Chapter 6
CONSTRUCTION DOCUMENTS

601 – CONSTRUCTION DOCUMENTS

A. Based upon Design Development Documents reviewed and accepted by the Project Manager and University, and the incorporation of any changes or adjustments directed by CSU, the Consultant shall prepare complete Construction Documents and shall also provide the following:

1. Final Design Analysis Report
2. Contract Data Submittal Requirements Report (CDSR)
3. Agency and Utilities Applications for Permits
4. Geotechnical Study (if not provided by CSU)

B. Construction Documents shall be complete in all respects, providing sufficient information for bidding and construction, without reliance on extensive pre-bid site inspection. The Design Standards for the components of the Construction Documents are described in subsequent chapters.

C. The Design Consultant shall provide a final Estimate of Construction Cost and certify the estimate on the State of Colorado Buildings Program Commitment to Cost form.

D. The Consultant shall review procurement documents provided by the Project Manager and incorporate them into the final Construction Document submittal.

E. The CDSR shall list the number of copies to be delivered directly to the Consultant and the Project Manager for each submittal.

F. Construction Documents submitted for final code compliance review shall be signed and sealed by the Designer of Record.

G. The Contract Documents shall designate bid alternates equal to 20% of the construction budget.

602 – CONTRACT DOCUMENTS

A. Contract* and Procurement Documents (Prepared by Project Manager except as noted)
   1. Advertisement for Bids (SC-6.11)
   2. Information for Bidders (SBP-6.12)
   3. Bid (SBP-6.13)
   4. Bid Alternates Form (SBP-6.13.1)
   5. Addenda (if any)
   6. Bid Bond (SBP-6.14, if required)
   7. Notice of Award (SBP-6.15)
   8. *Contractor’s Agreement
   9. Construction Contract General Conditions
   10. *Performance Bond (SC-6.22, if required)
   11. *Labor and Material Bond (SC-6.22.1)
   12. Certification and Affidavit Regarding Unauthorized Immigrants (UI-1)
   13. *Special Conditions (if any. Consultant may advise in preparation)
   14. *Supplementary General Conditions
   15. *General Conditions of the Construction Contract(SC-6.23)
   16. Notice to Proceed (SBBP-6.26)
   17. Notice of Substantial Completion (SBP-07)
   18. Notice of Partial Final Acceptance (SBP-6.271)
   19. Notice of Final Acceptance (SBP-6.27)
20. Notice of Contractor’s Settlement (SBP-7.3)
21. Recommended Accesses to Buildings on Main Campus
22. Contractor and Vending Parking
23. CSU Construction Parking Permit Authorization
24. *Change Order (SC-6.31) and/or Amendment (SC-6.0)
25. Change Order Bulletin (SC-6.311)
27. Application and Certificate for Contractor’s Payment (SC-7.1)
28. Notice of Approval of Occupancy/Use (SBP-01)
29. Notice of Partial Substantial Completion (SBP-071)
30. Notice of Partial Final Acceptance (SBP-06.271)
31. Notice of Partial Contractor’s Settlement (SC-7.3)
32. Pre-Acceptance Checklist (SBP-05)
33. Pre-Acceptance Punchlist (SBP-06)
34. Building Inspection Record (SBP-BIR)
35. Remedial Action Requests (RAR)
36. Non-Conformance Requests (NCR)
37. Builder’s Risk Insurance Certificates of Insurance (ACORD 25-S, provided by Contractor)
38. Liability and Workers’ Compensation Certificates of Insurance (provided by Contractor)

B. Project Specifications (Prepared by Consultant)
   1. Division 01 General Requirements (Project Manager may advise in preparation)
   2. Divisions 02 - 33 Technical Specifications
   3. Schedules

C. Construction Drawings (Prepared by Consultant).

D. Accepted Shop Drawings and Approved Change Orders.

E. Geotechnical Study (Issued at bid time for information only)

603 - PRECEDENCE OF CONTRACT DOCUMENTS

A. SPECIAL CONDITIONS: Special Conditions shall be given precedence over General Conditions. The Special Conditions are modifications of the General Conditions of the Contract; the terms are written by University Legal Services with input from the Project Manager and the Consultant.

B. SUPPLEMENTARY GENERAL CONDITIONS (SGC): Established by Colorado State University. Supplementary Conditions shall be given precedence over General Conditions. SGC typically address the following:
   1. Insurance Requirements

C. GENERAL CONDITIONS OF CONTRACT (GCC): Established by the State of Colorado. General Conditions shall be given precedence over Technical Specifications except when the Technical Specifications set a higher standard or more stringent requirement than the General Conditions; then the Technical Specifications shall be given precedence. The Consultant shall review and be familiar with the General Conditions and assure coordination of subconsultant work with the GCC.
   1. Optional Provisions and Elections at the end of the GCC modify preceding Articles regarding:
      a. Guarantee Inspections
      b. Federal Wage Rates
      c. Non-Binding Dispute Resolution
      d. Liquidated Damages

D. Technical Specifications shall be given precedence over Contract Drawings.
1. Therefore, Consultant should not repeat specifications in annotation of the drawings.

2. This condition does **not** relieve the Consultant from showing complete elevations and sections of specified products on the drawings with full dimensional coordination. If alternate products are specified – the larger of the acceptable products shall be illustrated on the drawings.

E. Larger scale drawings shall be given precedence over smaller scale drawings. This requirement does **not** relieve the Consultant from liability for accurate coordination of dimensions between small and large scale drawings. (Large scale drawings are more detailed than small scale: 1" = 10’ is larger scale than 1" = 40’ and 1-1/2" = 1'-0" is larger scale than 1/8" = 1'-0".)

F. In the event of conflict or inconsistency between provisions of the Technical Specifications, the more stringent shall be given precedence over the less stringent. This requirement does **not** relieve the Consultant from liability for coordination all aspects of the specifications, including Technical Specification Division 01 General Requirements.

G. **The CSU Building Construction Standards shall NOT be referenced as a Contract Document.** The Consultant shall be responsible for complete coordination of the Technical Specifications with the requirements of the CSU Building Construction Standards (see Chapter 11 Specifications.)

604 - TRADEMARKS, COPYRIGHTS AND PATENTED DEVICES, MATERIALS, AND PROCESSES,

A. If the Contract Documents require the Contractor to use any design, device, material, or process covered by letters, patents, copyrights, trademarks, or artists, the Consultant shall notify the University in writing of any requirement for such use and shall procure suitable written acceptance with the patentee or patent owner, copyright owner, or trademark owner, which agreement shall provide that there will be no future or continuing royalties or payments by the Contractor or by the University. The Consultant may not publish as part of the bid documents copies of designs, shop drawings or materials by Contractors, designers, or suppliers without written authorization from that Contractor, designer, or supplier.

B. If the Contract Documents require use of a particular design, device, material, or process, the Contract Documents shall disclose the existence of any letters, patents, copyrights, or trademarks covering same.

**END OF CHAPTER 6**