

Owner's Obligations

Bid Documents

The Owner has specific responsibilities in the preparation of Bid Documents. He is responsible for providing the following information to the Architect or Engineer for inclusion into the Contract Documents:

The Owner shall provide:

Complete Information

1. Full and complete information regarding special requirements for the Project including, but not limited to, special schedules, contracts, space requirements and relationships, equipment and system and site requirements.

Survey

2. A complete survey of the proposed Project site including, but not limited to, descriptions of physical characteristics, legal description and limitations, location and size of all utilities, grades, right-of-ways, easements, drainage ways, etc.

Geo-technical

3. All geo-technical engineering including, but not limited to, test borings, evaluations of hazardous material(s), etc.

Insurance

4. All risk property insurance in the amount equal to the initial contract(s) sum. The insurance coverage and the deductibles that will be the responsibility of the Contractor shall be defined and stipulated in the bid documents.

Drawings and Contract Documents

5. Sufficient number of copies of both Drawings and Contract Documents, which represents drawings, specifications, conditions of the contract, addenda, and modifications – changes, as is reasonably necessary for the proper preparation of bid(s). The Owner shall provide the Contractor awarded the Project with an adequate number of copies of both Drawings and Contract documents for proper execution of the work.

Approvals, Easements, and Assessments

6. All necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

Ability to Pay

7. The Owner shall, at the request of the Contractor, prior to execution of the Agreement and promptly from time to time thereafter, furnish to the contractor reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract.