

SECTION 001113 - ADVERTISEMENT FOR PREQUALIFIED TIER-1 BIDDERS

1.1 PROJECT INFORMATION

**A. Notice to Bidders: Prequalified Tier-1 bidders may submit bids for project as described in this Document. Prequalified Tier-1 bidders to submit bids according to the Instructions to Bidders.**

1. Regulatory Requirements: IC 5-32 shall govern submittal, opening, and award of bids.

**B. Project Identification:**

1. Project Locations:
  - a. East Central High School
    - 1 Trojan Road, St. Leon, IN 47012
  - b. East Central Middle School
    - 8356 Schuman Rd, Brookville, IN 47012
  - c. Sunman Elementary School
    - 925 N Meridian Street, Sunman, IN 47041
  - d. North Dearborn Elementary School
    - 27650 Sawmill Road, West Harrison, IN 47060
  - e. Bright Elementary School
    - 22593 State Line Road, Lawrenceburg, IN 47025

**C. Owner:**

1. Sunman-Dearborn Community School Corporation
  - a. 1 Trojan Place, St. Leon, IN 47012

**D. Architect:**

1. Lancer Associates Architecture
  - a. 145 N East Street, Indianapolis, IN 46204

**E. Construction Manager (CMc):**

1. Maxwell Construction Company
  - a. Address: 440 Nowlin Avenue, Greendale, IN 47025
  - b. Chris Grabosky, Senior Project Manager  
[cgrabosky@maxwellbuilds.com](mailto:cgrabosky@maxwellbuilds.com)  
Office: 812-537-2200  
cell: 614-312-8810
  - c. Cody Hudepohl, Project Manager  
[chudepohl@maxwellbuilds.com](mailto:chudepohl@maxwellbuilds.com)  
Office: 812-537-2200  
Cell: 513-827-2982

**F. Project Description: Bid Package #2 – Will consist of twelve (12) Bid Category.**

G. Construction Contract: Bids will be received for the following Bid Categories:

1. BC-1: Plumbing/HVAC
2. BC-2: General Trades
3. BC-3: Masonry
4. BC-4: Flooring
5. BC-5: Drywall
6. BC-6: Roofing
7. BC-7: Storefronts and Glazing
8. BC-8: Paving and Milling
9. BC-9: Electrical
10. BC-10: Soccer Turf
11. BC-11: Golf Turf
12. BC-12: Appliances / Kitchen Accessories

1.2 BID SUBMITTAL AND OPENING

- A. Owner and CM will accept sealed lump sum bids until the bid time and date at the location given below. Owner and CM will consider bids prepared in compliance with the Instructions to Bidders issued by Owner and CM, and delivered as follows:
1. Bid Date: Thursday, October 24, 2024
  2. Bid Time: 1:00 PM local time.
    - a. Location: 1 Trojan Place, St. Leon, IN 47012
  3. Physical bids to be dropped off at Door 13 at East Central High School (Address Above.)
  4. Bids shall be placed in a sealed envelope and clearly indicate:
    - a. Contractor's Legal Name and Address
    - b. BID for the Sunman-Deaborn Additions and Renovations 2024 Bid Package 2.
    - c. Bid Category Number
  5. Mailed bids should be sent to the Sunman Dearborn Schools Administrative Office at the address listed above. If sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "**SEALED BID ENCLOSED**" on the face thereof. Contractors planning to mail in bids are to advise Maxwell Construction so the Owner can be notified to expect a sealed bid via mail.
- B. Bids will be publicly opened and read aloud in the Auditorium at the address listed above immediately thereafter.
- C. The Owner and CM expressly reserves the right to reject any bids, to judge the character and sufficiency of the work offered by the bidder, and to judge the ability of any bidder to perform the work in a proper manner.
- D. The Owner and CM reserves the right to waive any minor irregularities in the bid submissions when considering an award.
- E. The Owner and CM reserve the right to reject any or all bids.

1.3 BID SECURITY/PERFORMANCE AND PAYMENT BOND

- A. All bidders shall submit with each bid a bid bond, cashier's check, or bank draft in the amount of Ten (10%) percent of the bid amount, plus all add alternates. No bids may be withdrawn for a period of Ninety (90) days after opening of bids. Owner and CM reserve the right to reject any and all bids and to waive informalities and irregularities.
- B. The successful bidder will be required to furnish a Performance Bond and Payment Bond in the amount of one hundred percent (100%) of the contract amount and must be in full force and effect throughout the term of the construction contract, plus a period of twelve (12) months from the date of Substantial Completion. Performance and Payment Bond must be obtained from a company with a minimum rating of A-VII by AM Best Ratings and licensed/authorized to perform business in the State of Indiana.

1.4 PREBID MEETING

- A. Prebid Meeting (Non-Mandatory): The general Pre-Bid Meeting, on Monday, October 7, 2024 at 10:00 AM at East Central High School Auditorium.
  - 1. To schedule a separate walkthrough of specific locations after the Pre-Bid Meeting dates please reach out to the Construction Manager, Cody Hudepohl at [chudepohl@maxwellbuilds.com](mailto:chudepohl@maxwellbuilds.com) or Chris Grabosky at [cgrabosky@maxwellbuilds.com](mailto:cgrabosky@maxwellbuilds.com).
  - 2. Meeting Minutes: The minutes and Sign-In Sheet of the Prebid Meeting will be issued via Addendum and distributed to all attendees and plan holders.
  - 3. Disclaimer: Statements made at the Prebid Meeting are non-binding. Special attention is called to the Instructions to Bidders, Subparagraph 3.2.3. Binding modifications to the Bidding Documents will be made by Addendum only.

1.5 SITE WALKTHROUGHS

- A. To schedule a site walkthrough please reach out to the Construction Manager, Cody Hudepohl at [chudepohl@maxwellbuilds.com](mailto:chudepohl@maxwellbuilds.com) or Chris Grabosky at [cgrabosky@maxwellbuilds.com](mailto:cgrabosky@maxwellbuilds.com).

1.6 Disclaimer: Statements made at the Prebid Meeting are non-binding. Special attention is called to the Instructions to Bidders, Subparagraph 3.2.3. Binding modifications to the Bidding Documents will be made by Addendum only.

1.7 **Matterport Link**

- A. Matterport is a three-dimensional camera system you can use to create realistic, fully immersive experiences. Users can utilize this tool to capture imagery, collect measurements and process data to create, edit and share a 3D rendering of your location. Matterport is provided to assist subcontractors in understanding the existing space.
- B. These electronic files are not construction documents. Differences may exist between these electronic files and the bid or construction sets. There is a measuring tool within the program which is not to be used as an accurate measurement. Field measurements are still a requirement and subcontractors are responsible to note if there are any differences. By the use of these electronic files, subcontractors are not relieved of their duty to fully comply with the contract

documents, including and without limitation, the need to check, confirm and coordinate all dimensions and details, take field measurements, verify field conditions, and coordinate work with that of other contractors of the project.

C. A link to the Sunman-Dearborn Matterports can be found following these links:

**East Central High School:**

Units A & B – [https://link.edgepilot.com/s/eb0f1a06/O3a\\_Qo-u10mSa2SI1uba-A?u=https://my.matterport.com/show/?m=oT8zBc2FHeZ](https://link.edgepilot.com/s/eb0f1a06/O3a_Qo-u10mSa2SI1uba-A?u=https://my.matterport.com/show/?m=oT8zBc2FHeZ)

Units B, C, & D – [https://link.edgepilot.com/s/cd7797df/TjmMFOgGaEegi15S\\_pZTLA?u=https://my.matterport.com/show/?m=VaGbFritRPJ](https://link.edgepilot.com/s/cd7797df/TjmMFOgGaEegi15S_pZTLA?u=https://my.matterport.com/show/?m=VaGbFritRPJ)

Units D & E – <https://link.edgepilot.com/s/c7d79691/kwCx5wlonESiizictbUfA?u=https://my.matterport.com/show/?m=QVDDPdF4iqZ>

Units D & G – <https://link.edgepilot.com/s/1ef40bc6/LXiyaf7L4kumEQD4ba1Bhw?u=https://my.matterport.com/show/?m=8iuz6tGUAPc>

Unit F – <https://link.edgepilot.com/s/2d02f7ec/pa2EXMNTEGT9Gi5Q65GAA?u=https://my.matterport.com/show/?m=fejthVZXUCD>

Units G & H – [https://link.edgepilot.com/s/fcc1f1ed/LUF9ORHwrECxI\\_YqjdvPeQ?u=https://my.matterport.com/show/?m=DWEyoPU7WgH](https://link.edgepilot.com/s/fcc1f1ed/LUF9ORHwrECxI_YqjdvPeQ?u=https://my.matterport.com/show/?m=DWEyoPU7WgH)

Units H, J, & M – [https://link.edgepilot.com/s/b5d0e7d1/i91XdXmc\\_UyhRr26A1a3rg?u=https://my.matterport.com/show/?m=Gk5EHMBiZpb](https://link.edgepilot.com/s/b5d0e7d1/i91XdXmc_UyhRr26A1a3rg?u=https://my.matterport.com/show/?m=Gk5EHMBiZpb)

Units J, K, L, & M – [https://link.edgepilot.com/s/44bf888f/8nfvtls\\_CUqOUh1YY2DpGg?u=https://my.matterport.com/show/?m=U18VfsR2yZM](https://link.edgepilot.com/s/44bf888f/8nfvtls_CUqOUh1YY2DpGg?u=https://my.matterport.com/show/?m=U18VfsR2yZM)

Second Floor Units A & B – <https://link.edgepilot.com/s/91fc4072/syDK8TTGc0yLlGLioARMTg?u=https://my.matterport.com/show/?m=Ddece4DUVDn>

**Sunman-Dearborn Middle School**

First Floor Classrooms – <https://link.edgepilot.com/s/5b37785e/QkfJlokFckuktELIM4jiRA?u=https://my.matterport.com/show/?m=8seJVi71BZZ>

First Floor Cafeteria/Gym – <https://link.edgepilot.com/s/2502b4d5/Uz1eLlxlKajUGYHoQdxg?u=https://my.matterport.com/show/?m=TGTB8HYjfcf>

Second Floor/Mechanical – <https://link.edgepilot.com/s/c29e5f18/utMhDb42t0Wsk92wJnLuBA?u=https://my.matterport.com/show/?m=qtATbpTkpac>

**Bright Elementary:**

Area A & B – [https://link.edgepilot.com/s/789d0f00/Zf61Jup\\_90qF\\_VDdZX3o6g?u=https://my.matterport.com/show/?m=BVezywzjKF](https://link.edgepilot.com/s/789d0f00/Zf61Jup_90qF_VDdZX3o6g?u=https://my.matterport.com/show/?m=BVezywzjKF)

Area C – <https://link.edgepilot.com/s/3a398796/VCglJE8H2kWGaQGC-1XaQ?u=https://my.matterport.com/show/?m=1idEiMoKoxH>

Basement – <https://link.edgepilot.com/s/f088c748/xw-r5QrBWUqnkWE1IZsb1g?u=https://my.matterport.com/show/?m=ZCfdmHVu3tf>

Mechanical Mezzanine – [https://link.edgepilot.com/s/0007368f/y3Q0\\_yC2F0GPgV9NBnAUaQ?u=https://my.matterport.com/show/?m=v9Qf4pYiDhT](https://link.edgepilot.com/s/0007368f/y3Q0_yC2F0GPgV9NBnAUaQ?u=https://my.matterport.com/show/?m=v9Qf4pYiDhT)

**North Dearborn Elementary:**

First Floor Area A – <https://link.edgepilot.com/s/52322a5b/s0kG7bfNREGkTm6t3lBv5w?u=https://my.matterport.com/show/?m=rF18Md8p6KH>

First Floor Area C – <https://link.edgepilot.com/s/f5c0eb48/n9r1M2ZB7Eeyil7FtzeWsw?u=https://my.matterport.com/show/?m=RHnmBrGmvLh>

First Floor Gymnasium Area – <https://link.edgepilot.com/s/279e5d4e/F8Jeqt3fDkij26cw6xtLig?u=https://my.matterport.com/show/?m=xNpY5xDdfWx>

Second Floor – <https://link.edgepilot.com/s/b446b475/UR5sA3ic6EG0ba3TfS4WIQ?u=https://my.matterport.com/show/?m=hrVqY5aZKC4>

Rooftop Mezzanine – [https://link.edgepilot.com/s/ee92255b/kZvBMnX\\_BE\\_5DqCHiT--vQ?u=https://my.matterport.com/show/?m=unBqgY79vyp](https://link.edgepilot.com/s/ee92255b/kZvBMnX_BE_5DqCHiT--vQ?u=https://my.matterport.com/show/?m=unBqgY79vyp)

**Sunman Elementary**

North Wing –

<https://link.edgepilot.com/s/15c9af7a/cvX2AVqRD0KCz6KAabIDEA?u=https://my.matterport.com/show/?m=w4VyEWMDY9G>

South Wing –

<https://link.edgepilot.com/s/3ac4e7a5/33dS9gCmlEupXhvcChHgIg?u=https://my.matterport.com/show/?m=kWtULPi3z9o>

ROD Area

<https://link.edgepilot.com/s/631c6c40/ftDPO7UkK0K5ru6DNp5Iuw?u=https://my.matterport.com/show/?m=XGTRcEB8BtP>

## 1.8 DOCUMENTS

### A. Planroom and Registration of Bidders:

1. Documents can be obtained by contacting:
  - a. Eastern Engineering of Fishers, IN  
317-598-0661 x.8  
easternengineering.com
2. Electronic documents are available at no charge to all prequalified bidders. If physical copies are required by bidders, costs are to be paid by the bidder.
3. **Prequalified bidders MUST register as a plan holder at EasternEngineering.com.**

### B. Documents will be available for viewing at:

1. Maxwell Construction's Office  
440 Nowlin Avenue  
Greendale, IN 47025  
812-537-2200

## 1.9 TIME OF COMPLETION

- ### A.
- Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work to be complete substantially complete by Dec. 31, 2026.

## 1.10 NOTIFICATION

- ### A.
- This Advertisement for Bids document is issued by Maxwell Construction.

END OF SECTION 001113

## SECTION 011200 - MULTIPLE CONTRACT SUMMARY

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.
- B. Specific requirements for Work of each contract are also indicated in individual Specification Sections and on Drawings.
- C. Related Requirements:
  - 1. Section 011000 "Summary of Work" for the Work covered by the Contract Documents, restrictions on use of Project site, phased construction, coordination with occupants, and work restrictions.
  - 2. Section 013100 "Project Management and Coordination" for general coordination requirements.
  - 3. Section 004323 "Alternates Form" for Alternates.

#### 1.3 DEFINITIONS

- A. Permanent Enclosure, Building Enclosure, Building Dried-In: As determined by Architect, the condition at which roofing is installed and providing protection is insulated and weathertight; exterior walls are insulated and weathertight; and all openings are closed with permanent construction or substantial temporary closures equivalent in weather protection to permanent construction.
- B. Bid Package Contractor: Prime bidding contractor to submit bid according to these specifications.

#### 1.4 COORDINATION ACTIVITIES

- A. Coordination activities between Bid Package Contractors, include, but are not limited to, the following:
  - 1. Each Bid Package Contractor is encouraged visit the project site at either the non-mandatory pre-bid, or a schedule a walk through with the CM to review existing conditions.

2. Each Bid Package Contractor is responsible for general items, not specifically assigned to a Bid Package, identified in Section 011000 Summary of Work AND this Section 011200 Multiple Contract Summary.
  3. Each Bid Package Contractor is required to have a Project Manager and Site Superintendent that has a cell phone that can send/take pictures. Each Project Manager and Site Superintendent must have access to email and a laptop or iPad. Site Superintendents and Project Managers must have a smart phone they can download and utilize the Project Management software (Procore) as outlined in these specs. Each Project Manager and Superintendent is required to obtain the cell phone numbers and email addresses of ALL other Bid Package Contractors for means of coordination throughout the entire project. Each Project Manager and Superintendent is required to utilize the project management system Procore for coordination.
  4. All submittals are to be formatted as specified and transferred to the CM via Procore.
  5. Pre-Shop Drawing Building System Conflict Review Session: After contracts are signed, all Bid Package Contractors are required to attend review meetings to identify all field, drawing and specification conflicts before construction commences.
  6. Initial Coordination Meeting: At earliest possible date, arrange and conduct a meeting with contractors for sequencing and coordinating the Work; negotiate reasonable adjustments to schedules.
  7. Coordinate, schedule, and approve interruptions of utilities (permanent and/or temporary), including those necessary to make connections for temporary services.
  8. Coordinate construction and operations of the Work with work performed by each Contract and separate contracts.
  9. Prepare coordination drawings in collaboration with each contractor to coordinate work by more than one contract.
  10. Prepare a combined contractors' construction/phasing schedule for entire Project. Base schedule on preliminary construction/phasing schedule. Secure time commitments for performing critical construction activities from contractors. Show activities of each contract on a separate sheet.
    - a. Submit schedules to CMc (Construction Manager) for Architect and CMc approval immediately after contracts are signed.
    - b. Distribute copies of approved schedules to contractors.
    - c. Identify long lead-time items.
  11. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections. Owner or CMc will provide a third-party testing and inspections agency but it is up to the Bid Package Contractors to coordinate tests and inspections through CMc.
  12. Coordinate completion of interrelated punch list items.
  13. Coordinate preparation of operation and maintenance manuals if information from more than one contractor is to be integrated with information from other contractors to form one combined record.
- B. Each Bid Package Contractor shall keep informed as to work of all trades engaged in the project and shall execute work in such a manner as not to delay or interfere with the progress of other trades involved. Schedule work so that no other party is delayed in the execution of work. It is each Bid Package Contractor's responsibility to coordinate and interface with other trades. Provide to all other trade's information, materials, shop drawings, diagrams, templates, and embedment necessary for the coordination of the work.

- C. Each Bid Package Contractor shall employ a full-time competent supervisor that will be on site whenever work is being performed to ensure cooperation and coordination with all other Bid Package Contractors. This supervisor shall be authorized to make all decisions relative to the work on site and shall be the primary contact for all correspondence. This supervisor must start attending progress meetings a minimum of 4 weeks prior to the Bid Package Contractor starting work. This supervisor **shall not** be changed throughout the extent of the project without written approval from the Construction Manager as Constructor (“CMc” or “Construction Manager”) or Owner.
- D. If Work is not properly coordinated, the CM will require the Bid Package Contractor to remove and relocate work without additional compensation.

#### 1.5 GENERAL REQUIREMENTS OF BID PACKAGE CONTRACTORS

- A. This project will be tax exempt. A copy of the Owners sales tax exempt information will be distributed to the successful Bid Package Contractors as part of the contract.
- B. The following is a description of Bid Packages. All work relative to the project is identified on the plans and specifications. This section describes the work in each Bid Package as designated by the Construction Manager (“CM” or “Construction Manager”). Each Bid Package Contractor shall cooperate and coordinate with all other Bid Package Contractors for proper and expedient completion of the work of this project. Each Bid Package description identifies the major portions of scope of work to be performed by the bidder in specific Bid Packages.
- C. The Scope of Work should in no way be construed as being all inclusive. It is a guide to aid in the assignment of work. Refer to the drawings and specifications for a detailed accounting of any work not explicitly specified or noted. Each Bid Package lists specification sections included, in whole or in part, in that Bid Package. All work activities not explicitly specified or noted but required to complete the work included in a Bid Package are a part of the work scope. If conflicts regarding assignment of work exist between the drawing notes and these descriptions, the Description of Work located in this document after the Bid Package numbers will take precedence. Should portions of the Drawings and Specifications appear to be in disagreement with each other relative to the quality or quantity of Work required, the more expensive/better quality or greater quantity shall govern, and shall be provided, unless instructions are otherwise furnished in writing to the Bid Package Contractor by the CM.
- D. The terms Prime Contractor, Trade Contractor, Bid Package Contractors, or Contractor shall be considered the same as Bid Package Contractor and is the entity that enters a contract with the CM as a successful Bid Package bidder. Each Bid Package Contractor is considered a General Contractor.
- E. Extent of Contract: Unless the Agreement contains a more specific description of the Work of each Contract, requirements indicated on Drawings and in Specification Sections determine which contract includes a specific element of Project.
  - 1. Unless otherwise indicated, the work described in this Section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the Contract Documents.



2. Trenches and other excavation for the work of each contract shall be the work of each contract for its own work.
3. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of each contract for its own work.
4. Access panels NOT shown on drawings, but required for maintenance, are the responsibility of the Bid Package Contractor's equipment that needs to be maintained to supply, coordinate, and install the access panel.
5. Equipment Pads not indicated on the drawings will be the responsibility of the Bid Package Contractor who needs the equipment pad to supply and install.
6. Roof-mounted equipment and curbs for the work of each contract shall be furnished, coordinated, and installed by the trade needing the equipment or curb.
7. Cutting and Patching: Each contract shall perform its own cutting and patching as required for that trade's demolition or new construction.
  - a. All interior concrete patches to be backfilled suitable structural backfill material.
  - b. All floor patch areas to receive 12 Mil vapor barrier under slab. Vapor barrier to be properly taped and lapped a minimum of 6".
8. Through-wall-penetration-fire-stopping for the work of each Bid Package Contractor shall be provided by each contract for its own work.

F. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Section 015000 "Temporary Facilities and Controls," each Bid Package is responsible for the following:

1. Staging, scaffolding, and lifts/ equipment for its own construction activities.
2. General hoisting facilities, dewatering, bracing, and shoring for its own construction activities.
3. Progress cleaning of work areas affected by its operations on a daily basis.
4. Responsible for protecting finished surfaces. When working over top of finished casework or flooring the finished material must first be protected with RAM Board or a similar product.

G. Use Charges: The Owner will pay for temporary use of the permanent utilities. Each Bid Package Contractor is responsible for temporary utilities and required ventilation.

#### 1.6 EXISTING CONDITIONS AND MEASUREMENTS

- A. Information pertaining to the existing buildings and site conditions shall be obtained through site visits coordinated with the Construction Manager ("CM" or "Construction Manager"). It is the Bid Package Contractor's responsibility to review the site and become familiar with existing conditions. Times and dates for the site visits will be reviewed and discussed in the Pre-Bid Meeting.
- B. Each Bid Package Contractor shall research the location of all existing utilities prior to excavation and use extreme caution not to damage any existing utilities. Each Bid Package Contractor is responsible for notifying local utility companies and/or utility locating companies to locate utilities within the project limits prior to starting any excavation.

- C. If the Bid Package Contractor encounters unexpected existing building conditions, they shall cease operations immediately to minimize damage and notify the Construction Manager (“CM” or “Construction Manager”). The Bid Package Contractor shall bear the cost of damage.

#### 1.7 PERMIT AND REGULATIONS

- A. Each Bid Package Contractor shall keep informed as to work of all trades engaged in the charges for connection to outside services. Comply with all laws, ordinances, regulations, and code requirements applicable to his work. The Owner will pay for the main building permit and plan review. All other permits and inspections shall be coordinated by the Bid Package Contractor requiring such for his scope of work and the Owner will make payment for permits, inspections and tap fees. Each Bid Package Contractor is responsible for scheduling all required inspections and coordinating with CM.

#### 1.8 HAZARDOUS MATERIALS

- A. Each Bid Package Contractor is responsible, in accordance with federal, state, and local laws and regulations, for the safe transportation, handling, and legal disposal of hazardous materials and/or hazardous containing materials brought onto the site by their employees, suppliers, and Sub-tier subcontractors.
- B. The CM must be notified immediately of any spill or other mishap involving hazardous materials.

#### 1.9 CONSTRUCTION FUMES AND ODORS

- A. All Bid Package Contractors shall take extreme care and necessary precautions to prevent the infiltration of toxic, hazardous, or objectionable fumes or odors into the project or adjacent occupied buildings. Review with CM all materials, equipment, or operations which may have the potential to provide the above referenced fumes or odors. Equipment operated inside the building is to be electric or propane.

#### 1.10 ACCIDENT / INCIDENT REPORTING

- A. All accidents and incidents to property damage must be reported immediately to the Construction Manager (“CM” or “Construction Manager”).
- B. The Construction Manager is NOT responsible for safety or accidents/incidents on the project or individual Bid Package Contractor safety or accident/incident reporting.
- C. Corrective action(s) to property damage shall be documented and submitted to the CM as a follow up to any accident / incident to property damage.

#### 1.11 GENERAL PROVISIONS & REQUIREMENTS OF THE CONTRACTS

- A. The following general provisions are to be part of each Bid Package work description and apply to each Bid Package Contractor's scope of work.
1. ALL Warranties will start and be in affect starting with the Substantial Completion date which is established by the Letter of Substantial Completion document signed by the Architect/Engineer.
  2. All work of the Bid Package Contractor shall be performed in complete compliance with all local, state, and federal codes and requirements. All work shall comply with the rules and regulations of governing bodies having jurisdiction. Work shall be performed by skilled trade's people having experience in performing the work.
  3. All Bid Package Contractors shall review the drawings to verify fire and smoke wall locations. It is the responsibility of all contractors penetrating these walls to ensure their work is completed in accordance with fire code.
  4. Each Bid Package Contractor shall provide traffic control measures when required for completion of their work.
  5. Each Bid Package Contractor shall provide and maintain an effective Safety Program and conform to all federal, state, and local safety codes. The CM is NOT responsible for site safety or accidents.
    - a. Each Bid Package Contractor shall designate a competent person who will be on site full-time and shall also serve as the safety representative on the Project. For Bid Package Contractors with 10 or more workers on site, the competent person must have completed, at a minimum, OSHA 30-Hour training.
    - b. All new site employees must check-in with the CM before entering the site and sign a check-in form. Once the check-in form is signed, they will receive a sticker for their hard hat that indicates they have checked in. These identification stickers must be worn at all times.
    - c. All site employees may be required to have background checks completed by the Bid Package holder and filed with the Owner.
    - d. All site employees must be registered with the State E-Verify program.
  6. At a minimum, hard hats and safety glasses must be worn at all times on the project site. No one will be allowed to enter the construction site without wearing the proper personal protective items.
  7. Responsible for following all OSHA Compliant Rules and Regulations.
  8. All trades to verify existing finish floor elevations, façade dimensions, and miscellaneous dimensions.
  9. Drawing and specs will be updated in Procore by CM. It is the responsibility of Tier 1 contractors to ensure that they are working from the most up to date set of drawings.
  10. Once drywall is hung all stored material must be at least 5' off the face of wall.
  11. Where new work connects with existing, do all necessary cutting and fitting required to make a satisfactory connection with the work to be performed under the Contract Documents so as to leave the entire work in a finished and workmanlike condition. This requirement shall include all required work where new items connect, fit, or otherwise interface with existing surfaces. Provide all labor and materials to this end, whether or not shown or specified. Verify and match existing conditions.
  12. All Bid Package Contractors and Sub-Tier Bid Package Contractors shall abide by the following list of Project Rules:
    - a. Smoking and tobacco use is prohibited.

- b. All Bid Package Contractors shall coordinate and place deliveries with all other Bid Package Contractors and the CM to assure efficient storage and access.
  - c. Work boots, long pants, and sleeved shirts are required at all times. Gym shoes, short pants, tank tops, and offensive clothing are strictly prohibited.
  - d. Harassment of any type will not be tolerated on the Project Site. Any violation of this policy will be strictly and aggressively enforced up to and including removal of the offending worker from the site. Repeat violations by a Bid Package Contractor's employees or sub-tier employees can result in termination of the Bid Package Contractor's contract.
  - e. No Food or Drinks will be allowed in areas where finish work has begun.
  - f. Signs of any type are prohibited on site except as specifically assigned by the Contract Documents or approved by the CM. OSHA required safety signage does not apply to this rule.
  - g. Job trailers are not permitted onsite unless directly noted elsewhere in this document. BC-1 HVAC/ Plumbing, BC-2 General Trades, and BC-9 Electrical Contractors are only trades permitted to have a job trailer onsite unless approved otherwise by CMc.
  - h. Bid Package Contractors must see that all their employees and sub tier Bid Package Contractors receive a copy of the above work rules and monitor daily to assure that all rules are complied with.
13. Each Bid Package Contractor is responsible for daily cleanup of all debris associated with his work activities and break activities. The Bid Package Contractor will be responsible for the proper transportation of debris to dumpster locations and placing of debris into dumpster containers. Materials not removed by the Bid Package Contractors will be discarded as directed by the CM at the delinquent Bid Package Contractor's expense plus the cost of any necessary tools or equipment at the CM's discretion. All materials hauled off site are to be disposed of legally.
14. All dust control measures to prevent the mitigation of dust from Bid Package Contractor's operations shall be included by the Bid Package Contractor.
15. All Contractors are responsible for roof protection as required to protect roof membrane. A Roof Protection Plan must be submitted to CM prior to commencing any work on the roof. Contractor to be responsible for any associated damage to roof membrane due to activities performed on roof.
16. Where brick has been sawcut, it is the responsibility of the BC performing the sawcut to clean the adjacent brick and return to an acceptable condition as determined by the CM.
17. All contractors responsible for patching of owner floor penetrations related to demo'd or newly installed equipment.
18. Each Bid Package Contractor shall move any stored products under Bid Package Contractor's control which interfere with operations of other Bid Package Contractors or as directed by the CM at no added cost.
19. Any Bid Package Contractor requiring a construction storage trailer must receive approval by the CM and coordinate the location with the CM. Electrical service is the responsibility of the Bid Package Contractor.
20. It shall be each Bid Package Contractor's responsibility to secure that Bid Package Contractor's labor, materials, and equipment. Jobsite security will not be provided by others. It shall be each Bid Package Contractor's responsibility to secure that Bid Package Contractor's labor, materials, and equipment.
21. Any construction fencing, barricades, or safety devices removed by Contractor's employees shall be immediately re-erected by Contractor. Upon failure to do so, the CM may direct the re-erection of same and the cost will be paid by the Bid Package Contractor.

22. Each Bid Package Contractor must provide a 24-hour Emergency phone number to the CM prior to the start of work or the delivery of material to the jobsite.
23. Working hours to be coordinated prior to construction.
24. All overtime to meet the milestone schedule is to be included. Delays due to weather conditions are to be taken into consideration and anticipated when bidding this project.
25. Any utility tie-ins or shutdowns affecting the existing buildings must be coordinated with the CM and done during off hours.
26. The Bid Package Contractor shall be responsible for the protection of its own materials, tools, equipment, and finished work until Substantial Completion is granted. Damage to or theft of any materials, tools or equipment prior to substantial completion will be repaired or replaced at the Bid Package Contractor's expense.
27. Each Bid Package Contractor shall provide all temporary heat, utilities, and protection required for the completion of all work as scheduled except where specifically provided by others in the Contract Documents.
28. Furnish approved copies of submittal items to other Bid Package Contractors as designated by the CM for the purpose of coordination of this work.
29. Each Bid Package Contractor shall submit daily reports on a weekly basis within the project management software being used on project, indicating manpower and work activities from the previous workweek. Upon request, the Bid Package Contractor shall provide a plan for manpower and work for the next week's activities.
30. Commissioning and start up for all systems included in the Bid Package Contractors scope of work is to be include in their bid amount.
31. Each Bid Package Contractor shall have their Superintendent/Foreman and/or Project Manager attend all weekly Bid Package Contractor Progress Meetings (time and location to be determined after award of contract). A representative authorized to make decisions for each Bid Package Contractor is required to attend the scheduled job meetings, when working on site, 4 weeks prior to the start of work on site and as otherwise directed by the CM.
32. If any vehicle, equipment, or delivery working under this subcontract carries mud or dirt on any roadways or pavements, the Bid Package Contractor shall clean it off immediately. Any Bid Package Contractor not complying with this requirement will be back charged for the cost plus the cost of any necessary tools or equipment at the CM's discretion.
33. All necessary pumping and dewatering associated with weather & site conditions shall be by each Bid Package Contractor unless specifically noted elsewhere in the contract documents.
34. Each Bid Package Contractor is required to submit the following closeout documents formatted electronically and hard copies:
  - a. Operation and Maintenance Manuals
  - b. Project Record Documents
  - c. Maintenance Materials and Spare Parts
  - d. Guarantees & Warranties
35. All Bid Package Contractors shall supply a labor/material/tax/equipment cost breakdown and invoicing as required by the CM or Owner.
36. Within the required schedule, the Bid Package Contractor shall submit all detailed shop drawings for approval. Prior to fabrication, the Bid Package Contractor is responsible for field verifying critical dimensions.
37. The Bid Package Contractor shall provide submittals and shop drawings and make corrections within 30 days of contract award unless otherwise noted.

38. To facilitate the Punch List process the Bid Package Contractor must complete their Punch List items within 5 working days of receipt of Punch List. Punch list shall be distributed via fax, email, or directly to the site leader. Failure to complete the Punch List within 5 working days OR an agreed upon time in writing with the CM, will result in back charges to have another contractor complete the work.
39. Room numbers and names as shown on the Contract Documents are subject to change by the Owner prior to occupancy. Trades that require specific coordination in relation to room numbers shall coordinate their work prior to programming or installation of their systems to ensure that the final room numbers and names are consistent with the Owner.
40. Protect existing structures and surroundings from damage. Restore or repair existing to original conditions upon completion of work.
41. Although Specification sections are allocated to the respective Scope of work, it is the intent of the Construction Manager that each Bid Package Contractor read all Specifications Sections and scope of Works for the other Bid Packages. There will be close coordination between many of the Bid Package Contractors, and neither the Construction Manager nor the Owner will be responsible for additional costs as a result of lack of coordination between Bid Packages.
42. Should the Contractor perceive differences between or within the Drawings and Specifications, the Architect or Construction Manager reserve the right to determine which governs.
43. Each Bid Package Contractor will be responsible for repair of any damage done to subgrade inside or outside of the building done by their construction operations. This repair includes grading, fill, and compaction in accordance with the construction documents.
44. All Bid Package Contractors to clean up after themselves. If trash, construction debris, or construction dust by a certain Bid Package Contractor is continually left uncleaned, they will receive a ticket. After the contractor receives three tickets, \$250 will be deducted from their Bid Package Contractor contract amount. Each ticket after three tickets will result in an additional \$250 deducted from the Bid Package Contractor contract amount.
45. All Bid Package Contractors to be aware that at any time-of-day work may be temporarily halted because of noise at the Owner's request.
46. Overtime hours required are to be included within each Bid Category to complete the work within the specified timeframe. Multiple shifts must be considered to meet the schedule.
47. Contractor to be capable of providing a Performance and Payment Bond for 100% of contract value if deemed to be low and responsive bidder.
48. (2) apparent low bidders to submit 004336 Subcontractors and Suppliers Form and Schedule of Values to CM within 24hrs of bid submission.
49. All Bid Packages are responsible for the information in Division 0 and Division 1 specs.
50. A lay-down area surrounded by 5' construction fencing panels will be provided by the Owner/ CM at each of the schools for storage of materials per Spec Sections 011413 Site Logistics.
51. Per Spec Section 012600 Contract Modification Procedures below is the allowable mark-up for Change Orders.
  - a. Self Perform Work: 10%
  - b. Subcontract Work: 5%
52. Refer to Spec Section 001113 Advertisement for Bid for information regarding bid submission and Matterport Links for each of the (3) schools.
53. Refer to Spec Section 004116.1 – Bid Form – Form 96 Format for the Project Bid Form and checklist of supplemental Bid Form attachments.
54. Responsible for own safety.

55. Project is sales tax exempt.
56. Responsible for providing as-builts/record documents at 50% and 100% completion.
57. All contractors are responsible for any temporary connections required to complete scope of work in accordance with phasing schedules. (Refer to Spec Section 003113 – Preliminary Schedules)
58. All contractors completing sitework are responsible for daily monitoring of campus site access roads and employing a street sweeper to remove all dirt and foreign debris from roadways. CM reserves the right to back-charge contractor for the failure to resolve any site cleanliness issues.
59. Responsible for protecting finished surfaces. When working over top of finished casework or flooring the finished material must first be protected with RAM Board or a similar product.
60. Responsible for any wood blocking or support required for scope of work.
61. All Contractors are responsible for completely removing all stickers and tape from materials installed per Bid Category Scope of Work.
62. Include fire and smoke stopping where work for scope passes through rated assemblies.
63. Include sound/ smoke transfer caulking for all above ceiling penetrations.
64. BC-2 General Trades is responsible for furnishing (8) trash cans on casters at ECHS throughout duration of project, (2) trash cans on casters at NDES for Special Ed Renovation, (2) trashcans on casters at SES while UV replacement takes place, and (3) trashcans on casters at ECMS while Ag and FACS renovations are ongoing.
  - a. Contractors responsible for filling cans to dispose of materials into dumpsters. Failure to dispose of trash will result in a warning from CMc for first offense and if condition is persistent, could result in a back-charge to responsible contractor.
65. CMc to pay for private utility locates in areas where needed. It is the responsibility of Contractors to notify CMc of any areas that need marked. Any damage to utilities due to negligence, is the responsibility of the contractor that damaged the utility to correct.
66. Coordinate all shut-downs with CM/Owner 72 hours before occurrence.

#### **1.11 Bid Category #1 – HVAC/ Plumbing**

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

01 91 00 General Commissioning Requirements  
02 41 19 Selective Demolition  
07 92 00 Joint Sealants  
05 50 00 Metal Fabrications  
06 10 53 Rough Carpentry  
22 01 00 Plumbing Common Requirements  
22 05 18 Escutcheons for Plumbing Piping  
22 05 19 Meters and Gauges for Plumbing Piping  
22 05 23.12 Ball Valves for Plumbing Piping  
22 05 23.13 Butterfly Valves for Plumbing Piping  
22 05 23.14 Check Valves for Plumbing Piping  
22 05 29 Hangers and Supports  
22 05 53 Identification of Piping and Equipment

22 05 93 Testing, Adjusting, and Balancing for Plumbing  
22 07 19 Plumbing Pipe and Equipment Insulation  
22 11 16 Domestic Water Piping System  
22 11 19 Domestic Water Piping Specialties  
22 13 16 Sanitary Waste and Vent Piping  
22 13 19.13 Sanitary Drains  
22 13 19 Sanitary Waste Piping Specialties  
22 14 14 Storm Drainage Piping  
22 42 13.13 Commercial Water Closets  
22 42 13.16 Commercial Urinals  
22 42 16.13 Commercial Lavatories  
22 42 16.16 Commercial Sinks  
22 42 23 Commercial Showers  
22 47 16 Pressure Water Coolers  
23 01 00 Mechanical Common Requirements  
23 05 13 Common Motor Requirements  
23 05 18 Escutcheons for HVAC Piping  
23 05 19 Meters and Gauges for HVAC Piping  
23 05 23.12 Ball Valves for HVAC Piping  
23 05 23.13 Butterfly Vales for HVAC Piping  
23 05 23.14 Check Valves for HVAC Piping  
23 05 29 Basic Hangers and Supports for HVAC Piping and Equipment  
23 05 53 Identification of Piping and Equipment  
23 05 93 Testing, Adjusting, and Balancing  
23 07 13 Duct Insulation  
23 07 19 HVAC Pipe and Equipment Insulations  
23 08 00 Commissioning of HVAC Sunman-Dearborn Schools  
23 09 00 Instrumentation and Control Devices  
23 09 93 Sequence of Operation for Controls  
23 11 23 Facility Natural-Gas Piping  
23 21 13 Hydronic Piping  
23 21 16 Hydronic Piping Specialties  
23 21 23 Hydronic Pumps  
23 23 00 Refrigerant Piping System  
23 25 13 Water Treatment for Closed-Loop Hydronic Systems  
23 31 13 Metal Duct  
23 33 00 Air Duct Accessories  
23 33 46 Flexible Ducts  
23 36 00 Air Terminal Units  
23 37 13.13 Air Diffusers  
23 37 13.23 Registers and Grilles  
23 52 16 Condensing Boilers  
23 74 16.11 Packaged, Small Capacity, Rooftop Air-Conditioning Units  
23 74 16.13 Packaged, Large-Capacity, Rooftop Air-Conditioning Units  
23 81 26 Split-System Air-Conditioners  
32 16 00 Utility Trenching and Backfilling

B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:



- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Project Description:
  - Sunman Dearborn Additions and Renovations 2024 bid packages.
    - o BP#1 – Early Mechanical: Included all mechanical work at the (3) elementaries schools. (One single BC-1 HVAC/ Plumbing Bid Category)
      - HAS ALREADY BEEN AWARED. No additional Plumbing/ HVAC work included in BP#2 for Elementary Schools.
    - o BP#2 – Current Package - Includes Civil and Architectural Renovations at the (3) Elementary Schools plus another Mechanical Package, Civil, and Architectural Renovations at ECHS.
- 3) Responsible for full HVAC/ Plumbing Scope at ECMS and ECHS. All references to Plumbing/ HVAC as listed below, will be in reference to ECMS and ECHS only.
  - Plumbing/ HVAC scope at Elementary Schools was previously bid out in Bid Package #1.
- 4) This Bid Category is responsible for all the work as identified in 22 00 00 and 23 00 00 specs and is responsible for full HVAC/ Plumbing Scope of work.
- 5) All testing and labeling should be completed before ceilings are installed. Hydrostatic testing and documentation must be completed and witnessed by the CM. Prior to placing the domestic water system into service the piping must be flushed with clean water until the water runs clear. All filters, strainers and aerators must be cleaned.
- 6) Contractor is responsible for providing and installing all access doors required to access their work, regardless of if the access panel is indicated on the drawings.
- 7) Provide valve tags and schedule as indicated in the contract documents.
- 8) Provide all training, commissioning, and start up. Startup to be by a factory trained and authorized personnel.
- 9) Refer to Spec Section 01 14 13.1 for Site Logistics Map showing laydown area space.
- 10) Contractor to be permitted to have a job trailer onsite at ECHS per the location identified in the 01 14 13.1 Site Logistics Map.
  - BC-9 Electrical Contractor to provide power hook-up to trailer but internet is to be provided by own means.
- 11) Responsible for final cleaning of any HVAC Mezzanines and Boiler Rooms.
- 12) Responsible for all temporary connections required to complete scope of work in accordance with phasing schedules. (Refer to Spec Section 003113 – Preliminary Schedules)
- 13) Responsible for removing ceiling tiles as needed to complete scope of work. Contractor is responsible for replacement of any ceiling tiles that get damaged in process.
  - Ceiling tiles in Area F English Corridor at ECHS to be removed by BC-2 General Trades and replaced by BC-5 Drywall, Framing, and ACT Contractor for installation of hydronic lines in area by BC-1 Plumbing/ HVAC Contractor. BC-1 Plumbing/ HVAC contractor to be responsible to remove tiles in classrooms as needed for installation of VAV's.
- 14) If portion of grid needs to be removed for installation of HVAC/ Plumbing equipment, it is the responsibility of this bid category to remove, and reinstall/replace grid as required.
- 15) Responsible for painting equipment black that is visible behind diffusers, registers, and grilles.
- 16) Responsible for roof protection as required to protect roof membrane. A Roof Protection Plan must be submitted to CM prior to commencing any work on the roof.
- 17) Responsible for supplying and maintaining OSHA Compliant leading edge protection on roof while RTU replacement is ongoing at ECHS.
- 18) Responsible for making sure new equipment can fit through existing document are to be the responsibility of the contractor needing the opening.
- 19) Responsible for ordering equipment in split sections to fit into spaces.

- 20) Include protection of all ductwork, materials and equipment that is stored on site. At a minimum, all ductwork, materials and equipment stored on site to be wrapped in protective plastic so that dust, water, and other construction activities do not damage.
- 21) Responsible for replacement of all HVAC filters in renovation spaces after final cleaning.
- 22) Responsible for changing the HVAC filters during construction to prevent construction dust from damaging new systems, ductwork, grilles, supplies, or equipment.
- 23) Responsible for installing and maintaining HVAC filters on return air duct in areas where renovations are ongoing inside the existing building.
  - Contractor to install filter fabric on return air grilles in areas of on-going renovation to keep returns from sucking in potential dust and debris.
- 24) Responsible for all HVAC/ Plumbing Demo.
- 25) Responsible for demo of maintenance platforms that are attached to (3) RTU curbs at ECHS. Platforms are to be removed prior to removal of RTU's.
  - BC-2 General Trades Contractor to supply and install (3) HVAC Maintenance Platforms as noted by Note 7 on Roof Plan A141 in these locations after the new RTU's have been installed.
- 26) Responsible for providing dumpsters for all HVAC/ Plumbing demo work. All systems to be properly evacuated and disposed of.
- 27) Responsible to sawcut floor slabs and patch back as required for scope of work.
- 28) Responsible for repairing or replacing pipe and duct insulation damaged during demolition or renovation to match original condition.
- 29) Responsible for removing all hangers, brackets, pipe supports, anchors, expansion joints, etc. associated with piping to be removed.
- 30) Responsible for maintaining an operational controls system while demo takes place. TCC to verify if TC Panels that are being demo'd out serve other areas than the immediate demo area. TC Panels are to remain in-place if they feed other areas until the new TC Panel is operational and controls can be swapped over.
- 31) Controls Contractor responsible for developing a controls replacement plan for replacement of controls. Units are to be migrated to new controls system in method to create minimal disruption for Owner.
- 32) Responsible for all equipment and housekeeping pads in this Bid Category whether shown or not shown on drawings.
- 33) Include all layout and installation of plumbing system pipe hangers, sleeves, and housekeeping pads.
- 34) Plumbing connections to all equipment.
- 35) Responsible for disconnecting plumbing/ gas connections to all existing ECHS Cafeteria Equipment that is to be demoed.
- 36) Include all required storm, sewage, water, and gas pipe installation from point 5' outside of building unless noted below.
- 37) Responsible for full gas line demo and replacement at ECHS Maintenance Building.
  - Contractor to schedule work with CMc. Replacement scheduled to take place over Spring Break '25 per Spec Section 00 31 13 Preliminary Schedules while students and staff are out of building.
- 38) Portions of Plumbing scope are covered in the M – Drawings.
- 39) Responsible for providing temporary connection for ECHS Maintenance Addition roof drain if permanent drain line connect is not in-place at time of roof installation.
- 40) Responsible for all plumbing underground inside of building to point 5' outside of building unless notes otherwise.

- Responsible for running roof drain line for ECHS Maintenance Addition from roof drains on roof to final connection at manhole outside of building as shown on Sheets M103C and EC301. Contractor responsible to core hole in existing manhole to connect drainline.
- 41) Responsible for rerouting condensates and gas-line tie ins for the new RTU's to be installed on the roof at ECHS.
- 42) Responsible for supplying all sinks and faucets for casework.
  - To provide sink template to BC-2 General Trades Contractor so that contractor can cut sink opening into new countertops. If BC-1 HVAC/ Plumbing Contractor fails to supply template they will be responsible for cutting opening themselves.
- 43) Responsible for coordinating rough-in of ECHS Shower Units in Locker Room with BC-3 Masonry Contractor.
- 44) Contractor responsible for verifying how RTU's at ECHS are to be removed. Most units are set on top of perimeter steel beams that are set directly on-top of existing roof curbs. Perimeter steel setting on-top of RTU curb to be removed along with RTU itself.
- 45) Responsible for verifying dimensions for curb adaptors that are to be provided and installed.
  - Contractor is responsible for field verification of shop drawings for all curb adaptors. Contractor will be required to submit the factory shop drawings with a field verification report showing that all curb adaptor sizes have been verified.
- 46) Responsible for required crane/ hoisting/ helicopter/ rigging required for removal and installation of RTU's and Adapt-a-curbs.
  - Existing RTU information can be found at the bottom of sheet M501.
  - Refer to Spec Section 00 31 13.2 RTU Replacement Phasing Schedule showing RTU's being replaced in each phase. Section also includes pictures and dimensions of each curb. These dimensions are "For Reference Only" but are being provided as a reference point for contractors.
- 47) Responsible for supplying logistics plan for crane pick points to identify areas in the school that will need to be evacuated while RTU replacement is on-going.
  - CM will coordinate signage and partitioning off areas while installation is ongoing.
- 48) Responsible for supplying a dedicated spotter for all hoisting and rigging operations.
- 49) Responsible for ensuring that all areas remain dry within the building when removing and replacing ECHS RTU's. Contractor to have contingency plan in place for covering opens while work is on-going should a rouge storm blow in unexpected.
- 50) Responsible for getting RTU's functioning and moving air/ cooling 10 calendar days after RTU replacement begins. Refer to Spec Section 00 31 13 Preliminary Schedules for RTU replacement phasing and schedule.
  - RTU's to be fully controlled by BMS and Commissioning Process to be completed prior to end dates shown in schedule. (With exception to Phase 2, it's understood that units may not be fully controlled prior to end date as shown). A detailed RTU replacement schedule will be worked out with the low and responsive Mechanical Contractor.
- 51) Responsible for refrigerant evacuation and disposal from existing RTU's that are being removed. Contractor to work out logistics of if refrigerant is evacuated on roof or on ground after units have been removed.
- 52) Responsible for all labor, material, and equipment necessary to complete the HVAC systems and equipment install including but not limited to equipment, ductwork, hydronic/ condensate lines, duct work, diffusers, fans, HVAC controls and monitoring, testing/balancing, louvers/ screens, vents, and insulation.
- 53) Responsible for a fully functional controls system. Contractor to complete point-by-point verification of controls and produce trending graphs showing proper operation of sequencing.

- 54) Responsible for all low-voltage cabling as required for a fully operational control systems. BC-9 Electrical Contractor to install all data outlets as identified on the Electrical Systems Plans. If any further data outlets are required for the control system it is the responsibility of BC-1 HVAC/Plumbing to provide and install.
- 55) The Owner has elected to hire ZHCx Commissioning Services to complete the Commissioning on this project per Spec Sections 01 91 00 General Commissioning Requirements and 23 08 00 Commissioning of HVAC. Contractor is responsible to complete all tests required and work with the Commissioning Agent to complete all tests and checklists as outlined in specifications.
- 56) Controls contractor for BP#1 (Elementaries) and BP#2 (ECHS) to meet with Owner, Engineer, and MCC prior to beginning work so a Point Naming Protocol can be agreed upon.
- 57) Responsible for required Plumbing/HVAC controls, conduit, wiring, and rough-ins. This includes thermostat rough ins and wiring complete.
  - New thermostats and wall sensors are to be mounted at ADA compliant height. BC-1 HVAC/ Plumbing Contractor to install blank stainless-steel cover at existing thermostat location, install a new surface mounted box, and run new thermostat cabling down to box at ADA compliant height via wall mold.
- 58) Contractor responsible for tying all existing duct-smokes/ landing duct-smoke cabling on new RTU's so that unit shuts down in the case of a fire. All units to be tested to ensure that units shut down as intended in the case of a fire alarm.
- 59) Responsible for cutting all roof openings in existing roof deck for new roof curbs and HVAC/ Plumbing penetrations for installation of new roof curbs. BC-6 Roofing Contractor to be responsible for flashing in roofing penetrations as listed below. Any other required roof penetrations will be handled via BC-6 Roofing Penetration Allowance.
  - Ductwork Penetrations per Note 8 on Sheet M103B.
  - New AHU-42 Curb at ECHS Maintenance Addition per Note 7 on Sheet M103B.
  - New AHU-43 Curb Area L at ECHS.
  - (1) new boiler combustion air intake and (1) new boiler combustion flue at the ECHS Boiler Room per notes 3 and 4 on M103C.
- 60) Responsible for providing stands and supports as required for ductwork and piping to be ran on roof.
- 61) Responsible for any required HVAC/Plumbing framed openings at ECMS/ ECHS other than those noted below.
  - BC-2 General Trades Contractor to install structural steel for new AHU-42 at ECHS Maintenance Addition per Note 1 on Sheet S100.
- 62) New ductwork in ECHS Media Center that runs through exposed ceiling area to be internally lined paint grip material. Ductwork to be painted black by BC-2 General Trades Contractor.
- 63) Any low voltage or fire alarm cabling running through or along the exposed ceiling area in the ECHS Media Center is to concealed in black nylon or plastic braded sleeve.
- 64) Responsible for final balancing and verification of TAB Report.
- 65) Responsible for Chemical Treatment per Specifications.
- 66) All ductwork is to receive insulation. Refer to Spec Section 23 07 13 Duct Insulation for material types.
- 67) Temp. Conditioning to be the responsibility of the Owner/ CM and will be coordinated with the BC#1 HVAC/ Plumbing Contractor.
- 68) To meet the Summer of '25 schedule, shop drawing and product data submittals for equipment need to promptly be submitted upon Contract Award. If equipment lead-times exceed timeline to be received prior to May '25, contractor to notify CM immediately.
- 69) Include a **\$50,000 Controls Replacement Allowance** to be used as directed by CMc for Owner directed changes.

- 70) Include a **\$175,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, labor, and parts.
- 71) Please note that you must completely fill out and sign Section 004323-Alternates Form.

### **1.12 Bid Category #2 – General Trades**

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

- 01 56 39 Tree Preservation
- 02 41 19 Selective Demolition
- 03 10 00 Concrete Forming and Accessories
- 03 20 00 Concrete Reinforcement
- 03 30 00 Cast-in-Place Concrete
- 03 39 00 Concrete Sealing
- 05 12 00 Structural Steel Framing
- 05 21 00 Steel Joist Framing
- 05 31 00 Steel Decking
- 05 50 00 Metal Fabrications
- 05 72 00 Aluminum Railings
- 06 10 53 Rough Carpentry
- 06 40 00 Architectural Woodwork
- 07 21 13 Board Insulation
- 07 42 13 Flat Metal Wall Panels
- 07 42 19 Ribbed Metal Siding
- 07 62 00 Sheet Metal Flashing and Trim
- 07 84 00 Firestopping
- 07 92 00 Joint Sealants
- 08 11 13 Steel Doors
- 08 12 13 Steel Frames
- 08 14 16 Flush Wood Doors
- 08 31 00 Access Panels
- 08 36 00 Overhead Coiling Grilles
- 08 36 13 Sectional Overhead Doors
- 08 36 16 Sliding Security Gates
- 08 71 00 Hardware
- 09 91 00 Painting
- 10 11 00 Visual Display Boards
- 10 28 13 Toilet Accessories
- 10 44 00 Signage
- 10 51 15 Standard Metal Lockers
- 11 61 00 Production Curtains and Tracks
- 11 66 23 Gymnasium Equipment
- 11 68 00 Playground Equipment
- 12 24 13 Manual Window Shades
- 12 25 15 Motorized Window and Skylight Shades
- 12 32 16 Plastic-Laminate Casework

12 36 61 Solid Surface Fabrications  
12 61 15 Auditorium Seating  
21 01 00 Fire Suppression Common Requirements  
21 05 17 Sleeves and Sleeve Seals for Fire-Suppression Piping  
21 05 18 Escutcheons for Fire-Suppression Piping  
21 05 23 General-Duty Valves for Water-Based Fire-Suppression Piping  
21 05 29 Hangers and Supports for Fire-Suppression Piping and Equipment  
21 13 13 Wet-Piping Sprinkler Systems  
31 20 00 Earthwork  
31 21 00 Erosion Control & Storm Water Pollution Prevention (SWPP)  
32 10 00 Aggregate Basecourse  
32 11 23 Granular Base  
32 12 00 Sidewalks  
32 13 00 Curbs and Curb Ramps  
32 13 13 Concrete Paving  
32 14 00 Traffic Signage  
32 18 16 Playground Protective Surfacing  
32 31 13 Chain Link Fences and Gates  
32 33 00 Site Furnishings  
32 92 00 Turf and Grasses  
32 93 00 Plants  
33 16 00 Utility Trenching and Backfilling  
33 14 00 Stormwater Conveyance  
33 46 05 Playground Subdrainage

B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Contractor must self-perform 20% of contract amount through own forces.
- 3) Contractor to be permitted to have a job trailer onsite at ECHS per the location identified in the 01 14 13.1 Site Logistics Map.
  - BC-9 Electrical Contractor to provide power hook-up to trailer but internet is to be provided by own means.
- 4) Dumpsters are to be provided by BC-2 GT's Contractor (See Allowance at bottom of this section) to be used by all contractors less BC-1 HVAC/ Plumbing, BC-6 Roofing (Contractor to provide own dumpsters at BES for roofing demolition), BC-9 Electrical, BC-10 Soccer – Turf, and BC-11 Golf – Turf.
  - The Contractors as stated above are to supply their own dumpsters for the full duration of the project.
  - Organic materials such as asphalt, concrete, and soils are not permitted to be disposed of in the provided dumpsters. The contractors responsible for organic materials are to be responsible for removal from site by their own means.
- 5) BC-2 General Trades is responsible for furnishing (8) trash cans on casters at ECHS throughout duration of project, (2) trash cans on casters at NDES for Special Ed Renovation, (2) trashcans on casters at SES while UV replacement takes place, and (3) trashcans on casters at ECMS while Ag and FACS renovations are ongoing.

- Contractors responsible for filling cans to dispose of materials into dumpsters. Failure to dispose of trash will result in a warning from CMc for first offense and if condition is persistent, could result in a back-charge to responsible contractor.
- 6) Responsible for all Selective Demolition as shown on drawings for each of the schools except for the items as noted below:
- BP#1 BC-1 HVAC Contractor responsible for Demo of unit ventilators at SES as notated by Note 2 on the SES Demo Drawings.
  - BC-1 HVAC/ Plumbing Contractor to be responsible for all related Plumbing/ HVAC demo.
  - BC-3 Masonry Contractor to be responsible for Demo of all masonry openings where new lintels are being installed in existing masonry walls per Structural Drawings and per Demo Note 15 at ECHS on Sheet AD101J.
  - BC-4 Flooring Contractor to be responsible for all related flooring and tile demo.
  - BC-6 Roofing Contractor to be responsible for demolition of roofing for roof replacement at BES.
  - BC-7 Storefronts and Glazing Contractor to be responsible for demolition of storefront systems at BES which are being replaced.
  - BC-8 Paving and Milling Contractor, and BC-9 Electrical.
- 7) Responsible for disassembling bookshelves in ECHS Media Center and moving them to alternate location for storage per Note 20 on Sheet AD101H. Contractor to be responsible for re-installing casework after flooring has been installed. Base-bid: Casework to be disassembled and stored elsewhere onsite then reinstalled prior to flooring being installed. See below for Alternates for reinstalling casework.
- Refer to Alternate #1A for alternate to remove casework only and not reinstall.
  - Refer to Alternate #1B for alternate to refinish and reinstall existing casework.
- 8) Owner to be responsible for removing/ relocating all books from ECHS library prior to removal of existing bookshelves by BC-2 General Trades Contractor.
- 9) Responsible for Demo Note 8 on Sheet AD101B at SES.
- BC-2 General Trades Contractor to be responsible for framing a temporary stud wall sheeted with ½" plywood and a framed 8' wide double door plywood opening as a temporary barrier while boiler room work is on-going at the North Entrance closest to the existing door to allow demo materials to be moved in and out of the space.
  - Contractor to be responsible to ensure that 8' wide x 8' tall framed double door plywood opening can be secured each night and contractor is responsible to install Tyvek on the plywood opening to keep it water tight.
- 10) Responsible for supplying and installing Uline Carpet Protection Tape (or similar product) in full classroom area for all classrooms to receive new UV's at SES. (Approximately 26 classrooms) All joints to be lapped a minimum of 5". Responsible for removal upon completion prior to final cleaning.
- Refer to Preliminary Schedule for proposed phasing.
- 11) Responsible for demolition and removal of existing kitchen equipment in ECHS Kitchen Renovation Area.
- Owner has first right of refusal and will likely repurpose many of the pieces of equipment that are shown to be demo'd.
- 12) Responsible for demo and replacement of wood stairs at ECHS per Notes 3-6 on Roof Plans.
- Refer to 05 50 00 Metal Fabrications Spec.
- 13) Responsible for supplying HVAC Maintenance Platform at ECHS per Note 7 on Roof Plans.
- Refer to 05 50 00 Metal Fabrications Spec.

- 14) Responsible for supplying a laborer for 850 hours dedicated to supplemental clean-up throughout the duration of construction per schedule found in spec Section 00 31 13 – Preliminary Schedules.
- 15) Responsible for Final Cleaning of all interior renovation spaces other than those areas noted below.
  - BC-1 HVAC/ Plumbing Contractor responsible for final cleaning of HVAC Mezzanines and Boilers Rooms.
  - BC-7 Storefronts and Glazing Contractor to be responsible for professional window cleaning at BES upon completion of storefront replacement.
- 16) Responsible for Final Site Cleaning of parking lots and playground areas.
  - Contractor to include power washing of all new exterior concrete flatwork.
- 17) Responsible to demo ceilings/ ceiling tiles in all areas shown to receive either new ceiling tiles or ceiling grid per the Reflected Ceiling Plans.
  - Ceiling tiles in Area F English Corridor at ECHS are to be removed by BC-2 General Trades and replaced by BC-5 Drywall, Framing, and ACT Contractor for installation of hydronic lines in area by BC-1 Plumbing/ HVAC Contractor. BC-1 Plumbing/ HVAC contractor to be responsible to remove tiles in classrooms as needed for installation of VAV's.
- 18) BC-2 to provide all site demolition with exception of:
  - Demolition required for the BC-10 Soccer Turf scope of work to be the responsibility of the BC-10 Soccer Turf Contractor. (Via Alternate #2)
  - Demolition and replacement of the gas line at the ECHS Maintenance Addition is the responsibility of the BC-1 Plumbing/ HVAC Contractor.
  - Demolition/ removal of site light poles is the responsibility of the BC-9 Electrical Contractor.
  - Demolition, saw-cutting, and asphalt replacement related to full depth asphalt replacement at all areas as shown on drawings is the responsibility of BC-8 Paving and Milling Contractor.
    - o ECHS/ ECMS Bus Lots: Areas shown in light grey noted as K2 on Sheet EC303.
    - o SES Bus Lot: Areas shown in light grey noted as K2 on Sheet EC300.
    - o BES Bus Lot: Areas shown in light grey noted as K2 on Sheet EC300.
    - o NDES Bus Lot: Areas shown in light grey noted as K2 on Sheet EC300.
- 19) Responsible for hauling all concrete, asphalt, and organic materials from site that are demoed as part of scope. Dumpster Allowance is not to be used for these items.
- 20) Responsible for relocation of gate at SES per drawings SES 300.
- 21) Demo of site concrete at/ outside of ECHS Maintenance Addition to be completed in stages. Contractor to demo site concrete to extend 8' outside perimeter of addition and then once building is vertical and out of ground, the remaining portion of site concrete back by addition can be demo'd and replaced.
- 22) Responsible for daily monitoring and clean-up of campus wide access roads at ECHS while construction is taking place at North Parking Lot, Golf Facility, and East Parking-lot.
- 23) Responsible for all floor cutting, demo, and patching required for scope of work.
- 24) Responsible for any new concrete footings, foundations, and slabs as identified withing drawings including associated subgrade stone, vapor barrier, expansion foam, sealer, etc.
  - BC-3 Masonry Contractor responsible for all CMU Foundations. (BC-2 GT's to still be responsible for pouring of footings.)
  - MEP Contractors to be responsible for patching of concrete as required in existing slabs for roughing in new/ demolishing existing mechanicals.
- 25) Responsible for submitting sawcut plan to CMc for approval prior to pouring ECHS Maintenance Addition Floor Slab.



- 26) Responsible for sealing concrete floor as noted by SC-1 on Finish Plan at ECHS Maintenance Addition.
  - Sealer to be applied in even coat using a roller.
- 27) Responsible for caulking of ½" expansion for perimeter of floor slab at ECHS Maintenance Addition.
- 28) Responsible for supplying and installing all rebar/ reinforcement per plan and spec for concrete pours.
- 29) Responsible for supplying and installing all structural steel as identified on Structural Drawings. Exceptions listed below. Contractor to be responsible for all hoisting and rigging required for installation of structural steel.
  - Loose lintels and embed plates to be supplied to BC-3 Masonry Contractor for installation.
- 30) Responsible for touching up shop primer on structural steel after steel erection is completed.
- 31) Responsible for grouting of baseplates.
- 32) Responsible for all anchor bolts, nuts, and washers required for erection of structural steel.
- 33) Responsible for storage of loose structural steel lintels. These can be stored in laydown area as shown on 01 14 13.1 Site Logistics Plan.
- 34) Responsible for steel supports required for HVAC units per notes below.
  - Note 1 on Sheet S100 at ECHS.
  - Steel reinforcement per Notes 1 and 2 on Drawing S101C at SES for new MAU-1 that is being installed.
- 35) Responsible for providing openings in steel deck with required supports for two internal roof drains as shown on roof plan.
- 36) Responsible for providing embed plates for Steel Joists at ECHS Maintenance Addition.
- 37) Responsible for supplying and installing any bollards that may be noted on drawings.
- 38) Responsible for new aluminum handrails at ECMS.
- 39) Responsible for supplying (2) rows of blocking for all overhead casework.
- 40) Responsible for installation of ribbed metal panels including related trims, accessories, girting, AVB, insulation, and caulking per Detail 9 on Sheet A601 at SES Boiler Room.
  - Framing and sheathing to be provided and installed by BC-5 Drywall, Framing, and ACT Contractor.
- 41) Responsible for supplying Hollow Metal Door Frames.
  - Responsible for supplying and installing HM Frames in stud walls.
  - Responsible for supplying HM Frames to BC-3 Masonry Contractor to be installed in CMU walls. BC-3 Masonry Contractor to verify size of frames for all units to be installed in existing walls prior to BC-2 GT's Contractor ordering units to ensure that sizing is correct.
- 42) Responsible for supplying and installing both HM and Wood Doors.
- 43) Responsible for supplying and installing door hardware (including cores and cylinders) for HM and wood doors as identified on drawings.
  - Refer to Spec Section 08 71 00 Door Hardware for hardware set for each door.
  - To coordinate final keying of cores with Owner. CMc.
- 44) Responsible for supplying and installing access panels as required for scope of work.
- 45) Responsible for supplying and installing Overhead Grilles and Sectional Overhead Doors.
  - Responsible for coordinating additional blocking/ bracing that may be required for installation.
  - BC-9 Electrical Contractor to be responsible for disconnecting/ reconnecting power to new Overhead Door being installed in ECMS Agricultural Room.
- 46) Responsible for supplying and installing Security Gates as noted on drawings.
- 47) Responsible for all interior and exterior painting, staining, sealing, varnishing, and block filler.

- 48) Responsible for painting of exposed piping, conduit, ductwork, metal decking, bar joists, etc. in areas shown to have exposed ceilings that are called out to be painted.
- 49) Responsible for painting of ductwork in ECHS Auditorium that is to be installed by BC-1 HVAC/ Plumbing Contractor per Note on Sheet M102J.
- 50) Responsible for touch-up of paint primer prior to paint final coat and a final touch-up of finish coat for areas as identified in pre-punch list inspection. Contractor to touch-up paint in all areas as identified in Owner/ Architect Punchlist.
- 51) Responsible for stripping and painting of ECHS Auditorium Stage per Note 14 on Sheet A721J.
- 52) Responsible for sanding and restaining existing woodwork per Notes 5 and 6 at ECHS.
- 53) Responsible for caulking all new HM Windows and Doorframes.
- 54) Responsible for supplying and installing Visual Display Boards.
- 55) Responsible for supplying and installing Toilet Accessories.
- 56) Responsible for backlit signs and aluminum letters at ECHS per Notes 33 and 37 on Sheet A101P per Backlit Signage Allowance as listed in 01 21 00 Allowances Specification.
  - BC-9 Electrical Contractor to be responsible for providing power to all backlit signs.
- 57) Responsible for supplying and installing all new Directional Signage at ECHS per Directional Signage Allowance as listed in 01 21 00 Allowances Specification.
- 58) Monument Signage Responsibility Scope for SES, NDES, and BES per A004 Sheets.
  - BC-2 General Trades:
    - o Base bid: Coordination, Footers, and Foundations
    - o Handled via Monument Digital Display/ Metal Panel Allowance: Framing, Metal Panels, Sheathing/ AVB, Metal Flashings, and LED Display.
  - BC-3 Masonry: CMU/ Brick.
  - BC-9 Electrical: Power and Fiber.
- 59) Responsible for supplying and installing vinyl window graphics at all schools per Vinyl Window/ Wall Allowance as listed in 01 21 00 Allowances Specification.
- 60) Responsible for supplying and installing handicapped signs in ECHS North Parking Lot. These are not an allowance item.
- 61) Responsible for supplying and installing all new lockers as identified on drawings.
- 62) Responsible for replacement of Production Curtains and Tracks in the ECHS Auditorium.
- 63) Responsible for replacement of gymnasium padding at ECHS.
- 64) Responsible for full demo and replacement of playground equipment as identified on the drawings at BES and NDES.
  - BC-8 Milling and Paving Contractor responsible for resealing and restriping BES playground lot.
- 65) Responsible for Playground Surfacing and associated curbing and underdrains.
- 66) Responsible for both Manual and Motorized Roller Shades.
  - BC-9 Electrical Contractor to be responsible for supplying power for motorized roller shades.
  - Roller Shades Contractor to supply switches/ controllers for motorized roller shades to be installed by the BC-9 Electrical Contractor.
- 67) Responsible for supplying and installing all Plastic Laminate Casework, Millwork, Shelving, and Countertops.
  - Contractor responsible for caulking all countertops and backsplashes.
  - Responsible for cutting in all sinks in countertops per template provide by BC-1 HVAC/Plumbing Contractor
- 68) Responsible for replacement of ECHS Auditorium Stage Curtains as shown on Sheet TR101.
- 69) Responsible for removal of existing and supplying/ installing new Auditorium Seating.
  - End chairs to be provided with down lighting. BC-9 Electrical Contractor to be responsible for providing power and terminating power for all aisle lighting for Auditorium Chairs.

- Contractor to be responsible for removing existing threaded seat mounts and patching back concrete from anchor removal.
- 70) Responsible for DIV 21 Fire Suppression.
  - Contractor to submit Fire Suppression Drawings to the state for permitting and approval.
  - Contractor to coordinate requirements for tamper/ flow switches with the BC-9 Electrical Contractor.
- 71) Responsible for all Earthwork except for the ECHS Soccer Field (Sheets EC 202, 302, and L102) and portion of ECHS Golf Facility (Sheets EC204, EC304, and L103).
  - Complete scope for the ECHS Soccer Field to be handled by the BC-10 Soccer - Turf Contractor via Alternate #1.
  - Refer to Alternate #2 for work associated with ECHS Golf Facility. No work to be included for this area within base-bid.
- 72) Responsible for supplying and installing erosion fencing at both BES and NDES for renovation of playgrounds.
- 73) Responsible for supplying and installing erosion fencing at ECHS East and North Parking Lots.
- 74) Responsible for Earthwork in parking lots areas and is responsible to cut areas to subgrade to tolerance of  $\pm 1/2"$ . Contractor to coordinate with CM for a proof-roll to be witnessed by BC-8 Milling and Paving Contractor and Soils Engineer. If proof-roll passes, BC-2 General Trades Contractor to place and compact stone to full depth per plan and spec. Should proof-roll fail, BC-2 Soft Soil Rectification Allowance will be used to address any undercutting or minor soil rectification that may need to take place.
  - BC-8 Milling and Paving Contractor to be responsible for final grading of stone prior to laying down asphalt binder taking into consideration the margin of error of  $\pm 1/2"$  as listed above. Contractor to include additional stone to account for margin of error.
  - Intent is to cap sub-grade as quickly as possible to mitigate any potential soil saturation issues.
- 75) Responsible for daily monitoring of cleanliness of roadways while work is ongoing for parking lots and sweeping of areas as required. Contractor is responsible for maintaining a cleanly workspace and mitigating any mud or stone that is tracked onto adjacent roadways and parking lots. At a minimum, streets to be swept once per week from time demo begins in parking lots until binder has been installed.
- 76) Responsible for all exterior concrete paving and sidewalks other than sidewalk section that is to be replaced at ECHS Soccer Field. This section of sidewalk is to be replaced by BC-10 Soccer – Turf Contractor.
  - Responsible for submitting a control joint plan to CMc for approval prior to commencing work for exterior paving.
- 77) Responsible for caulking of all exterior concrete control joints. Caulking to be completed by skilled tradesman having previous experience.
- 78) Responsible for demo and replacement of sidewalk at SES at rear of Boiler Room that is Noted on Drawing Sheet A101B. (Not shown on civil plans)
  - This work is to take place prior to the Boiler Room HVAC work to allow the BP#1 HVAC Contractor the ability to access the space.
- 79) Site concrete schedule is highly summer dependent. Contractor to review schedule and price work to meet time constraints as shown on Preliminary Schedule. Install dates for curbing and sidewalk are critical to ensure that milling and paving dates can be met.
- 80) Responsible for replacement of concrete at slotted drain in ECHS Bus Lot per drawing EC303.
- 81) Responsible to pour all new light bases as identified on Site/ Site Electrical Drawings.
  - BC-9 Electrical Contractor to be responsible for providing anchor bolts and template to BC-2 GT's contractor so that anchor bolts can be wet-set in concrete base.

- 82) Responsible for saw-cutting and demolishing 2' section of asphalt in-front of all sidewalks that are to be demo'd and replaced. Intent is to provide a clean transition between sidewalk and asphalt.
  - BC- 8 Milling and Paving Contractor to be responsible to patch back asphalt in these areas.
- 83) Responsible for all site parking lot curbing.
- 84) Responsible for supplying and installing new Playground Equipment and Surfacing at both BES and NDES.
  - Responsible for demo/ removal of existing equipment and mulch from areas.
- 85) Responsible for demo and replacement of chain-link fencing at BES.
- 86) Responsible for any new flag poles per spec section 32 33 00 Site Furnishings.
- 87) Responsible for landscaping and planting of turfs and grasses.
- 88) Responsible for supplying and installing drainage structures and piping for storm in parking lots.
- 89) Responsible for supplying and installing subdrainage at BES and NDES playgrounds.
- 90) Include a **\$5,000 Allowance for Replacement of Existing Post and Panel Signs** to be used as directed by CMc.
- 91) Include a **\$7,500 Paint Touch-up Allowance** to be used as directed by CMc.
- 92) Include a **\$25,000 Soft Soil Rectification Allowance** to be used as directed by CMc for any minor soil modification that may be required at parking lots.
- 93) Include a **\$60,000 Dumpster Allowance** to be used for providing dumpsters for contractor use as stated in sections above. Back-up to be provided with billings showing invoices for dumpsters being provided to substantiate billing values.
- 94) Include a **\$40,000 Backlit Signage Allowance** to be used as directed by CMc for the backlit signs as shown at ECHS. Contractor to solicit pricing for backlit signs after Architect has finalized design.
- 95) Include a **\$65,000 Vinyl Window/ Wall Graphic Allowance** to be used as directed by CMc for the vinyl window and wall graphics as noted on drawings at each of the schools. Contractor to solicit pricing for graphics after Architect has finalized design.
- 96) Include a **\$80,000 Directional Signage Allowance** to be used to cover the cost of the directional signs as shown at ECHS. Contractor to solicit pricing after Architect has finalized design.
- 97) Include a **\$265,000 Monument Digital Display and Metal Panel Allowance** to be used for the digital display and metal panel portion of monument signs shown on drawings. Contractor to solicit pricing after Architect has finalized design.
- 98) Include a **\$120,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor.
- 99) Please note that you must completely fill out and sign Section 004323-Alternates Form.

### 1.13 Bid Category #3 – Masonry

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

- 02 41 19 Selective Demolition
- 04 05 13 Masonry Mortar and Grout
- 04 21 00 Unit Masonry
- 05 50 00 Metal Fabrications
- 06 10 53 Rough Carpentry
- 07 21 13 Board Insulation
- 07 27 26 Air-Water Resistive Barrier

07 62 00 Sheet Metal Flashing and Trim  
07 84 00 Fire Stopping  
07 92 00 Joint Sealants  
08 11 13 Steel Frames

B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Dumpsters are to be provided by BC-2 GT's Contractor to be used by all contractors less BC-1 HVAC/ Plumbing, BC-6 Roofing (Contractor to provide own dumpsters at BES for roofing demolition), BC-9 Electrical, BC-10 Soccer – Turf, and BC-11 Golf – Turf.
  - The Contractors as stated above are to supply their own dumpsters for the full duration of the project.
  - Organic materials such as asphalt, concrete, and soils are not permitted to be disposed of in the provided dumpsters. The contractors responsible for organic materials are to be responsible for removal from site by their own means.
- 3) Responsible for full masonry scope at all buildings.
- 4) Responsible for installing all lintels and embed plates as shown on drawings which are to be supplied by BC-2 General Trades Contractor.
- 5) Responsible for shoring existing walls as required for installation of new lintels.
- 6) Responsible for saw cutting and demolishing all masonry openings where new lintels are being installed in existing masonry walls per Structural Drawings and per Demo Note 15 at ECHS on Sheet AD101J.
  - Responsible for toothing in openings where brick/ CMU is to remain exposed.
  - Responsible for salvaging of brick that is demoed from new opening into Maintenance Addition per Note 15 at ECHS on Sheet AD101J.
- 7) Responsible for installing and grouting all HM door frames supplied by BC-2 General Trades Contractor in CMU/ Brick walls.
  - Contractor to use spreader bars as required to keep frame from bowing in and becoming hinge bound when grouting.
  - Contractor to tape 1" thick piece of Styrofoam on inside of frame at hinge pockets and door latch to allow hardware screws to still be installed without issue.
- 8) To coordinate with BC-2 General Trades Contractor to verify required sizes of HM door frames to be installed in existing Brick/ CMU Walls prior to frames being ordered.
- 9) Responsible for toothing in and infilling openings in ECHS Teams Room per Sheet A102L.
- 10) All outside CMU corners to be bullnose block configuration.
- 11) At BES, responsible for demolishing and salvaging 2' tall x 10' wide section of brick at the mechanical mezzanine to allow the BP#1 HVAC Contractor to remove materials from the mezzanine from a louver opening. (10'x10' louver that is being demo'd out is 3' off of roof and needs demo'd down for access.)
  - Responsible to relay salvaged brick after mezzanine work is complete by BP#1 HVAC Contractor.
- 12) Responsible for CMU, Air-Water Resistive Barrier, Board Insulation, Weeps, and Brick on the ECHS Maintenance Addition.
  - To coordinate vertical rebar lay-out for footings at addition with BC-2 GT's Contractor so that they place the vertical stubs at a spacing to hit CMU cells.

- Responsible for providing beam pockets to allow steel joists to be easily installed and slid into place by BC-2 General Trades Contractor.
- 13) Responsible for providing a mock-up of ECHS Maintenance Addition Masonry per 04 21 00 Unit Masonry Spec. Mock-up panel to remain onsite until work on area is completed.
  - Contractor responsible for pouring footing and installing masonry and accessories per drawings and specifications. Contractor to be responsible for demo and removal of mock-up upon completion and acceptance of work on Maintenance Addition.
- 14) Responsible for all through-wall flashings.
- 15) Detail for through wall flashing of roofing at new ECHS Maintenance Addition. (Not shown on drawings)
  - BC-3 Masonry Contractor to be responsible to brace and remove courses of brick in 5'-8' wide sections by 3 courses high for installation of through-wall flashing back to existing CMU wall. (Coordinate height with CMc and BC-6 Roofing Contractor) Once flashing has been installed, BC-3 Masonry Contractor to reinstall brick with new weeps, allow mortar to set-up, and proceed onto next section until full wall has been flashed.
  - BC-6 Roofing Contractor to install rig let/ termination bar for roofing system directly below through-wall flashing drip leg.
- 16) Responsible for supplying all rebar and reinforcement for CMU.
- 17) Responsible for protecting all slabs when completing work. Contractor to cover slabs in sand in areas of work to keep mortar from sticking to surface. Area to be cleaned of all debris upon completion of work. Any related damage from improper protection will be the responsibility of this contractor to correct.
- 18) Responsible for final cleaning of Brick and Masonry Walls.
- 19) Responsible for all AVB, insulation, drainboard, and weeps behind new masonry walls.
- 20) Responsible for caulking of all Brick/ CMU joints.
- 21) Responsible for coordinating plumbing inwall rough-ins of plumbing lines in the locker room with the BC – 1 Plumbing/ HVAC Contractor.
- 22) Responsible for repairing damaged subgrade from equipment used to install work.
- 23) All hoisting and transportation for masonry work.
- 24) Monument Signage Responsibility Scope for SES, NDES, and BES per A004 Sheets.
  - BC-2 General Trades: Coordination, Footers, Foundations, Framing, Metal Panels, Sheathing/ AVB, Metal Flashings, and LED Display.
  - BC-3 Masonry: CMU/ Brick.
  - BC-9 Electrical: Power and Fiber.
- 25) Include a **\$20,000 Masonry Patching Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor relating to CMU wall patching.
- 26) Include a **\$20,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor.
- 27) Please note that you must completely fill out and sign Section 004323-Alternates Form.

#### 1.14 Bid Category #4 – Flooring and Wall Tiling

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

02 41 19 Selective Demolition  
07 92 00 Joint Sealants

09 30 00 Tiling  
09 50 00 Rubber Flooring  
09 63 23 Kitchen Flooring  
09 65 00 Resilient Flooring  
09 67 26 Quartz Epoxy Flooring  
09 67 40 Flake Epoxy Flooring  
09 68 50 Carpet Tiling

B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Contractor to include a 3-yr labor warranty for all flooring products and wall tile plus the manufacturer's standard material warranty.
- 3) Contractor shall use a minimum of 60% of own labor forces for installation of new carpet tile, LVP, and wall tile. This labor percentage is for installation only and does not include any demolition labor.
- 4) Dumpsters are to be provided by BC-2 GT's Contractor to be used by all contractors less BC-1 HVAC/ Plumbing, BC-6 Roofing (Contractor to provide own dumpsters at BES for roofing demolition), BC-9 Electrical, BC-10 Soccer – Turf, and BC-11 Golf – Turf.
  - The Contractors as stated above are to supply their own dumpsters for the full duration of the project.
  - Organic materials such as asphalt, concrete, and soils are not permitted to be disposed of in the provided dumpsters. The contractors responsible for organic materials are to be responsible for removal from site by their own means.
- 5) Responsible for demolition of existing flooring and wall tile as outlined in drawings.
- 6) Responsible for knifing along top of cove-base prior to demolition to keep from ripping/ tearing drywall paper. Damage of wall surface resulting from removing cove without knifing to be taken care of by this bid contractor.
  - Cove-base in areas where floors are being replaced to be 6" cove-base rather than 4".
- 7) Responsible for supplying and installing all flooring products and wall tiling per the divisions of work as listed above for the BC-4 Flooring scope of work.
- 8) Responsible for supplying shop drawings for all areas where new flooring or wall tile are being installed.
  - For Floors: Shop drawings to include pattern/ orientation, colors, and transition type for each flooring product.
  - For Wall Tile: Shop drawings to include pattern/ orientation, colors, expansion joint layout, and perimeter conditions.
- 9) Inside corners for all ceramic tile joints to be color matched sanded caulk rather than grout.
- 10) Responsible for supplying and installing cove-base per plan and spec. Cove-base to be included across front of casework.
- 11) Responsible for verifying that all walls are plumb prior to installing wall tile. If walls are not plumb and tile was installed without notifying the CMc of the issue and the work is deemed as unacceptable, the associated rework required will be the burden of BC-4 Flooring Contractor.
  - If contractor notifies CMc of potential issues prior to installation of tile, CMc will work with responsible Tier-1 Contractor to get condition corrected prior to installation of wall tile.

- 12) Contractor to be responsible for grinding existing floors to fully remove existing floor adhesives and floating floor as required to fill in voids and dips to result in a flat, hard surface.
- 13) Contractor responsible for fully grinding epoxy paint from floor in ECHS Locker Room Area K110-K113.
- 14) All floors receiving Epoxy Flooring are to include Epoxy Base.
- 15) At areas that are to receive Epoxy Flooring over existing tiling:
  - Contractor to complete sound test to verify that existing tiling is in sound condition and is properly bonded prior to beginning work in area.
  - Contractor to properly prime, skim, and prep existing tile to receive epoxy covering.
  - Contractor to demo tile and patch floor back as required at floor transitions to result in smooth/ flat transition between new epoxy and differing floor product.
    - o Example: Transition between epoxy and terrazzo at RR locations.
- 16) Contractor to complete a moisture and Ph test prior to installing flooring in all locations and confirm results with CMc.
  - Moisture tests to be completed well in advance to mitigate any potential schedule delays.
- 17) At ECHS, ECMS, NDES, and BES, **any** required moisture mitigation or moisture barriers are to be handled via Moisture Mitigation Allowance as specified below. (Disregard specification to install moisture barrier for all floors at these (4) schools.)
- 18) Contractor to include moisture mitigation per plan and spec at SES for any floors that are being either patched or replaced in full.
  - School is located on top of a natural spring and flooring will fail without proper moisture barrier being installed.
- 19) Contractor to supply and install a Carpet/ VCT/ LVT glue rated at 99% RH.
- 20) Contractor to complete Moisture/ Ph test for all areas to receive new flooring at least 1 month prior to flooring being scheduled for installation to mitigate any schedule conflicts.
- 21) Include a **\$20,000 Moisture Mitigation Allowance** to be used as directed by CMc for any required moisture mitigation at ECHS, ECMS, NDES, and BES.
- 22) Include a **\$20,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor.
- 23) Please note that you must completely fill out and sign Section 004323-Alternates Form.

#### **1.15 Bid Category #5 – Drywall, Framing, and ACT**

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

06 10 53 Rough Carpentry  
07 21 13 Board Insulation  
07 21 16 Batt Insulation  
07 84 00 Fire Stopping  
07 92 00 Joint Sealants  
09 21 16 Gypsum Board Assemblies  
09 51 00 Acoustical Ceilings

- B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:



- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Dumpsters are to be provided by BC-2 GT's Contractor to be used by all contractors less BC-1 HVAC/ Plumbing, BC-6 Roofing (Contractor to provide own dumpsters at BES for roofing demolition), BC-9 Electrical, BC-10 Soccer – Turf, and BC-11 Golf – Turf.
  - The Contractors as stated above are to supply their own dumpsters for the full duration of the project.
  - Organic materials such as asphalt, concrete, and soils are not permitted to be disposed of in the provided dumpsters. The contractors responsible for organic materials are to be responsible for removal from site by their own means.
- 3) Responsible for all drywall hanging and finishing.
- 4) Responsible for installing tile backer board in areas where new tile is being installed on walls.
- 5) Responsible for all patchwork before and after drywall finishing.
- 6) Responsible for coordinating drywall top-out with MEP contractors.
- 7) Responsible for providing all layout for scope of work.
- 8) To coordinate layout with MEP contractors for all underground work and overhead work so that contractors know where walls will land prior to beginning rough-ins.
- 9) Responsible for framing and blocking for new storefronts and windows.
- 10) Responsible for all framing and sheathing as shown on drawings.
- 11) Responsible for Framing and Sheathing for SES Boiler Room Openings per Detail 9 on Sheet A601.
  - BC-2 GT's Contractor to be responsible for installation of ribbed metal panels including related trims, accessories, AVB, girting, insulation, and caulking.
- 12) Responsible for touch-up of drywall prior to CMC pre-punch inspection after paint primer coat, as noted from CMC pre-punch inspection, and as noted during Owner/ Architect Punchlist Inspection.
- 13) Where possible, drywall joints are to center over doors. In areas where drywall cracks it is the responsibility of this contractor to patch and repair the damaged area.
- 14) ACT pad out to take place in two stages. The first stage is to include all perimeter and cut tiles and the second stage is to include all tiles throughout the room after all overhead MEP work has been completed.
- 15) Responsible for sound/ smoke caulking for new wall assemblies.
- 16) Responsible for sound and thermal insulation within stud walls and above ceilings.
- 17) Responsible for all acoustical ceiling work including impact clips as required, suspension system, and edge moldings.
- 18) Responsible for coordinating with other Bid Category Contractors that have fixtures and systems that penetrate newly framed walls or have equipment that needs installed in new ceilings.
- 19) Responsible for all bulkheads and ceilings.
- 20) Ceiling tiles in Area F English Corridor at ECHS are to be removed by BC-2 General Trades and replaced by BC-5 Drywall, Framing, and ACT Contractor for installation of hydronic lines in area by BC-1 Plumbing/ HVAC Contractor. BC-1 Plumbing/ HVAC contractor to be responsible to remove tiles in classrooms as needed for installation of VAV's.
- 21) Responsible for coordinating with BP#1 BC-1 HVAC/ Plumbing Contractor to adjust the ceilings as required for the new Unit Ventilators being installed in classrooms at SES.
- 22) Responsible for using dust control measures when sanding or performing drywall work. This includes using vacuum sanders of plastic around your area of work.
- 23) Contractor to complete daily clean-up for drywall dust and debris for areas where work is ongoing.
- 24) Include a **\$15,000 Interior Patchwork Allowance** to be used for interior wall patching as directed by CMC.

- 25) Include a **\$20,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor.

### 1.16 Bid Category #6 – Roofing

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

02 41 19 Selective Demolition  
06 10 53 Rough Carpentry  
07 31 10 Asphalt Shingles  
07 53 23 EPDM Roofing  
07 92 00 Joint Sealants  
07 62 00 Sheet Metal Flashing and Trim

- B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Dumpsters are to be provided by BC-2 GT's Contractor to be used by all contractors less BC-1 HVAC/ Plumbing, BC-6 Roofing (Contractor to provide own dumpsters at BES for roofing demolition), BC-9 Electrical, BC-10 Soccer – Turf, and BC-11 Golf – Turf.
  - The Contractors as stated above are to supply their own dumpsters for the full duration of the project.
  - Organic materials such as asphalt, concrete, and soils are not permitted to be disposed of in the provided dumpsters. The contractors responsible for organic materials are to be responsible for removal from site by their own means.
- 3) Responsible for full demo and replacement of existing roof membrane, insulation, roof expansion joints, and drain covers at BES per the Roof Plan Drawings.
  - Replacement of Louver on roof per Note 2 on A141A to be by BP#1 BC-1 HVAC/ Plumbing Contractor.
- 4) Responsible for final cleaning of roof areas once new roofs have been installed.
- 5) Responsible for new roof membrane, insulation, roof coping, roofing accessories, and roof drain sumps for ECHS Maintenance Addition.
- 6) Responsible for cutting/ leaving membrane 2'-3' longer than required so that it drapes over wall as required to keep building dry until coping has been installed.
- 7) Responsible for coordinating location of roof drains with BC-2 GT's Contractor so that opening for roof drains/ sumps are provided in the correct locations at ECHS Maintenance Addition.
- 8) Responsible for coordinating with BC-1 HVAC/ Plumbing Contractor for connection of drain lines to roof drains/ sumps.
- 9) Responsible for blocking for associated roof coping at ECHS Maintenance Addition.
- 10) Responsible for installation of OSHA Compliant leading-edge protection as required.
- 11) Responsible for tapered insulation as required to achieve desired roof slope on ECHS Maintenance Addition and BES Roofs that are being replaced.
- 12) Include required roof inspections and qualifications per specifications. This includes inspections during and at completion of roofing installation.

- 13) Responsible for leaving the roof clean and free from debris at completion of work.
- 14) Responsible for ensuring that roof decking remains dry throughout roofing replacement at BES.
  - Contractor to phase replacement so that no area is left open to weather and the elements over night.
  - Contractor to have contingency plan for covering roof to ensure that facility remains watertight throughout roofing replacement should a rouge storm blow in.
- 15) Contractor is responsible for any interior damage caused by roof leaks throughout the replacement of the BES Roofs.
- 16) Responsible coordinating with BC-1 HVAC/ Plumbing Contractor for flashing/ drying in the HVAC/ Plumbing penetrations at ECHS as listed below. (Contractor to assume a separate mobilization for completion of each of these items.)
  - Ductwork Penetrations per Note 8 on Sheet M103B.
  - New AHU-42 Curb at ECHS Maintenance Addition per Note 7 on Sheet M103B.
  - New AHU-43 Curb located in Area L at ECHS.
  - (1) new boiler combustion air intake and (1) new boiler combustion flue at the ECHS Boiler Room per notes 3 and 4 on M103C.
- 17) Detail for through wall flashing of roofing at new ECHS Maintenance Addition. (Not shown on drawings)
  - BC-3 Masonry Contractor to be responsible to brace and remove courses of brick in 5'-8' wide sections by 3 courses high for installation of through-wall flashing back to existing CMU wall. Once flashing has been installed, BC-3 Masonry Contractor to reinstall brick with new weeps, allow mortar to set-up, and proceed onto next section until full wall has been flashed.
  - BC-6 Roofing Contractor to install rig let/ termination bar for roofing system directly below through-wall flashing drip leg.
- 18) **Include a \$12,500 Roof Penetration Allowance to be used as directed by CMc for drying in any penetrations that are not noted in Section 1.16.16 above.**
- 19) **Include a \$20,000 Contingency Allowance to be used as directed by CMc for miscellaneous materials, equipment, and labor.**
- 20) Please note that you must completely fill out and sign Section 004323-Alternates Form.

#### **1.17 Bid Category #7 – Storefronts and Glazing**

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

02 41 00 Selective Demolition  
07 92 00 Joint Sealants  
08 41 13 Aluminum Entrances, Storefronts and Fixed Windows  
08 43 29 Sliding Glass Doors  
08 71 00 Hardware  
08 80 00 Glazing

- B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Dumpsters are to be provided by BC-2 GT's Contractor to be used by all contractors less BC-1 HVAC/ Plumbing, BC-6 Roofing (Contractor to provide own dumpsters at BES for roofing demolition), BC-9 Electrical, BC-10 Soccer – Turf, and BC-11 Golf – Turf.
  - The Contractors as stated above are to supply their own dumpsters for the full duration of the project.
  - Organic materials such as asphalt, concrete, and soils are not permitted to be disposed of in the provided dumpsters. The contractors responsible for organic materials are to be responsible for removal from site by their own means.
- 3) Responsible for providing and installing all Aluminum Storefront Systems complete with door hardware and glazing.
  - Refer to Spec Section 08 71 00 Door Hardware for hardware set for each door.
- 4) Responsible for supplying and installing any new ADA actuators, operators, and push paddles.
  - BC-9 Electrical Contractor to supply 120V power to operators and complete circuitry for ADA push-paddles.
  - Owner's DIV 28 Electronic Security Contractor to be responsible for tying ADA operators into the Door Access Security System.
- 5) Responsible for supplying glazing for Hollow Metal Frames with side lights.
- 6) Responsible for providing glazing for all Hollow Metal and Wood Doors.
- 7) Responsible for sliding glass doors in ECHS Media Center.
- 8) Responsible for providing and installing all closure trims for aluminum storefronts.
- 9) Responsible for caulking of aluminum storefronts and closure trims.
- 10) Responsible for Professional Window Cleaning at BES upon completion of storefront replacement. Final Clean to include cleaning of all frames and glazing both on the interior and exterior side of openings.
- 11) Owner Contractor to be responsible for DIV28 Door Security.
  - BC-7 Storefronts and Glazing Contractor to be responsible for providing any electrified hardware and power transfer hinges. Contractor to coordinate with DIV 28 contractor to get cabling pulled into aluminum storefront systems to hook-up electrified door hardware.
- 12) Responsible for full demo and replacement of storefront systems at BES.
  - Responsible for fully drying in areas upon demolishing openings. Any opening that has been demo'd is to be water and security tight before contractor leaves for the day.
  - Responsible for protecting existing finished surfaces both in the building and on the building exterior. Contractor to protect all casework on interior with RAM Board or similar product and to cover sidewalks with plywood in areas as required.
- 13) Include a **\$20,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor.
- 14) Please note that you must completely fill out and sign Section 004323-Alternates Form.

#### 1.18 Bid Category #8 – Paving and Milling

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

32 10 00 Aggregate Basecourse  
32 11 00 Asphalt Paving

32 11 23 Granular Base  
32 15 00 Pavement Markings

B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Dumpsters are to be provided by BC-2 GT's Contractor to be used by all contractors less BC-1 HVAC/ Plumbing, BC-6 Roofing (Contractor to provide own dumpsters at BES for roofing demolition), BC-9 Electrical, BC-10 Soccer – Turf, and BC-11 Golf – Turf.
  - The Contractors as stated above are to supply their own dumpsters for the full duration of the project.
  - Organic materials such as asphalt, concrete, and soils are not permitted to be disposed of in the provided dumpsters. The contractors responsible for organic materials are to be responsible for removal from site by their own means.
- 3) Responsible for full Milling and Paving Scope at each of the schools.
  - Contractor responsible for removal of all milling materials from site.
- 4) Responsible for milling and repaving all parking lots.
- 5) Responsible for paving of renovated North Parking Lot and new East Bus Parking Lot at ECHS.
- 6) Responsible for pavement markings for all new and mill/ repaved parking lots.
  - Contractor to assume that pavement markings need to be completed as weekend work.
- 7) Milling and Paving schedule is highly summer dependent. Contractor to review schedule and price project accordingly to meet time restraints.
- 8) Earthwork, site concrete, site signage, and curbing in the responsibility of BC-2 General Trades Contractor.
- 9) Responsible for resealing and restriping BES playground lot.
- 10) Responsible for final grading of stone in parking lots prior to laying down asphalt binder taking into consideration the margin of error of  $\pm \frac{1}{2}$ " as listed below. Contractor to include additional stone to account for margin of error.
  - BC-2 General Trades Contractor to be responsible for Earthwork in parking lots areas and is responsible to cut areas to subgrade to tolerance of  $\pm \frac{1}{2}$ ". Contractor to coordinate with CM for a proof-roll to be witnessed by BC-8 Milling and Paving Contractor and Soils Engineer. If proof-roll passes, BC-2 General Trades Contractor to place and compact stone to full depth per plan and spec to tolerance of  $\pm \frac{1}{2}$ ".
- 11) Responsible for full depth asphalt replacement.
- 12) Responsible for demolition and saw-cutting related to full depth asphalt replacement at all areas as shown on drawings per notes below.
  - ECHS/ ECMS Bus Lots: Areas shown in light grey noted as K2 on Sheet EC303.
  - SES Bus Lot: Areas shown in light grey noted as K2 on Sheet EC300.
  - BES Bus Lot: Areas shown in light grey noted as K2 on Sheet EC300.
  - NDES Bus Lot: Areas shown in light grey noted as K2 on Sheet EC300.
- 13) BC-2 General Trades Contractor to be responsible for demolishing 2' section of asphalt in-front of all sidewalks that are to be demo'd and replaced. Intent is to provide a clean transition between the new sidewalk and asphalt.
  - BC- 8 Milling and Paving Contractor to be responsible to patch back asphalt in these areas prior to milling and repaving lots.
- 14) Include a **\$50,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor.

- 15) Please note that you must completely fill out and sign Section 004323-Alternates Form.

**1.19 Bid Category #9 – Electrical**

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

02 41 19 Selective Demolition  
03 30 00 Cast-in-place Concrete  
07 92 00 Joint Sealants  
26 01 00 Electrical Common Requirements  
26 05 19 Low-Voltage Electrical Power Conductors and Cable  
26 05 23 Control-Voltage Electrical Power Cables  
26 05 26 Grounding and Bonding for Electrical Systems  
26 05 29 Hangers and Supports for Electrical Systems  
26 05 33.13 Conduits for Electrical Systems  
26 05 33.16 Boxes and Covers for Electrical Systems  
26 05 33.23 Surface Raceways for Electrical Systems  
26 05 44 Sleeves and Sleeve Seals for Electrical Raceways and Cabling  
26 05 53 Identification for Electrical Systems  
26 09 23 Lighting Controls Devices  
26 09 61 Productions Lighting Control  
26 22 13 Low-Voltage Distribution Transformers  
26 24 16 Panelboards  
26 27 26 Wiring Devices  
26 28 16 Enclosed Switches  
26 29 13.03 Manual and Magnetic Motor Controllers  
26 51 19 LED Interior Lighting  
26 52 13 Emergency and Exit Lighting  
26 56 13 Lighting Poles and Standards  
26 56 19 LED Exterior Lighting  
27 01 00 Communications Common Requirements  
27 05 26 Grounding and Bonding for Communications Systems  
27 05 28 Pathways for Communications Systems  
27 05 29 Hangers and Supports for Communications Systems  
27 05 44 Sleeves and Sleeve Seals for Communications Pathways and Cabling  
27 05 55 Identification for Communications Systems  
27 11 16 Communications Racks, Frames, and Enclosures  
27 13 23 Communications Optical Fiber Backbone Cabling  
27 15 13 Communications Copper Horizontal Cabling  
27 51 16 Public Address Systems  
28 46 21.11 Addressable Fire-Alarm Systems  
33 16 00 Utility Trenching and Backfilling

- B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Responsible for providing own dumpsters for BC-9 Electrical scope of work.
- 3) Responsible for providing temporary power to BC-1 HVAC/ Plumbing and BC-2 General Trades job trailers at location as noted on the 01 14 13.1 Site Logistics Map.
- 4) BC-9 Electrical Contractor is permitted to have job trailer on location as identified in the 01 14 13. Site Logistics Map.
  - Contractor is responsible for temporary power and internet service for own job trailer.
- 5) Responsible for Spec Section 00 31 13.3 which refers to the Construction Schedule for mechanical replacement at the elementary schools and pertains only to BC-9 Electrical Contractor.
- 6) Responsible for coordinating roof penetrations required for scope of work with BC-6 Roofing Contractor. BC-6 Roofing Contractor to be dry in any required BC-9 Electrical penetrations via Roof Penetration Allowance.
- 7) Responsible for full electrical scope as noted in the drawings and specifications for all (5) schools including the (3) Elementary Schools.
- 8) Responsible for all items as identified on the Power, Lighting, and Systems Plans unless noted otherwise.
- 9) Responsible for running all power and low voltage as identified on the Electrical Site Plans.
  - Responsible for boring power and low voltage feeds that run under parking lots and side-walks other than those noted below. (Owner does not want asphalt and concrete patches running through these areas.)
    - o ECHS North Parking Lot Sheet EC201: Contractor responsible to sawcut and demo asphalt as required to install conduit for (5) site light poles that are in the area of the lot that is to be milled/ repaved. Pavement in all other areas of the North Parking Lot where lights are shown to be installed will have already been demo'd by the BC-2 General Trades Contractor so BC-9 Electrical Contractor will be able to excavate trenching in this area without issue.
- 10) Responsible for bedding underground conduit in stone and backfilling with compact fill under parking lots and floor slabs.
- 11) Responsible for replanting grass in all trenching areas that run through grass.
- 12) All items shown in color on Electrical Power/ Systems Plan are new pieces of equipment which will require power/ low voltage cabling as required based on the equipment type.
- 13) Any low voltage or fire alarm cabling running through or along the exposed ceiling area in the ECHS Media Center is to be concealed in black nylon or plastic braided sleeve.
- 14) Responsible for all related Electrical Demo including Site Demo.
  - All items shown as being hatched in purple on Electrical Demo Drawings to be removed in full.
  - All existing wireless access points and cameras that are shown to be demo'd are to be carefully removed and turned over to Owner.
- 15) Responsible for demolishing electrical disconnect for ECHS Trash Compactor located in Area J and reinstalling in new location to be coordinated with Owner on adjacent wall.
- 16) Responsible for disconnecting power feeds for existing kitchen equipment in the ECHS Kitchen Renovation Area as required for existing equipment to be removed.
- 17) Responsible for demo and patching of floor in ECHS Kitchen per Note 7 on Sheet E201.
  - All floor patch areas to receive 12 Mil vapor barrier under slab. Vapor barrier to be properly taped and lap a minimum of 6".
- 18) Responsible for coordinating with CMc for any electrical boxes or outlets that are called out to be installed in existing CMU walls. In some areas this may not be required. Soaping or patching

- back of CMU that must be demoed to conceal lines will be handled via BC-3 Masonry Patchwork Allowance.
- Contractor to take care and only demo out CMU as required for installation of cabling. Contractor to make best effort to mitigate the number of cores that must be demo'd.
- 19) Responsible for running and hooking up power feeds for new mechanical equipment at each school as reflected on drawings.
- Responsible for landing power to electrical disconnect provided on new Packaged RTU's by BC-1 HVAC/ Plumbing Contractor.
- 20) Responsible for power feed to back lit signs at ECHS per Notes 33 and 37 on Sheet A101P.
- 21) Monument Signage Responsibility Scope for SES, NDES, and BES per A004 Sheets.
- BC-2 General Trades: Coordination, Footers, Foundations, Framing, Metal Panels, Sheathing/ AVB, Metal Flashings, and LED Display.
  - BC-3 Masonry: CMU/ Brick.
  - BC-9 Electrical: Responsible for power feed and fiber from buildings to monument signs. Contractor responsible for terminating feeds at both ends. Contractor responsible for boring under parking lots as required to get feeds out to turf areas so no parking lot demo/ patching is required.
- 22) Responsible for installation of controller supplied by BC-2 General Trades for motorized roller shades.
- BC-9 Electrical Contractor to coordinate work with BC-2 General Trades.
- 23) Responsible for disconnecting and reconnecting power to overhead garage door being installed at ECMS Agricultural Room.
- 24) Responsible for disconnecting and reconnecting power to ACCU-C2 at BES that will need to be removed for roof replacement. Contractor to figure separate mobilization for disconnecting and reconnecting power.
- 25) Responsible for supplying and installing Emergency Boiler Contactors and Emergency Push Button stations at each of the schools that are receiving new Boilers.
- Contractor to supply spare contactor for each school for Owner attic stock in the case a phase loss or power surge event burns a unit up.
- 26) Responsible for running new power feeds to SES UV's beginning June '25. Units to begin to be replaced in classrooms beginning late July or early August. Intent is to get power feed ran to a J-Box directly outside/ above each of the classroom doors so that once school begins and UV work commences, the power feed only needs to be ran from the J-Box in hallway to UV in the room to complete the circuitry. The intent is for there to be minimal hallway work during the school year while construction in spaces is ongoing.
- 27) Responsible for supplying power to all new kitchen equipment at the ECHS Kitchen Renovation per the Electrical and Food Service Drawings.
- 28) Responsible for Production Lighting and full Electrical and Lighting Scope for the ECHS Auditorium per the Architectural, Electrical, and Theatrical Lighting Plans.
- Contractor to be responsible for demolition and removal of aisle lighting and any aisle raceways that are not being reused for end chair downlighting.
  - Responsible for raceways and power connections for end chair aisle lighting.
- 29) Responsible for all site lighting and light poles.
- BC-2 General Trades Contractor to be responsible for pouring concrete light pole bases.
  - BC-9 Electrical Contractor responsible for laying out pole bases, supplying anchor bolts, and stubbing conduit up into pole prior to BC-2 General Trades Contractor pouring base.
- 30) Responsible for removing and storing all light poles that are to be salvaged.
- 31) Responsible for backfilling trenches with compact material in all parking lots and under all paving/ concrete slabs.



- 32) Responsible for fully terminating all Low Voltage Cabling.
- 33) Responsible for landing power to new ADA Door Operators and running low voltage cabling to complete circuitry for associated ADA push paddles which are being installed by BC-7 Store-fronts and Glazing Contractor.
  - Responsible for associated raceways.
  - Owner's DIV28 Access Controls Contractor to be responsible for tying card readers into ADA Operators if doors also have a card reader.
- 34) Responsible for providing raceways for all added DIV28 Electronic Door Security Card Readers and Power Packs. Power to be ran to and connected to power pack.
  - Supply and install of cabling, card readers, and power packs is to be by the Owner's DIV28 Electronic Door Security Contractor.
- 35) Responsible for supplying and installing raceways and cabling for all new added cameras. (Both ends of cables to be terminated).
- 36) Supply and install of cameras, associated NVR's, and final programming to be by Owner's DIV28 Camera Contractor.
- 37) Contractor to provide patch panels in IDF/ MDF rooms and coordinate termination of cabling with Owner/ CMc. Network switches to be supplied by Owner.
  - Contractor to provide patch cables for Owner to make connection between patch panels and network switches.
- 38) Contractor responsible for coordinating coloring scheme of low voltage cabling with Owner/ CMc prior to ordering material.
- 39) Responsible for removing and reinstalling all DIV 26/ 27/ 28 items in ceiling pads that are shown to be replaced at all schools per the Reflected Ceiling Plans.
  - Additional Allowance to be included as noted in DIV 26/ 27/ 28 Ceiling Equipment Removal and Replacement Allowance for ceilings that may need to be demoed but are not noted on the Reflected Ceiling Plans.
- 40) Responsible for all work on PA Systems including supply and install of cabling, new speakers, and associated programming.
- 41) Responsible for replacement of gymnasium sound systems at NDES and ECMS as identified on the drawings and specs.
  - Responsible for protecting the gymnasium floors when working in the spaces. If working from a lift: Contractor to provide 1/2" foamboard capped with 1/2 plywood in all areas where a lift is being used.
- 42) Responsible for all work associated with Fire Alarm at each of the schools.
- 43) Include a **\$5,000 DIV 26/ 27/ 28 Ceiling Equipment Removal and Replacement Allowance** to be used as directed by the CMc for removing and reinstalling items in ceilings tiles for ceilings/ ceiling tiles that need replaced but are not shown on the Reflected Ceiling Plans.
- 44) Include a **\$75,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor.
- 45) Please note that you must completely fill out and sign Section 004323-Alternates Form.

#### 1.20 Bid Category #10 – Soccer Turf

- A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

31 20 00 Earthwork  
31 21 00 Erosion Control & Stormwater Pollution Prevention (SWPP)  
32 12 00 Sidewalks  
32 91 15 Synthetic Turf – Soccer  
32 92 00 Turfs and Grasses  
33 12 00 Utility Trenching and Backfilling  
33 14 00 Stormwater Conveyance

B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Responsible for supplying own dumpsters for BC-10 Soccer – Turf scope of work.
- 3) Refer to Alternate #1 on 00 43 23 Alternates Form. Full scope for BC-10 Soccer – Turf to be included as an alternate per specification sections above and scope breakdown as shown below.  
Base-bid for BC-10 Soccer – Turf to be \$0.
  - Contractor responsible for full scope of work for the Soccer Field as outlined in the EC and L Series Drawings including but not limited to the items below.
    - o Contractor to install erosion fencing for full Soccer Field, strip and haul away topsoil, provide 14" cement stabilization at 5% cement content per Note T on Sheet 302, complete final grading of area after stabilization is complete, install stone on geotextile fabric, provide and install underdrains and header pipe complete, pouring of curbing, and complete installation of turf and goals.
    - o Contractor to haul 200 ton of topsoil over to Golf – Turf Area as shown on Sheet EC304. Contractor to crown material into neat berm, track it in with a skid-steer to seal it, and plant grass for erosion protection. Topsoil to be used by BC-2 General Trades Contractor to create soil berms at the Golf – Turf Area.
    - o Contractor responsible for repairing any subgrade areas and replanting of grass in areas that are damaged due to turf installation activities.
    - o Contractor responsible for replacing concrete section that was demoed for installation of header pipe for underdrains.
    - o BC-10 Soccer – Turf Contractor responsible for daily monitoring of cleanliness of roadways while work is ongoing for parking lots and sweeping of areas as required. Contractor is responsible for maintaining a cleanly workspace and mitigating any mud or stone that is tracked onto adjacent roadways and parking lots. At a minimum, adjacent streets and parking lots are to be swept once per week.
- 4) Include a **\$25,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor.

#### 1.21 Bid Category #11 – Golf Turf

A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

32 33 00 Site Furnishings

32 91 16 Synthetic Turf – Golf  
33 16 00 Utility Trenching and Backfilling

B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 2) Responsible for supplying own dumpsters for BC-11 Golf – Turf scope of work.
- 3) Refer to Alternate #2 on 00 43 23 Alternates Form for scope of work. Golf – Turf to be included as an alternate.
- 4) Responsible for daily monitoring of cleanliness of roadways while work is ongoing for parking lots and sweeping of areas as required. Contractor is responsible for maintaining a cleanly workspace and mitigating any mud or stone that is tracked onto adjacent roadways and parking lots. At a minimum, adjacent streets and parking lots are to be swept once per week.
- 5) Include a **\$15,000 Contingency Allowance** to be used as directed by CMC for miscellaneous materials, equipment, and labor.

#### **1.22 Bid Category #12 – Appliances and Kitchen Accessories**

A) The Scope of Work in this Contract includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, but not limited to, in accordance with the Contract Documents, and as described below:

11 40 00 Food Service Equipment

B) Work in this Bid Category includes, but is not limited to the items indicated in the specification sections above and the items listed below:

- 1) All contractors are required to review sections 1.1 Related Documents – 1.11 General Provisions of Contract as listed above. These sections apply to all contractors.
- 16) Dumpsters are to be provided by BC-2 GT's Contractor to be used by all contractors less BC-1 HVAC/ Plumbing, BC-6 Roofing (Contractor to provide own dumpsters at BES for roofing demolition), BC-9 Electrical, BC-10 Soccer – Turf, and BC-11 Golf – Turf.
  - The Contractors as stated above are to supply their own dumpsters for the full duration of the project.
  - Organic materials such as asphalt, concrete, and soils are not permitted to be disposed of in the provided dumpsters. The contractors responsible for organic materials are to be responsible for removal from site by their own means.
- 2) Responsible for supplying and installing all kitchen equipment in ECHS Kitchen Renovation Area per Food Service Drawings and Specifications.
- 3) Responsible for coordinating final electrical connections for equipment with BC-9 Electrical Contractor.
- 4) Responsible for installing any required condensate lines for equipment.
- 5) Responsible for removing plastic and packing/ shipping materials from equipment along with wiping down all equipment after installation is complete and prior to final clean.

- As part of final cleaning, contractor responsible buffing out at scratches in stainless steel equipment.
- 6) Responsible for fully testing all equipment and providing test report to CMc.
- 7) Include a **\$15,000 Contingency Allowance** to be used as directed by CMc for miscellaneous materials, equipment, and labor.
- 8) Please note that you must completely fill out and sign Section 004323-Alternates Form.