

General Specifications and Directions for "Community School Plans"

Foreword

First locate a good site, containing two acres or more, well drained, but level enough to serve all the needs for the buildings, playgrounds, agricultural plot, etc.; then determine the number of children to be served, the direction the building is to face and select the plan accordingly. A plan designed to face east or west would not be suitable to face north or south, and vice versa. If care is taken in selecting the plan and facing it according to directions, every classroom will receive either east or west light. No classroom should receive north or south light.

General Conditions

The board reserves the right to reject any and all bids and to require satisfactory bond from the contractor or foreman for the faithful execution of the contract.

The contractor will be required to supply all labor and material of every kind necessary for the completion of the building in strict accordance with the plans and specifications. (If the building is to be erected by furnishing the material and employing a foreman, he should be required to do the work exactly according to plans and specifications, and be held responsible for any errors in construction.)

All materials must be the best of their respective kinds, as herein specified, the work executed in the best, most thorough and workmanlike manner.

The contractor shall lay out the work and be responsible for its correctness. Should any error appear on the plans, it must be reported at once to the board for correction, otherwise it will be done at the contractor's risk.

The plans are a part of the specifications and should anything be shown on the plans and not mentioned in the specifications or vice versa, the same is to be considered a part of the contract and carried out in full.

Wherever free labor, material or anything of value is contributed as a part of the contract price, accurate account of this should be kept in detail, including the estimated value, and reported to the school authorities.

The contractor will be held responsible for the safety and good condition of the work and materials until completion and final acceptance and he shall make good any defects due to improper workmanship or material which may appear in the work either before or after final acceptance of same.

The board of education and their authorized representatives at all times have access to all parts of the work for the purpose of inspection and may reject any or all workmanship and material not in accordance with the contract. Upon notice of poor workmanship or material, the contractor shall promptly remove same and replace according to plans and specifications without additional cost.

Any extra work, not called for in the contract, must be authorized in writing by the board and the cost agreed upon before such work is begun, otherwise the board will not be obligated to pay the extra charge.

Upon completion of the work the contractor is to remove all scraps of material and other rubbish from the grounds and buildings and leave the premises "broom clean." If paint is dropped on the floor, windows, etc., it must be cleaned off by the contractor before the building can be accepted as completed.