

GENERAL NOTES AND SPECIFICATIONS

BIDDING REQUIREMENTS - See The Village of Orland Park's Bidding Requirements under separate cover.

CONDITIONS OF THE CONTRACT - See The Village of Orland Park's Conditions of the Contract under separate cover.

I.0 SUMMARY OF THE WORK

A. The general scope of this work is to repair the existing pedestrain bridge located at the Orland Park Village Center at 14750 Ravinia Drive in Orland Park, Illinois. The work will include, but is not necessarily limited to: selective partial demolition work of the existing bridge and replacement with new as show on the Bid Documents.
B. Cooperate and coordinate all scheduling of work with the Building Manager/Owner in order to minimize conflicts and to facilitate full normal office operations. Schedule the work to accommodate these operations and provide all necessary enclosures, protections, temporary partitions and entrances, security, etc. to meet the Owner's requirements.

I.1 GENERAL REQUIREMENTS

A. General contractor's duties:
1. Provide and pay for all labor, materials, tools, machinery, equipment, utilities, temporary facilities, permits, licenses, fees, bonds, insurance and services as necessary for proper execution and timely completion of the work.
2. Comply with all codes, ordinances, rules, regulations, codes and other legal requirements of public authorities, which bear on performance of work.
3. Project coordination:
a. Coordinate and supervise work of all employees and subcontractors to assume proper performance of work and compliance with schedules.
b. Resolve questions/conflicts which may arise. Consult with Architect to interpret the Contract Documents.
c. Process Shop Drawings. Review for compliance with Contract Documents prior to submittal to the Architect.
d. Schedule and administer regular Project meetings with the Owner, Architect and any necessary subcontractors/suppliers on a regular basis, but at intervals not exceeding 14 days. The General Contractor shall be responsible for maintaining minutes of these meetings and distribution afterwards of minutes to all major parties involved.
e. Schedule the Work so that any work that will disrupt existing tenants be performed after building hours. This work shall be scheduled and arranged with the Property Manager.
f. The General Contractor shall update and distribute the Construction Schedule at least prior to each construction coordination meeting, but not to exceed intervals of 14 days.
4. Maintain existing & new construction in a structurally safe & stable condition at all times.
5. Field check & verify all dimensions as work progresses reporting any discrepancies to the Architect immediately.
6. Provide construction aids, temporary enclosures and barriers as required to facilitate execution of work and to provide protection of work as well as all construction personnel, passersby and existing facilities and landscaping. Contractor is responsible for the protection of all existing property, including existing wall/floor/etc. finishes, and traffic routes used by trades. Repair or replacement of any property damaged during construction is the sole responsibility of the Contractor.
7. Provide & maintain all access roads and parking areas required by construction. Control & supervise all construction traffic. Maintain roads and parking areas in a clean condition. Maintain access for emergency vehicles at all times. Keep fire hydrants and water control valves free from obstruction.
8. Provide, initiate & maintain effective dust control, water control, pollution control, erosion control, fire prevention, and project security programs throughout the construction period. Provide protection from welding. Protect against the weather, fire, theft, vandalism & injury.
9. All materials shall be new and of the highest quality.
10. All work by the General Contractor, sub-contractors and suppliers shall be performed by skilled tradespersons.
11. Incorporate all materials and equipment into the work in accord with all applicable standards, specifications, manufacturer's instructions and the Contract Documents. Separate all dissimilar metals.
12. Maintain all premises free from debris. The owner's dumpsters will not be available for use during construction by the Contractors. Assume responsibility for final cleaning of all interior and exterior finished surfaces and fixtures. This cleaning shall include all final cleaning of all interior finished surfaces at the completion of the Construction Project, just prior to beneficial occupancy.
13. Compile information on the operation and maintenance of all products and equipment.
14. Coordinate all cutting and patching. Install all bracing, reinforcing, etc., necessary to maintain building structural integrity. Repair and restore all areas and finishes to original condition.
15. Maintain project record documents including Contract Drawings, reviewed and stamped Shop Drawings, Change Orders, Field Change Authorizations, other modifications to the Contract and field test records. Provide one (1) complete set of blue-line prints to the Architect at the end of the Project which have been kept by the General Contractors field superintendent and which have been continuously updated during the course of construction indicating minor changes in the work by the General Contractor's field superintendent using a red ink pen. The changes shall include, but not necessarily limited to revised partition locations, dimensions, equipment, electrical and mechanical devices, light fixture locations, etc.
16. General Contractor to submit standard AIA Certificates of Payment and an Itemized Sworn Statement not more frequently than once monthly with waivers of lien from all Contractors and major suppliers.
17. All changes must be authorized by the Architect on standard Change Order forms prior to commencement of the affected work.
18. Completion of the work:
a. When the General Contractor considers that the work or portions thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare a punchlist with the assistance of the Architect and Owner and distribute to all subcontractors. When these punchlist items are determined by the Architect to be substantially complete, he will issue a Certificate of Substantial Completion. Upon substantial completion of the work or designated portion thereof, and upon application by the Contractor, the Owner shall make payment, reflecting adjustment in retainage, if any, for such work or portions thereof as provided in the Contract Documents.
b. Submit all guarantees, operating instructions, keys and final waivers at final payout.

I.2 GENERAL NOTES

A. These are suggested minimum specifications (subcontractors shall verify with the General Contractor if these specifications are exceeded or changed).
B. All work shall be performed in accordance with all applicable local, state and national codes and ordinances and all authorities having jurisdiction.
C. All dimensions on the floor plans are nominal dimensions and are from the finished faces of masonry and concrete materials.
D. The General Contractor and all subcontractors shall verify all dimensions and conditions before proceeding with work and notify superintendent at once of any discrepancies prior to commencing work.
E. On-site verification of all dimensions and conditions shall be the responsibility of each subcontractor.
F. The Architect shall not have control or charge of, and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or for the acts or omissions of the Contractor, Sub-contractors, or any other persons performing any of the work or for the failure of any of them to carry out the work in accordance with the intent of the contractor documents. The Architect shall not be responsible for Structural Work and Scaffolding Acts.
G. Contractor shall provide adequate bracing and/or shoring to insure structural stability of building during construction.

I.3 GENERAL STRUCTURAL NOTES

A. Allowable unit stresses and loading are in accordance with the applicable local building code(s)/current edition(s).
B. Requirements and design data shall be followed entirely regardless whether they are given by both the specifications and drawings or either one only.
C. Shop drawings prepared by the contractors, suppliers, etc. shall be reviewed by the Architect and/or the Structural Engineer only for conformance with design concept. One reproducible sepi and four blue-line prints of shop drawings shall be submitted for review. No work shall be started without such review. Before submittal to the architect, shop drawings shall be reviewed by the General Contractor and shall be stamped by him.
D. Contractors to assume full responsibility supervision or periodic observation of construction for:
1. Compliance with the contract documents
2. For dimensions to be confirmed and correlated on the job site and between individual drawings or sets of drawings.
3. For fabrication processes and construction techniques. (including excavation shoring, scaffolding, bracing, erection, formwork, etc.)
4. For coordination of the various trades.
5. For safe conditions on the job site.

E. Unless otherwise noted all details, sections and notes on the drawings are intended to be typical for similar situations elsewhere.
F. The information contained on the structural drawings is in itself incomplete and void unless used in conjunction with all the contract documents and with all the specifications, trade practices, or applicable standards, codes, etc. Incorporated therein by reference which the contractor certifies knowledge of by signing the contract.
G. The General Contractor shall be responsible for coordinating the structural drawings with architectural, mechanical and electrical drawings for location and placement of all inserts, hangers, sleeves, ductwork, openings, etc. that are required by the work and/or equipment, etc.
H. Adequacy of temporary shoring and other temporary shoring and other temporary support devices are the responsibility of the contractor. However, basic procedures, which shall be developed by the Contractor, must be approved before construction may commence.
I. If conditions arise that are at variance with or have not been anticipated by these drawings, such conditions shall be reported to the architect immediately. Work shall not progress until written permission from the owner is obtained.

I.4 MATERIALS & WORKMANSHIP

A. All work shall be performed in a neat workmanlike manner.
B. Each subcontractor shall include labor, materials, tools, equipment, etc., for the complete construction of work indicated and specified by both the drawings and specifications, unless other written arrangements are made between the Contractor and the Owner.
C. Materials as specified on drawings shall be used. Substitutions of materials will not be allowed without the written consent of the Owner and notification of the Architect.
D. Each Sub-contractor shall remove and replace at his own cost, any defects or other faults in his workmanship and/or material.
E. Each subcontractor is to clean up debris inside and outside the building site which has been caused by his work and place in a dumpster provided by the General Contractor.
F. All material finishes and styles including but not limited to sealants, face brick, concrete copings, etc. not necessarily specified on the drawings shall be submitted to and approved by the Architect.

DIVISION 2 - EXCAVATION, DRAINAGE & SITE WORK (NOT USED)

DIVISION 3 - CONCRETE (NOT USED)

DIVISION 4 - MASONRY (NOT USED)

DIVISION 5 - METALS (NOT USED)

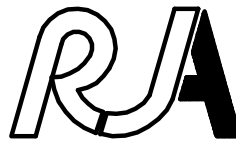
DIVISION 6 - WOOD & PLASTICS (NOT USED)

DIVISION 7 - THERMAL & MOISTURE PROTECTION (NOT USED)

DIVISION 8 - DOORS, WINDOWS, HARDWARE AND GLAZING (NOT USED)

DIVISION 9 - FINISHES (NOT USED)

END OF SPECIFICATIONS



ROBERT JURIS & ASSOCIATES ARCHITECTS, LTD.

Member American Institute of Architects

10189 LINCOLN HIGHWAY
FRANKFORT, ILLINOIS 60423
(815)806-0148
(815)806-0149 FAX

WEBSITE: www.rjaarchitects.com

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I	ISSUE FOR BIDDING	09/09/2013
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No.	Issues & Revisions	Date
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Project

EXISTING PEDESTRIAN BRIDGE REPAIR

VILLAGE OF ORLAND PARK

**14700 RAVINIA AVENUE
ORLAND PARK, IL 60462**

Drawing Title	13020_BASE.DWG
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north arrow **GRAPHIC SCALE:** Note: This original document was created with the below graphic scale at full size, (i.e. 1" = 1'). The user assumes responsibility to verify if reproduction of this document has been enlarged or reduced from original.

Project No.	13020	Drawing A-2 of TWO
Drawn By	BAL	
Drawn By	NCK	
Checked By	RLJ	

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09/09/2013
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