

Synthetic Sample Project Manual

Example Community Center Renovation

Synthetic project manual excerpts for demonstration only

Synthetic sample for demonstration only. This is not a real project manual and should not be used for bidding, estimating, legal, insurance, engineering, construction, or procurement decisions.

Section 00 73 00 - Supplementary Conditions - Time and Liquidated Damages

1.04.B: The Contractor shall achieve Substantial Completion no later than 180 calendar days after the Notice to Proceed. The Contractor shall pay liquidated damages in the amount of \$2,500 per calendar day for failure to achieve Substantial Completion by the Contract milestone.

1.04.C: Liquidated damages may be withheld from progress payments or final payment and are in addition to other remedies available under the Contract Documents.

Section 00 73 16 - Insurance and Bonds

1.02.A: The Contractor shall name the Owner, Architect, and their consultants as additional insureds on a primary and non-contributory basis. Waiver of subrogation endorsements shall be provided before commencement of Work.

1.03.A: Performance bond and payment bond shall each be provided in the amount of 100 percent of the Contract Sum.

Section 01 10 00 - Summary of Work

1.07.A: Owner-furnished contractor-installed equipment shall be received, unloaded, inventoried, stored, protected, coordinated, and installed by the Contractor. Contractor shall notify the Owner of missing or damaged components within 48 hours of receipt.

1.09.B: Where Division 01 requirements conflict with individual specification sections, provide the more stringent requirement at no additional cost to the Owner unless clarified by written addendum.

Section 07 54 23 - Thermoplastic Membrane Roofing

1.08.A: Provide manufacturer's extended roofing membrane warranty for ten years from Substantial Completion. Warranty shall include both labor and material for covered membrane defects.

2.01.C: Roofing membrane shall be manufacturer standard reinforced TPO, 80 mil minimum thickness. Substitutions are not permitted after bid unless accepted by written addendum.

Section 01 33 00 and 01 78 00 - Submittals and Closeout

01 33 00 - 1.03.D: Submit shop drawings, product data, samples, and mock-up documentation sufficiently in advance to avoid delay to the Work. No extension of Contract Time will be granted for late submittals.

01 78 00 - 1.06.A: Closeout submittals shall include operation and maintenance manuals,

warranty certificates, record documents, spare parts, and attic stock inventory before final payment.