

017-0401-0

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is located, to prepare for the approval of the Postal Service, complete specifications and working drawings including architectural, structural, mechanical, electrical and site improvement work for the construction of the facility in accordance with all requirements included in this Agreement to Lease. All final drawings shall bear the appropriate registration seal. In determining the total cost of a project, bidders shall take into consideration architectural and engineering fees.

(b) All submissions required for approval by the Postal Service shall be correlated, checked and signed by a responsible official of the architect-engineer's firm and shall be accompanied by a certification in the following format:

"I certify that all phases of this project (1) have been coordinated and checked for accuracy, (2) are complete in accordance with all applicable requirements, and (3) are in compliance with local building codes and postal service requirements."

(c) All improvements, including new building(s) and all appurtenances thereto, shall be designed and constructed in conformity with all applicable local laws, ordinances, and regulations which relate to construction, safety and sanitation or, in the absence of such codes, ordinances or regulations, in conformity with one of the following codes: Southern Building Code Congress, "Southern Standard Building Code"; International Conference of Building Officials, "Uniform Building Code"; Building Officials Conference of America, Inc., "Basic Building Code". The final drawings shall be signed and sealed by the architect-engineer with this statement:

"This building has been designed and shall be constructed in strict accordance with the _____ building (regulations)(code) dated _____."

(d) The minimum requirements established by this agreement shall not be construed as lowering the standards established by the

local, county, or state laws, ordinances, or regulations. When such local, county or state requirements are more stringent than the minimum requirements set forth in this Agreement to Lease, the more stringent requirements shall govern.

(e) Approval by the Postal Service of any drawings and specifications constitutes approval of general arrangement only and is not to be construed as waiving or changing any requirements set forth in this Agreement to Lease unless a deviation, waiver or other change is specifically identified and approved by the contracting officer.

(f) The successful bidder/Lessor shall be responsible, in all cases, for the proper design and coordination of architectural, structural, plumbing, electrical, heating, ventilation, airconditioning, site elements, etc., for the facility.

(g) Unless otherwise specified, no construction activity at the site may be commenced until the lessor has received written notice from the contracting officer as to approval of final drawings and specifications.

22. BONDS

If performance and labor and material payment bonds are required, no work or services under this contract may be commenced until the bonds have been furnished and the Lessor has received written notice from the contracting officer that the bonds are acceptable; Provided, however, that if this agreement provides for assignment to the Lessor of an option to purchase, the option may expire prior to the Lessor's submission of bonds and receipt of notice of acceptability, and the option cannot be extended, the option may be assigned prior to the Lessor's submission of bonds and receipt of notice of acceptability and the Lessor shall exercise the option timely and remain obligated to furnish acceptable bonds within the time limit specified in this agreement to lease.

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