ATTACHMENT B

CITY OF GAINESVILLE
REQUEST FOR PROPOSAL

RFP No. 20004
“Davis Street Cottages” & “The Glynn”
Single-family Housing Development
1. GEORGIA LAW REQUIRES SINGLE FAMILY AFFORDABLE HOMES TO BE CONSTRUCTED AS ACCESSIBLE.

2. WHERE APPLICABLE, LOCAL BUILDING CODES REMAIN IN FORCE.

3. BUILDING AND STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PRINCIPALS OF THE UNIVERSAL ACCESSIBILITY STANDARD.

4. THE FLOOR LEVEL SHALL BE THE SAME ON BOTH SIDES OF THE DOOR. THE ELEVATION SHALL BE MAINTAINED FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE FINISHED FLOOR LEVEL. ACCESSIBLE DOORS OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. AND DOES NOT REQUIRE TO OPERATE DEVICES ON ACCESSIBLE DOORS SHALL MECHANISMS, AND U-SHAPED HANDLES ARE LEVER-OPERATED MECHANISMS, PUSH-TYPE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL BE SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ARCHITECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD CORRECTION OF THE WORK AS REQUIRED TO THE ARCHITECT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE ARCHITECT.

8. PLUMBING, MECHANICAL AND ELECTRICAL WORK AS REQUIRED TO PERFORM ALL OF THE TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS. OBTAINING ALL REQUIRED PERMITS AND PAYING PERMIT FEES AS REQUIRED.

9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS. OBTAINING ALL REQUIRED PERMITS AND PAYING PERMIT FEES AS REQUIRED.

10. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SHORING AND BRACING FOR ALL STRUCTURAL ERECTION AND SHEETING AREAS CAUSED BY OR DURING THE EXECUTION OF THE WORK.

11. WORK RESTRICTIONS

12. OWNER/DEVELOPER:

   Joseph P. Deretsigder, Architect
   1328 Prince Avenue
   Second Floor
   Athens, GA 30606
   T: 706.355.3010
   www.arcollab.net

A PROJECT OF THE GAINESVILLE NONPROFIT DEVELOPMENT FOUNDATION, INC.

CONSTRUCTION PLANS FOR
THE "COVINGTON" MODEL HOUSE
617-635-641-645 DAVIS STREET
GAINESVILLE, GEORGIA 30501

Pricing/permitting set 12.10.18
Revised 03.01.19
### General Construction Notes:
- Ensure all materials are in accordance with the approved plans and specifications.
- All work must be performed in accordance with local building codes and regulations.
- Keep work areas clean and safe at all times.
- Adhere to OSHA guidelines for workplace safety.

### Plumbing Fixtures Schedule:

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Material/Color</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bathtub</strong></td>
<td><strong>Porcelain</strong></td>
<td>TF-1</td>
</tr>
<tr>
<td><strong>Toilet</strong></td>
<td><strong>Porcelain</strong></td>
<td>TF-2</td>
</tr>
<tr>
<td><strong>Lavatory</strong></td>
<td><strong>Porcelain</strong></td>
<td>TF-3</td>
</tr>
<tr>
<td><strong>Sink</strong></td>
<td><strong>Porcelain</strong></td>
<td>TF-4</td>
</tr>
</tbody>
</table>

### Electrical Schedule:

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Material/Color</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lighting</strong></td>
<td><strong>Incandescent</strong></td>
<td>EL-1</td>
</tr>
<tr>
<td><strong>Outlet</strong></td>
<td><strong>White Plastic</strong></td>
<td>EL-2</td>
</tr>
</tbody>
</table>

### Framing and Rough Carpentry Notes:
- All framing must be snugly fit and level with no gaps or voids.
- Use appropriate types of nails and fasteners for stability.
- Ensure proper drainage and waterproofing at all joints and intersections.

### Insulation Notes:
- R-19: 4" batts in walls, R-30: 12 1/2" blown-in cellulose fiber in ceilings.
- All insulation must be installed according to manufacturer's recommendations.

### Roofing and Gutter Notes:
- **Roof**
  - **Membrane**: EPDM rubber
  - **Gutter**:
    - **Aluminum**
    - **Black Vinyl**

### Interior Finishes Schedule:

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Material/Color</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wall Coverings</strong></td>
<td><strong>Vinyl</strong></td>
<td>IF-1</td>
</tr>
<tr>
<td><strong>Ceilings</strong></td>
<td><strong>Paint</strong></td>
<td>IF-2</td>
</tr>
</tbody>
</table>

### Execution Requirements:
- All work shall be completed in a timely manner as outlined in the project schedule.
- Ensure all work is in compliance with aesthetic and functional requirements.
- Final inspection shall be performed by the owner or their representative.

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**Temporary Facilities and Controls**

- **Erosion and Sediment Control**
- **Dust Control**
- **Temporary Facilities**
- **Construction Controls**

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**General lumber**

- **Grade 60**
- **Hook and Ties**

**Walls**

- **Wall Framing**
- **Wall Sheathing**

**Roof Sheathing**

- **OSB**
- **MDF**

**Exterior**

- **Decking**
- **Roofing**

**Windows**

- **Storm Windows**

**Doors**

- **Entry Doors**

**Paint**

- **Interior**
- **Exterior**

**Lighting**

- **Recessed Lighting**

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**Framing and Rough Carpentry**

- **Wood Studs**
- **Wood Joists**
- **Wood Trusses**

**Insulation**

- **R-19**
- **R-30**

**Roofing**

- **EPDM Membrane**

**Interiors**

- **Wall Coverings**
- **Ceilings**

**Execution**

- **Schedule**
- **Quality Assurance**

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**Emergency Preparedness Plan**

- **Fire Safety**
- **Evacuation Routes**

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**Safety Plan**

- **Hazards and Risks**
- **Emergency Response**

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**Compliance with Local Codes**

- **Building Code**
- **Statewide Minimum Standards**

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**Owner’s Invoices**

- **Material**
- **Labor**

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**Owner’s Notes**

- **Interior Finishes**
- **Exterior Finishes**

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**Certificate of Completion**

- **Final Inspection**
- **Owner’s Acceptance**

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**Architectural Drawings**

- **Foundation Plan**
- **Building Plan**

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**Contractor’s Responsibilities**

- **Schedule**
- **Quality Control**
TYPICAL INTERIOR DOORS

ALL ROOFLINE TYPES

DOOR AND WINDOW TYPES

DOOR AND WINDOW SCHEDULE

DOOR HARDWARE SCHEDULE
1. DUCTWORK, SUPPLIED WITH CONNECTIONS AND FITTINGS ALREADY INSTALLED, SHALL NOT BE CITED FOR MAINTENANCE OR STORAGE AND IS NOT TO BE REMOVED FROM THE JOB SITE FOR CONSTRUCTION OF THE BUILDING. ALL SHEET METAL SURFACES, INCLUDING THE TOPS OF SUPPLY AIR DIFFUSERS EXPOSED ABOVE THE CEILING, SHALL BE RIGID SHEET METAL EXCEPT FOR 5 FOOT MAXIMUM FLEXIBLE DUCTS AT AIR REGISTERS. DUCTWORK SHALL BE RIGID SHEET METAL EXCEPT FOR 5 FOOT MAXIMUM FLEXIBLE DUCTS AT AIR REGISTERS.

2. PROVIDE A COMPLETE FUNCTIONAL HVAC SYSTEM WITH ALL ACCESSORIES REQUIRED FOR PROPER INSTALLATION AND START-UP INSTRUCTIONS. PROVIDE WRITTEN CERTIFICATION FROM THE MANUFACTURER OR INSTALLER THAT THE EQUIPMENT IS CORRECTLY INSTALLED (INCLUDING PROPER DRAINAGE FROM DRAIN PANS AND DRAINAGE OF OILS). DAMPERS AT AIR REGISTERS ARE NOT TO BE USED AS PRIMARY BALANCING DEVICES. IN LIEU OF THESE DAMPERS FOR PRIMARY BALANCING.

3. DUCTWORK BRANCH RUNOUTS TO THE DIFFUSERS, UNLESS OTHERWISE NOTED, SHALL BE THE SAME AS THE DIFFUSER DIMENSIONS. THE FINISH ON AIR REGISTERS IN LAY-IN CEILINGS SHALL EXACTLY MATCH THE CEILING TEES. THE TYPE AND FINISH FOR REGISTERS AND LOUVERS IN WALLS, DOORS, SHALL BE APPROVED AS ARCHITECT PRIOR TO BID. Dimensions shall be increased by the thickness of the insulation. DIFFUSER reluctant SUIT THE CONSTRUCTION.

4. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE BUILDING ENVELOPE AROUND THE AIR CONDITIONED SPACE IS SEALED. THE MECHANICAL CONTRACTOR SHALL ENSURE THAT RETURN AND EXHAUST AIR DUCT WORK IS INSULATED TO THE MAXIMUM ALLOWABLE INSULATION RATING.

5. REFER TO ARCHITECT'S REFLECTED CEILING PLANS FOR LOCATION OF LIGHTS AND OTHER CEILING MOUNTED DEVICES. COORDINATE AIR DISTRIBUTION DEVICES WITH THIS REFLECTED CEILING PLAN. IF A PARTICULAR ITEM OF EQUIPMENT. SUBSTITUTIONS WILL BE PERMITTED BASED ON THE REQUIREMENTS OF THE CONTRACTOR, INCLUDING MODIFICATIONS OF EQUIPMENT LISTED MEET SPECIFICATION AND COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATION. ANY TECHNICAL QUESTIONS CONCERNING THE SPECIFICATION SHOULD BE ADDRESSED TO THE ASHMAN THURMOND.

6. COORDINATE THE INSTALLATION OF THE DUCTWORK, EQUIPMENT, PIPING, ETC., TO FIT WITHIN THE SPACE CLEARANCES AROUND, AND ACCESS TO, ALL EQUIPMENT FOR MAINTENANCE. PROVIDE OPENINGS IN WALLS ABOVE CEILING WHEREVER WALLS GO TO CEILING. CONTRACTOR SHALL PROVIDE OPENINGS IN WALLS ABOVE CEILING WHEREVER WALLS GO TO CEILING. CLEARANCES FOR REGISTERS AND LOUVERS IN WALLS, DOORS, SHALL BE APPROVED AS ARCHITECT PRIOR TO BID. REFER TO INTERIOR DESIGN DRAWINGS FOR PARTITIONS DESCRIPTIONS.

7. PROVIDE A FLEXIBLE DUCT CONNECTION ON INTAKE AND DISCHARGE OF FANS, AIR HANDLING UNITS, ETC. FLEXIBLE DUCTWORK SHALL BE SUPPORTED PER SMACNA SECTION 3.7 AND FIGS. 3-9 AND 3-10. FLEXIBLE DUCTWORK SHALL BE SUPPORTED PER SMACNA SECTION 3.7 AND FIGS. 3-9 AND 3-10. INSTALL WITHOUT ANY SAGGING OF THE DUCTWORK.

8. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSULATIONS FOR THE INSTALLATION OF HVAC SYSTEMS, including but not limited to, the insulation of ductwork, piping, valves, and other HVAC components. All insulation shall comply with the requirements of the specification and be installed according to the manufacturer's instructions.

9. REFER TO INTERIOR DESIGN DRAWINGS FOR PARTITIONS DESCRIPTIONS. THE PROPOSED ROUTING OF THE DUCTWORK AND LOCATION OF EQUIPMENT. PROVIDE ADEQUATE HANDLING UNIT, ROOF-TOP UNIT, AND SPLIT SYSTEM. THIS REPORT SHALL INCLUDE CERTIFICATION, IN WRITING, THAT THE EQUIPMENT IS CORRECTLY INSTALLED (INCLUDING PROPER DRAINAGE FROM DRAIN PANS AND DRAINAGE OF OILS). DAMPERS AT AIR REGISTERS ARE NOT TO BE USED AS PRIMARY BALANCING DEVICES. IN LIEU OF THESE DAMPERS FOR PRIMARY BALANCING.

10. LOW LIMIT THERMOSTAT

11. ALL CONTROL AIRWORK SHALL BE INSULATED SHEET METAL, FABRICATED AND INSTALLED PER THE SMACNA "HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE".

12. ALL CONTROL AIRWORK SHALL BE INSULATED SHEET METAL, FABRICATED AND INSTALLED PER THE SMACNA "HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE"

13. PROVIDE A CONTROL PANEL FOR HEAT PUMP UNIT, SD

14. NOTWITHSTANDING THE LISTING HEREIN OF ANY EQUIPMENT BY MANUFACTURER AND MODEL, THE RESPONSIBLE FOR ORDERING AND FABRICATION OF STRUCTURAL ELEMENTS, INCLUDING ROOF TRUSSES, TO SUIT HANDLING UNIT, ROOF-TOP UNIT, AND SPLIT SYSTEM. THIS REPORT SHALL INCLUDE CERTIFICATION, IN WRITING, THAT THE EQUIPMENT IS CORRECTLY INSTALLED (INCLUDING PROPER DRAINAGE FROM DRAIN PANS AND DRAINAGE OF OILS). DAMPERS AT AIR REGISTERS ARE NOT TO BE USED AS PRIMARY BALANCING DEVICES. IN LIEU OF THESE DAMPERS FOR PRIMARY BALANCING.

15. THE CONTRACTOR SHALL VERIFY THE ELECTRICAL SUPPLY VOLTAGES AND PHASES ON THE ELECTRICAL PLANS 48" A.F.F UNLESS OTHERWISE NOTED OR AS REQUIRED FOR THE CONTRACTOR'S VENDOR OR VENDOR'S REQUIREMENTS.

16. A TECHNICIAN, FACTORY TRAINED AND CERTIFIED BY THE MANUFACTURER OF THE HVAC EQUIPMENT AND WORKING ON THE JOB SITE 10 WORKING DAYS BEFORE THE DATE FOR SUBMITTAL OF BIDS.

17. THE CONTRACTOR SHALL VERIFY WITH THE VENDORS THAT ALL MANUFACTURERS' NAMES, MAKES, AND MODELS OF OTHER TRADES (INCLUDING ELECTRICAL, PLUMBING, STRUCTURAL, AND ARCHITECTURAL).

18. MOUNT THERMOSTATS AS INDICATED ON PLANS 48" A.F.F UNLESS OTHERWISE NOTED OR AS REQUIRED FOR THE CONTRACTOR'S VENDOR OR VENDOR'S REQUIREMENTS.

19. ALL CONTROL WIRING AND TRANSFORMERS SHALL BE SUPPLIED UNDER THE MECHANICAL CONTRACT. ALL ELECTRICAL SUPPLIES SHALL BE PURCHASED UNDER THE ELECTRICAL CONTRACT.

20. PROVIDE SMOKE DETECTOR FOR ALL BRANCH LINE OF PIPE AND DUCTWORK INSTALLATION AND START-UP INSTRUCTIONS. PROVIDE WRITTEN CERTIFICATION FROM THE MANUFACTURER THAT THE EQUIPMENT IS CORRECTLY INSTALLED (INCLUDING PROPER DRAINAGE FROM DRAIN PANS AND DRAINAGE OF OILS). DAMPERS AT AIR REGISTERS ARE NOT TO BE USED AS PRIMARY BALANCING DEVICES. IN LIEU OF THESE DAMPERS FOR PRIMARY BALANCING.

21. DUCTWORK SHALL BE CLOSED LOUVERS, FABRICATED TO MATCH THE FOOTPRINTS AND STRUCTURE AND SHALL BE FABRICATED TO MATCH THE FOOTPRINTS AND STRUCTURE.
### DIFFUSER, GRILLE, AND REGISTER SCHEDULE

<table>
<thead>
<tr>
<th>CALLOUT</th>
<th>DESCRIPTION</th>
<th>AIRFLOW RANGE (CFM)</th>
<th>FACE SIZE (IN)</th>
<th>MODEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Adjustable 3 Way-Ceiling Diffuser w/ Adjustable Damper</td>
<td>0 - 100</td>
<td>8x4</td>
<td>Titus 250</td>
</tr>
<tr>
<td>B</td>
<td>Adjustable 3 Way-Ceiling Diffuser w/ Adjustable Damper</td>
<td>100 - 200</td>
<td>10x6</td>
<td>Titus 250</td>
</tr>
<tr>
<td>C</td>
<td>EF-1 Ceiling Mounted Bathroom Exhaust Fan</td>
<td>0 - 75</td>
<td>15x15</td>
<td>Refer to Fan Schedule</td>
</tr>
<tr>
<td>D</td>
<td>H Ceiling Return Grille</td>
<td>0 - 1000</td>
<td>18x18</td>
<td>Titus 350FL</td>
</tr>
</tbody>
</table>

### FAN SCHEDULE

<table>
<thead>
<tr>
<th>FAN</th>
<th>RPM</th>
<th>HP</th>
<th>CFM</th>
<th>CFM Rating</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### NOTES

- All ductwork shall be routed through the attic. Air handling units shall be located near the ceiling to provide proper air distribution.
- All ductwork shall be insulated with suitable materials to meet R-8 minimum insulation requirements.
- All ductwork shall be run concealed within the structure.
- All ductwork shall be coordinated with plumbing and electrical systems to avoid conflicts.
- All ductwork shall be supported at proper intervals to ensure stability.
- All ductwork shall be connected to the appropriate equipment components.
- All ductwork shall be labeled with appropriate identification markings.

### DIFFUSER/GRILLE LABEL

- CR - 10" Neck Size
- CR - 1" Neck Size

### KEY NOTES

- ALL VOLUME DAMPERS IN ATTIC SHEET TO EACH DIFFUSER, GRILLE, AND REGISTER.
- ALL DUCTWORK SHALL BE INSULATED WITH SUITABLE MATERIALS TO MEET R-8 MINIMUM RATING.
- ALL PIPE AND DUCTWORK SHALL BE RUN CONCEALED.
- ALL DUCTWORK SHALL BE COORDINATED WITH PLUMBING, ELECTRICAL, AND OTHER TRADES.
- ALL DUCTWORK SHALL BE SUPPORTED AT PROPER INTERVALS.
- ALL DUCTWORK SHALL BE CONNECTED TO THE APPROPRIATE Equipment COMPONENTS.
- ALL DUCTWORK SHALL BE LABELED WITH APPROPRIATE IDENTIFICATION MARKINGS.
1. All receptacles shall be tamper proof per NEC 406.12.

2. Duplex Receptacle 120V 1P 2W.

3. All device plates shall be satin finish stainless steel.

4. All work to be coordinated with other trades to avoid interference with the progress of construction.

5. Wall-mounted conduit shall be concealed behind finished walls except when otherwise noted.

6. Correction of any defects to be completed without additional charge and to include replacement or repair of any damaged materials.

7. Contractor to pay for all permits, fees, inspections and testings.

8. Contractor to contact local power and telephone companies prior to start of construction.

9. Commercial and Smoke Detectors.

10. All wiring shall be in conduit unless otherwise noted. Minimum wire size shall be #12 AWG, excluding control wiring. All NEC contractor shall size conduit to accommodate additional conductor.

11.1. All underground conduit shall be buried in concrete, except where conduit is exposed to exterior environment such as exterior of building.

11.2. All underground conduit shall be buried in concrete, except where conduit is exposed to exterior environment such as exterior of building or where it is exposed and subject to damage.

11.3. All underground conduit shall be buried in concrete, except where conduit is exposed to exterior environment such as exterior of building or where it is exposed and subject to damage or underground conduit shall be buried in concrete, except where conduit is exposed to exterior environment such as exterior of building or where it is exposed and subject to damage or underground conduit shall be buried in concrete, except where conduit is exposed to exterior environment such as exterior of building or where it is exposed and subject to damage.

12. The contractor shall furnish to the owner one spare fuse for each size and type of fuse installed. Fuses shall be the same type as those on the panel board. All fuses shall be of the slow-blow type.

13. Contactors shall be of the air-break type with wiring as indicated, located as indicated. In addition, contactors shall be of the air-break type with wiring as indicated, located as indicated.


15. Electrical symbols & notes.

16. Wire size 20A/120/240/250V.

17. Voltage drop to 3% - #8 AWG for 55'<L<90'.

18. Voltage drop to 3% - #10 AWG for 90'<L<125'.

19. Voltage drop to 3% - #12 AWG for 125'<L<150'.

20. Voltage drop to 3% - #14 AWG for 150'<L<200'.

21. Voltage drop to 3% - #16 AWG for 200'<L<250'.

22. Voltage drop to 3% - #18 AWG for 250'<L<300'.

23. Voltage drop to 3% - #20 AWG for 300'<L<350'.

24. Voltage drop to 3% - #22 AWG for 350'<L<400'.

25. Voltage drop to 3% - #24 AWG for 400'<L<450'.

26. Voltage drop to 3% - #26 AWG for 450'<L<500'.

27. Voltage drop to 3% - #28 AWG for 500'<L<550'.

28. Tamper-resistant receptacles shall be installed in all locations as required by Section 460.12 of the most current version of the NEC.

29. To provide proper coordination with other trades, all conduits shall be installed underground except where noted. All conduits shall be installed underground except where noted. All conduits shall be installed underground except where noted.

30. The architect/engineer/architect shall not be compensated for labor, equipment, or materials required, or for difficulties encountered which could have been foreseen had an examination from date of acceptance been made.

31. The architect/engineer/architect shall not be compensated for labor, equipment, or materials required, or for difficulties encountered which could have been foreseen had an examination from date of acceptance been made.

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