## **General Conditions Provided to Subcontractors**

## **Cover Sheet and Instructions**

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| --- | --- | --- | --- | --- | --- | --- | --- |
|  | | | APPROVED DOCUMENT – This document is approved by the Office of the President and Office of the General Counsel for use by the Facility and is available on electronic media. | | | | |
|  | | |  | | | | |
| **PURPOSE OF DOCUMENT:** | Defines the general conditions to be provided by the CM/Contractor to benefit the Project and serves to inform entities submitting bids for Bid Packages. | | | | | | |
| **CROSS-REFERENCE TO FACILITIES MANUAL:** | None | | | | | | |
| **CONTENTS:** | General Conditions Provided to Subcontractors | | | | | | |
| **FOR USE WITH:** | CM/Contractor Agreement | | | | | | |
| **COMPLETED BY:** | ✓ | Filling in | | ✓ | Adding Text |  | No Data Required |
| **ITS USE IS:** | ✓ | Required | |  | Optional | | |

**NOTE:** To use the electronic file of this document, you must go to the “Tools” pull down menu in Microsoft Word, select “Options,” select the “View” tab, and then put a check in the box “Hidden text.” Most instructions and alternate language is displayed in hidden text. Do not print the hidden text for the final document.

**Completion Instructions:**

1. Notes, suggested text, instructions and other information is formatted using the following methods:

* Hidden text within brackets. {This is an example of the format.} Read the material within the brackets and take the appropriate action (usually inserting text or selecting from a choice of texts.) When printing this document, the default print property will not print the hidden text.
* Coded instruction within brackets. The instructions and shading will disappear when the required information is typed.
* Suggested text is shaded in gray without brackets (see Modification and Additions below.)

**Modifications and Additions:**

1. Areas shaded in gray, without brackets, represent suggested text that may be modified by the Facility to meet the needs of the Project. This is an example of the format. Ensure that any modified or added text is consistent with the Contract Documents.
2. Areas not highlighted in gray, without brackets, shall not be altered without approval of the Office of the President.

**Comments:**

The facility must ensure that the exhibit is tailored to meet the needs of the Project and that it is consistent with the provisions of the Scope of Work exhibit.

END OF COVERSHEET AND INSTRUCTIONS

EXHIBIT

CM/CONTRACTOR PROVIDED GENERAL CONDITIONS TO SUBCONTRACTORS

{INSERT NOTES THAT FULLY DEFINE THE WORK ITEM LISTED IN THE TABLE BELOW. THE FOLLOWING SET OF NOTES IS AN EXAMPLE ONLY.}

Notes:

E Emergency safety equipment includes: Cost of safety materials and First Aid for the CM/Contractor and staff as well as a supply for emergency cases for the subcontractors including items as hard hats, safety glasses, gloves, boots, jackets, handout, signage, awards, and other promotional materials. All other safety items should be included in subcontractor bid packages.

H General Hauling required for CM/Contractor use only. Subcontractors to provide delivery, hauling and moving of materials and equipment necessary to perform work included in bid package.

L Charges for personnel vehicles and job-site equipment necessary for the CM/Contractor to perform his duties

R Steel Contractor will furnish and install the perimeter cable railing, and the CM/Contractor will maintain, remove and ship handrails back to Steel Subcontractor.

S Layout/Survey to include cost of layout and staking for building corners, grid lines including control layout for building foundation and interior improvements. All other surveying and layout should be responsibility of the subcontractors and part of cost of the work.

T Excludes Subcontractor Trailers

V CM/Contractor to provide well ventilated work areas that meet OSHA standards, any other special circumstances such as ventilation of special products (Painting,epoxy, glues, etc.) to be included with the subcontractor bid packages

W Include furnishing of trash bins and disposal of trash off-site

X CM/Contractor to provide one laborer for general cleaning and sweeping per floor for a period of 2 days per week. Subcontractors will be responsible for daily cleaning and disposal of their trash into CM/Contractor provided trash bins. All other Site cleaning should be as necessary for keeping a clean and safe site.

The following listed items shall be provided by the CM/Contractor, and made available throughout the Project as indicated, as the Work requires, for the benefit of the Project and the CM/Contractor's Subcontractors. Unless otherwise noted, all items references shall include set up, maintenance, removal, rental or usage charges, operation, and all associated labor. In addition to the items listed, the CM/Contractor and its Subcontractors shall provide all General Conditions Work items necessary to complete the Work, and/or called for by the Contract Documents. Other specific items to be provided by the CM/Contractor, for the benefit of the CM/Contractor and the Project are listed in the Scope of Work Exhibit. Subcontractors shall be responsible for all General Conditions Work incurred as part of their respective scope of work and not addressed in this exhibit. This exhibit shall be required to be included with all Bid Package(s). If “Applicable Phase(s)” not identified in column of table below, General Conditions task applies to “All” Contract Time.

{THE FOLLOWING TABLE IS INTENDED TO BE MODIFIED TO ONLY SHOW ITEMS THAT WILL BE APPLICABLE AS PART OF THE GENERAL CONDITIONS WORK PROVIDED BY CM/CONTRACTOR FOR THE USE OF SUBCONTRACTORS AND/OR PROJECT. REMOVE ANY ITEM NOT APPLICABLE. PROVIDE LETTER DESIGNATING FOR WHICH NOTE/EXPLANATION APPLIES TO A WORK ITEM.}

| General Conditions Category | CM/Contractor Responsibility Equipment/Service Item | Applicable Phase(s) | Note(s) |
| --- | --- | --- | --- |
| Layout/Survey |  |  |  |
|  | Building Layout | Foundation | S |
|  | Registered Surveyor/&2Man Crew | Foundation | S |
|  | Engineering support/equipment/supplies for Layout | Foundation | S |
|  | Carpentry Layout for Subcontractors | All | S |
|  | Interior Layout | All | S |
| Offices |  |  | T |
|  | Move on/Set up/Move off |  |  |
|  | Associated utility hook and utility service |  |  |
|  | Drinking water |  | T |
| Temporary Construction |  |  |  |
|  | Maintain Temporary Fence |  |  |
|  | Pedestrian Walk/Railing |  |  |
|  | Covered Walkways |  |  |
|  | Temporary Doors/Security |  |  |
| Safety |  |  | E |
|  | Safety/Temporary Labor |  | E |
|  | First Aid |  | E |
| Temporary Protection |  |  |  |
|  | Stair Rails |  |  |
|  | Railings/Toe Boards in Bldg |  | R |
|  | Cable Railing @ each Floor and Roof |  | R |
|  | Temporary Stairs & Ladders |  | R |
|  | Maintain Stairs & Ladders |  | R |
|  | Temporary Ramps & Docks |  |  |
|  | Protection of Finish Work |  |  |
|  | Dust Control |  |  |
|  | Erosion Control |  |  |
|  | Temporary Fire Protection |  |  |
|  | Tree Protection |  |  |
| Temporary Utilities |  |  |  |
|  | Temporary Lights - Building |  |  |
|  | Temporary Lights - Site |  |  |
|  | Temporary Water Connection/Service |  |  |
|  | Temporary Ventilation |  | V |
| Construction Equipment |  |  |  |
|  | Flatbeds |  | H |
|  | Trucking/Hauling |  | H |
|  | Scissors Lifts |  | H |
|  | LOED Forklifts |  | H |
|  | JLG Lifts |  | H |
|  | Walkie/Talkies |  |  |
|  | Fuel, Oil & Maintenance for CMs equipment |  | L |
|  | Trash Carts |  |  |
|  | Vacuums |  |  |
| Material Handling & Hoisting |  |  |  |
|  | Material and Man Hoist Rental & Operation |  |  |
| Clean Up |  |  |  |
|  | Trash & Debris Disposal |  | W |
|  | Continuous Clean Up Work - Building |  | X |
|  | Final Clean up - Building |  |  |
|  | Continuous Clean Up Work - Site |  | X |
|  | Final Clean up - Site |  |  |
|  | Final Glass Cleaning |  |  |
|  | Trash chutes |  |  |
|  | Clean Streets/Offsite |  | X |