RECOMMENDED SPECIFICATIONS AND SPECIAL CONDITIONS FOR THE ERECTION OF METAL BUILDING SYSTEMS

1. GENERAL

1.1 The Erector is responsible for accurate, good quality workmanship, for careful study and adherence to the plans and erection instructions furnished by the Manufacturer. The finished quality of a Metal Building System is highly dependent upon the accuracy and quality of workmanship in the erection of the Metal Building System.

1.2 The Erector shall furnish all field labor, tools and equipment necessary to unload from trucks at the building site and to completely erect the Metal Building System including all Manufacturers Accessories as defined elsewhere in the Contract Documents.

1.3 The Erector shall field locate openings and special framing when necessary, covering panels, flashing, and trim, etc., which may require minor field fabrication, cutting and fitting which is included in the erection work.

1.4 Should materials become damaged by the Erector through negligence, the Erector shall be liable for replacement cost thereof

2. UNLOADING

2.1 The Erector is responsible for unloading materials at the project site, using necessary care and discretion not to cause damage to material. The erection price is computed on the basis of motor truck shipments on open flatbed trailers, and delivery to occur concurrently with erection commencement. Should schedule or early deliveries occur due to fault other than the Erector's, the Contractor shall be liable for additional mobilization costs and other reasonable expenses arising from untimely deliveries.

2.2 The Contractor shall give the Erector at least three (3) days notice of building delivery, specifying date and time.

3. RECEIVING AND INVENTORY

3.1 It is the responsibility of the Contractor to receive and inventory materials at the time of delivery, and to check loads for shipping damage. In the event that the Contractor has no representation on site at the time of delivery, and the Erector is required to sign delivery receipts, the Erector does so as the Contractor's agent and assumes no liability for completeness or integrity of shipment.

4. STORAGE AND PROTECTION OF MATERIALS

4.1 The Contractor shall designate an area adjacent to the building floor area for storage of materials adequate in size to permit access to all stored materials by the Erector. In addition, it is understood that the building floor area and perimeter area of twenty feet (20') shall be available to the Erector for storage, layout and pre-assembly operations.

4.2 The Erector is not responsible for site security, theft, vandalism, or damage to material by others, including materials erected.

4.3 The Erector shall take precautions when placing materials to allow for drainage, and elevating materials so that they are not resting directly on the ground. Further weather protection, if necessary, is the responsibility of the Contractor. The Erector shall, however, upon breaking open bundles, crates, and boxes, be responsible for securing those unused materials against damage from wind and other seasonal elements.

5. PLANS AND OTHER DOCUMENTS

The Contractor shall furnish the following to the Erector prior to commencement:

2 Sets of Architectural Drawings
2 Sets of Specifications
2 Sets of Manufacturers Erection Drawings
2 Copies of Manufacturers Shipping List

6. ACCESSIBILITY OF JOB SITE AND BUILDING FLOOR AREA

6.1 The Contract consideration for erection is based upon the Contractor furnishing the job site clean, level and graded, fully accessible to trucks for delivery of materials and to erection equipment, and compacted sufficiently hard to support and permit ready movement of such trucks and equipment. In addition, the Contractor furnishes the Metal Building System floor area, together with an area outside the Metal Building System at least twenty feet (20') wide on all sides of the Metal Building System free of any existing structure not being tied in by the Metal Building System, property lines, fences, overhead structures, pits, machinery, ditches, pipe lines, electric power lines, unsafe of hazardous conditions or other obstacles and fully accessible to the Erectors employees, trucks and erection equipment to unload, store and layout materials to erect the Metal Building System.

6.2 In the event that concrete or masonry wainscots, retaining walls, or bearing walls are to be incorporated in the project, placement of the construction shall be carefully coordinated with the Erector so as not to block or impede access to the floor area.

6.3 Unless specified in the Contract, it is assumed that the building is to be erected on a concrete slab or foundation slightly higher than ground level. In the event the building is to be erected on a dock height concrete slab or foundation, the Contractor shall provide ramps at the Contractor's expense from the ground level to the top of the concrete slab or foundation for the use of the Erector's equipment and crews. The Contractor is responsible for the construction and removal of said ramps.

7. CONCRETE SLAB AND FOUNDATIONS

7.1 All concrete slabs and foundations are to be of sufficient design, strength, and hardness to support the erection equipment, and the Erector shall not be liable for damage to same, except that which results from the Erectors gross negligence. The concrete slab or floor area is to be clear and free from obstructions which would hamper the erection crew in pursuance of their work, unless otherwise specified in the Contract.

7.2 Accuracy of squareness, dimension, and elevation is critical to finished erection tolerances. If an error exists in squareness, dimension, or elevation, the Erector shall not be responsible for maintaining tolerances set forth herein to the extent of the error in concrete.

7.3 Commencement of erection work does not constitute acceptance of the site, concrete or anchor bolt placement, and does not relieve the Contractor of his obligation to furnish same in accordance to these documents.

8. ANCHOR BOLTS AND BEARING DEVICES

8.1 Anchor bolts are to be set to tolerances as set forth in the AISC Code of Standard Practice. Bolts shall be straight, clean and free of thread damage. Accuracy of bolt locations is highly critical to expedient erection. The Contractors failure to adhere to the foregoing shall result in liability for correctional measures and standby time for the Erectors employee's and equipment.

8.2 Unless specifically noted in the Contract documents, it is assumed that bearing devices are not required. Should bearing devices be required, the Contractor furnishes same, set in place, and shot to grade, ready for erection to commence.

8.2.1 When leveling nuts are used, the Contractor shall locate one nut in each bolt pattern to grade and use lock nut to insure immobilization or paint nut and threads to indicate proper elevation. The Erector shall set the balance of leveling nuts.

8.2.2 When shims are used, the Contractor shall set appropriate shims at each column location or, at the Erectors discretion, furnish shim material along with a schedule of shim requirements for each column location.

9. WORK NOT INCLUDED IN ERECTION

Any accessories not specifically itemized elsewhere in the Contract Documents are not part of the Metal Building System erection. Due to the widely varied types of work encountered in conjunction with the construction of Metal Building Systems, the following is not to be construed as a complete list of the types of work not included in the erection of the Metal Building System:

Site Work

Foundation or concrete work.

Setting anchor bolts, leveling plates, column base tie rods or any item set or imbedded in concrete.

Shimming of primary or secondary structural member to insure proper alignment

Field cutting or punching of primary or secondary structural steel other than that which is required for field fabrication of openings.

Grouting or filling of any kind under columns or door jambs or in the recess at the base of the wall panels, or shimming same.

Field painting or field touch-up of the structural framing shop oat or the erection bolts, except the touch-up of field cuts and welds on the framing.

Interior finishing or carpentry work of any kind.

Flashing, cutting, drilling, or otherwise altering the Metal Building System, as required for the assembly or installation of accessories, materials, or equipment supplied by other trades.

Glazing or glass cleaning.

Installation of overhead doors.

Electrical, mechanical, masonry or fireproofing work.

Welding of any primary or secondary structural steel, unless specified elsewhere in Contract Documents.

Field design work or fabrication.

10. HAZARDOUS JOB SITE CONDITIONS

Unless otherwise specified, the Contract consideration is based upon free and ready use of exposed arcs, standard electric motors and other normal erection tools and equipment. If hazardous job site conditions prohibit use if said equipment, the Contractor pays any additional costs arising from such prohibition.

11. METHOD OR SEQUENCE OF ERECTION

If the Contractor wishes to control the method or sequence of erection, it shall be so stated elsewhere in the Contract Documents; otherwise, the Erector will erect the Metal Building System according to the method and sequence most economical to the Erector and consistent with these documents. The Contractor shall schedule and interface other trades so as not to impede the erection process.

12. CORRECTION OF ERRORS

Correction of minor misfits by the moderate use of drift pins, and a moderate amount of reaming, chipping or cutting are considered part of erection. Any errors which prevent the proper assembly or parts by these measures or which require correction or adjustments, must be immediately reported to the Contractor to enable the Contractor to either correct the error or to approve the most efficient and economic method of correction to be used by the Erector. The Erector will proceed with corrective measures only upon receipt of orders from the Contractor. It is also understood that any such corrections shall be completed at the cost of the Contractor and are not part of Contract work, nor is the Erector bound by the Contract Documents to undertake said corrections.

13. TIGHTENING OF BOLTS

Unless previously agreed to in writing by the Erector, the execution of the erection by the Erector will be performed by the following standard operating procedures, with the Contractor assuming full responsibility for any variation from these procedures:

All threaded bolts will be tightened by the "TURN OF THE NUT METHOD" as set forth by the AISC specifications for structural joints.

14. BRACING

14.1 The erection shall begin at a braced bay. The Erector furnishes and installs temporary guys and bracing as may be required while erecting the braced bay. Permanent brace rods shall be installed immediately to stabilize exposed structure; and as erection of adjacent bays progresses, additional permanent bracing shall also be installed. It is assumed that the Manufacturer's permanent bracing is adequate to secure the exposed structure against loads encountered during the erection process. Should such permanent bracing not be adequate, the Contractor shall specify and direct the Erector as to frequency and placement of any additionally required temporary bracing.

14.2 The temporary guys, braces, and false work are not the property of the Owner or the Contractor, and the Erector removes them immediately upon completion of erection. If arrangement is made to leave such temporary materials in place, the Contractor removes and ships them, prepaid, in good condition to the Erector.

15. TOLERANCES

15.1 Structural tolerances are those set forth in the AISC Code of Standard Practice, except individual members are considered plumb, level and aligned if the error does not exceed 1:300.

15.2 Coverings shall be considered plumb, level, and aligned if the error does not exceed 1:500.

15.3 Flashings, trim and inoperable accessories shall be considered plumb, level, and aligned if the error does not exceed 1:500, and if the error does not visually detract from the finished appearance of the Metal Building System.

15.4 Operable accessories shall be considered plumb, level and aligned if the error does not exceed 1:500 and the error does not adversely impact smooth operation of the accessory.

16. CLOSURES AND SEALANTS

16.1 The Erector is responsible for careful and conscientious application of closures and sealants as furnished by the Manufacturer and as shown on the Manufacturer's Erection Drawings. The Erectors responsibility is limited to said installation in accordance with drawings, and the Erector shall not be liable for failures due to design integrity of inadequacy of closures and sealants as furnished.

16.2 Any additional sealant or closure requirements shall be clearly indicated in the Contract Documents, and furnished by others.

17. CLEANUP

17.1 Throughout the performance of the erection work, the Erector shall keep the site as clean and free from debris as practical and reasonable

17.2 The Erector is not responsible for the cleaning of mud, splash marks or weathering from structural steel, sheeting, or insulation when resulting in the Contractor's failure to conform with Article 4 or Article 6 of these specifications. The Erector shall clean same when resulting from Erectors gross negligence.

18. SPECIALTY TOOLS AND EQUIPMENT

The Erector is to furnish all necessary tools and equipment that are typical to the Metal Building Erection Industry. Any special equipment required which is unique to a given Manufacturer shall be furnished by the Contractor at no cost to the Erector. Prior to commencement, the Erector shall designate the time and quantity of such equipment needed.

19. FIELD FABRICATION AND DESIGN

19.1 The contract consideration is based upon all materials and components being shop designed and fabricated, with noted exceptions. Field fabrication is considered extra work unless clearly noted in the Contract Documents.

19.2 Should field fabrication be necessary, such fabrication shall be clearly indicated and detailed in the Erection and/or supplementary drawings. In such cases, the Erector will perform required field fabrication in strict conformity with detailed written instructions and drawings furnished.

19.3 In no event will the Erector perform field design work or be held liable for the integrity of field design work as performed in accordance with the Contractor's instructions.

20. COMPLETION AND ACCEPTANCE

20.1 The Erector's field representative shall notify the Contractor within three (3) working days of the completion of the erection work. The Contractor's representative shall perform a final inspection and indicate, in writing and corrective work required. If no notice of corrective work is delivered to the Erectors field representative within a reasonable period, all material furnished and work performed by the Erector shall be deemed to have been accepted and all Contract sums remaining unpaid shall be due and payable in accordance with the terms of the Contract.

20.2 Following inspection and acceptance of the work by the Contractor, no claim shall be made, and the Erector shall not be liable for any damage or other claim for or on account of any alleged defect ascertainable by reasonable inspection.

21. TEMPORARY FACILITIES

21.1 Electrical: The Contractor shall be responsible for obtaining, and supplying to the Erector, temporary electrical power within one hundred feet (100') of the building floor area. In no case shall the temporary electrical power location be any further than three hundred feet (300') from any building extremity. Power generation, if furnished by the Erector, shall be considered an extra.

21.2 Sanitation: The Contractor shall furnish temporary sanitation facilities in convenient proximity to the project, for use by the Erector's employees pursuant to the performance of the Contract.

22. INTERRUPTIONS, DELAYS OR OVERTIME WAGES

22.1 The Contract Sum is computed on the basis of ___-hour week. Any additional costs incurred through interruptions, delays, or overtime wages caused by the Owner or the Contractor, is to be paid by the Contractor. Interruptions include callbacks to complete portions of the erection or field work that are postponed at the Owner's or Contractor's request.

22.1 The Erector reserves the right to increase prices and review the time frame portion of the Contract due to delays, if delays are a result of any party other than the Erector. The Erector will, in no way, be responsible for delays beyond the Erector's control, such as labor disputes, fire, Acts of God, material shortages, or any other causes beyond the Erector's control.

23. EXTRA WORK

23.1 Extra work pursuant to this Contract shall be done at rates in accordance with attached Rate Schedule for Labor and Equipment. In lieu of the Schedule, extra work will be done at the flat rate of _____ -per man hour for labor and _____ hour for hoisting equipment and fuel at the discretion of the Erector. Extra work includes correction of errors as described in Article 12.

23.2 Nothing contained herein shall be construed as to bind the Erector to the performance of extra work.