

S-Specs

Specifications Made Simple

PRELIMINARY PROJECT DESCRIPTION

10 PROJECT DESCRIPTION

- 1010 Project Summary: [Insert a brief description of project, e.g. "A new four story office building containing approximately 120,000 square feet with related surface parking, entitled "Locomotion Industries Ltd. and located at 11222 Cannonball Road, Wabash, WI."]
- 1020 Project Program: [Insert a brief description of the project program, e.g. "Construction of the new facility is intended to provide open office space for approximately 150 persons plus 25 manager level enclosed offices, with support facilities including toilets, copy rooms, conference rooms, and break rooms."]
- 1030 Existing Conditions: [Define any existing conditions affecting the project site or premises, e.g. "An existing underground oil storage tank of approximately 550 gallons is located at the northwest corner of the site. This tank and adjacent soils are to be removed as hazardous materials."]
- 1040 Owner's Work: [Define any work to be performed by the Owner, e.g. "Existing asbestos floor tile and mastic and boiler pipe wrappings will be removed by Owner prior to commencement of the Contractor's work at the site."]
- 1050 Funding: [If necessary, insert any special provisions for project funding, e.g. "The project is to be funded in part by a grant from the State Education Association (SEA); comply with SEA requirements to ensure that funding is received."]

20 PROPOSAL, BIDDING, AND CONTRACTING

- 2010 Delivery Method: [[Open and competitive bidding] [Negotiated contract] using [general contractor.] [construction manager.] [Design/build contract.] [_____].]
- 2020 Qualifications Requirements: [Insert provisions regarding Contractor's qualifications, including number of years experience, previous projects, bonding capability, etc.]
- 2030 Proposal Requirements: [Insert provisions regarding proposal, including format, cost breakdown, supporting data, etc.]
- 2040 Bid Requirements: [Insert provisions regarding bid, including format, cost breakdown, supporting data, etc.]
- 2050 Contracting Requirements: [Stipulated sum.] [Cost of the Work plus a fee [with a guaranteed maximum cost].] [_____].]

30 COST SUMMARY

- 3010 Elemental Cost Estimate: [Insert provisions for cost estimate including format, breakdown, supporting data, etc.]
- 3020 Assumptions and Qualifications: [Insert provisions affecting cost, e.g. assumed construction start date, occupancy date, etc.]
- 3030 Allowances: Include a [lump sum] [unit cost] allowance of \$[_____] [per [sq ft] [_____]] for purchase [and installation of [_____]].
- 3040 Alternates: provide separate prices for following for consideration by Owner:
Alternate No. 1: Provide [_____] in lieu of [_____].
Alternate No. 2: Add [_____].
- 3050 Unit Prices: Provide unit prices for following components for use in adjusting Contract Sum in case of variations in quantities from those stated:
[_____]: By the [sq ft] [_____].
[_____]: By the [sq ft] [_____].

CONSTRUCTION SYSTEMS AND ASSEMBLIES

ELEMENT A - SUBSTRUCTURE