU and its officers, board members, employees, agents and other representatives, against any direct or indirect damages or claim of every kind and description that shall be suffered or claimed to be suffered in connection with or arising out of the performance of the Contract by

the Principal or its subcontractors, and (4) shall in all respects perform said contract according to law, then this obligation is to be void; otherwise, it shall remain in full force and effect.

Nonpayment of the bond premium will not invalidate this bond, nor shall OSU be obligated for the payment of any premiums.

This bond is given and received under authority of ORS Chapters 279C and 352, the provisions of which hereby are incorporated into this bond and made a part hereof.

IN WITNESS WHEREOF, WE HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED AND SEALED BY OUR DULY AUTHORIZED LEGAL REPRESENTATIVES.

Dated this _____ day of _____, 20__.

PRINCIPAL: _____

By _____
Signature

Official Capacity

Attest: _____
Corporation Secretary

SURETY: _____

[Add signatures for each surety if using multiple bonds]

BY ATTORNEY-IN-FACT:

[Power-of-Attorney must accompany each surety bond]

Name

Signature

Address

City State Zip

Phone Fax

OREGON STATE UNIVERSITY

PAYMENT BOND

Bond No. _____
Solicitation _____
Project Name _____

_____ (Surety #1)	Bond Amount No. 1:	\$ _____
_____ (Surety #2)*	Bond Amount No. 2:*	\$ _____
<i>* If using multiple sureties</i>	Total Penal Sum of Bond:	\$ _____

We, _____, as Principal, and the above identified Surety(ies), authorized to transact surety business in Oregon, as Surety, hereby jointly and severally bind ourselves, our respective heirs, executors, administrators, successors and assigns firmly by these presents to pay unto Oregon State University (OSU) the sum of (Total Penal Sum of Bond) _____ (Provided, that we the Sureties bind ourselves in such sum “jointly and severally” as well as “severally” only for the purpose of allowing a joint action or actions against any or all of us, and for all other purposes each Surety binds itself, jointly and severally with the Principal, for the payment of such sum only as is set forth opposite the name of such Surety), and

WHEREAS, the Principal has entered into contract No. _____ with OSU, the plans, specifications, terms and conditions of which are contained within the Contract resulting from the above-referenced Solicitation;

WHEREAS, the terms and conditions of the contract, together with applicable plans, standard specifications, special provisions, schedule of performance, and schedule of contract prices, are made a part of this Payment Bond by reference, whether or not attached to the contract (all hereafter called “Contract”); and

WHEREAS, the Principal has agreed to perform the Contract in accordance with the terms, conditions, requirements, plans and specifications, and schedule of contract prices which are set forth in the Contract and any attachments, and all authorized modifications of the Contract which increase the amount of the work, or the cost of the Contract, or constitute authorized extensions of time for performance of the Contract, notice of any such modifications hereby being waived by the Surety:

NOW, THEREFORE, THE CONDITION OF THIS BOND IS SUCH that if the Principal shall (1) faithfully and truly observe and comply with the terms, conditions and provisions of the Contract, in all respects, (2) shall well and truly and fully do and perform all matters and things by it undertaken to be performed under said Contract and any duly authorized modifications that are made, upon the terms set forth therein, and within the time prescribed therein, or as extended therein as provided in the Contract, with or without notice to the Sureties, (3) shall save, defend, indemnify and hold harmless OSU, and its officers, board members, employees, agents and other representatives, against any claim for direct or indirect damages of every kind and description that shall be suffered or claimed to be suffered in connection with or arising out of the performance of the Contract by the Contractor or its subcontractors, (4) shall promptly pay all persons supplying labor, materials or both to the Principal or its subcontractors for prosecution of the work provided in the Contract; (5) shall promptly pay all contributions due the State Industrial Accident Fund and the State Unemployment Compensation Fund from the Principal or its

subcontractors in connection with the performance of the Contract; (6) shall pay over to the Oregon Department of Revenue all sums required to be deducted and retained from the wages of employees of the Principal and its subcontractors pursuant to ORS 316.167; (7) shall permit no lien nor claim to be filed or prosecuted against the State or OSU on account of any labor or materials furnished; and (8) shall do all things required of the Principal by the laws of this State, then this obligation shall be void; otherwise, it shall remain in full force and effect.

Nonpayment of the bond premium will not invalidate this bond, nor shall OSU be obligated for the payment of any premiums.

This bond is given and received under authority of ORS Chapters 279C and 352, the provisions of which hereby are incorporated into this bond and made a part hereof.

IN WITNESS WHEREOF, WE HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED AND SEALED BY OUR DULY AUTHORIZED LEGAL REPRESENTATIVES:

Dated this _____ day of _____, 20__.

PRINCIPAL: _____

By _____
Signature

Official Capacity

Attest: _____
Corporation Secretary

SURETY: _____

[Add signatures for each if using multiple bonds]

BY ATTORNEY-IN-FACT:

[Power-of-Attorney must accompany each bond]

Name

Signature

Address

City State Zip

Phone Fax