

SECTION IIIB - SUPPLEMENTARY CONDITIONS

SUPPLEMENTARY CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
ST. TAMMANY PARISH SCHOOL BOARD

The General Conditions of the Contract for Construction, AIA Document A201, 2017 Edition, Articles 1 through 15 inclusive, is a part of this Contract, and is incorporated as fully as if herein set forth. For brevity, AIA Document A201 is also referred to in the Contract Documents as the "General Conditions".

The following supplements modify, change, delete from or add to the "General Conditions of the Contract for Construction", AIA Document A201-2017. Where any portion of the General Conditions is modified or deleted by these Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect.

ARTICLE 1 - GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 In Paragraph 1.1.1 delete the last sentence of Subparagraph 1.1.1 of the General Conditions of the Contract for Construction and add the following: "The Contract Documents shall include the Bidding Documents as listed in the Instructions to Bidders and any modifications made thereto by addenda, The Contract Documents shall also include the required Completion Time set out in the Instructions to Bidders, and the Contractor agrees to the Liquidated Damages set out in the Instructions to Bidders and any other costs, damages, additional architect, engineer or consultant fees or attorney fees incurred by Owner resulting in whole or in part from Contractor's failure to complete the work timely in accordance with the Contract Documents."

§ 1.1.2 In the fourth sentence, after "(3)" delete the words "the Architect or". Also, at the end of this Subparagraph, add the following sentence: "Notwithstanding the foregoing, the Owner shall be considered a third party beneficiary of any contract or agreement between the Contractor and a Subcontractor."

§ 1.1.5 After the word "Documents" and before the word "showing", add the words "wherever located and whenever issued".

§ 1.1.7 After the word "include" and before the word "the", add the words ", without limitation, the Project Manual,".

Add the following Subparagraphs § 1.1.9 through § 1.1.15:

§ 1.1.9 The Project Manual

The Project Manual is a volume assembled for the Work that included the Bidding Documents, sample forms and affidavits, the bidding requirements, the Advertisement for Bids, the Instructions to Bidders, the Agreement, and the Conditions of the Contract and Specifications.

§ 1.1.10 Correction Period

The period of time in which the contractor shall, in accordance with Article 12, correct work failing to conform to the Contract Documents or if it is rejected, remove it and replace it with Work conforming to the Contract Documents.

§ 1.1.11 Approved

When the words "approved", "satisfactory", "proper", or "as directed" are used, approval by the Architect shall be understood.

§ 1.1.12 Addenda

Addenda are written or graphic instruments issued prior to the date of the opening of the bids and which modify or interpret the Bidding Documents, including the Drawings and Specifications, by additions, deletions, clarifications or corrections.

§ 1.1.13 Knowledge

The terms "knowledge", "recognize" and "discover", their respective derivatives and similar terms in the Contract Documents, as used in reference to the Contractor, shall be interpreted to mean that which the Contractor or its Subcontractors know or should know, recognize or should recognize and discover or should discover in exercising the care, skill and diligence required by the Contract Documents, by the law, or by generally accepted construction principles.

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§ 1.1.14 Persistently

The phrase “persistently fails” and other similar expressions, as used in reference to the Contractor shall be interpreted to mean any combination of acts or omissions which cause the Owner or the Architect to reasonably conclude that the Contractor will not complete the Work within the Contract Time, for the Contract Sum, or in substantial compliance with the requirements of the Contract Documents.

§ 1.1.15 Days

Unless otherwise specified, all references to days in the Contract Documents shall mean calendar days, and not business days.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 Add the following to Subparagraph 1.2.1:

In the event of a discrepancy in the Contract Documents, the more specific and more detailed requirement will take precedence over the general and less detailed requirement. In case of doubt, Contractor shall assume that Owner intends that the more complete method, system, or process is required. Any work, labor, materials or equipment that may reasonably be inferred from the Contract Documents as being required to produce a functionally complete Project or part thereof, will be supplied at no additional cost by the Contractor whether or not specifically stated in the Contract Documents. Reference to standard specifications, manuals, or codes of any technical society, organization, or association or to the laws or regulations of any governmental authority, whether such reference is specific or by implication shall mean the latest standard specifications, manual, code or laws or regulations in effect at the time of the opening of the bids (or the date of the Contract if no advertised bids), unless otherwise specifically stated. However, no provision of any standard specification, manual, or code shall be effective to change the duties or the responsibilities of the Owner, Contractor or Architect or any of their consultants, agents or employees from those set forth in the Contract Documents. The Architect, in case of a conflict, may interpret or construe the documents so as to obtain the most substantial and complete performance of the Work consistent with the Contract Documents and reasonably inferable therefrom and in the best interest of the Owner. The Owner may record a duplicate original of the Agreement and Bonds with the Clerk of Court for the Parish of St. Tammany.

§ 1.2.2 Add the following to Subparagraph 1.2.2:

The Contractor and each Subcontractor shall evaluate and satisfy themselves as to the conditions and limitations under which the Work is to be performed, including, without limitation (1) the location, condition, layout and nature of the Project site and surrounding areas, (2) generally prevailing climatic conditions, (3) anticipated labor supply and costs, (4) availability and cost of materials, tools and equipment, (5) Owner’s continued occupation and use of existing buildings throughout the school year, and (6) other similar issues. The Owner assumes no responsibility or liability for the physical condition or safety of the project site or any improvements located on the project site. The Contractor shall be solely responsible for providing a safe place for the performance of the Work. The Owner shall not be required to make any adjustment in either the Contract Sum or Contract Time in connection with any failure by the Contractor or any Subcontractor to comply with the requirements of this Subparagraph 1.2.2.

Add the following Subparagraphs to 1.2:

§ 1.2.4 Any reference to standards (such as ASTM - American Society for Testing and Materials), shall mean the latest edition of such standards published prior to the date of the Specifications, in accordance with the abbreviation referred to in the Technical Provisions. Where such a reference is made, the applicable standard is hereby made a part of the Specification which refers to it to the same extent as if written out in that specification in full.

§ 1.2.5 In the event of a conflict or discrepancy between scaled dimensions and given dimensions, given dimensions shall take precedence over scaled dimensions. Although the Drawings are drawn to scale, as indicated, and dimensions are given, in the case of remodeling or reconstruction work, or in fitting work to existing conditions, the Contractor shall work to measurements of existing construction.

§ 1.2.6 In the event the Contractor, who has declared to the Owner that he has read, reviewed and familiarized himself with the Contract Documents and work site, has any question or believes a discrepancy exists between the Contract Documents and the Drawings, or has any question concerning any provision in the Contract Documents or Drawings, the Contractor is obligated to bring the question or discrepancy to the attention of the Owner and Architect prior to commencement of any work. The Architect, in case

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of such conflict, may interpret or construe the documents so as to obtain the most substantial and complete performance of the Work consistent with the Contract Documents and reasonably inferable therefrom, in the best interest of the Owner, for a functionally complete Project or Work or part thereof. The terms and conditions of this clause shall not relieve any party of any other obligation under the Contract Documents. The Contractor shall request any clarification in sufficient time to avoid delays and additional costs.

- § 1.2.7 Should the Contractor fail to timely request interpretations of questionable items in the Contract Documents prior to executing the Work, including as set forth in paragraph 3.2.1, neither the Owner nor the Architect will thereafter entertain any claim for additional costs or time.
- § 1.2.8 Where a discrepancy or inconsistency appears to exist between any of the Contract Documents regarding quantity or quality, or both, of labor and materials to be furnished for the Work, the greater quantity or higher quality shall govern and will be presumed to be included in the Contract Sum. When a general term or provision in the Contract Documents conflicts with a more specific term, the more specific term or provision in the Contract Documents governs.
- § 1.2.9 Where a given material is indicated on any of the Drawings, it is intended that such material be used throughout the length and height of walls, partitions, spandrels, panels, windows, lights, or in the assembly detail in which it occurs, for other similar locations throughout the building or Project, unless another material is indicated.
- § 1.2.10 All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, and conditioned in accordance with the manufacturer's written or printed directions and instructions unless otherwise indicated in the Contract Documents.
- § 1.2.11 Test boring or soils test information, if made accessible to the Contractor, is not warranted by the Owner as an accurate or approximate indication of sub-surface conditions, and no claims for extra cost or extension of time resulting from reliance by the Contractor on such information shall be allowed.
- § 1.2.12 At various sections of the Specifications, a subparagraph may identify related works specified elsewhere. Such subparagraph is to serve solely as a guideline and is not to be construed as a listing of all related work. The Contractor shall be solely responsible for complying with all requirements of the Contract Documents, regardless whether areas of related work are identified in a particular subparagraph. Should there be internal inconsistencies, the Contractor shall either seek clarification from the Architect, or base its bids and construction on the most expensive combination of quality and quantity of Work indicated.
- § 1.2.13 The Contract Documents shall be signed by the Owner and Contractor. If either the Owner or Contractor or both do not sign all of the Contract Documents, the Architect shall identify such unsigned Documents upon request.
- § 1.2.14 Execution of the Contract by the Contractor shall constitute a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.
- § 1.5 Ownership and Use of Drawings, Specifications and Other Documents
 - § 1.5.1 Add the following sentence at the end of section 1.5.1: "The limitation provided for herein shall in no way affect the Owner's right to use the Drawings, Specifications and other documents as provided for by law (see, La. R.S. 38:2317) or as specified by Owner."

ARTICLE 2 - OWNER

- § 2.1 Definition
 - ~~Subparagraph 2.1.2.~~
- § 2.2 Evidence of the Owner's Financial Arrangements
 - ~~Subparagraph 2.2.1.~~
 - ~~Subparagraph 2.2.2.~~
 - ~~Subparagraph 2.2.3.~~

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§ 2.3.4 Delete the word “shall” and substitute the word “may”, and delete the last sentence and substitute the following:

The Owner does not warrant, in any way, any survey that may be furnished. The Contractor shall exercise proper precautions relating to the safe performance of the work. The Contractor shall confirm and verify the location of each utility required for the Project and make further investigation of all structural, surface, and subsurface conditions including any soil borings of the site of the Project.

§ 2.3.6 Delete Subparagraph 2.3.6 and substitute the following:

The Contractor will be furnished, free of charge, up to ten (10) copies of the Drawings and Project Manual. Any additional copies will be furnished at the cost of reproduction, postage and handling.

§ 2.4 Owner’s Right to Stop the Work

Add the following sentence to the end of section 2.4:

Stoppage of the Work by the Owner pursuant to this Subsection shall not result in a claim by the Contractor for delay or for any extension to the Contract Time.

§ 2.5 Owner’s Right to Carry Out the Work

Delete the entire section and add the following:

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven (7) day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order may be issued by the Owner deducting from payments then or thereafter due the Contractor the reasonable cost of additional services made necessary by such default, neglect or failure. The Owner may also claim any such costs as an offset to payment alleged to be due to Contractor. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

Add the following subparagraphs §2.6 and §2.7:

§ 2.6 Owner’s Right to Audit

The Contractor shall keep full and accurate records of all costs incurred and items invoiced in connection with the Work and shall keep and maintain all records related to this Project, for a period of five (5) years after Final Payment, or five (5) years after any Grant close-out, whichever is longer. The Contractor shall require the same of its subcontractors, suppliers, or any entity involved in the Project or Work. Such records of the Contractor and its subcontractors shall be open to audit by the Owner and/or its authorized representatives, and by the Legislative Auditor for the State of Louisiana, during the performance of the Work and during the referenced five (5) year period.

§ 2.7 Contract Administration

The Owner has retained the Architect, Engineer, or other design professionals to design the Project. Such professional(s) has the responsibility to administer the Contract for Construction, including inspection by himself and his consultants. No responsibility for services contracted to the Architect, Engineer, or Contractor shall be shared by the Owner.

ARTICLE 3 - CONTRACTOR

§3.1.2 Add the following words to the end of subsection § 3.1.2 after the words “Contract Documents,” but prior to the period:

“and in accordance with any industry or quality standards”

§ 3.1.3 Add the following sentence to the end of subsection § 3.1.3:

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Quality control (i.e. ensuring compliance with the Contract Documents) is the responsibility of the Contractor. Testing, observations and or inspections performed or provided by the Owner are for quality assurance (i.e. confirming compliance with the Contract Documents) purposes and are solely for the benefit of the Owner.

Add the following subsections § 3.1.4 through § 3.1.7:

- § 3.1.4 The Contractor stipulates and agrees that the Owner has no duty to discover any design errors or omissions in the Drawings, Plans, Specifications, and other Documents and has no duty to notify Contractor of the same. The Contractor acknowledges that the Owner does not warrant the adequacy and accuracy of any Drawings, Plans, Specifications or other Documents.
- § 3.1.5 The Contractor must establish to the satisfaction of the Architect the reliability and responsibility of the Subcontractors to furnish and perform the Work described in the sections of the Specifications pertaining to the Subcontractor's respective trades. See Section 5.2 for the procedures regarding Subcontractors.
- § 3.1.6 The Contractor or its designated representative shall attend all periodic construction meetings scheduled by the Architect when its presence is required and any meeting with the School Board when its presence is required.
- § 3.1.7 The Contractor is solely responsible for providing a safe place for the performance of the Work. Contractor shall comply with the provisions of the Louisiana Underground Utilities and Facilities Damage Prevention law, R.S. 40:1749.11 *et seq.*, as amended prior to proceeding with any portion of the Work that may require excavation including but not limited to pile driving, digging, auguring, boring, backfilling, dredging, compressing, plowing-in, trenching, ditching, tunneling, land leveling, grading and or mechanical probing. Damage to any existing underground utilities by the Contractor shall be repaired at the Contractor's sole cost and expense. Such damage must be reported immediately to the Architect and the Owner. The Contractor shall undertake to make such further investigations, including without limitation, all structural, surface and subsurface conditions, including soil borings and otherwise of the Project site, regardless of whether or not shown in the Contract Documents.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.2 In the second-to-last sentence. change the word "promptly" to the words "immediately". Add the following after the last sentence,

However, Contractor shall plan ahead in performing work on the Project, and any request for information submitted by the Contractor to the Architect or its engineers, consultants or agents, must be submitted at the monthly construction meeting. The Contractor will not be entitled to a response by the Architect or its engineers or agents to the request for information until the monthly meeting following the monthly meeting at which the request for information was submitted. Nothing shall preclude the Architect or its engineers, consultants or agents from responding in a more timely fashion.

§ 3.2.4 Delete the last sentence of Subparagraph 3.2.4, and replace with the following:

Before ordering any materials or proceeding with the Work, Contractor and Subcontractors shall verify measurements at the Project site and shall be responsible for the correctness of the measurements.

Add the following subparagraphs § 3.2.5 through § 3.2.7 to Article 3.2:

- § 3.2.5 The exactness of grades, elevations, dimensions, or locations given on any drawings issued by the Architect, or the work installed by other contractors, is not warranted or guaranteed by the Architect or its consultants or engineers or the Owner or its consultants or engineers.
- § 3.2.6 The Contractor shall satisfy itself as to the accuracy of all grades, elevations, dimensions and locations. In all cases of interconnection of its Work with existing or other work, the Contractor shall verify at the site all dimensions relating to such existing or other work. Any errors due to the Contractor's failure to so verify all such grades, elevations, dimensions or locations shall be promptly corrected by the Contractor without any additional cost to the Owner.
- § 3.2.7 The mechanical and electrical drawings are diagrammatic only, and are not intended to show the exact physical locations or configurations of work. Such work shall be installed to clear all obstructions, permit proper clearances for the work of other trades, and present an orderly appearance where exposed. Exact locations of fixtures and outlets, and of all other devices visible in finished spaces, shall be obtained from the Architect before the work is roughed in; work installed without such information from the Architect shall be relocated at the Contractor's expense.

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§ 3.3 Supervision and Construction Procedures

§ 3.3.1 After the second sentence, Delete all words to the end of subparagraph 3.3.1.

§ 3.3.2 Delete subparagraph 3.3.2 and the new subparagraph 3.3.2 shall read:

The Contractor and its surety shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and any entity or other persons or entities performing portions of the Work for or on behalf of the Contractor or any of its Subcontractors. All contracts entered between Contractor and its Subcontractors shall provide that Owner is a third party beneficiary of any contract or agreement between Contractor and its Subcontractors.

Add the following Subparagraphs § 3.3.4 through §3.3.9 to § 3.3:

§ 3.3.4 The Contractor is the coordinator and expeditor of the total construction process and all of its parts, in accordance with the Contract Documents. The Contractor shall properly and effectively coordinate the timing, scheduling and routing of all Work performed by all trades and subcontractors. The Contractor shall provide sufficient supervisory staff in the field to enable efficient and expeditious handling of all matters. There shall be a Project Manager assigned by the Contractor in its home office, as well as in the field.

§ 3.3.5 The Contractor shall take all precautions necessary to prevent loss or damage caused by vandalism, theft, burglary, pilferage, or unexplained disappearance of property of the Owner, whether or not forming part of the Work, located within those areas of the Project to which the Contractor has access. The Contractor shall have full responsibility for the security of such property of the Owner for any such loss, damage, or injury, except such as may be directly caused by agents or employees of the Owner.

§ 3.3.6 The Contractor shall retain a competent registered professional engineer or registered land surveyor, acceptable to the Owner and Architect, who shall establish the exterior lines and required elevations of all buildings and structures to be erected on the site and shall establish sufficient lines and grades for the construction of associated work including, but not limited to, roads, utilities, and site grading. The engineer or land surveyor shall certify the actual location of the constructed facilities in relation to property lines, building lines, easements, and other restrictive boundaries.

§ 3.3.7 The Contractor shall establish the building grades, lines, levels, column, wall and partition lines required by the various Subcontractors in laying out their work.

§ 3.3.8 Before ordering any material or performing any work, Contractor shall verify dimensions and check conditions to ensure that they properly reflect those on the Drawings. Any inconsistency shall be brought to the attention of the Architect. If discrepancies occur between ordered material and actual conditions, of which the Architect was not notified beforehand, costs to correct such discrepancies shall be borne by the Contractor.

§ 3.3.9 On trench excavations more than five feet in depth, the Contractor shall bear sole responsibility for design and execution of acceptable trenching and shoring procedures in accordance with State regulations and OSHA 29 CFR 1926, Subpart P, Inspection Procedures for Enforcing the Excavation Standards. Contractor shall engage the services of a qualified engineer, licensed to practice in the state where the Project is located, to prepare detailed plans and specifications directing Contractor in safe execution of trenching and shoring.

§ 3.4 Labor and Materials

Add the following sentence to the end of Subparagraph 3.4.1:

§ 3.4.1 The word "provide" including derivatives shall mean to properly fabricate, complete, transport, deliver, install, erect, construct, test and furnish all labor, materials, equipment, apparatus, appurtenance, and all items and expenses necessary to properly complete the work in accordance with the terms of the Contract Documents and specifications, and ready for operation or use under the terms of the Specifications.

§ 3.4.2 Delete the words "with a Change Order" and substitute "with the procedures outlined herein."

Add the following Subparagraphs § 3.4.2.1 through § 3.4.2.6 after Subparagraph § 3.4.2:

§ 3.4.2.1 The Contractor may furnish equal brand products or equipment other than those specified in the Contract Documents, provided the Contractor submits for prior approval a particular product other than a product specified in the Contract Documents no later than ten (10) calendar days prior to the date for the opening of the bids and the Architect issues an addendum providing approval of the product or equipment submitted. The name of a certain brand, make, manufacturer or definite specification is to denote

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the quality standard of the article desired; sets forth the general style, type, character; and is regarded merely as a standard. However, a Contractor must furnish the certain brand or particular brand set forth in the Contract Documents or a product approved prior to the bid opening.

§ 3.4.2.2 The term "or approved equal" is not necessarily limited to the physical or technical properties of the product or material but encompasses the finish, color, texture and other pertinent qualities in like regard. Failure to satisfy in any one respect may result in rejection of substitute products.

§ 3.4.2.3 If, after execution of the Contract and prior to submittal of applicable shop drawings, the Contractor desires to submit an alternate product in lieu of what has been specified or shown in the Contract Documents, the Contractor may do so in writing and set forth the following:

§ 3.4.2.3.1 Reasons the substitution is necessary to include a full explanation of the proposed substitution and submittal of all supporting data including technical information, catalogue cuts, warranties, test results, installation, instructions, operating procedures, and other like information necessary for complete evaluation of the substitution.

§ 3.4.2.3.2 The adjustment, if any, in the time of completion of the Contract and the construction schedule in the event a substitution is acceptable.

§ 3.4.2.3.3 An affidavit stating that the Contractor accepts the warranty and correction obligations in connection with the proposed substitution as if originally specified by the Architect.

§ 3.4.2.4 Proposals for substitutions shall be submitted to the Architect with a copy to the Owner in sufficient time to allow the Architect no less than ten (10) working days for review. No substitutions will be considered or allowed without the Contractor's submittal of complete substantiating data and information as stated herein.

§ 3.4.2.5 Substitutions or alternates submitted in accordance with Subparagraph above may be rejected without explanation and will be considered only under one or more of the following conditions:

§ 3.4.2.5.1 Required for compliance with interpretation of code requirements or insurance regulations then existing;

§ 3.4.2.5.2 Unavailability of specified products, through no fault of the Contractor;

§ 3.4.2.5.3 Subsequent information discloses inability of specified products to perform properly or to fit in designated space; or

§ 3.4.2.5.4 Manufacturers/fabricator refuses to certify or guarantee performance of specified product as required.

§ 3.4.2.6 Any additional cost, or any loss or damage arising from the substitution of any product, material or equipment for those originally specified, including costs of changes of all other work affected by the substitution, shall be borne by the Contractor, notwithstanding approval or acceptance of such substitution by the Owner or the Architect, unless such substitution was made at the written request or direction of the Owner or the Architect.

Add the following to Subparagraph § 3.4.3:

For a Project site that includes a school in session with children present in or adjacent to the Project, the Contractor's employees and its Subcontractors' employees may be subject to a criminal background check as set forth in La. R.S. 17:15 and La. R.S. 15:587.1, upon the request of the Owner. Any unfit person based on a background check shall be immediately removed from the Project site. The Contractor's employees, and all other persons including all Subcontractors, Sub-subcontractors and suppliers carrying out any work on the Project site required by the Contract Documents, shall wear appropriate identification on their shirt always when on the Project site. The Owner shall not be responsible or liable to Contractor or any subcontractor for any additional costs, expenses, losses, claims or damages incurred by Contractor or Subcontractor as a result of any removal of an unfit person or compliance with this section.

Add the following Subparagraph § 3.4.4 after Subparagraph § 3.4.3:

§ 3.4.4 The Contractor shall only employ labor on the Project or in connection with the Work capable of working harmoniously with all trades, crafts and any other individuals associated with the Project. The Contractor shall also use its best efforts to minimize the likelihood of any strike, work stoppage or any other labor disturbance.

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Add the following Subparagraph § 3.4.5 after Subparagraph § 3.4.4:

Building materials, including but not limited to, all drywall materials to be incorporated into the Work shall either be certified, in writing, by the manufacturer to be asbestos free or be inspected and tested by accredited testing laboratories and certified to be free of asbestos content in accordance with the applicable federal standards, including but not limited to the Asbestos Hazard Emergency Response Act (AHERA) and the Toxic Substance Control Act (TSCA). The word "asbestos" means the Asbestiform, Tremolite, and Actinolite. Copies of test reports shall be furnished to the Architect and the Owner's representative. Material discovered to contain asbestos shall be removed immediately at the Contractor's sole cost and expense using current standards of the Louisiana Department of Environmental Quality (DEQ). Drywall materials must be free of any volatile chemicals that have identified emissions of sulfurous gases.

§ 3.5 Warranty

§ 3.5.1 Add the following:

The Contractor's warranty includes any and all specific warranties set forth in the Contract Documents and all warranties provided by law including, but not limited to any actions or claims that may be asserted as provided in La. R. S. 38:2189. Nothing herein or otherwise provided in the Contract Documents shall limit, in any way, all warranties allowed by law.

§ 3.5.2 Add the following sentence to the end of Subparagraph § 3.5.2:

Any warranty provided in paragraph 3.5.1 shall be in addition to and not in limitation of any other warranty required by the Contract Documents or otherwise prescribed by law.

Add the following Subparagraph § 3.5.3 to § 3.5:

§ 3.5.3 The Contractor shall secure any and all written warranties or guarantees referred to in respective Specifications Sections. As a condition precedent to its right of final payment, Contractor shall deliver to the Architect for review and transmittal to Owner two copies of all manufacturer's warranties or guarantees, operational manuals and instructions, service contracts and other warranties or guarantees as required. The Contractor shall require each Subcontractor to execute a satisfactory written warranty or guarantee in which the Contractor and the Owner are named as beneficiaries.

§ 3.7 Permits, Fees and Notices

Delete Subparagraph 3.7.1 and add in its place the following:

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit and other permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the Work. In addition, the Contractor shall secure certificates of inspection, use, occupancy, permits and licenses with all such certifications to be delivered when the Contractor considers the Work substantially complete under paragraph 9.8 hereof in order to allow the Owner to accept the Project upon substantial completion as provided for in Louisiana Revised Statute 38:2241.1.

§ 3.7.3 Change the word "appropriate" to "full". Add the following phrase at the end of the last sentence in Subparagraph § 3.7.3 after the word correction "and any damages sustained by the Owner".

§ 3.7.4 Concealed or Unknown Conditions

Change the notification requirement from fourteen (14) days to forty-eight (48) hours.

Add the following to Subparagraph 3.7.4:

It is not the Contractor's responsibility to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, building codes, and rules and regulations. However, if the Contractor observes that portions of the Contract Documents are at variance therewith, the Contractor shall immediately notify the Architect and Owner in writing, and necessary changes shall be accomplished by appropriate Modification, unless such laws, statutes, ordinances, building codes, rules and regulations bear upon the performance of the Work.

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§ 3.9 Superintendent

Add the following sentence at the end of Paragraph 3.9.3.

“Any personnel change to the Superintendent or Project Manager must be reviewed and approved by the Owner. Resumes and references of the proposed new Superintendent or Project Manager must be submitted to the Owner. If the Superintendent or Project Manager is not performing his or her responsibilities properly, then, at the request of the Owner, the Contractor shall replace the Superintendent or Project Manager.”

§ 3.10 Contractor’s Construction Schedules

Delete Subparagraph 3.10.1 and in its place substitute the following:

§ 3.10.1 The Contractor shall prepare and submit within thirty (30) calendar days of the date of the Notice to Proceed, or such other time as requested by the Owner or Architect, for the Owner’s and Architect’s information, review and acceptance, a Construction Schedule in both native and paper form.

- (1) Unless otherwise specified, the Construction Schedule required shall be a detailed precedence-style critical path method (CPM) or other format satisfactory to the Owner and Architect which shall, at a minimum, provide a graphic representation of all activities and events that will occur during the performance of the Work; identify each phase of construction and occupancy, provide logic of the construction schedule, set forth dates that are critical in ensuring the timely and orderly completion of the Work in accordance with the requirements of the Contract Documents, and identify tasks that are on the critical path of construction. The date of Commencement to begin the Work is the date set forth in the Contract or such other date as may be established in a Notice to Proceed. The schedule must show a completion of the Work within the Contract Time. A schedule showing early completion dates will not be accepted without written acceptance of the Owner. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work. The Schedule may be used as a means of determining the Contractor’s progress in performance of the Work, but neither the Contractor by providing the schedule to the Architect and Owner, nor its acceptance or use by the Architect or Owner, acts in any way to relieve the Contractor of any of the Contractor’s obligations under the Contract. All float is owned by the Owner. The schedule shall include a network analysis to identify those tasks that will lengthen the Project completion date.
- (2) If not accepted, the Construction Schedule shall be promptly revised by the Contractor in accordance with the recommendation of the Owner or Architect and resubmitted for acceptance. The Contractor shall monitor the progress of the Work for conformance with the requirements of the Construction Schedule and shall promptly advise the Owner and Architect of any delays or potential delays. In addition, the Contractor shall provide an updated Construction Schedule to reflect actual conditions with each Application for Payment or if requested by either the Owner or the Architect. In the event the progress report indicates any delays, the Contractor shall take corrective measures necessary to expedite the progress of the construction, including, without limitation, (1) working additional shifts or overtime, (2) supplying additional manpower, equipment and facilities, and (3) other similar measures. Any such measures are solely for the purpose of ensuring the Contractor’s compliance with the Contract Time allowed by the Contract Documents. The Contractor shall not be entitled to any adjustment in the Contract Sum in connection with such measures. In no event shall any progress report constitute an adjustment in the Contract Time or the Contract Sum unless such an adjustment is agreed to by the Owner and authorized pursuant to a written Change Order.
- (3) Contractor agrees that failure of the Contractor to provide a network analysis to identify any task on the critical path may be a basis for the refusal by the Owner to grant any additional time to complete the project, or may be a basis to reduce or deny any Claim by Contractor for additional cost. In the event that Contractor makes any Claim or demand for adjustment in the contract sum, additional cost or damages associated with any delay in completing the Project, regardless of the cause of any such delay or the type of delay claim, Contractor agrees to provide to the Owner complete and unredacted copies of any and all documents pertaining to Contractor’s original bid for the Project, including any and all notes in connection with preparation of the bid, all estimate worksheets or similar items, all quotations from Subcontractors and suppliers, all contracts with Subcontractors and any and all final estimate tally sheets. In the event of any claim for equitable adjustment delay or damages for delay by Contractor, whether made directly by Contractor or an attempt as a pass-through claim by a Subcontractor, Contractor waives, without any reservation, any and all claims of privilege pertaining to any bid documents or contract documents, or other similar documents in its Project file and hereby acknowledges and agrees with Owner that there shall be no claim or defense to production of these documents that any of these documents are proprietary in nature, in defense of releasing said information to the Owner or to any other interested party. Whether as a result of any claim or otherwise as requested by Owner or Architect, Contractor shall provide to Owner and Architect, on written request by either

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Owner or Architect, the identity of the computer software utilized for preparation and production of any CPM Schedule. Further, on written request by either the Owner or Architect, the Contractor shall provide to the Owner and Architect, monthly computer processing of all computer-produced CPM Schedules and time/cost schedules and reports generated from monthly Project updates, a hard copy listing of all Project schedule changes, and associated data, made at the update and an electronic file of this data, including an electronic file of any and all data associated with the project and CPM schedule pertaining to the project. Upon request by the Owner or Architect, Contractor shall export all underlying data pertaining to an CPM Schedule, any schedule update or any other information pertaining to the CPM Schedule. These reports and this information shall be submitted with and substantively support the Contractor's monthly payment request. The Architect, through or in coordination with the Owner, shall identify the different report formats that the Contractor shall provide based upon the monthly schedule updates, This provision applies to claims of Subcontractors being made to or against the Contractor, and Contractor is required to and shall ensure that this contractual provision is incorporated in any and all subcontracts entered with Subcontractors, whether by reference to this agreement or otherwise.

(4) Any revision or update to the schedule will be subject to the written approval of the Owner.

§ 3.10.3 Change the words, "perform the Work in general accordance with" to read "conform to". Also add the following to the end of Subsection § 3.10.3, "If the work is not on schedule as determined by the Architect and the Contractor fails to take action to correct, then the Contractor shall be deemed in default and the progress of the Work shall be deemed unsatisfactory. Such default may be considered ground for termination by Owner for cause in accordance with Section 14.2."

Add Subparagraph 3.10.4:

§ 3.10.4 The Owner shall have the right to direct a postponement or rescheduling of any date or time for the performance of any part of the Work that may interfere with the operation of the Owner's premises. The Contractor shall, upon the Owner's request, reschedule any portion of the Work affecting the Owner's operation of the premises during the hours when the premises are not in operation. Any postponement, rescheduling or performance of the Work under this Paragraph may be grounds for an extension of the Contract Time, if allowed under Subparagraph 8.3.1, and an adjustment in the Contract Sum if:

- (1) The performance of the Work was properly scheduled by the Contractor in compliance with the requirements of the Contract Documents; and
- (2) Such rescheduling or postponement is required for the convenience of the Owner and such rescheduling or postponement is shown by Contractor at the time of the postponement or rescheduling to be a matter that affects the critical path of construction.

§ 3.11 Documents and Samples at the Site

After the first sentence, add:

Contractor shall prepare and update as-built drawings on a monthly basis.

In the last sentence, after the word "Work", add the words "and prior to final payment. These as-built documents shall also be provided to the Owner in AutoCAD, Revit, PDF or other readable format as applicable and as requested by the Owner"

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.7 Add the following sentence to the end of Subparagraph § 3.12.7:

Should the Contractor, subcontractor or sub-subcontractor install, construct, erect or perform any portion of the Work without approval of any required submittal, the Contractor shall bear the cost, responsibility and delay for removal, replacement and/or correction of any and all items, materials and/or labor necessitated by the Contractor's performance of said Work prior to receipt of the Architect's approval.

§ 3.12.9 Delete the last sentence.

§ 3.12.10 Delete Subparagraphs § 3.12.10 and, in its place, substitute the following:

When professional certification of performance criteria of materials, systems, or equipment is required by the Contract Documents, the Contractor shall provide the person or party providing the certification with full information on the relevant performance requirements and on the materials, systems, or equipment that are expected to operate or be utilized at the Project site. The certification shall be based upon performance under the operating conditions generally prevailing or expected at the

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Project site. The Architect shall be entitled to rely upon the accuracy and completeness of such certificates.

Add the following Subparagraphs to § 3.12:

§ 3.12.11 All shop drawings for any architectural, structural, mechanical or electrical work must be submitted to and approved by the Architect. The Contractor represents and warrants that all shop drawings shall be prepared by persons and entities possessing the expertise and experience in the trade for which the shop drawing is prepared and, if required by the Architect or applicable law, by a licensed engineer. Any shop drawing that indicates insufficient study of drawings and specifications, illegible portions, or gross errors, will be rejected outright and Owner will require that the Contractor resubmit such drawing in a manner consistent with the information contained in the Contract Documents. Such rejections, if any, shall not constitute a reason for granting Contractor additional time to perform the work involved and shall not be a basis for any additional payment to Contractor.

§ 3.12.12 Faxed copies of shop drawings will not be accepted.

§ 3.13 Use of Site

Delete Subparagraph § 3.13.1 and substitute the following:

§ 3.13.1 The right of possession of the premises and the improvements made thereon by the Contractor shall remain at all times the property of the Owner. The Contractor's right to entry and use thereof arises solely from the permission granted by the Owner under the Contract Documents. The Contractor shall confine its apparatus, the storage of materials and the operations of its workmen to limits indicated by law, ordinances, the work limit line and staging area as shown on Site Plan, and areas made available by the Owner, and shall not unreasonably encumber the premises with its materials or equipment. Only materials and equipment which are to be used directly in the Work shall be brought and stored on the Project site by the Contractor. Protection of construction materials and equipment stored at the Project site from weather, theft, damage and all other causes is solely the responsibility of the Contractor.

Add the following Subparagraphs § 3.13.2 through § 3.13.5 to § 3.13:

§ 3.13.2 The Contractor and any entity for whom the Contractor is responsible shall not erect any sign on the Project site without the prior written consent of the Owner, which consent may be withheld in the sole discretion of the Owner.

§ 3.13.3 Contractor shall ensure that the Work, at all times, is performed in the manner that affords reasonable access, both vehicular and pedestrian, to the site of the Work and all adjacent areas. All public areas adjacent to the site of the Work shall be free from all debris, building materials, and equipment likely to cause hazardous conditions. Contractor shall use its best efforts to not interfere with the occupancy of (1) any area and buildings adjacent to the site of the Work or (2) the building in the event of partial occupancy.

§ 3.13.4 Without the prior written approval of the Owner, the Contractor shall not permit any workers to use any existing facilities at the Project site, including, without limitation, lavatories, toilets, entrances and parking areas other than those designated by the Owner.

§ 3.13.5 The Contractor shall repair at its own expense any damage from operations under its supervision or direction caused to Owner's property and facilities on the site and access routes thereto.

§ 3.15 Cleaning UP

§ 3.15.2 Add the following to the beginning of Subparagraph 3.15.2:

The Contractor shall clean up the project site and work performed as provided in the Contract Documents.

§ 3.17 Royalties, Patents and Copyrights

Delete Subparagraph 3.17 and in its place add the following:

The Contractor shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation of the Work of any invention, design, process, product or device which is the subject of patent rights, trademarks, copy rights, trade secrets or proprietary information held by others. Contractor shall indemnify and hold harmless Owner and Architect and anyone directly or indirectly employed or contracted by either of them from and against all claims, damages, losses and expenses, including attorneys' fees and court and/or arbitration costs, arising out of any infringement of patent rights, trademarks, copy rights, trade secrets or proprietary information incident to the use in the performance of the

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Work or resulting from the incorporation in the Work of any invention, design, process, product or device and shall defend all such claims in connection with any alleged infringement of such rights. This indemnification obligation is not limited to but in addition to the insurance obligations of the performance bond required in connection with this Agreement. For an asbestos or lead abatement project, the provisions of this Subparagraph will apply concerning any process for the removal of asbestos or lead containing materials.

§ 3.18 Indemnification

Add Subparagraph § 3.18.3 to § 3.18.

§ 3.18.3 The obligations of the Contractor under this Paragraph 3.18 shall not extend to the liability of the Architect, the Architect's consultants, and agents and employees of any of them arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, Change Orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Architect, the Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

Add Subparagraphs § 3.19 through § 3.22.4, as follows:

§ 3.19 Log of Changes

The Contractor shall maintain a current log of all Request for Information (RFI's), Change Proposal Requests (CPRs), Change Orders and Construction Change Directives at the site of the Project and shall provide the Owner and Architect said logs monthly, not later than the tenth (10th) day of the following month.

§ 3.20 Failure to Perform Work

Contractor shall be liable to the Owner for all costs or damages that the Owner incurs as result of the Contractor's failure to perform the Work, or any part thereof, in accordance with Contract Documents. Contractor's failure to perform shall include, but not be limited to, the failure of its subcontractors and/or suppliers of any tier to perform. The Contractor's liability to the Owner shall include, but not be limited to (1) the increase costs of performance, including services of the Architect and other consultants, resulting from the Contractor's failure to comply with the Contract Documents; (2) costs of removal of defective or noncompliant work; (3) costs of corrective or warranty work; (4) liability to third parties caused by Contractor's failure to perform the Work or any part thereof; (5) re-procurement costs; (6) attorney fees and related costs, including costs incurred in enforcing Owner's rights under the Contract Documents; and (7) liquidated and/or stipulated damages.

§ 3.21 Liens

§ 3.21.1 The term "lien" as used in this Section 3.21 and in Article 9 of these General Conditions and in Article 5 of the Agreement Between Owner and Contractor, AIA A101, refers to "claims" as provided in La. R.S. 38:2242, which authorizes "claimants" who perform work, labor, or provide materials or supplies for a public work to file "claims" with the governing authority. The term "lien" is used in the referenced sections instead of the word "claim" solely to avoid confusion with the "Claims" that may be filed by the Contractor and/or Owner pursuant to the Contract Documents, as provided in Article 15 of these General Conditions.

§ 3.21.2 In the event a Lien is filed by anyone in relation to the Work, the Owner shall have the right (1) to require the Contractor to furnish to the Owner a release of a Lien or claim that has been recorded by the person or entity filing the claim; (2) to require the Contractor to discharge the Lien by posting a bond with the Clerk of Court for the Parish of St. Tammany within five (5) calendar days of notice by the Owner to the Contractor; (3) obtain a Notice of Cancellation Certificate for each filed lien; and/or (4) to retain out of any payment due or thereafter to become due an amount sufficient to indemnify the Owner against any Lien or claim of a Lien, including bond premiums and attorney fees, and to apply the same in such manner as Owner deems necessary to satisfy such claims and Liens.

§ 3.21.3 In the event such Lien is not discharged, the Contractor at its sole cost and expense, including attorney's fees, shall hold harmless and defend the Owner of and from any and all claims, lawsuits, causes of actions and demands of any person or entity asserting or claiming any right as a result of any Lien or claim, recorded or unrecorded, against the Contract Funds or the Owner's property. In the event such Lien is not discharged, the Contractor shall be deemed in default and the Owner shall have the right to terminate the Contract for said default. The Owner shall also have the right, but not the obligation, to bond said Lien(s), and Contractor shall be responsible for all costs incurred as a result thereof, including but not limited to, bond premiums and attorney fees.

§ 3.21.4 Prior to the receipt of any partial payment, or of Final Payment, Contractor shall provide the Owner a partial release or a final release, as appropriate, of all Liens and claims of any persons furnishing labor and/or materials to the Work, Contractor shall not

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receive Final Payment before providing to the Owner satisfactory evidence (i.e. clear lien certificate) that there are no other Liens or claims whatsoever outstanding against the Work or Contract.

§ 3.22 Work in Existing Facilities

§ 3.22.1 The Contractor shall not perform Work in existing buildings that will interfere with normal school operations, teaching or normal traffic flow or produce excessive noise without twenty-four (24) hours written notice to the Owner's representative and then only with their concurrence. Security of the Owner's property may require the services of a guard during the nights or weekends if required by the nature of the Work at no additional cost to the Owner.

§ 3.22.2 All means of egress shall always be maintained during school occupancy to comply with exit requirements in the NFPA 101 Life Safety Code.

§ 3.22.3 The Contractor shall not allow traffic or operations to encumber school vehicle or pedestrian traffic during school hours to include before school and after school programs or events. Space for parking of Contractor's personnel and subcontractors is designated in the Contract Documents or as otherwise approved by the Owner.

§ 3.22.4 Any Work required of the Contractor before the opening of the school after summer vacation, caused by the failure of the Contractor to meet his Contract completion date, will be performed as stated above at no additional expense to the Owner. This includes overtime Work after normal school hours, during work days and on weekends, when required to accomplish the Work necessary to maintain the construction schedule. This provision does not prohibit operation during normal work hours when prior arrangements have been completed with the Architect and the Owner.

ARTICLE 4 - ARCHITECT

§ 4.1 Architect

Delete Subparagraph 4.1.1 and substitute the following:

§ 4.1.1 "The term Architect, when used in the Contract Documents, shall mean the prime Designer (Architect, Engineer, or Landscape Architect), or his authorized representative, lawfully licensed to practice architecture, engineering or landscape architecture in the State of Louisiana, identified as such in the Agreement, and is referred to throughout the Contract Documents as if singular in number."

Delete Subparagraph 4.1.2.

§ 4.2 Administration of the Contract

§ 4.2.1 Add the following to the end of Subparagraph 4.2.1:

The Architect shall remain an Owner's representative from time to time during the one-year period for correction of Work described in Section 12.2.2.1. The Owner may request the Architect's assistance and review at any time during the five (5) year warranty period as allowed by La. R.S. 38:2189. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 In the first sentence, delete the words "at intervals appropriate to the stage of construction" and replace with "at least weekly and at other times as requested by the Owner and at intervals appropriate to the stage of construction."

§ 4.2.3 In the last sentence, delete "The Architect", and replace with "The Architect and the Owner".

§ 4.2.5 Between the words "Architect's" and "evaluations", add the words "observations of the progress of the work and".

§ 4.2.8 In the first sentence, after the word "Work", add the words "that do not involve changes in the Contract Sum or the Contract Time".

§ 4.2.10 Add the following sentence to the end of Subsection 4.2.10:
"There will be no restriction of the Owner having a Representative."

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ARTICLE 5 - SUBCONTRACTORS

§ 5.1 Add the following sentence to the end of Subparagraph 5.1.1:

As applicable based upon the value of the Work, subcontractors shall be duly licensed in accordance with La. R.S. 37:2150, *et seq.* and local laws.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

Delete the first sentence of Subparagraph 5.2.1 and substitute the following:

Unless otherwise required by the Contract Documents, the Contractor shall furnish at the Pre-Construction Conference, to the Owner and Architect, in writing, the names of the persons or entities, including those who furnish materials or equipment, proposed for each of the portions of the Work.

Also add the following sentence to the end of Subparagraph 5.2.1, "No Contractor payments shall be made until the information is received."

Delete Subparagraph 5.2.2 and substitute the following:

§ 5.2.2 The Contractor shall be solely responsible for selection and performance of all Subcontractors. The Contractor shall not be entitled to claims for additional time and/or increase in the Contract Sum due to a problem with performance or non-performance of a Subcontractor. The Contractor shall be totally and solely responsible for any lost time or extra expense incurred due to a Subcontractor's and/or Material Supplier's failure to perform. Under no circumstances shall the Owner or Architect be required to mitigate the Contractor's losses or reimburse the Contractor for losses caused by its Subcontractors and/or Material Suppliers.

Add the following sentence to the beginning of Subparagraph 5.2.3:

§ 5.2.3 The Contractor shall notify the Owner when a Subcontractor is to be changed and substituted with another Subcontractor.

§ 5.3 Subcontractual Relations

Delete Subparagraph 5.3.1 and in its place substitute the following:

§ 5.3.1 All Work performed for Contractor by a Subcontractor or a sub-subcontractor will be pursuant to an appropriate agreement between Contractor and Subcontractor or Subcontractor and sub-subcontractor which specifically binds the Subcontractor or sub-subcontractor to the applicable terms and conditions of the Contract Documents for the benefit of the Owner and Architect and contains applicable waiver of subrogation provisions, and which makes the Owner a third party beneficiary of any such agreement. Nothing in these Contract Documents shall provide, in favor of any person or organization other than the Contractor, a right of action against the Owner. No provision in law that requires a portion of this Contract to be severed as between Owner and Contractor shall require that any such provision be severed from the contract or agreement between Contractor and Subcontractor, and any such provision shall remain in force and effect as between Contractor and Subcontractor.

§ 5.4 Contingent Assignment of Subcontracts

Delete Subparagraph 5.4.1 and substitute in its place the following:

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

- 1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Paragraph 14.2 and only for those subcontract agreements which the Owner accepts by notifying the Subcontractor in writing; and
- 2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

Delete Subparagraph 5.4.2 and substitute in its place the following:

§ 5.4.2 Each subcontract shall specifically provide that the Owner shall only be responsible to the Subcontractor in the event of the exercise of an assignment for those obligations of the Contractor that accrue subsequent to the Owner's exercise of any rights under this conditional assignment.

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Delete the last sentence of Subparagraph 5.4.3 and replace with the following:

“In the event of assignment, the original Contractor shall be responsible for any additional costs incurred by the Owner as a result of the assignment.”

ARTICLE 6 - CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1.3 Add the following sentence to the end of Subparagraph 6.1.3:

The Contractor shall anticipate the Work of the Owner or other Contractors may delay, disrupt, or interfere with the Work and the progress schedule and Contractor shall do all cutting, fitting and patching of the Work required to make its several parts come together properly in a manner that will not endanger any Work of others by cutting, excavating or otherwise altering their Work without the written consent of the Owner.

§ 6.1.4 Delete Subparagraph 6.1.4, and replace with the following:

The Owner may furnish materials or equipment to the Project site to be incorporated into the Work. For any Owner furnished equipment or materials to be incorporated into the Work, the Contractor shall perform such tasks as are necessary to coordinate and install the Owner furnished materials and/or equipment to make the Work functionally complete. If the Contractor contends that such Owner furnished materials or equipment constitutes an extra to the Work outside the requirements of the Contract Documents, the Contractor may request a change order for direct field costs incurred in installing such Owner furnished materials or equipment in accordance with the procedure set forth in Article 7.

§ 6.2 Mutual Responsibility

§ 6.2.3 Delete the second sentence.

§ 6.2.4 In the last line, change the words “in Section 10.2.5” to read “elsewhere in the Contract Documents.”

Delete Subparagraph 6.2.5.

ARTICLE 7 - CHANGES IN THE WORK

§ 7.1 General

Delete Subparagraph 7.1.1 and substitute the following:

§ 7.1.1 Changes in the Work may be accomplished after execution of the Agreement and Bonds and without invalidating the Contract and Bonds, by Change Order, Constructive Change Directive or order for a minor change in the Work provided such changes are within the scope of the Contract Documents and subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents. Any change outside the scope of the Contract Documents in excess of the minimum threshold set forth in La. R.S. 38:2212 shall be let out for public bid as provided by Louisiana Revised Statute 38:2212. Approval of any Change Order is subject to compliance with law and the Owner’s policies on Change Orders.

Add the following Subparagraphs 7.1.4 through 7.1.7:

§ 7.1.4 Any change pertaining to the Work which is not required to be put out for public bid, shall be negotiated in the best interest of the Owner or let out for public bid. When the change is negotiated, the change order in accordance with law, shall be fully documented and itemized as to the Contractor’s cost, including material quantities, material costs, taxes, insurance, wages, employee benefits, other related costs, profit and overhead. When unit prices are contained in the initial Contract, no deviations shall be allowed in computing negotiated changes. The Contractor shall provide and deliver to the Architect the above information including any application for extension in the Contract Time, within ten (10) days after being notified to prepare a Change Order.

§ 7.1.5 No order, oral statement, or direction of Architect, Owner or Owner’s Program Manager shall be treated as a Change Order nor shall it entitle Contractor to an adjustment to the Contract Sum or the Contract Time. Requests for Information (RFI) are not changes to the Contract Documents and do not change the Contract Sum or Contract Time.

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§ 7.1.6 Unit prices shall be inclusive of all costs including mark-up for overhead and profit and shall be applied to units or measure as defined in the Contract Documents for each category of Work, if any.

§ 7.1.7 Whenever the total cost of the changes in the Work exceed ten percent (10%) of the original Contract Sum, the Contractor shall obtain the consent of surety providing the performance and payment bonds to ensure coverage for the additional Work.

§ 7.2 Change Orders

Add the following Subparagraph 7.2.2:

§ 7.2.2 A Change Order must comply with the requirements of La. R.S 38:2212(A)(4)-(7). Agreement on any Change Order shall constitute a final settlement of all matters relating to the change in the Work which is the subject of the Change Order, including, but not limited to all direct and indirect costs associated with such change and any and all adjustments to the Contract Sum and the Contract Time. In the event a Change Order increases the Contract Sum, Contractor shall include the Work covered by such Change Orders in Applications for Payment.

§ 7.3 Construction Change Directives

Change Subparagraph 7.3.4 as follows:

In the first sentence, delete the words, "an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount " and substitute "an allowance for overhead and profit in accordance with clauses 7.3.11.1 through 7.3.11.6 below."

Add the following to the end of Subparagraph 7.3.8:

Any credit to the Owner shall be the sum of the materials and labor costs and sub-contract costs.

Delete Subparagraph 7.3.9.

Add the following Subparagraphs 7.3.11 through 7.3.14 to 7.3.

§ 7.3.11 In Subparagraph 7.3.6, the allowance for the combined overhead and profit included in the total cost to the Owner shall be based on the following schedule:

- .1 For the Contractor, for Work performed by the Contractor's own forces, up to fifteen (15%) percent of the cost.
- .2 For the Contractor, for Work performed by the Contractor's Subcontractor, up to ten (10%) percent of the amount due the Subcontractor.
- .3 For each Subcontractor or Sub-subcontractor involved, for Work performed by the Subcontractor's or Sub-subcontractor's own forces, up to fifteen (15%) percent of the cost.
- .4 For each Subcontractor, for Work performed by the Subcontractor's Sub-subcontractor's, up to ten (10%) percent of the amount due the Sub-subcontractor.
- .5 Cost to which overhead and profit is to be applied shall be determined in accordance with Subparagraph 7.3.6.
- .6 In order to facilitate checking of quotations for extras or credits, all proposals, except those so minor that their propriety can be seen by inspection, shall be accomplished by a complete itemization of costs including labor, materials and Subcontracts. Labor and materials shall be itemized in the manner prescribed above. Where major cost items are Subcontracts, they shall be itemized also. In no case will a change be approved without such itemization if itemization is required by law.

§ 7.3.12 Any credit to the Owner resulting from a change in the Work shall be the sum of:

- .1 Contractor's material, equipment costs not incurred, labor cost and other sums not actually expended.
- .2 Subcontractor's and/or Sub-subcontractor's material, equipment costs not incurred, labor cost and other sums not actually expended.

§ 7.3.13 In any Change Order, no allowance or itemization of costs shall be allowed for salaries or other compensation of the Contractor's personnel at the Contractor's principal office and branch offices; any part of the Contractor's capital expenses, including interest; overhead and general expenses of any kind not included above in cost of the work; cost of supervision not specifically required by the Change Order; and costs due to negligence, including but not limited to correction of defective or nonconforming work.

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§ 7.3.14 In order to facilitate the determination of amounts due for changes in the Work, the Contractor shall submit information pertaining to the Contractors' overhead costs, bond premiums, insurance rates, and equipment rates at the Pre-Construction Conference or as otherwise agreed to by the Owner. The Contractor shall require of any Subcontractor desiring to submit a Change request to submit similar information, which shall be provided to the Architect and the Owner's representative with the request for change. The information shall be provided in a written document and the Chief Financial Officer ("CFO") of the Contractor or Subcontractor (or another officer if no CFO) shall certify its accuracy under oath and sign such notarized certification.

ARTICLE 8 - TIME

§ 8.1 Definitions

Delete Subparagraph 8.1.2 and substitute the following:

§ 8.1.2 A Notice to Proceed shall designate a date for commencement of the Contract Time established in the Contract Documents. The date shall not be postponed by the failure of the Contractor or of persons or entities for whom the Contractor is responsible to act. A written Notice to Proceed shall be issued by the Architect when directed by the Owner.

Add the following Subparagraph 8.1.5:

§ 8.1.5 The Contract Time shall not be changed by the submission of a schedule that shows an early completion date unless specifically authorized by Change Order.

§ 8.2 Progress and Completion

Add the following after the first sentence of Subparagraph 8.2.1:

"Substantial Completion of the Work must be accomplished within the time stated in the Agreement between Owner and Contractor, subject to such extensions as may be agreed to via contract modification."

§ 8.3 Delays and Extension of Time

§ 8.3.1 In Subparagraph 8.3.1 in the first sentence after the words "owner pending" delete the words "mediation and binding dispute resolution" and add the word "litigation" and delete the remainder of the last sentence after "extended by for such reasonable time as the Architect may determine" and add the following:

"to the extent such delay prevents the Contractor from achieving substantial completion within the Contract Time as evidenced by the critical path of the schedule and if performance of the Work is not, was not, or would not have been delayed by any other cause for which the Contractor is not entitled to an extension in the Contract Time under the Contract Documents. The Contractor further acknowledges and agrees that adjustments in the Contract Time will be permitted for a delay only to the extent such delay (1) is not caused or could not have been anticipated by the Contractor, (2) could not be limited or avoided by the Contractor's timely notice to the Owner of the delay, (3) is of a duration not less than one (1) day, and (4) affects the critical path of the progress of the Work."

Add the following Subparagraph 8.3.1.1:

§ 8.3.1.1 An extension of Contract Time, to the extent allowed under Paragraph 8.3, shall be the sole remedy of the Contractor for any (1) delay in the commencement of the Work, (2) hindrance or obstruction in the performance of the Work, (3) loss of productivity, unless a delay is caused by acts of the Owner which interfere with the Contractor's performance of the Work and only to the extent that such acts continue after the Contractor furnishes the Owner and Architect with written notice of such interference. In no event shall the Contractor be entitled any indirect cost, consequential damages, lost opportunity cost, impact damages or other similar claims. The Owner's exercise of any of its rights or remedies under the Contract Documents such as ordering changes in the Work, suspension, or correction of the Work, shall not be construed as an act of interference with the Contractor's performance of the Work.

Add the following Subparagraph 8.3.4 to 8.3:

§ 8.3.4 If the Contractor submits a progress report indicating, or otherwise expresses an intention to achieve, completion of the Work prior to any completion date required by the Contract Documents or expiration of the Contract Time, no liability of the Owner to the Contractor for any failure of the Contractor to so complete the Work shall be created or implied.

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Add the following paragraph 8.4 to Article 8:

§ 8.4 Liquidated Damages

§ 8.4.1 Time is of the essence in completing the Work, and, in the event of delay on the part of the Contractor in completing the Work as specified beyond the date set forth in the Contract Documents as adjusted by Change Orders, it is distinctly understood and agreed that a deduction shall be made from the Contract Sum at a rate as stated in the Instructions to Bidders plus any compensation for the Architect's services and expenses made necessary for each and every day of delay until the Work is complete. This is not a penalty but agreed upon liquidated damages for delay. The calculations shall be for each and every calendar day exclusive of the day within which completion was required and up to and including the date of completion of the Work as determined by the Architect and Owner. The expiration of the time stipulated without the work having been completed shall in itself constitute a default without the necessity of any notice being given to the Contractor or its Surety. The Contractor and its Surety agree that the above mentioned sums shall be deducted at any time in the sole discretion of the Owner from the Contract Sum by means of a written adjustment executed by the Owner without the Contractor's signature, it specifically having been agreed upon in advance as a measure of damage to the Owner on account of the Contractor's delay. Nothing herein shall preclude Owner from claiming any other damages for loss sustained as a result of Contractor's delay in completing the Project.

ARTICLE 9 - PAYMENTS AND COMPLETION

§ 9.2 Schedule of Values

Add the following Subparagraph 9.2.1 to Paragraph 9.2:

§ 9.2.1 The Contractor and each Subcontractor shall prepare a trade payment breakdown for the Work for which each is responsible, such breakdown being submitted on the AIA Application for Payment Form or other form approved by the Architect and Owner. The form shall be divided in detail sufficient to exhibit all areas of the Work and phases of the Work if applicable, by convenient units, by amounts identified for warranties and close out documentation, and shall be updated as required by either the Owner or Architect as necessary to reflect (1) description of the Work listing labor and materials separately, (2) total value, (3) percent of the Work completed to date, (4) value of Work completed to date, (5) percent of the previous amount billed, (6) previous amount billed, (7) current percent completed, and (8) value of Work completed to date. Any breakdown which fails to provide sufficient detail may be rejected. If a trade breakdown is initially approved and subsequently used but is found later to be improper for any reason, sufficient funds shall be withheld from future Applications for Payment to ensure an adequate reserve, exclusive of the normal retainage, to complete the Work. The schedule shall be coordinated with Subparagraph 3.10 if requested by the Owner.

§ 9.3 Applications for Payment

Delete Subparagraph 9.3.1 and clauses 9.3.1.1 and 9.3.1.2 and substitute the following:

§ 9.3.1 On or about the 1st day of each month, the Contractor shall, unless otherwise agreed to in writing by the Owner, submit to the Architect an Application for Payment Form, through the last day of each month, supported by any additional data substantiating the Contractor's right to payment as the Owner or the Architect may require. Application for Payment shall be submitted on or about the first of each month which application shall represent a consistent billing cycle of not less than 30 days for the value of labor and materials incorporated into the work and of materials, suitably stored, at the site, less normal retainage allowed in accordance with Louisiana Revised Statute 38:2248. The normal retainage shall not be due the Contractor until after substantial completion and expiration of the forty-five day lien period and submission to the Architect of a clear lien certificate and invoice for retainage. Contractor waives and relinquishes any claim for payment, whether to the Owner or otherwise, not submitted within the twenty-one (21) day time period set out in Article 15. In no event shall Contractor be allowed to bring a claim or lawsuit against the Owner for any payment if a Sworn Statement of Claim has not been filed with the Clerk of Court for St. Tammany Parish within forty-five (45) days of substantial completion of the project. Nothing herein shall preclude payment to Contractor for work performed on punch list items after substantial completion or for sums due for retainage.

Delete Subparagraph 9.3.2 and substitute the following:

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a bonded location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's

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interest and shall include applicable insurance, storage, and transportation to the site for such materials and equipment stored off the site.

At the end of Subparagraph 9.3.3, add the following sentence:

The Contractor further warrants that upon submittal of an application for payment, all work that entitles the Contractor to payment has been completed in accordance with the Contract Documents and specifications, and Contractor acknowledges that, in no event, shall payment be due for work that has not been performed.

Add new Subparagraph 9.3.4 as follows:

§ 9.3.4 Contractor expressly undertakes to defend the Owner and indemnify and hold it harmless, at the Contractor's sole expense including payment of all attorney's fees incurred by the Owner, against any actions, lawsuits, or proceedings brought against the Owner as a result of any claim or lien filed against the Contract funds, the Work, the site of any of the Work, the Project site and any improvements thereon, or for payments due them from the Contractor. The Contractor hereby agrees to indemnify and hold Owner harmless against any lawsuit, claim or lien and agrees to pay any judgment or claim or lien resulting from any such actions, lawsuits or proceedings, including attorney's fees, costs and interest. Contractor further agrees to pay to the Owner all costs, including attorney fees, incurred by Owner as a result of Contractor's failure or refusal to make payment to any Subcontractor, lienholder or claimant. This includes payment to the Owner for all costs, including attorney fees, incurred in the event that Owner is required to institute any concursus proceeding in connection with payment of any of the Contract Sum due or allegedly due.

Add the following Subparagraph 9.3.5 as follows:

§ 9.3.5 The Owner may release any funds withheld due to a lien or affidavit of a claim if the Contractor obtains security acceptable to the Owner or a lien bond which is (1) issued by a surety acceptable to the Owner, (2) in form and substance satisfactory to the Owner and the Clerk of Court and (3) an amount of not less than 125% of such lien claim or affidavit of claim or as provided by law. By posting a lien bond or other acceptable security, however, the Contractor shall not be relieved of any responsibilities or other obligations under Paragraph 9.3, including, without limitation, the duty to defend and indemnify the Owner. The cost of any premiums incurred in connection with any such bonds and securities shall be the responsibility of the Contractor and shall not be part of, or cause any adjustment to, the Contract Sum.

§ 9.5 Decisions To Withhold Certification

Delete "or" at the end of Subparagraph 9.5.1.6 and add the following Supplementary Subparagraphs 9.5.1.8 through 9.5.1.15 after the words "Contract Documents" at the end of Subparagraph 9.5.1.7:

§ 9.5.1.8 Completed Work has been damaged which requires correction or replacement;

§ 9.5.1.9 Correction of defective Work by Owner or completion of the Work by the Owner;

§ 9.5.1.10 Belief or knowledge by the Architect of an occurrence of an event justifying termination for cause;

§ 9.5.1.11 Failure to complete the punch list within the 45 day lien period;

§ 9.5.1.12 The value of the Punch List (see Section 9.8.5) of incomplete or items to be corrected exceeds the balance remaining of the Contract sum including the amount allotted for the retainage;

§ 9.5.1.13 If the Project is behind schedule, failure to submit a written plan indicating action by the Contractor to regain the time schedule for completion of the Work within Contract Time;

§ 9.5.1.14 Improperly completed or inadequately documented/supported Application for Payment. The omission of any required documents from the Application for Payment, including but not limited to lien waivers, all documents required herein, all documents required in the Division 01 Specifications of the Contract Documents, and all documents required elsewhere such as an approved Construction Schedule or lack of approved Schedule of Values in the Contract Documents, shall result in its rejection; or

§ 9.5.1.15 Rejection of any part of the Work by any governmental authority having jurisdiction over the Project.

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§ 9.6 Progress Payments

In Subparagraph 9.6.1, after the word "Documents" delete the words "and shall so notify the Architect" and add the following:

"provided, however, Owner may refuse to make payment of the amount recommended by the Architect and the Owner may withhold from any payment an amount based on:

- .1 The Owner's estimate of the value of any claims made against the Owner on account of the Contractor's Work;
- .2 The Owner's estimate of the value of any claim it has asserted against the Contractor;
- .3 125% of the amount of any lien or affidavit of claim that has been filed in the Mortgage Records for the Parish in which the Project is located in connection with the Work; or
- .4 Other items such as liquidated damages, additional architect fees or attorney fees or costs which allow the Owner to withhold or set-off against any amount recommended by the Architect."

Add the following to the end of Subparagraph 9.6.2:

"La. R.S. 9:2784(A) and (C) require a Contractor or Subcontractor to make payment due to each subcontractor and supplier within fourteen (14) consecutive days of receipt of payment from the Owner. If not paid, a penalty in the amount of one half of 1% per day is due, up to a maximum of fifteen percent (15%) from the expiration date until paid. The Contractor or Subcontractor, whichever is applicable, is solely responsible for the payment of any penalty."

Delete Subparagraphs 9.6.3, 9.6.4, and 9.6.5 from Article 9.6.

Delete Subparagraph 9.6.7, and replace with the following:

"If the Owner receives any claim of non-payment from a subcontractor, sub-subcontractor, material or equipment supplier, or the like, arising out of the Contract, the Owner shall deduct 125% of such claim from any payment otherwise due the Contractor. The Contractor, or any interested party, may deposit security with the Recorder of Mortgages of the Parish where the Work is being performed in accordance with La. R.S. .38:2242.2 to guarantee payment of the claim. When the Owner receives sufficient proof of such guarantee from the Recorder of Mortgages and/or Clerk of Court, the deducted amount will be added back to the Contract Sum at the next payment."

§ 9.7 Failure of Payment

Delete Article 9.7.

§ 9.8 Substantial Completion

Delete Subparagraph 9.8.1 and substitute the following:

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. Upon the recommendation of the Architect to the Owner that the Project is complete or substantially complete, the Owner at a public meeting may approve the Certificate of Substantial Completion and direct its recordation in the mortgage records of the Clerk of Court of St. Tammany Parish. The Contractor shall at his expense record the certificate of Substantial Completion and provide the recordation information to the Architect and Owner. The time for the Correction Period shall begin on the date the acceptance is filed and recorded in the Mortgage Records.

The Architect shall determine if the Project is Substantially Complete in accordance with this Article 9.8. Unless otherwise agreed to by the Owner and Architect, in addition to the requirements of the first sentence of this Article 9.8.1, the following conditions must also be satisfied before the Work will be considered Substantially Complete:

- .1 Where roofing work is part of the Contract, the Owner must receive the executed Roofing Contractor's and Roofing Manufacturer's guarantees or the Contractor must provide information sufficient to the Owner that no outstanding issues exist that would prohibit the Roofing Manufacturer from issuing any warranty/guarantees required by the Contract Documents;

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- .2 All required occupancy permits must have been issued and copies delivered to the Owner;
- .3 All Project systems included in the Work must be operational as designed;
- .4 All operations and maintenance data specified has been submitted and approved, including the provision of draft as-built drawings for training purposes;
- .5 The Owner's personnel must have completed any required training in the Project's operations systems;
- .6 All finishes required by the Contract Documents must be in place;
- .7 The only remaining work must be minor in nature so that the Owner can occupy the building/construction and the Contractor's completion of that minor remaining work will not interfere with nor hamper the Owner's normal business operations;
- .8 The Contractor must certify in writing that all remaining Work will be completed within forty-five (45) consecutive calendar days, unless the Owner consents to a different time, following the date of Substantial Completion. Any remaining Work required to be performed after the date of Substantial Completion at a school that is operating and open shall be done in a manner and during times that do not interfere with school operations, at no additional cost to Owner. Owner shall have the right to direct Contractor to perform said Work, at no additional cost during non-operating hours of the school, including nights and weekends.
- .9 All warranties to be effective as of the date of substantial completion fully signed and dated.

Delete Subparagraph 9.8.3 and substitute the following:

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. A prerequisite to the Work being accepted as substantially complete, is the Owner's receipt of the executed Roofing Contractor's and Roofing Manufacturer's guarantees or other documentation acceptable by the Owner, where roofing work is part of the Contract. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use, the Contractor shall, before acceptance of the Work as substantially complete, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion. In no event shall acceptance of the work, or a part thereof, as substantially complete, constitute a right of Contractor to payment under the Contract for work not yet performed by the Contractor and Contractor agrees that no such sum shall be due until completion of that work.

Delete Subparagraph 9.8.4 and substitute the following:

§ 9.8.4 The Certificate of Substantial Completion from the Architect shall include as an attachment the list of minor corrective items (punch list) to be completed by the Contractor, together with the estimated cost of hiring third parties to complete such minor corrective items. In addition, the Certificate of Substantial Completion shall designate that the Contractor shall complete the list of minor corrective items within forty-five (45) days of the date of the Owner's acceptance of the Certificate. At the end of the forty-five (45) day period, without further notice to Contractor, the Owner shall have the option of either completing the items identified on the list of minor corrective items (punch list) and retaining the cost of the work done, including any additional architect fees from the Contract Sum, or calling on the Surety to complete the minor corrective items under the performance bond and/or labor and material payment bond. Additionally, if the Contractor fails to complete all Punch List items within this forty-five-day period, through no fault of the Owner or the Architect, then the Owner may hold the Contractor in default. If the Owner finds the Contractor is in default, the Surety shall be notified. If within forty-five (45) days after notification of the Surety by the Owner, the Surety has not completed the Punch List, through no fault of the Architect or Owner, the Owner may, at his option, contract with an outside party to have the balance of the Work completed and pay for such Work with the unpaid funds remaining in the Contract Sum. Finding the Contractor in default shall constitute a reason for disqualification of the Contractor from bidding on future Owner contracts. If the Surety fails to complete the Punch List within the stipulated time period, the Owner may choose to not accept bonds submitted from the Surety in the future.

Delete Subparagraph 9.8.5 and substitute the following:

§ 9.8.5 Warranties required by the Contract Documents shall commence on the Date of Substantial Completion of the Work unless otherwise agreed to in writing by the Owner and Contractor. Unless otherwise agreed to in writing by the Owner and Contractor, security, maintenance, heat, utilities, damage to the Work not covered by the punch list, and insurance shall become the Owner's responsibility on the Date of Substantial Completion.

§ 9.9 Partial Occupancy or Use

Add the following Subparagraphs to Subparagraph 9.9.1:

§ 9.9.1.1 Occupancy by the Owner shall not be construed by the Contractor as being an acceptance of that part of the Project to be occupied.

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§ 9.9.1.2 Occupancy by the Owner shall not be deemed to constitute a waiver of existing claims on behalf of the Owner or Contractor against each other.

§ 9.9.1.3 If the Project consists of more than one building, and one of the buildings is to be occupied, the Owner, prior to occupancy of that building, shall secure permanent property insurance on the building to be occupied, as well as any necessary permits that may be required for use and occupancy.

§ 9.9.1.4 Use and occupancy by the Owner prior to Project acceptance shall not relieve the Contractor of the responsibility to maintain all insurance and bonds required of the Contractor under the Contract Documents until the entire Project is completed and accepted by the Owner.

§ 9.10 Final Completion and Final Payment

Add to Subparagraph 9.10.1, after the first sentence, the following:

If the Architect does not find the Work acceptable under the Contract Documents after the first review of punch list items subsequent to substantial completion, the Architect shall make one additional inspection; if the Work is still not acceptable, the Architect, and each of the Architect=s principal consultants, shall be paid \$125.00/hour for their time at the project site, for each additional inspection, to be withheld from the unpaid funds remaining in the Contract Sum. The payment shall be made by the Owner and deducted from the construction contract funds. Should the Contract Sum be insufficient to cover the costs of these payments, both the Contractor and Surety shall be liable to the Owner for these costs.

Add to Subparagraph 9.10.2 the following at the end of the first sentence:

, (7)A Certificate from the Clerk of Court for the Parish of St. Tammany which shall be dated at least forty-six (46) days subsequent to the date of recordation in the same office of the acceptance of substantial completion for the Owner and to the effect that no liens or claims for labor or materials have been recorded against the Project, (8) all warranties and guarantees required under or pursuant to the Contract Documents, which shall be submitted by the Architect to the Owner for acceptance as part of the final Application for Payment, (9) all operation manuals and training of Owner’s staff in the operation of mechanical, electrical, heating and air conditioning systems, and (10) reproducible drawings (as-builts) accepted by the Architect.

Delete Subparagraph 9.10.4.

Add the following Paragraph 9.11 to Article 9:

§ 9.11 Liquidated Damages

§ 9.11.1 The Contractor and the Contractor’s Surety, if any, shall be liable for and shall pay the Owner the sums stipulated in Subparagraph 8.4.1 and as set forth in the Instructions to Bidders as liquidated damages for each calendar day of delay until the Work is determined to be complete by the Architect and Owner and sums for additional Architect fees incurred by the Owner or charged to the Owner as set forth in the Contract Documents.

ARTICLE 10 - PROTECTION OF PERSONS AND PROPERTY

§ 10.2 Safety of Persons and Property

Add the following Subparagraphs to Article 10.2.1:

- .4 the indoor air quality of buildings where the Owner’s students, teachers, employees and visitors are present; and
- .5 the exhaust systems and existing fresh air intake devices to prevent dust or fume caused by the Work to enter such systems.

Add to Subparagraph 10.2.2, in the first sentence, between the words “bearing on” and “safety”, add the words, “the health and”.

Delete, in Subparagraph 10.2.5, the words, “directly or indirectly”.

Add, at the end of Subparagraph 10.2.6, the following sentence:

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“The Contractor shall immediately make an oral report to the Architect and the Owner and promptly provide a written report to the Architect and the Owner about all accidents arising out of or in connection with the Work that cause death, personal injury, interrupt utility services or property damage.”

In the first sentence of Subparagraph 10.2.8, revise “21 days” to “3 days”. Also add the following sentence at the end of the Subsection:

“This notice does not replace or supplant the shorter notice required by Section 10.2.6 above.”

Add Subparagraph 10.2.9:

§ 10.2.9 Any fines levied against the Owner due to the Contractor’s (or its subcontractor’s) failure to comply with OSHA standards or other Federal, State, and local regulations shall be paid by the Contractor. If any such fines are not promptly paid, then the amount of the fine may be withheld by the Owner from payment to the Contractor.

Add Subparagraph 10.2.10:

§ 10.2.10 The Contractor is solely responsible for the security of all equipment, tools or other property of the Contractor, its Subcontractors and its suppliers at the Project site to include any loss or damage due to theft or vandalism. The Contractor shall provide for any security at the site.

§ 10.3 Hazardous Materials

Add to Subparagraph 10.3.1, in the first sentence, after “(PCB)” add “or lead-based paint”. Also, add the following to the end of Subparagraph 10.3.1:

Mold is not considered to be hazardous for the purposes of this Section; however, the Contractor should notify the Owner and Architect of the presence of suspect, visible mold on building components, in writing, in any affected area of a Project. The Owner is responsible to assess any area of a Project where mold is observed. The Owner will provide for remediation of mold in any affected area of a Project. The Owner will advise the Architect and Contractor upon completion of the remediation of any affected area due to the presence of mold in an area. There are no clear standards set regarding exposure levels for mold since mold is generally present everywhere. The presence of mold in an area of a Project does not affect the remaining areas of a Project and the Contractor shall continue with work in all unaffected areas of a Project. If visible mold is present on any components installed by the Contractor or under the control of the Contractor, then the Contractor shall properly clean or replace those components in accordance with the Owner’s environmental consultant’s recommendations, at no additional cost to the Owner.

Delete Subparagraph 10.3.2 and substitute the following:

§ 10.3.2 In the event the Contractor encounters on the site material reasonably believed to be hazardous and which has not been rendered harmless, the Contractor shall immediately stop Work in the area affected only and report the condition to the Owner and Architect in writing. Work shall continue in unaffected areas. The Work in the affected area shall not thereafter be resumed except by written agreement of the Owner and Contractor if in fact the material is a hazardous material or substance and has not been rendered harmless. The Work in the affected area shall be resumed immediately following the occurrence of any one of the following events (1) the Owner causes remedial Work to be performed which results in the absence of the hazardous material or substance, (2) the Owner and the Contractor by written agreement, decide to resume performance of the Work, or (3) the Work may safely and lawfully proceed as evidenced by a written report to both the Owner and Contractor which is prepared by an environmental engineer or consultant. In no event, however, shall the Owner have any responsibility for any hazardous substance or material that is brought to the project site by the Contractor, any Subcontractor, any materialmen or supplier, or any entity for whom any of them is responsible. The Contractor agrees not to use any fill or other materials to be incorporated into the Work which are hazardous, toxic or comprised of any items that are hazardous or toxic.

Delete Subparagraph 10.3.3.

Delete Subparagraph 10.3.4 and replace as follows:

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site.

Delete Subparagraph 10.3.6 and replace with the following:

SECTION IIIB - SUPPLEMENTARY CONDITIONS

§ 10.3.6 The Contractor shall assume that all paint components in the Owner's buildings built prior to 1980 contain lead-based paint, unless a report has been provided to indicate that areas being disturbed do not contain lead-based paint. The Contractor shall be responsible for all specialized cleanup of lead-based paint dust, paint chips, etc. generated by the Contractor's Work.

Add Subparagraph 10.3.7, as follows:

§ 10.3.7 The Contractor shall be responsible for the protection of its worker, subcontractors, and suppliers in accordance with OSHA exposure regulations.

§ 10.4 Emergencies

Delete Subparagraph 10.4 and substitute the following:

In an emergency affecting the safety of persons or property, the Contractor shall notify the Owner and Architect immediately of the emergency, simultaneously acting at his discretion to prevent damage, injury, or loss.

ARTICLE 11 – INSURANCE AND BONDS

Delete Article 11 in its entirety and replace with the following:

§ 11.1 Contractor's Liability Insurance

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

- .1 claims under workers' compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed;
- .2 claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
- .3 claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
- .4 claims for damages insured by usual personal injury liability coverage;
- .5 claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- .6 claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;
- .7 claims for bodily injury or property damage arising out of completed operations; and
- .8 claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages shall be maintained without interruption from date of commencement of the Work until date of final payment and termination of any coverage required to be maintained after final payment.

§ 11.1.3 Certificates of insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the Work. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. If any of the foregoing insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final Application for Payment as required by Section 9.10.2. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness in accordance with the Contractor's information and belief.

SECTION IIIB - SUPPLEMENTARY CONDITIONS

§ 11.1.4 The following general requirements to apply to all insurance required under ARTICLE 11:

§ 11.1.4.1 General Conditions

- a. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work hereunder by the Contractor, his agents, representatives, employees and subcontractors. The cost of such insurance shall be included in the Contractor's bid.
- b. Insurance provided by the Contractor shall be with a reliable company with an A.M. Best's rating of no less than A-, acceptable to and approved by the Owner, and authorized to do business in Louisiana. This requirement will be waived for workers' compensation coverage only for those companies who participate in the State of Louisiana Workers' Compensation Assigned Risk Pool.
- c. The Owner and Architect must be included as additional insured on the general liability policy.
- d. All Workers Compensation policies must be endorsed with a waiver of subrogation.
- e. Each policy shall contain a provision signed by the agent of the company stipulating that the policy will not be canceled without thirty (30) days prior written notice to the Owner.
- f. Any and all policy deductibles shall be paid by the Contractor.
- g. All certificates of insurance shall be delivered to the Owner within ten days of the award of the Contract by the Owner. Bidders in submitting a proposal agree to submit certified copies of their insurance policies to the Owner for review.
- h. Claims made policies are not acceptable to the Owner and cannot be used to comply with insurance requirements of this Contract.

§ 11.1.4.2 All policies and certificates of insurance of the Contractor/Subcontractor shall contain the following clauses:

- 11.1.4.2.1 The Contractor/Subcontractor's insurers will have no right of recovery or subrogation against the Owner, it being the intention of the parties that the insurance policies shall protect both parties, and Owner's insurance, if any, will not be utilized to cover any loss.
- 11.1.4.2.2 The Owner shall be named as an additional insured by the Contractor (ISO Forms CG 20 10, Current form approved for use in Louisiana).
- 11.1.4.2.3 The insurance companies issuing the policy or policies shall have no recourse against the Owner for payment of any premiums or for assessments under any form of policy.
- 11.1.4.2.4 Any and all deductibles in the insurance policies shall be assumed by and be at the sole risk of the Contractor whether a claim is made against the Owner or its agents or employees.
- 11.1.4.2.5 Any deductibles or self-insured retentions must be declared to and approved by the Owner. At the option of the Owner, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Owner, its officers, officials, employees and volunteers; or the Contractor's bond shall guarantee payment of losses and related investigations, claim administration and defense expenses.
- 11.1.4.2.6 This provision applies to Contractor and Subcontractors, and Contractor is required to and shall ensure that contractual provisions providing waiver of subrogation and any other provision relating to insurance is incorporated in any and all subcontracts entered with Subcontractors, whether by reference to this agreement or otherwise.

§ 11.1.5 Insurance

The Contractor/Subcontractor, prior to commencing work, shall provide at his own expense, proof of the following insurance coverages required by the contract to the Owner by insurance companies authorized in the State of Louisiana. Insurance is to be placed with insurers with an A. M. Best's rating of no less than A-. This rating requirement will be waived for the workers' compensation coverage and policies written through Lloyds of London or Institute of London Underwriter (ILU) companies.

SECTION IIIB - SUPPLEMENTARY CONDITIONS

Thirty days prior notice of cancellation shall be given to the Owner by registered mail, return receipt requested, on all of the required coverage provided to the Owner. All notices will name the Contractor/ Subcontractor and identify the contract number.

Insurance coverage specified in the GENERAL CONDITIONS (AIA Document A 201, 1997 Edition) to be provided by the Contractor, and any other insurance described below shall be furnished with the following minimum limits:

§ 11.1.5.1 Workers’ Compensation - Statutory - in compliance with the Compensation Law of the State. Exception: Employers liability to be \$1,000,000 when work is to be over water and involves maritime exposures.

§ 11.1.5.2 Commercial General Liability Insurance with a combined single limit per occurrence for bodily injury and property damage. Insurance Services Office Commercial General Liability coverage (“occurrence”) form CG 0001. (Current form approved for use in Louisiana.) “Claims Made” form is unacceptable. The “occurrence form” shall not have a “sunset clause”. This insurance shall include coverage for bodily injury and property damage, and indicate on the Certificate of Insurance which of the seven (7) coverages required below are not included in the policy, if any:

1. Premises B Operations;
2. Broad Form Contractual Liability;
3. Products and Completed Operations
4. Use of Contractors and Subcontractors;
5. Personal Injury;
6. Broad Form Property Damage
7. Explosion, Collapse and underground (XCU) Coverage

NOTE: On the certification of insurance, under the description of operations, the following wording is required: THE AGGREGATE LOSS LIMIT APPLIES TO EACH PROJECT, or a copy of ISO form CG2503 (Current form approved for use in Louisiana) shall be submitted.

Combined Single Limit (CSL) - Amount of Insurance Required

<u>Type of Construction</u>	<u>Projects Under \$100,000</u>	<u>Projects \$100,001 - \$1,000,000</u>	<u>Projects \$1,000,000 - \$10,000,000</u>	<u>Projects Over \$10,000,000</u>
New Buildings:				
-Each Occurrence/ Minimum Limit	\$500,000	\$1,000,000	\$3,000,000	\$4,000,000
-Aggregate (Applicable to this Contract ONLY)	\$500,000	\$1,000,000	\$3,000,000	\$8,000,000
Renovations: <i>The building(s) value for this Project is: \$ _____</i>				
-Each Occurrence/ Minimum Limit	\$500,000*** (Depends On Building Value)	\$1,000,000*** (Depends On Building Value)	\$3,000,000*** (Depends On Building Value)	\$5,000,000
-Aggregate (Applicable to this Contract ONLY)	\$500,000*** (Depends On Building Value)	\$1,000,000*** (Depends On Building Value)	\$3,000,000*** (Depends On Building Value)	\$5,000,000

****While the minimum combined single limit of \$500,000 is required for all renovations, the value of a building shall be multiplied by 10% and insurance requirements will be increased at \$1,000,000 intervals and rounded to the nearest \$1,000,000. Example: Renovation on \$33,000,000 building would require \$3,000,000 minimum combined single limit of coverage. Maximum limit required is \$5,000,000.00 regardless of building value.*

§ 11.1.5.3 Business Automobile Liability Insurance with a combined single limit of \$1,000,000 per occurrence for bodily injury and property damage, unless otherwise indicated. Insurance Services Office form number CA 0001 covering Automobile Liability (Current form approved for use in Louisiana.) The policy shall provide coverage for owned, hired, and non-owned coverage. If an automobile is to be utilized in the execution of this Contract and the vendor/contractor does not own a vehicle, then proof of hired and non-owned coverage is sufficient. This insurance shall include for bodily injury and property damage the following coverages:

1. Owned automobiles;
2. Hired automobiles;
3. Non-owned automobiles.
4. Medical Payments: \$5,000.00 minimum

§ 11.1.5.4 An Umbrella Policy may be used to meet minimum requirements.

§ 11.1.6 All property losses shall be made payable to and adjusted with the Owner.

§ 11.1.7 All policies of insurance or declarations of coverage amounts and types shall be approved by the Owner prior to the inception of any work.

SECTION IIIB - SUPPLEMENTARY CONDITIONS

§ 11.1.8 Other insurance required is as follows:

§ 11.1.8.1 Owner’s Protective Liability Insurance shall be furnished by the Contractor and naming the St. Tammany Parish School Board as the Insured.

	<u>Projects Under \$100,000</u>	<u>Projects \$100,001 - \$1,000,000</u>	<u>Projects Over \$1,000,000</u>
CSL – Each Occurrence	\$500,000	\$1,000,000	\$3,000,000

§ 11.1.8.2 Asbestos Abatement Liability - *(required when asbestos abatement is included in the work)*

The contractor or subcontractor who will be doing the asbestos abatement as outlined in this contract shall obtain and maintain such liability coverage for the asbestos abatement hazard and exposure with minimum limits of \$1,000,000 per occurrence for the duration of the project. The policy shall name the St. Tammany Parish School Board as an additional insured for the project. The policy shall be written on an “occurrence” form without a sunset clause. Claims-made coverage is unacceptable. The insurance company shall have an A.M. Best rating of at least A-:VI or better or written through Lloyds of London or Institute of London Underwriter (ILU) companies.

§ 11.1.9 If, at any time, any of the said policies shall be or become unsatisfactory to the Owner, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Owner, the Contractor/Subcontractor shall promptly obtain a new policy, submit the same to the Owner for approval and submit a certificate thereof as hereinabove provided.

Upon failure of the Contractor/Subcontractor to furnish, deliver and maintain such insurance as above provided, this contract, at the election of the Owner, may be forthwith declared suspended, discontinued or terminated. Failure of the Contractor/Subcontractor to take out and/or to maintain or the taking out and/or maintenance of any required insurance, shall not relieve the Contractor/Subcontractor from any liability under the contract, nor shall the insurance requirements be construed to conflict with the obligations of the Contractor/Subcontractor concerning indemnification. The Owner reserves the right to require complete, certified copies of all required insurance policies, at any time. Should Contractor fail to obtain any insurance required under this Contract then the Owner is entitled to a reduction in the Contract sum for what insurance would reasonably have cost the Contractor.

§ 11.1.10 Risks and Indemnifications Assumed by the Contractor. Neither the acceptance of the Completed Work nor payment therefore shall release the Contractor/Subcontractor from his obligations from the insurance requirements or indemnification agreement.

§ 11.1.10.1 Additional insurance may be required on an individual basis for extra hazardous contracts and specific service agreements. If such additional insurance is required for a specific contract, that requirement will be described in the “Special Conditions” of the contract specifications.

§ 11.1.10.2 If any of the Property and Casualty insurance requirements are not complied with at their renewal dates, payments to the Contractor/Subcontractor will be withheld until those requirements have been met, or at the option of the Owner, the Owner may pay the Renewal Premium and withhold such payments from any monies due the Contractor/Subcontractor.

§ 11.1.10.3 All property losses shall be made payable to and adjusted with the Owner.

§ 11.1.10.4 All policies and certificates of insurance shall be approved by the Owner prior to the inception of any work.

§ 11.1.10.5 If at any time any of the foregoing policies shall be or become unsatisfactory to the Owner, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Owner, the Contractor/Subcontractor shall, upon notice to that effect from the Owner, promptly obtain a new policy, submit the same to the Owner for approval and submit a certificate thereof as hereinabove provided. Upon failure of the Contractor/Subcontractor to furnish, deliver and maintain such insurance as above provided, this Contract, at the election of the Owner, may be forthwith declared suspended, discontinued or terminated. Failure of the Contractor/Subcontractor to take out and/or maintain or the taking out and/or maintenance of any required insurance, shall not relieve the Contractor/Subcontractor from any liability under the Contract, nor shall the insurance requirements be construed to conflict with or otherwise limit the obligations of the Contractor/Subcontractor concerning indemnification. The Owner reserves the right to require complete, certified copies of all required insurance policies, at any time.

§ 11.1.11 Subcontractors

Contractor shall be responsible for ensuring that subcontractors have insurance to protect the Owner and Contractor from liability for any and all claims arising out of the Work performed on the Project and shall ensure that the Contractor and each subcontractor waives any

SECTION IIIB - SUPPLEMENTARY CONDITIONS

claim for subrogation against the Owner, including any claims for subrogation of workers' compensation carriers or self-insurers of workers' compensation. To the extent that Contractor fails to comply with this provision, or if any claims is made by any subcontractor, or any person or entity performing work on the Project for the Contractor or subcontractor, Contractor agrees to defend, indemnify and hold the Owner harmless from any and all claims brought against the Owner, or its agents or employees, arising out of the Project. This includes the agreement that the Owner be paid all attorney fees and costs associated with any claim in defense of the Owner or its agents or employees. The Contractor is required to and shall ensure that this contractual provision is incorporated in any and all subcontracts entered with Subcontractors, whether by reference to this agreement or otherwise.

§ 11.1.12 Certificate of Insurance

Contractor shall furnish the Owner with certificates of insurance affecting coverage required by this clause. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates of insurance must also contain the following in the "Description of Operations" section:

If the Contractor is a General Contractor, then so state.

If the Contractor is a specialty contractor, then so state and provide the list of specialties for which the contractor is insured.

The certificates are to be received and approved by the Owner before work commences. The Owner reserves the right to require complete, certified copies of all required insurance policies, at any time.

§ 11.2 Owner's Liability Insurance

§ 11.2.1 The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

§ 11.3 Project Management Protective Liability Insurance

§ 11.3.1 Optionally, the Owner may require the Contractor to purchase and maintain Project Management Protective Liability insurance from the Contractor's usual sources as primary coverage for the Owner's, Contractor's and Architect's vicarious liability for construction operations under the Contract. Unless otherwise required by the Contract Documents, the Owner shall reimburse the Contractor by increasing the Contract Sum to pay the cost of purchasing and maintaining such optional insurance coverage, and the Contractor shall not be responsible for purchasing any other liability insurance on behalf of the Owner. The minimum limits of liability purchased with such coverage shall be equal to the aggregate of the limits required for Contractor's Liability Insurance under Sections 11.1.2 through 11.1.5.

§ 11.4 Property Insurance

§ 11.4.1 The contractor shall provide builder's risk insurance to protect the Owner, the Contractor and Subcontractors for loss with coverage in an amount equal to the sum of the Contract award. The policy shall insure against all risk of loss or damage. The Contractor shall be responsible for any deductible on any policy of insurance if a claim is made under the policy. Builder's risk insurance shall name the Owner as an additional insured.

§ 11.5 Performance Bond and Payment Bond

§ 11.5.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

§ 11.5.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall permit a copy to be made

Delete Section 11.2, including Subparagraphs 11.2.1, 11.2.2 and 11.2.3.

ARTICLE 12 - UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

Add the following to the end of Subparagraph 12.1.1 "or Contract Sum."

§ 12.2 Correction of Work

Add the following to the end of Subparagraph 12.2.1:

If prior to the date of Substantial Completion, the Contractor, a Subcontractor or anyone for whom either is responsible uses

SECTION IIIB - SUPPLEMENTARY CONDITIONS

or damages any portion of the Work, including, without limitation, mechanical, electrical, plumbing and other building systems, machinery, equipment or other mechanical device, the Contractor shall cause such item to be restored to “like new” condition at no expense to the Owner.

Delete Subparagraph 12.2.2.1 and substitute the following:

§ 12.2.2.1 If, within one year after the date of the recordation of the certificate of Substantial Completion or Acceptance in the mortgage records for the Parish of St. Tammany, the Work or any portion thereof is found by the Architect or Owner not to be in accordance with the requirements of the Contract Documents, the Contractor, at no additional cost to the Owner, shall correct such Work or if it is rejected by the Owner or Architect, remove such Work from the site and replace it with Work in accordance with the Contract Documents. If circumstances exist, including, but not limited to an emergency, the Owner may have any such Work corrected or removed and replaced. In such event, the Contractor shall reimburse the Owner for all costs and damages, including compensation for the Architect’s services and expenses made necessary thereby. This period of correction of one year shall be extended as to respective portions of the Work performed after the date of the filing of the Certificate of Substantial Completion. This obligation under this subparagraph 12.2.2 shall survive acceptance of the Work under the Contract Documents and termination of the Agreement. The Architect shall give written notice promptly after the discovery of any condition of nonconforming work. Further, this obligation is in addition to and does not limit any general warranty provided by law or specified in the Contract Documents. Nothing in this Subparagraph shall be construed to limit any warranty or contract provision in favor of the Owner, and any time for the Owner to bring a claim or lawsuit for breach of contract or warranty shall accrue in accordance with law. Failure on the part of the Contractor to correct Work required to be corrected pursuant to this provision within a reasonable time shall constitute default on the part of the Contractor, and may constitute grounds for the Owner to reject future bids submitted by the Contractor on the grounds of non-responsibility.

Delete Subparagraph 12.2.2.3.

Add to Subparagraph 12.2.5 the following:

Further, nothing contained in this Paragraph 12.2 shall limit, in any manner, any provisions of law establishing a longer time period within which the Owner can seek to enforce obligations of the Contractor or its Subcontractors.

ARTICLE 13 - MISCELLANEOUS PROVISIONS

§ 13.1 GOVERNING LAW

Delete from Subparagraph 13.1 “place where the Project is located” and insert the words “State of Louisiana”.

Add the following Subparagraph 13.1.2 to 13.1:

The Contractor and its Surety consent to and yield to the exclusive venue and jurisdiction of the 22nd Judicial District Court for the Parish of St. Tammany and waive any and all claims of entitlement to removal of any case from this jurisdiction, including any removal of any claim to any Federal Court.

§ 13.2 Successors and Assigns

Delete from Subparagraph 13.2.1, in the second sentence, the words, “Except as provided in Section 13.2.2” and the words, “as a whole”.

Delete Subparagraph 13.2.2.

§ 13.3 Rights and Remedies

Add the following Subparagraph 13.3.3:

§ 13.3.3 Nothing contained in the Contract Documents shall create a contractual relationship or any cause of action in favor of a third party against the Owner.

§ 13.5 Interest

Delete Subparagraph 13.5 and substitute the following:

SECTION IIIB - SUPPLEMENTARY CONDITIONS

§ 13.5 No interest is due by the Owner for any late payment.

Add the following Subparagraphs 13.6 through 13.12

§ 13.6 Work Continuation and Payment

Unless otherwise agreed in writing, the Contractor shall carry on the Work, maintain the Schedule of the Work pending any claim or lawsuit, and, if so, the Owner shall continue to make payments in accordance with the provisions of the Contract Documents except as to any item in dispute.

§ 13.7 Arbitration

All references within the Contract Documents referring to or including provisions for arbitration are stricken, deleted and deemed void. No provision shall be construed as authorizing or including provisions for arbitration. However, the parties may, subsequent to any dispute, agree to arbitration to settle a dispute.

§ 13.8 Attorney's Fees

§ 13.8.1 If as a result of any action or lawsuit filed by the Contractor or any of its Subcontractors against the Owner it is necessary for the Owner to retain an attorney to represent the Owner, the Contractor shall pay all legal fees and associated costs incurred by the Owner, if the Owner is the prevailing party on any claim or lawsuit brought by Contractor or any of its Subcontractors, whether Owner prevails on all or a portion of any claim or lawsuit.

§ 13.8.2 In the event it is necessary for Owner to retain an attorney or to file suit or any claim, demand or defense as a result of a breach by the Contractor of any of the Contractor's obligations in the Contract Documents or pursuant to law, including, but not limited, failing to comply with the provisions of the plans and specifications or failing to perform in a good and workmanlike manner, or failing to perform its work timely, or any other breaches of the Contractor's obligations, the Contractor shall pay to Owner and will be deemed liable for any and all attorney's fees and associated costs, and court costs incurred by Owner. This includes, but is not limited to, payment of attorney fees and costs associated with Owner being required to institute any concursus type proceeding or other proceeding that may be required by law.

§ 13.8.3 If as a result of any action or lawsuit filed by the Contractor or any of its Subcontractors against the Architect and its Consulting Engineers, a Geotechnical Engineer, or any person or entity acting on behalf of the Owner, it is necessary for the Architect and its Consulting Engineers, a Geotechnical Engineer, or any person or entity acting on behalf of the Owner to retain an attorney to represent the Architect and its Consulting Engineers, a Geotechnical Engineer, or any person or entity acting on behalf of the Owner, the Contractor or any of its Subcontractors shall pay all legal fees and associated costs incurred by the Architect and its Consulting Engineers, a Geotechnical Engineer, or any person or entity acting on behalf of the Owner if any of them are a prevailing party on any claim or lawsuit brought by Contractor or any of its Consulting Engineers, in proportion and to the extent the Architect and its Consulting Engineers, a Geotechnical Engineer, or any person or entity acting on behalf of the Owner is the prevailing party.

§ 13.9 Preconstruction Conference

No later than fifteen (15) days after the date of the Notice to Proceed, a conference will be held to review the Contractor's schedule and Schedule of Values submitted to the Architect together with a review of the Contractor's plans for proceeding with the Work and such other items as may be designated by the Architect. The meeting will be convened by the Architect with a representative of the Owner and the Project representatives of the Contractor. The mere approval of the Schedule of Values by the Owner or Architect shall not be a basis for calculation of amounts due on any claim made by Contractor. The Contractor shall submit to the Architect and the Owner's representative prior to or at the preconstruction meeting the following: (1) list of major Subcontractors and their phone numbers, (2) a list of Subcontractors' Superintendent and Project Manager with 24 hour phone numbers, (3) (CPM) Construction Progress Schedule both in the written and electronic formats (both native and pdf) submittal schedule, and (4) Schedule of Values.

§ 13.10 Project Meetings

Monthly Project Meetings will be held at which the Architect, Owner's representative, and Project Representative, if any, shall be present. The Contractor and the primary Subcontractors shall also be represented. The Contractor is responsible to prepare the minutes of the meeting and to distribute them to all parties within five (5) days of the date of the monthly Project Meeting.

SECTION IIIB - SUPPLEMENTARY CONDITIONS

- § 13.11 The Contractor shall comply with the provisions of La. R.S. 38:2212.10(C) and continue during the term of this contract to utilize a status verification system to verify the legal status of all new employees in the State of Louisiana or as otherwise required under the statute and to require all subcontractors to verify compliance with La. R.S. 38:2212.10(C).
- § 13.12 The Owner and its duly authorized representatives shall have access to any books, documents, papers and records, including electronic records of Contractor, its subcontractors and all lower tier subcontractors in order to verify that the requirements of this Article have been met. The Contractor shall require the same of all of its subcontractors, and shall include an identical provision in all of its subcontracts, and shall require all subcontractors to require the same of all of their subcontractors.

ARTICLE 14 - TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

Delete Paragraphs 14.1 and 14.1.1 and all subparagraphs of 14.1.1

Delete from Subparagraph 14.1.3 the words “14.1.1 or”

§ 14.2 Termination by the Owner for Cause

Add the following Subparagraphs to 14.2.1:

- .5 becomes insolvent, seeking relief in bankruptcy, is placed in bankruptcy involuntarily, or makes a general assignment for the benefit of the creditors and fails to provide adequate assurances, the adequacy of which the Owner will be the sole judge, of the Contractor’s future performance in accordance with the requirements of the Contract Documents;
- .6 disregards the authority of the Architect or the Owner;
- .7 loses charge of the property of the Contractor resulting in a trustee, receiver, custodian or agent appointed under applicable law or under contract;
- .8 breaches any warranty made by the Contractor under or required pursuant to the Contract Documents; or
- .9 fails after commencement of the Work to proceed continuously with the construction and completion of the Work for more than ten (10) working days, except as permitted under the Contract Documents.
- .10 Failure to complete the punch list within the lien period as provided in 9.8.2.

Delete from Subparagraph 14.2.2, the words “, upon certification by the Architect that sufficient cause exists to justify such action”

Delete from Subparagraph 14.2.2.3 the last sentence commencing with the word “Upon” and ending with “Work”.

Add the following sentence to Subparagraph 14.2.3:

Termination by the Owner shall not suspend assessment of liquidated damages against the Contractor or surety.

Add the following Subparagraph 14.2.5:

§ 14.2.5 If an agreed sum of liquidated damages has been established or payment of additional fees and expenses, architect or otherwise, has been agreed by Contractor, termination by the Owner under this Article will not relieve the Contractor and surety of their obligations under the liquidated damages provisions or for payment of additional fees and expenses provisions (i.e. including without limitation additional architect or design service fees) and the Contractor and/or surety shall be liable to the Owner for per diem liquidated damages or any such other damages or expenses agreed to by Contractor.

Add the following Subparagraph 14.2.6:

§ 14.2.6 In the event that the Owner terminates the Contract for one of the reasons stated in Subparagraph 14.2.1 and it is later determined that said termination for cause was improper, unwarranted, or otherwise invalid, then the provisions of Subparagraph 14.4, TERMINATION BY THE OWNER FOR CONVENIENCE, shall apply. The Contract shall be deemed TERMINATED BY THE OWNER FOR CONVENIENCE from the day of the original Notice of Termination by the Owner for Cause.

SECTION IIIB - SUPPLEMENTARY CONDITIONS

§ 14.3 Suspension by the Owner for Convenience

Delete Subparagraph 14.3.2.

§ 14.4 Termination by the Owner for Convenience

Delete from Subparagraph 14.4.3, the words “; and costs incurred by reason of the termination, including cost attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.”

ARTICLE 15 – CLAIMS AND DISPUTES

§ 15.1 Claims and Disputes

§ 15.1.1 In the first sentence, before the word “demand”, add the word “written”. Also, add the following sentence to the end of Subparagraph 15.1.1:

“Comments made at progress meetings, walk-throughs, inspections, in emails, voicemails, and other communications do not meet the requirement of notice of a claim.”

§ 15.1.3 Notice of Claims

Delete Subparagraph 15.1.3 and replace with the following:

§ 15.1.3.1 Claims by any Claimant, the Contractor or any Subcontractor or sub-subcontractor must be made within twenty-one (21) calendar days after occurrence of the event giving rise to such Claim; provided, however, that Contractor shall use its best efforts to furnish the Architect and the other party or Owner, as expeditiously as possible, with notice of any Claim including, and without limitation, those in connection with concealed or unknown conditions, once such Claim is recognized and shall cooperate with the Architect and the Owner and shall make every effort to mitigate the alleged or potential damages, delay or other adverse consequences arising out of the condition which is the cause of such Claim. Claims must be made by written notice and in no event will any claim be accepted or considered if not made within this twenty-one (21) calendar day time limit. An additional Claim made after the initial Claim has been implemented by Change Order will not be considered unless submitted in a timely manner as set out in this sub-paragraph. Any notice of claim must clearly identify the alleged cause and the nature of the claim to include data and information then available to the claimant which will facilitate proper verification and evaluation of the claim. This provision on claims applies to claims of Subcontractors being made to or against the Contractor, and Contractor is required to and shall ensure that this contractual provision is incorporated in any and all subcontracts entered with Subcontractors, whether by reference to this agreement or otherwise. Neither Contractor nor any Subcontractor shall have any claim or right of action to bring a claim against Owner to recover costs of damages, or obtain equitable adjustment of the Contract for delays in performing the Contract unless any such Claim is submitted to the Architect and the Owner within the time limits stated herein.

15.1.3.2 If conditions are encountered at the site that are (1) subsurface or otherwise concealed conditions which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, then notice by the observing party immediately after observance and prior to the conditions are disturbed. The Architect will promptly investigate such conditions and, if they differ materially and cause an increase or decrease in the Contractor’s cost of, or time required for, performance of the Work, will recommend an equitable adjustment to the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the Contract terms is justified, the Architect shall so notify the Owner and the Contractor in writing, stating the reasons. Claims by either party in opposition to the Architect’s determination must be made in accordance with Section 15.1.3.1. If the Owner and Contractor cannot agree on an adjustment to the Contract Sum or the Contract Time, the adjustment shall be referred to the Architect for initial determination, subject to further proceedings pursuant to this Section’s dispute resolution procedures. No adjustment in the Contract Time or Contract Sum shall be permitted, however, in connection with a concealed or unknown condition which is not submitted by the Contractor or Subcontractor, in writing to the Architect and Owner, within the time period set out in this Subparagraph 15.1.3, and which does not differ materially from those conditions disclosed or which reasonably should have been disclosed by the Contractor’s (1) prior inspections, tests, reviews and preconstruction services for the Project, or (2) inspections, tests, reviews and preconstruction services which the Contractor had the opportunity to make or should have performed in connection with the Project.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 In Subparagraph 15.1.4.1, delete the words “or as provided in Section 9.7 and Article 14”.

SECTION IIIB - SUPPLEMENTARY CONDITIONS

§ 15.1.5 Claims for Additional Cost

Add the following language to Subparagraph 15.1.5:

No change in the Work, whether by way of alteration or addition to the Work, shall be the basis of an addition to the Contract Sum or a change in the Contract Time unless and until such alteration or addition has been authorized by a Change Order executed and issued in accordance with and in strict compliance with the requirements of the Contract Documents.

Any claim by the Contractor for increased cost for delay shall be asserted in accordance with the delays provided in Subparagraph 4.3.2 unless the time is extended in writing by the Owner. No course of conduct or dealings between the parties, nor express or implied acceptance of alterations or additions to the Work, and no claim that the Owner has been unjustly enriched by any alteration or addition to the Work, shall be the basis for any claim to an increase in the Contract Sum or change in the Contract Time. No claim for additional cost shall be allowed due to a problem with the performance or non-performance of a subcontractor.

No claim shall be valid unless so made. In the event that Contractor makes any claim or demand for adjustment in the contract sum, additional cost or damages associated with any delay in completing the Project, regardless of the cause of any such delay or the type of delay claim, Contractor agrees to provide to the Owner complete and unredacted copies of any and all documents pertaining to Contractor's original bid for the Project, including any and all notes in connection with preparation of the bid, all estimate worksheets or similar items, all quotations from subcontractors and suppliers, all contracts with Subcontractors and any and all final estimate tally sheets. Whether as a result of any claim or otherwise as requested by Owner or Architect, Contractor shall provide to Owner and Architect, on written request by either Owner or Architect, the identity of the computer software utilized for preparation and production of any CPM Schedule. Further, on written request by either the Owner or Architect, the Contractor shall provide to the Owner and Architect, monthly computer processing of all computer-produced CPM Schedules and time/cost schedules and reports generated from monthly Project updates, a hard copy listing of all Project schedule changes, and associated data, made at the update and an electronic file of this data, including an electronic file of any and all data associated with the project and CPM schedule pertaining to the project. Upon request by the Owner or Architect, Contractor shall export all underlying data pertaining to an CPM Schedule, any schedule update or any other information pertaining to the CPM Schedule. These reports and this information shall be submitted with and substantively support the Contractor's monthly payment request. The Architect, through or in coordination with the Owner, shall identify the different report formats that the Contractor shall provide based upon the monthly schedule updates. In the event of any claim for adjustment or damages for delay by Contractor, whether made directly by Contractor or as a pass through claim by a Subcontractor, Contractor waives, without any reservation, any and all claims of privilege pertaining to any bid documents or contract documents, or other similar documents in its Project file and hereby acknowledges and agrees with Owner that there shall be no claim or defense to production of these documents that any of these documents are proprietary in nature, in defense of releasing said information to the Owner or to any other interested party. This provision applies to claims of Subcontractors being made to or against the Contractor, and Contractor is required to and shall ensure that this contractual provision is incorporated in any and all subcontracts entered with Subcontractors, whether by reference to this agreement or otherwise.

§ 15.1.6 Claims for Additional Time

Delete Subparagraph 15.1.6.2 and substitute the following:

If adverse weather conditions are the basis for a claim for additional time, the Contractor shall document that weather conditions had an adverse effect on the scheduled construction. An increase in the contract time due to weather shall not be cause for an increase in the contract sum.

Add the following Subparagraphs 15.1.6.3 through 15.1.6.5:

§ 15.1.6.3 The following are considered reasonably anticipated days of adverse weather on a monthly basis:

January	11 days	May	5 days	September	4 days
February	10 days	June	6 days	October	3 days
March	8 days	July	6 days	November	5 days
April	7 days	August	5 days	December	8 days

The Contractor's request will be considered only for the scheduled work days over the above stated allowable number of days. The Contract is on a calendar basis. In no case shall an increase in the Contract Time due to weather be a cause for an increase in the Contract Sum. The time stipulated for Substantial Completion of the Work is to include the anticipated delays due to normal adverse weather conditions for the months encompassed in the Project duration which number of days are stated above. Contractor shall not be allowed to make a Claim for Additional Time due to weather delays until all such weather delays exceed the TOTAL reasonable anticipated adverse weather delays for the entire contract duration stated above.

SECTION IIIB - SUPPLEMENTARY CONDITIONS

§ 15.1.6.4 If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given to the Architect and Owner. No claim for additional time shall be allowed due to a problem with the performance or non-performance of a subcontractor.

§ 15.1.6.5 No Claim for additional time made for whatever cause will be approved unless and until the Contractor demonstrates to the satisfaction of the Owner that the Completion Time for the Work has itself been adversely affected by the actions, events, or circumstances cited in the claim. The mere fact that some portion of the Work may be affected is not sufficient to establish an entitlement to an extension to the Contract Time. The baseline against which any such Claim for additional time will be judged will be the Approved Project Schedule, updated and revised as required by the Contract Documents. The granting by the Owner of additional time for completion of the Work on the Project shall not be a basis for an increase in the Contract Sum and shall not be a basis for Contractor to make a Claim for adjustment in the Contract Sum or to seek damages for delay in completion of the Project. This provision also applies to claims of Subcontractors being made to or against the Contractor, and Contractor is required to and shall ensure that this contractual provision is incorporated in any and all subcontracts entered with Subcontractors, whether by reference to this agreement or otherwise.

§ 15.1.7 Waiver of Claims for Consequential Damages

Add the following at the end of Paragraph 15.1.7: "This waiver of Claims for Consequential Damages by the Contractor includes any and all damages that are sought by Contractor against Owner. The only Claims that are not waived by the Contractor are those for damages for delay or for equitable adjustment to the Contract Sum that the law may provide cannot be waived."

§ 15.2 Initial Decision

Delete Subparagraph 15.2.1 and substitute the following:

§ 15.2.1 Claims, including those alleging an error or omission by the Architect, shall be referred initially to the Architect for action as provided in Section 15.2 if the Claimant recognizes the Claim prior to the date of final payment. A decision by the Architect, as provided in Subparagraph 15.2.5, shall be required as a condition precedent to litigation of a Claim between the Contractor and Owner as to all such matters arising prior to the date final payment is due, regardless of (1) whether such matters relate to execution and progress of the Work or (2) the extent to which the Work has been completed. The decision by the Architect in response to a Claim shall not be a condition precedent litigation in the event (1) the position of Architect is vacant, (2) the Architect has not received evidence or has failed to render a decision within agreed time limits, (3) the Architect has failed to take action required under Subparagraph 15.2.5 within 30 days after the Claim is made, (4) 45 days have passed after the Claim has been referred to the Architect or (5) the Claim relates to a mechanic's lien.

Delete Subparagraph 15.2.2 and substitute the following:

§ 15.2.2 The Architect will review Claims and take one or more of the following preliminary actions within ten days of receipt of a Claim: (1) request additional supporting data from the Claimant, (2) submit a schedule to the parties indicating when the Architect expects to take action, (3) reject the Claim in whole or in part, stating reasons for rejection, or (5) suggest a compromise. An Architect's failure to take any such action shall not be used as a basis for liability on the part of the Owner, and shall not be considered as a basis for approval of any such Claim.

Delete Subparagraph 15.2.3 and substitute the following:

§ 15.2.3 If a Claim has been resolved, the Architect will prepare or obtain appropriate documentation.

Delete Subparagraph 15.2.4 and substitute the following:

§ 15.2.4 If a Claim has not been resolved, the party making the Claim shall, within ten calendar days after the Architect's preliminary response, take one or more of the following actions: (1) submit additional supporting data requested by the architect, (2) modify the initial Claim or (3) notify the Architect that the initial Claim stands.

Delete Subparagraph 15.2.5 and substitute the following:

§ 15.2.5 If a Claim has not been resolved after consideration of the foregoing and if further evidence presented by the parties or requested by the Architect, the Architect will notify the parties in writing that the Architect's decision will be made within seven days, which decision shall be final and binding on the parties, but subject to litigation. Upon expiration of such time period, the Architect will render to the parties the Architect's written decision relative to the Claim, including any recommended change in the Contract Sum or Contract Time or both. If there is a surety and there appears to be a possibility of a Contractor's default, the Architect or the Owner may, but are not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

SECTION IIIB - SUPPLEMENTARY CONDITIONS

Delete Subparagraphs 15.2.6 through 15.2.8.

§ 15.3 Mediation - Delete Article 15.3

§ 15.4 Arbitration - Delete Article 15.4

ARTICLE 16 - EQUAL OPPORTUNITY EMPLOYMENT

Add the following Subparagraphs 16.1 and 16.2:

§ 16.1 The Contractor and all subcontractors shall not discriminate against any employee or applicant for employment in accordance with Louisiana Revised Statute 23:301, *et seq.* or any other applicable law, including but not limited to Louisiana Revised Statute 23:332 and Louisiana Revised Statute 23:334.

§ 16.2 The Contractor and all subcontractors shall, in all solicitations or advertisement for employment placed by them or on their behalf, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, or age.

END OF SECTION IIIB

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