

**NORTHEASTERN OKLAHOMA A&M COLLEGE STUDENT
UNION GALLEY & DOBSON-HARRILL HALL
RENOVATIONS**



Bid Package #1

**CM Addendum #1
Issued February 2, 2026**

CROSSLAND

CONSTRUCTION COMPANY, INC.

**REQUEST FOR BIDS:
NEO Student Union Galley & Dobson-Harrill Hall Renovations**

BID PACKAGE #1

Crossland Construction Company, hereinafter called the (CM) Construction Manager, will receive bids in care of **Northeast Oklahoma Community College (NEO)** in the NEO Student Union, Blue & Gold Room at N.E.O. College 200 I St NE, Miami, OK 74354 at 2:00 P.M. February 17th, 2026 for **Bid Package #1. Work includes: Demolition, Masonry, Millwork, Door Assemblies – Supply & Install, Aluminum Storefront & Glazing , Gypsum Assemblies & Ceiling Systems, Flooring & Wall Tile, Painting & Wall Coverings, Specialties, Kitchen Equipment, Plumbing, HVAC, and Electrical & Fire Alarm.**

The **bid shall be enclosed in a sealed envelope** plainly marked and addressed as follows:

The **name and address of the bidder** shall appear in the upper left-hand corner of the envelope.

The **Trade Contract Package number and description** you are bidding shall be written on the cover of the envelope.

The lower left-hand corner of the envelope shall be marked: **BID FOR: BID PACKAGE #1**

The envelope shall be addressed in the lower right-hand corner to:

**Crossland Construction Company
Attention: Nathan Lopp
NEO Student Union
Galley Renovation
200 I St NE
Miami, OK 74354**

A non-mandatory, but highly recommended pre-bid meeting will be held on February 3rd at 2:00pm at NEO A&M College – Student Union

All sealed bids will be publicly opened, recorded, and studied for recommendations to the Owner. Bids received after the official stated time or more than ninety-six hours, excluding Saturdays, Sundays and Holidays, before the official stated time set for the opening of bids, will not be accepted. No bids may be submitted, changed, or withdrawn after the time of the opening of the bids. Pursuant to Title 61 “Oklahoma Public Competitive Bidding Act”.

Crossland Construction Co. & the owner reserves the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.

Jobsite visits can be arranged through Nathan Lopp (nlopp@crossland.com) or 620-762-2385 (cell)

The Plans & Specifications are available at the following bid rooms: iSqFt and Building Connect. They are also available via the following link:

[Galley - Link to Plans](#)

[Dobson – Harrill Hall – Link to Plans](#)

Attention to the following bid requirements:

- Complete, sign and include Attachments A, B, C, D, & E found at the end of this bid package document along with your bid form with your sealed bid.
- Cashier’s check, certified check or Surety Bid Bond for 5% of Base Bid required for all bids over \$50,000.
- Performance, payment, and maintenance bonds will be required by the lowest responsible bidder for any bid over \$50,000. These costs are to be included in your bid amount.

All questions shall be furnished in writing via email to:

Nathan Lopp (nlopp@crossland.com), Kassidy Teel (kteel@crossland.com) or Nick Humble (nhumble@crossland.com)

Trade Package Summaries

NEO Student Union Galley Renovation & NEO Dobson-Harrill Hall Renovation Bid Package #1

BID DATE:
February 17th, 2026 at 2:00 PM

Bid Location:

**NEO Student Union – Blue & Gold Room
200 I St NE
Miami, OK 74354**

The following Contract (Bid Group) Work Summaries describe the intended scopes of work to be included in each Bid Package quoted under the Crossland Construction Co., Inc. Construction Management Contract. Bids shall include all the requirements of the plans with specifications unless specifically indicated otherwise in this summary. This includes all layout and daily clean up involved with your work. It is the bidder's responsibility to review bidding requirements and forms to ensure a complete, safe, and coordinated execution of the Work Package being quoted. Additionally, bidders shall include in their pricing applicable portions of related specification sections normally associated with the work to be performed whether specifically indicated by this Contract Work Summary or not. Should any bidder be unclear as to the scope of work required, he is instructed to contact the Construction Manager for resolution prior to bidding. In the absence of written instruction to the contrary, in matters of specification and/or scope of interpretation, bidders shall include the more costly and complete of the possible interpretations. Awarding of Trade Contracts will be based on best qualified bid. A copy of the contract agreement to be issued to the lowest qualified trade contractor is available for review upon request.

The trade contractor who is awarded this work shall be responsible for attaining and paying for his own plans & specifications and shall include those costs in the bid amount.

Substitution requests must be submitted for review and consideration at least 10 days prior to the bid date. Substitution requests submitted after this time will not be accepted or considered.

How to submit and what to include in your sealed bid:

1. The Sealed Bid Envelope to be addressed and filled out as outlined on page 1.
2. Write in your bid amounts on the BidForm
3. Include in your sealed envelope a bid bond, cashier's check, or certified check for 5% of your bid if over \$50,000.
4. Include costs for payment and performance bonds in your bid amount if your total bids exceed \$50,000.
5. Sign and complete all information and include attachments A, B, C, D, & E in your sealed envelope. Make sure you identify receipt of all addenda on attachment A.
6. Items #1 - #5 above to be included in your sealed bid and hand delivered to the location identified on page 2 before February 17th at 2:00 P.M.

TRADE CONTRACT

2A Demolition

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on **March 16, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) Remove all ceiling grid & tile – **Store tile for re-use.**
- 3) Remove existing moveable walls and all its components. – **Store for re-use**
- 4) Remove all flooring within the area of construction. Scrape/Grind Floors to remove all leftover mortar and/or glue.
- 5) Demo all gypsum board ceilings as shown on demo plans.
- 6) Remove walls and associated components as shown on demolition plans.
- 7) Trade contract to take care during demolition to protect existing surfaces shown to remain after demolition. Any cost for repairs to existing surface due to damage by this trade contractor will be this trade contractor's responsibility.
- 8) **This is a Tax Exempt job.**
- 9) This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 10) Remove & salvage toilet accessories: toilet tissue dispensers, soap dispensers, waste receptacles, hand dryers, shower curtains/rods. Coordinate with owner and GC for storage location.
- 11) Remove all flooring within the area of construction. Scrape/Grind Floors to remove all leftover mortar and/or glue.
- 12) Remove all lay in lighting indicated on plans.
- 13) Remove drop ceilings indicated on plans.
- 14) Remove all walls, studs, wood trim etc. as indicated on plans.
- 15) Remove chase & access panels.
- 16) Remove all doors indicated on plans – salvage hardware & return to GC/Owner. Protect Hollow Metal frames shown to remain.
- 17) Remove millwork as indicated on plans.
- 18) Remove all plumbing fixtures after make safe from plumbing contractor. Pipe demolition to be by others.
- 19) Remove CMU walls as directed by the contract documents – install supports for the duration of construction.
- 20) Trade contract to take care during demolition to protect existing surfaces shown to remain after demolition. Any cost for repairs to existing surface due to damage by this trade contractor will be this trade contractor's responsibility.

21) Provide Alternate pricing for demolition of items within Lounge areas per Alternate #3. DO NOT include in total bid amount. Refer to bid form.

22) This is a Tax Exempt job.

General Trade Inclusions: Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.

- 1) Include selective or entire demolition of the existing buildings and structures, inclusive of all contents shown to be demolished, including but not limited to; the structure as noted, foundations, masonry, all interior framing, sheetrock, ceilings, fire sprinklers and pipe, ductwork and HVAC devices, electrical, fixtures, conduit, glazing and storefront, doors, frames and hardware, toilet partitions, accessories, flooring, millwork and casework, kitchen equipment in accordance with the contract documents.
- 2) Trade Contractor is responsible for the disconnection of all Mechanical, Electrical, and Plumbing included within the demolition scope as a requirement to proceed with demolition. The contractor is to take care in avoiding disruption of service to existing facilities during normal business hours. Trade Contractor to coordinate with MEP subs to avoid disruption of respective systems
- 3) Include demolition of existing structural steel and concrete slabs if shown on the contract document. Include steel joists, girts, beams, columns, decking, bracing, etc. as indicated. Structural members shown to remain in place shall be shored and supported as needed.
- 4) Remove any existing slabs including sawcut, paving (asphalt or concrete), and foundations. Infill existing foundation voids with dirt from the site to leave the areas smooth and free of debris. Trade contractor to provide a clean, straight line for all saw cutting.
- 5) Asbestos abatement, if necessary and, if an asbestos survey is available, will be the responsibility of this Trade Contract.
- 6) Trade Contractor is to properly dispose of demolished items per contract documents and local municipality requirements. Include all fees and/or permits required for proper waste removal. Provide plan of disposal, including dump locations.
- 7) Include door openings required to be cut into existing walls. Doors and frames by others. Support openings, as necessary. Trade contractor to provide clean, straight lines for all wall demolition.
- 8) Trade Contractor shall provide, install, and remove all shoring and temporary supports if required for demolition. Include all associated with the delegated engineered design for the shoring and signed and sealed shop drawings.
- 9) This Trade Contract will be responsible for maintaining a weather-proof exterior for openings created by the demolition of this contract. Care is to be taken to prevent water and humidity damage to materials that are to remain.
- 10) Trade Contractor shall coordinate with Construction Manager and, other trades on all items to remain, are properly protected, capped, temporarily supported, and/or removed prior to demolition.
- 11) All demolition and construction activities shall be coordinated with the Construction Manager and Owner. Contractor shall take necessary precautions to prevent damage to Owner's occupied areas adjacent to areas of construction or occupied areas where various system connections or extensions are required.
- 12) Provide protection for all existing materials or items shown to remain, to salvage, to be re-used, or relocated during demolition. Disconnect or remove all items, load, and relocate to a location on site as provided by the Construction Manager. Repair of damaged items to remain will be the responsibility of this Trade Contract.
- 13) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 15) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of the Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 16) *The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.*
- 17) *All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.*
- 18) *All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by the project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.*
- 19) *Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.*
- 20) *Coordination and phasing of work as required by Crossland Construction Co. Multiple mobilizations to be included as required.*
- 21) *Include all ADA requirements applicable to system(s) and project.*
- 22) *Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible for correcting any material damaged or muddied.*
- 23) *Include travel and mobilizations for field measuring.*
- 24) *Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.*
- 25) *Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.*
- 26) *Trade Contractor shall include a final clean of all materials installed by this contract.*
- 27) *This Trade Contractor shall clean and repair any damage, due to the work provided in this contract, to the streets or adjacent areas.*
- 28) *Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.*
- 29) *The Trade Contractor shall include any dewatering as necessary to perform scope of work.*
- 30) *Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.*
- 31) *Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having authority inclusive of any fees.*
- 32) *Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.*
- 33) *Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.*

Exclusions:

Sales Tax, Mechanical, Electrical, Fire Alarm & Plumbing Demolition

Exclusions:

Sales Tax, demolition in lounge areas

Alternate #1: Remove Corridor & Dorm Room Wall base in its entirety.

Alternate #2: Remove Stair Treads & Risers & associated glue/mortar.

Alternate #3: Demolition in lounge areas including, but not limited to doors, flooring and wall base, casework.

TRADE CONTRACT

4A Masonry

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on **May 11th, 2026**, with final completion required by **July 31, 2026**. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) Contractor shall include all labor and materials required to replace CMU walls disturbed by plumbing fixture installation, including all CMU, grout, reinforcement, and accessories necessary to fully restore wall integrity and structural stability.
- 3) Provide and install SB1 – Terrazzo shower bases. Include all glue/mortar as required. Coordinate with plumbing & specialty contractor prior to installation.
- 4) **This is a Tax Exempt project.**

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide and install all masonry units as listed on the project including, but not limited to, CMU, Brick Veneer, Cast Stone, split-faced, burnished block, glass block, ribbed block, special shaped blocks, utility brick, textured block, and ground faced block.
- 2) Trade Contractor is responsible for both hot and cold weather protection during masonry installation.
- 3) Furnish and install all masonry reinforcements, rebar, joint reinforcements, bracing and anchorages. Bracing design to be in accordance with manufacturers best practices.
- 4) Trade Contractor shall provide shop drawings, if required, showing details of work not adequately detailed on the construction drawings.
- 5) Trade Contractor is responsible for all mortar, grout, colored mortar, and grout fill. Trade Contractor to comply with all requirements of the specifications.
- 6) Trade Contractor to supply and install any and all associated flashings relative to this scope or integral to the work of this trade contract as specified in the Sheet Metal Flashings and Trim spec section.
- 7) Trade Contractor shall include installation of lintels and loose lintels provided by others.
- 8) Trade Contractor shall include the setting and proper bracing of hollow metal door frames, windows, or opening/cased frames within Masonry. Construction Manager must approve any dimpling of frames.
- 9) All ties, anchorages, weeps and vents, control joints, drainage fabric, integral water repellents, bracing, fasteners, and other masonry accessories.
- 10) All rigid insulation associated with the masonry scope of work.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 11) Include application of brick sealers, as it relates to this scope of work.
- 12) Install all miscellaneous metals associated with the masonry application. Layout, install, grout, and place all bearing plates, lintels, brick relief angles, and other embeds into work.
- 13) This scope is inclusive of all masonry on the project. Should there be masonry applications at locations other than the main building or main scope of work, it will be this Trade Contract's responsibility (I.e., monument signs, dumpster enclosures etc.)
- 14) Trade Contractor to furnish and install all expansion joints and expansion joint cover assemblies in masonry work as necessary.
- 15) Washing procedures, methods, and timing must be approved by the Construction Manager prior to commencing work. Approval may also be necessary by from the architect. Testing of grout and mortar is paid for by this Trade Contractor, if necessary, or required. Soap masonry units around all structure and as required by Construction Manager. and/or Contract Documents.
- 16) Daily cleanup, removal of all trash, debris, and excess materials to dumpster (dumpster by Construction Manager). Mason must remove all bulk waste, e.g., block, brick, sand, etc. from the site. Trade Contractor is responsible to supply, install, and maintain all barricades necessary for openings associated with this scope of work.
- 17) Trade Contractor shall provide any hot and cold weather protection required by the Work provided under this Trade Contract, the project schedule, or as directed by Construction Manager. Also include covering up of open walls for protection of rain and washout, or heating of mortar, if cold weather requirements deem necessary. Weather Protection of stored materials and finished work to be included in this trade contract as well as protection of all windows, frames, and all surroundings.
- 18) All layout, staking, grades and elevations as required by the work provided by this Trade Contract, including embeds (all anchors).
- 19) Provide all rubbing, tuck-pointing, and cleanup. All masonry shall be rubbed, pointed, and cleaned immediately after construction of the wall is completed or as directed by Construction Manager.
- 20) Pre-Installation meeting is required, with mandatory attendance by subcontractor's field, and office personnel.
- 21) Construct and dry pack and grout all joist pockets.
- 22) Cleanup of all waste and excess materials from inside chases. Protect mechanical and electrical piping, boxes, carriers, and fixtures.
- 23) Coordination of hose bibs, exterior receptacles, FDC's, Knox boxes, Fire Alarm, Security Cameras, and any other items by other trades to be installed in the masonry work to be coordinated by this Trade.
- 24) Clean and prep footings (as required) prior to start of masonry work.
- 25) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 26) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work
- 27) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 28) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 29) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 30) Coordination and phasing of work as required by Crossland Construction Co.
- 31) Include all ADA requirements applicable to system(s) and project.
- 32) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 33) Include travel and mobilizations for field measuring.
- 34) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 35) Trade Contractor to include daily cleanup of work. Supplemental labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 36) Trade Contractor shall include a final clean of all materials installed by this contract.
- 37) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 38) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 39) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 40) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 41) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 42) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 43) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions: Sales Tax

Add/Deduct Alternate:

TRADE CONTRACT

6A Architectural Millwork and Casework

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.

- 1) This project is scheduled to begin on **March 16, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) Install all countertops & PLAM Cabinets as shown on prints (PL1, PL2, & Q1 Per A1.2)
- 3) **Verify backing is in correct areas prior to drywall installation.**
- 4) Contractor to field verify all dimensions prior to fabrication.
- 5) Provide and install all built in banquet seating & vinyl upholstered cushioned seats as shown in drawings.
- 6) Provide and install laminate hinged trash door with lockable base (D/A1.3)
- 7) Provide and install aluminum lettering on face of trash door as shown on (D/A1.4)
- 8) Provide and install PLAM countertop back and side splashes with built in open top compartments for condiments & utensils (D/A1.3)
- 9) Provide and install all Quartz Countertops & Sills as shown on drawings.
- 10) Provide Bumpers/Silencers at all cabinet doors & drawers.
- 11) This trade contractor to verify direction of laminate patterns & seaming diagrams during submittal review process.
- 12) Provide and install all hardwood back panels as required by plans.
- 13) Provide and install all drawer pulls, slides, support brackets, and cabinet hardware.
- 14) **This is a Tax Exempt job.**
- 15) This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 16) **This is a Tax Exempt job.**
- 17) This contractor to provide and install all countertops, casework & associated hardware.
- 18) Provide and install all solid surface countertops, support brackets, and undermount brackets for sink installations.
- 19) Verify backing is in correct areas prior to drywall installation.
- 20) Provide **Alternate** pricing for adding countertops, casework, and associated hardware for Lounge Area(s). **DO NOT** include in total bid amount. Refer to Bid Form.

General Trade Inclusions: Line items listed below are typical or boilerplate in nature and shall be included in the base

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1
bid IF supported and required by the contract documents unless noted otherwise.

- 1) *Trade Contractor is to furnish and install all standing trim, running trim, flush wood paneling and wainscots, panel molds, base molds, wood caps, wood cabinets, casings, chair rail, plastic laminate countertops, solid surfacing, staining, and finishing of all woodwork. Include all chair rails, wood base, solid surfacing, hardware, locks, grommets, furring, shimming, anchors, shop finishing and caulking of all woodwork.*
- 2) *Provide all labor, material and equipment required to install all interior architectural woodwork, plastic paneling, , 3-Form panels, solid surfacing, plastic laminate, quartz, Corian, epoxy resin countertops, backsplashes, manufactured casework, wainscot, and wood veneer paneling for a complete and finished interior architectural woodwork system.*
- 3) *Trade Contractor to include wood railings along with all wood caps, plywood backing, trims and closures at stairs and railings.*
- 4) *Include all wood trim or framing components.*
- 5) *Include all staining and transparent finishing of all woodwork including all wood fillers, primers, sealers, acrylic finishes, and all prep work.*
- 6) *Trade Contract to include all fixed booth seating, booth dividers and wood trellis work.*
- 7) *Include all wood fascia, beadboard, soffits, polyurethane brackets, wood paneling, wood trim, wood doors and window shelves and supports.*
- 8) *Include all manufactured wood casework, wood faced casework, plastic laminate faced casework, thermoset decorative panels, edge banding, solid surfacing, staining, and finishing, caulking of all work to adjacent surfaces and materials, hardware, accessories, countertops, wall shelving and supports.*
- 9) *Include all modesty panels, solid surfaced countertops and, windowsills as identified in the contract documents.*
- 10) *Include all countertops and surfaces including all backsplashes, end splashes and, any inserts or clips required for undermount sinks and bowls. Include all metal countertop support brackets.*
- 11) *Include all transaction tops including all standoffs, supports and anchors.*
- 12) *Provide and make ready cabinets for electrical, telephone, mechanical, or plumbing equipment, as may be noted on the contract documents. Drill holes and provide grommets as required for electrical and plumbing.*
- 13) *Provide all cutouts for sinks, data and electrical connections as laid out in the field by other trades and as directed by Construction Manager.*
- 14) *This trade Contract responsible for all field verification of dimensions and conditions. Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements), and provide ample borders and edges to allow for subsequent scribing and trimming of casework and millwork for accurate fit.*
- 15) *Contractor shall provide all millwork, wood, hardware, and finish samples in a timely manner and as indicated by contract documents so as not to delay the selection process.*
- 16) *Contractor shall provide protection of all stored work and finished work. Contractor shall cover completed work with 4-mil polyethylene film protective enclosure, applied in a manner which will allow easy removal and without damage to woodwork or adjoining work. Remove cover immediately before time of final acceptance.*
- 17) *This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.*
- 18) *This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.*
- 19) *The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.*
- 20) *All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and*

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

codes and the requirements of the prime contract.

- 21) *All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.*
- 22) *Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.*
- 23) *Coordination and phasing of work as required by Crossland Construction Co.*
- 24) *Include all ADA requirements applicable to system(s) and project.*
- 25) *Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.*
- 26) *Include travel and mobilizations for field measuring.*
- 27) *Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.*
- 28) *Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.*
- 29) *Trade Contractor shall include a final clean of all materials installed by this contract.*
- 30) *This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.*
- 31) *Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.*
- 32) *Trade Contractor shall include any dewatering as necessary to perform scope of work.*
- 33) *Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.*
- 34) *Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.*
- 35) *Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.*
- 36) *Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.*

Exclusions:

Sales Tax

Exclusions:

Sales Tax

Alternate #3: Lounge Area(s) countertops, casework, & associated hardware

Alternate #4: Provide and install solid surface countertops in Typical Restrooms

TRADE CONTRACT

8A Door Assemblies – Supply & Installation

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on **March 16, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) Provide and install all interior hollow metal doors & frames, window frames, hardware, etc. per bid documents and specification.
- 3) Provide and install all pocket doors & hardware as required by bid documents and specifications.
- 4) Provide and install temporary doors/frames/hardware if required.
- 5) Provide and install all wood doors and associated components
- 6) Provide and install all hardware specified in bid.
- 7) Reset any and all salvaged doors and door hardware as required by plans/specs.
- 8) **This is a Tax Exempt job.**
- 9) This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 10) **This is a Tax Exempt job.**
- 11) Provide and install all wood & hollow metal doors as shown on the contract documents.
- 12) Provide and install all hardware as shown on the contract documents.
- 13) Include any louvers in doors.
- 14) Field verify all dimensions prior to fabrication.
- 15) Provide **Alternate** pricing for adding doors, & hardware, for Lounge Area(s). **DO NOT** include in total bid amount. Refer to Bid Form.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish all doors, frames, & hardware associated with the project aside from Aluminum doors & frames.
- 2) Furnish all doors including, but not limited to wood doors, hollow metal doors, steel doors, storm doors, & composite doors.
- 3) Furnish all frames including, but not limited to hollow metal, steel, storm, rated, hollow metal window frames, & hollow metal cased openings.
- 4) Furnish all hardware as listed in the hardware schedule. Include all hinges, pivots, lock and latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders and keys, power supplies, electrified hardware, anchors, astragals, glazing stops, door silencers, and weather sealants.
- 5) Furnish all doors with construction cores to allow the building to be lockable during construction. Include

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- final keying for all locks and cylinders to existing or new system.
- 6) Include pre-finishing of doors as specified.
 - 7) This Trade Contractor to provide all electric devices and power supplies. Installation & wiring by others.
 - 8) Provide all hardware for aluminum doors to be installed by the storefront & glazing Trade Contractor.
 - 9) All materials to be shipped FOB jobsite. Materials to be unloaded and placed in a location as directed by the CM with dunnage included.
 - 10) Creation of the submittal package shall include coordination between the architectural plan pages and the applicable schedules. Discrepancies between the two shall be provided to the CM in RFI format. Failure to do so will result in replacement of the material in question at no expense to the owner or CM.
 - 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
 - 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
 - 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
 - 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
 - 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
 - 16) Coordination and phasing of work as required by Crossland Construction Co.
 - 17) Include all ADA requirements applicable to system(s) and project.
 - 18) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
 - 19) Include travel and mobilizations for field measuring.
 - 20) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
 - 21) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
 - 22) Trade Contractor shall include a final clean of all materials installed by this contract.
 - 23) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
 - 24) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
 - 25) Trade Contractor shall include any dewatering as necessary to perform scope of work.
 - 26) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
 - 27) Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
 - 28) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
 - 29) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

Exclusions:

Sales Tax, Storefront Doors & Windows

Exclusions:

Sales Tax, Storefront Doors & Windows , Doors & Hardware For Lounge Area(s)

Alternate #3: Provide and install doors and hardware for lounge areas

TRADE CONTRACT 8C Aluminum Storefront & Glazing

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.

- 1) This project is scheduled to begin on March 16, 2026, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) Provide and install new full door height storefront safety glass window door to match existing window within space as shown on A1.1.
- 3) Provide and install all storefront doors & sidelite systems to include a complete functioning system.
- 4) Provide all hardware for doors associated with this scope of work.
- 5) Include all beauty caulking associated with this scope of work.
- 6) Unload and stage all materials that pertain to scope of work.
- 7) Include **removal & re-installation** of existing etched glass panels, and associated components. Coordinate with gypsum & electrical contractors for framing dimensions.
- 8) Include all glass and interior glazing.
- 9) Include all glass in wood doors, borrowed, lights, hollow metal frames and hollow metal doors.
- 10) Include joint sealants interior.
- 11) Trade contractor to field verify all dimensions prior to fabrication.
- 12) **This is a Tax Exempt job.**

General Trade Inclusions: Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.

- 1) Provide all labor, material and equipment to install storefronts, entrances, butt glazed systems, windows, glazing, curtain walls, bullet resistant, safety and security glazing, and, all components and accessories for a complete and watertight glazing system.
- 2) All glazing and glazing types and hardware necessary for a complete system.
- 3) Provide and install all frameless and one-way mirrors per plans.
- 4) If applicable include all colored glass.
- 5) Furnish and install all glass in wood doors, hollow metal doors and hollow metal frames.
- 6) Include all caulking for both inside and out.
- 7) If applicable provide and install all skylights, skylight framing and flashing to provide a water-tight installation.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 8) Provide and install sunshades to match storefront material.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 16) Coordination and phasing of work as required by Crossland Construction Co.
- 17) Include all ADA requirements applicable to system(s) and project.
- 18) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 19) Include travel and mobilizations for field measuring.
- 20) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 21) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 22) Trade Contractor shall include a final clean of all materials installed by this contract.
- 23) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 24) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 25) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 26) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 27) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 28) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 29) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:
Sales Tax.

TRADE CONTRACT

9A Gypsum Assembly & Ceiling Systems

Galley Renovation

Dobson/Harrill Hall Renovation

Work includes, and is not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on March 16, 2026, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) All cold formed metal framing, insulation, miscellaneous rough carpentry, sheathing, wall assemblies, non-structural metal framing, etc. for a complete and finished system
- 3) Provide and install all Marlite FRP & Marlite Symmetrix as shown on plans.
- 4) Install new walls, and soffits as indicated on prints.
- 5) Provide level 5 finish where required on plans.
- 6) Coordinate with glazing contractor on dimensions for salvaged etched safety glazing panels to be re-installed in new and/or existing walls.
- 7) Coordinate with electrician to create recessed pockets at both top & bottom of salvaged panels for strip light fixtures.
- 8) Install fire rated backing as needed. Coordinate with 06A Millwork contractor to review backing locations **prior** to installing drywall.
- 9) Coordinate with pocket door supplier prior to framing wall.
- 10) Install new ceiling tile and ceiling grid.
- 11) Install salvaged ceiling tile as required..
- 12) Patch and repair all walls where demo takes place.
- 13) Patch and repair all existing walls shown to remain in construction area.
- 14) Set Hollow Metal door and window frames.
- 15) Clean up all gypsum and framing related trash at end of every day.
- 16) This is a Tax Exempt job.**
- 17) This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 18) This is a Tax Exempt job.**
- 19) Include all framing, gypsum board, tile backer board, and ceiling installations for a complete project.
- 20) Include backing required for plumbing fixtures, specialty items, support brackets etc. Have GC/Associated trade verify backing is in the correct location prior to drywall/tile backerboard installation.
- 21) Include patching walls as necessary for relocated outlets, fixtures, etc. required by the contract documents.
- 22) Include installation of access panels provided by others.

General Trade Inclusions: Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.

- 1) Trade Contractor to provide all labor, material and equipment to install all interior stud wall framing, exterior stud wall framing, structural studs, metal channel, ceiling framing, hat channel framing, batt insulation, gypsum board, high impact, moisture resistant, cement board gypsum board, exterior sheathing, air barriers, tape & bed, acoustical sealants, fasteners, suspension systems, gypsum board ceilings and acoustical ceilings as required for a complete and finished system.
- 2) Trade Contractor to include all layout for metal stud framing and bracing of metal stud walls as required.
- 3) Coordinate with other trades all openings from ductwork, piping, and cable trays. If not coordinated this Trade Contractor is responsible to modify framing accordingly. Cut gypsum board tightly around all penetrations unless trade contractors cut opening after walls have gypsum board installed.
- 4) Trade contractor to provide and install all fabric wrapped acoustical panels when applicable.
- 5) Provide and install any expansion joints in framing system. Include all expansion joint covers and assemblies to be installed in gypsum board walls and gypsum board or acoustical ceilings.
- 6) Include all drywall control joints and reveals.
- 7) Include all foamed in place insulation at all exterior wall crevices, between walls and metal decking and junctions between walls. Include top of CMU filler.
- 8) Trade Contractor to provide and install all insulation and sound insulation as required.
- 9) Trade contractor to include and install all fire treated wood blocking in correct locations for architectural woodwork, future TV's, mirrors, toilet partitions, marker boards, tack boards, smart boards, toilet accessories, exterior building signage, windows, chair rail, lockers, storage bins, fire extinguisher cabinets, water fountains, and overhead coiling doors.
- 10) Trade contract to provide and install all gypsum soffits and furr downs.
- 11) Provide all slide clips, studs, tracks, top track, metal trims, runners, channels, expansion tracks, fasteners, and welding shim studs as required to achieve straight, plumb walls.
- 12) Trade Contractor shall check and review all work in which this Trade Contractor's work attaches.
- 13) Treat all joints, nail heads, and other depressions in the surface of the wallboard, in accordance with the recommended manner, with a taped joint system by the gypsum wallboard manufacturer and as per the contract documents.
- 14) Furnish and install all wood blocking for roof systems and under parapet cap flashings, behind metal fascia's, plywood at parapets and, any other wood associated with the metal or roofing system.
- 15) Install all hollow metal frames in framed walls. (Frames to be provided by others).
- 16) Furnish and install access panels as necessary for, and, to adjust/offset framing as required for structure, mechanical, plumbing, and electrical systems as approved by Architect and Construction Manager.
- 17) Furnish and install plywood in any mechanical/data/electrical/IT rooms as shown.
- 18) Furnish and install fire resistant plywood on back side of parapet walls.
- 19) Provide and install exterior gypsum sheathing under soffit panels and overhangs.
- 20) Fire rated and nonrated caulking at top and bottom of wall types as shown.
- 21) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 22) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 23) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 24) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 25) *All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.*
- 26) *All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.*
- 27) *Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.*
- 28) *Coordination and phasing of work as required by Crossland Construction Co.*
- 29) *Include all ADA requirements applicable to system(s) and project.*
- 30) *Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.*
- 31) *Include travel and mobilizations for field measuring.*
- 32) *Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.*
- 33) *Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.*
- 34) *Trade Contractor shall include a final clean of all materials installed by this contract.*
- 35) *This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.*
- 36) *Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.*
- 37) *Trade Contractor shall include any dewatering as necessary to perform scope of work.*
- 38) *Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.*
- 39) *Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.*
- 40) *Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.*
- 41) *Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.*

Exclusions:

Sales Tax

Exclusions: Sales Tax, Ceiling installation in Lounge Area(s)

Alternate #3: Provide all labor, materials, and equipment to furnish and install new ceiling(s) in Lounge Area(s)

TRADE CONTRACT

9B Flooring & Wall Tile

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on **March 16, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) Provide and install all LVT, carpet tile, rubber flooring, entrance mats, walk off carpet tile, resilient base, transitions, and all misc. components for a complete and finished system.
- 3) Include joint sealants where floor / wall coverings in this Trade Contract meets adjacent material. Includes sealants at dissimilar materials and/or transitions.
- 4) Existing slab to be leveled and filled as required for level installation of new flooring.
- 5) Provide and install Floor Tile and LVT as indicated on prints.
- 6) Provide and install all rubber base.
- 7) Provide and install all bullnose base tile.
- 8) Install all transition strips to a clean and final product.
- 9) Include all Schluter trim as required by plans/specs.
- 10) Clean up Flooring debris and trash at the end of every day.
- 11) This is a Tax Exempt job.**
- 12) This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 13) This is a Tax Exempt job.**
- 14) Provide **Alternate** pricing for Alternate #1, Alternate #2, and Alternate #3 – Refer to Bid Form. Do not include in final bid numbers.
- 15) Include all rubber base, resilient flooring, flooring transitions, and floor and wall tile, including all accessories, trims, and edge conditions, required for a complete and finished installation.
- 16) Install new wall tile over existing glazed CMU. Contractor to use adhesive/mortar appropriate for this condition.
- 17) Install new LVT flooring over existing flooring unless noted otherwise.
- 18) Do not install tile behind shower stalls.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base*

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

bid IF supported and required by the contract documents unless noted otherwise.

- 1) *Trade Contractor to furnish and install all VCT, resilient flooring, rubber base, ceramic wall tile, ceramic floor tile, carpet and all miscellaneous work required for a complete and finished installation.*
- 2) *Trade Contractor shall provide all grout, base, and trim as required for a complete and finished ceramic tile system. If applicable Trade Contractor shall provide all rock and glass tile, base, and trim as required for complete and finished ceramic tile systems.*
- 3) *Provide patterning in all applications as shown/indicated in contract documents.*
- 4) *Trade Contractor shall provide all resilient sheet flooring, resilient floor coverings, carpet floor covering, rubber base/tile, grates, and miscellaneous work required for a complete and finished system.*
- 5) *Furnish and install all carpet, sub floor filler, adhesive, edge strips, Schluter trim, transition strips, seaming cement, and miscellaneous as required for complete and finished systems.*
- 6) *Include all floor preparation; including floor filler, floor leveling compound, adhesive primer, trim, grout, sealants, solid surfacing thresholds, installation adhesives, trim, and miscellaneous materials required for complete and finished systems.*
- 7) *Include all epoxy grout, epoxy mortar bed, mortar bed, mortar bed bond coat, and miscellaneous for complete and finished systems.*
- 8) *Furnish and install all VCT, static dissipative tile, sub floor filler, adhesive, edge strips, seaming cement, and miscellaneous as required for complete and finished systems.*
- 9) *This trade contract to install rubber tread and risers at the stage stairs as indicated in the plans.*
- 10) *Provide all certified test reports, certifications, samples, shop drawings, and miscellaneous as required by contract documents.*
- 11) *Include all rubber bases on casework, cabinets, and equipment where indicated.*
- 12) *This Trade Contractor shall pay for an independent firm to perform inspection and testing of substrates as defined in the specification.*
- 13) *It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.*
- 14) *This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.*
- 15) *This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.*
- 16) *The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.*
- 17) *All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.*
- 18) *All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.*
- 19) *Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.*
- 20) *Coordination and phasing of work as required by Crossland Construction Co.*
- 21) *Include all ADA requirements applicable to system(s) and project.*
- 22) *Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.*
- 23) *Include travel and mobilizations for field measuring.*
- 24) *Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes,*

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.

- 25) *Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.*
- 26) *Trade Contractor shall include a final clean of all materials installed by this contract.*
- 27) *This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.*
- 28) *Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.*
- 29) *Trade Contractor shall include any dewatering as necessary to perform scope of work.*
- 30) *Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.*
- 31) *Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.*
- 32) *Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.*
- 33) *Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.*

Exclusions:

Sales Tax

Exclusions:

Sales Tax

Alternate#1: Prepare existing flooring substrates in corridors and dorm rooms as required to receive new LVT flooring and rubber base, including patching, and leveling. Provide and install new LVT, rubber base, and transition strips in corridors and dorm rooms.

Alternate #2: Provide all labor, materials, and equipment required to install new stair treads and risers. Glue and mortar removal will be performed by others; this trade contractor shall include all necessary surface preparation to ensure substrates are smooth, sound, and suitable for installation of new treads and risers.

Alternate #3: Provide and install new flooring & wall base in lounge area(s). Include necessary surface prep/leveling as required.

TRADE CONTRACT

9C Painting & Wallcoverings

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on **March 16, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) All painting/coatings per plans and specifications (including painted signage if required)
- 3) Paint all gyp soffits as required.
- 4) Prime and paint all new and existing door and window frames.
- 5) Existing and new wall surfaces in area to receive work are to be painted unless noted otherwise.
- 6) Include all wall coverings as required by plans.
- 7) Prior to commencing work, the Painter shall examine all substrates to receive paint and verify that surfaces are acceptable for the specified finishes in accordance with Division 09 requirements and the Painter's standards. Any conditions requiring correction that are outside the Painter's scope shall be reported to the Contractor in writing before paint application begins.
- 8) Prime areas scheduled to receive wall protection / FRP if required by the manufacturers installation instructions.
- 9) Include touch up of existing stained wood doors where applicable.
- 10) Include touch up of aluminum door frames that are part of modular wall system where applicable.
- 11) Install floor protection once scope of work is complete in order to protect this trades work.
- 12) Clean paint related debris and trash at the end of every day.
- 13) This is a Tax Exempt job.**
- 14) This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 15) This is a Tax Exempt job.**
- 16) Provide **Alternate** pricing for Alternate #1, and Alternate #3 – Refer to bid form. Do not include in final bid number.
- 17) Paint all interior soffits PT-1
- 18) Paint Doors & Frames PT-2
- 19) Paint walls above shower stalls PT-1.
- 20) Paint access doors as required.

21) Include all surface preparation, priming, and painting required to deliver a complete and finished project in accordance with the plans and specifications.

22) Install floor protection once scope of work is complete in order to protect this trades work.

General Trade Inclusions: Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.

- 1) Trade Contract to include all labor, material and equipment for all painting including but not limited to the painting of all gypsum board walls, gypsum board ceilings, block filler at CMU, deck and ceiling structure, exposed MEP, hollow metal doors and frames, pipe bollards, metal handrails and guardrails, exterior structure, canopies, and all exposed structure.
 - 2) All exposed steel structure, non-acoustic decking, and ductwork to be painted at all exposed ceiling locations, unless noted otherwise; refer to reflected ceiling plan.
 - 3) Provide and install all wallcovering for a complete system including any adhesives and trim.
 - 4) Painting all non-prefinished wood doors and doors as shown.
 - 5) Preparation of all doors, walls and ceilings as required providing a completed and acceptable finished product. Includes any scraping, cleaning, priming, bonding, and caulking as required to provide a complete and finished product.
- 1) Include all sealed concrete and epoxy paint as noted in the plans and specifications.
 - 2) Include protection and cleanup of all floors and other adjacent materials from paint or overspray.
 - 3) Trade Contractor shall provide all touch-up work prior to, and after, the painting is completed.
 - 4) Trade Contractor shall remove or protect all electrical plates, hardware, light fixtures, escutcheons, and fittings prior to painting.
 - 5) Trade Contractor shall caulk all hollow metal door and window frames to sheetrock for a smooth and finished transition.
 - 6) Cover all HVAC return air grilles and fire sprinkler heads to protect from overspray.
 - 7) Include all painting of steel pipes, bollards, exposed steel joist, and any misc. exposed steel.
 - 8) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
 - 9) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
 - 10) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
 - 11) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
 - 12) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
 - 13) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
 - 14) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re- test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

Sales Tax

Exclusions:

Sales Tax

Alternate#1: Paint all walls in corridors and dorm rooms PT-1. Include patching holes smaller than a dime prior to applying paint.

Alternate #3: Paint Lounge Area(s)

TRADE CONTRACT 10A Specialties

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) **This is a Tax Exempt job.**
- 3) Provide all specialty items including but not limited to:
 - M1: Channel Frmaed Mirror/Shelf Combo,
 - M2: Tempered Glass with Pencil Edge all J Channels & associated adhesive as required
 - PSS1: Plastic shower stalls & associated hardware.
 - RH1: Robe Hooks
 - ST1: Shower Seat & Accessories
 - TP1: Toilet Partitions
- 4) Include coordination with plumber and masonry contractors prior to installation of plastic shower stalls & hardware.
- 5) Coordinate with Gypsum contractor for all required backing locations prior to sheetrock/tile installation.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish and install all visual display surfaces, markerboards, tack boards, signage, exterior letters, plaques, lockers, fire extinguishers & cabinets, toilet partitions/compartments, urinal screens, doors, panels, toilet accessories, mop and broom holders, flag poles, and utility shelves as required for a complete and finished package.
- 2) Include all signage, plaques, metal letters, flat cut metal signage, laser cut acrylic signage, panel signs, vinyl die-cut lettering & graphics, dimensional characters, acrylic signs including all anchors and accessories.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 3) Include toilet compartments, urinal screens, doors, panels, pilasters, brackets, overhead bracing, hardware, accessories, anchors, and fasteners.
- 4) Include all toilet, bath and laundry accessories including all mirrors, toilet tissue dispensers, paper towel dispensers (include towel dispensers in Kitchen/culinary also), grab bars, sanitary napkin dispensers, shower curtains, shower rods, folding shower seats, towel pins, towel hooks, coat hooks, toilet seat cover dispensers, waste receptacle trim, baby changing stations, mop and broom holders, utility shelves and all fasteners & anchors.
- 5) Furnish and install flagpoles, metal collars, flagpole sleeves and all components and accessories per the contract documents. Include pier drilling and necessary equipment to set flagpoles.
- 6) Include all lockers and benches including all base blocking, frames, doors, hardware, base steel, handles, latches, identification plates, sloping tops, filler panels, boxed end panels, clothes hooks, bench tops & pedestals. Include all fasteners and accessories for a complete and finished system.
- 7) Include all fire extinguishers, brackets, cabinets, hose valve cabinets, including all trims, glazing, hardware, locks & accessories. Include all tagging/inspections of fire extinguishers. Include coordination of determining what size recessed cabinet is to be installed in each location to properly fit each wall type.
- 8) Trade Contractor is responsible for all equipment, freighting, & permits required to deliver material to jobsite.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 16) Coordination and phasing of work as required by Crossland Construction Co.
- 17) Include all ADA requirements applicable to system(s) and project.
- 18) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 19) Include travel and mobilizations for field measuring.
- 20) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 21) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 22) Trade Contractor shall include a final clean of all materials installed by this contract.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 23) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 24) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 27) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions: Sales Tax

Trade Contract 11A Food Service Equipment

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on March 16, 2026, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) Trade Contractor to provide and install all kitchen/food service equipment as shown in the contract documents and called out in the Project Specifications. Refer to kitchen equipment legend on A1.2.
- 3) Trade Contractor to provide shop drawings and cutsheets of equipment to allow the GC to coordinate MEP requirements and wood blocking in the food service space.
- 4) Trade contractor to verify wood blocking is in proper location **prior** to gyp board being installed.
- 5) Trade Contractor to provide and install all stainless steel counter tops
- 6) Trade Contractor to provide a list any long lead items over 6 weeks with their bid.
- 7) Include final caulking of equipment to walls/floor as required to pass health department inspections.
- 8) **This is a Tax Exempt job.**

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 29) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 30) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 31) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 32) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 33) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 34) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 35) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 36) Coordination and phasing of work as required by Crossland Construction Co.
- 37) Include all ADA requirements applicable to system(s) and project.
- 38) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 39) Include travel and mobilizations for field measuring.
- 40) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 41) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 42) Trade Contractor shall include a final clean of all materials installed by this contract.
- 43) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 44) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 45) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 46) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 47) Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 48) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 49) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions: Sales Tax, Item #11 – Soda & Ice Dispenser (Owner Provided), Item #18 – POS (Owner Provided)

TRADE CONTRACT

22A Plumbing

Galley Renovation

Dobson/Harrill Hall Renovation

Work includes, and is not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on March 16, 2026, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) Trade Contractor shall include removal of piping as shown on the drawings, capping and sealing of all affected piping, protection of adjacent systems, and preparation of piping for future reconnection. All labor, materials, and coordination required shall be included in the bid.
- 3) Coordinate with GC and Facility Manager to prepare for water shutdown prior to commencement of work.
- 4) Trade contractor to include removal of sinks, hangers, and piping back to main & cap.
- 5) Trade contractor to include removal of floor sink/drain & piping back to main & cap.
- 6) Saw cutting flooring as required for removal shall be included in this trade contractors scope of work. GC to infill floor in preparation for new flooring.
- 7) Contractor to include cleaning all existing plumbing fixtures to remain or be re-used in area of work to like-new condition & provide a list of deficiencies to GC.
- 8) Unload and stage all materials that pertain to scope of work.
- 9) Drill all holes required for plumbing.
- 10) Clean and seal all penetrations from scope of work.
- 11) Provide and install all plumbing fixtures as shown in plans/specifications.
- 12) Provide and install all hangers & insulation required by scope of work.
- 13) Provide and install waterproofing at all floor drain bodies as shown in manufacturer's installation instructions.
- 14) Include final connections to kitchen equipment as required.
- 15) Provide and install access panels if required.
- 16) Provide cleanouts on waste, vent and storm piping as required by code and for reasonable maintenance based on actual field installation.
- 17) Include firestopping in areas where penetrations are made through fire rated assemblies by this scope of work.
- 18) Contractor to install and maintain temporary filters over all return and exhaust grilles in work area during construction.
- 19) **This is a Tax Exempt job.**
- 20) This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

include any necessary overtime and weekend work in their bid to meet the project schedule.

21) This is a Tax Exempt job.

22) Provide all labor, materials, and equipment to demolish all piping & insulation as required for new construction shown on the contract documents.

23) Include waterproofing for floor drain bodies as necessary for proper installation.

24) Coordinate with Masonry, & Specialty contractors prior to laying out drains for showers.

25) Provide all access panels necessary for this trades scope to be installed by others.

26) Provide and install all plumbing fixtures.

27) Include all floor drains, valves wall cleanouts (WCOs), carriers, supports, and all other components not specifically indicated on the Contract Documents but required to provide a complete and fully operational system.

General Trade Inclusions: Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.

- 1) Trade Contractor to provide all labor, material and equipment to furnish and install all plumbing fixtures, plumbing specialties, water piping, water treatments, sanitary waste, vent piping, roof drainage piping, natural gas piping, water heaters, mechanical identification, recirculating pumps, grease interceptors, floor and roof drains, solids interceptors, piping, pipe expansion fittings and loops, supports, equipment, roof drain piping and underground piping to existing storm system, insulation, under-slab drainage required for complete, operational, and finished plumbing systems.
- 2) Trade Contractor to include all piping, fittings, sleeves, valves, escutcheons, expansion joints, framing systems, hanger shield inserts, pipe stands, pipe positioning systems, equipment supports, alignment guides, fasteners, hangers, supports and all associated structural steel and grout alignment guides for this scope of work.
- 3) Trade Contractor shall include all electric and fuel fired water heaters, drain pans, piping, regulators, expansion tanks, shock absorbers, venting, supports, anchors, burners, shut off valves and all components and accessories.
- 4) Trade Contractor to furnish and install all fixtures, water closets, urinals, lavatories, sinks, electrical water coolers, service sinks, mop basins, drinking fountains, showers, bathtubs, washer boxes, emergency eye wash stations, recirculating pumps, electric water coolers, water heaters, faucets, flushometers, toilet seats, protective shielding guards, fixture supports, emergency showers and all associated components and accessories.
- 5) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
- 6) Trade Contractor to include all condensate piping, meters, gages, thermometers, test plugs and thermowells.
- 7) Include all identification, equipment labels, warning signs, pipe labels, direction arrows, stencils, valve tags and warning tags.
- 8) Include all insulation including foam insulation, cellular glass, flexible elastomeric, mineral fiber, cements, adhesives, mastics, joint sealants, jackets, fabric reinforced mesh, field applied jackets, tapes, securements, and corner angles.
- 9) Include all domestic water piping and water pumps including all vacuum breakers, backflow preventers, valves, mixing valves, strainers, hose bibs, hydrants, drain valves, water hammer arrestors, trap seal primer valves and regulators. Include connection of site water piping to 5' beyond building perimeter (site water trade contractor pipes all site water to within 5' of building).
- 10) Include all sanitary waste and vent piping including all piping, fittings, gaskets, couplings, floor drains, sleeve flashings and vent caps.
- 11) Include all sump pumps, sump pump basins, covers and connectors.

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 12) *Install systems, material, and equipment level and plumb, parallel, and perpendicular to other building systems.*
- 13) *Routing and concealing of all water, sanitary sewer, and storm sewer as required by the contract documents, for an aesthetically pleasing appearance.*
- 14) *Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.*
- 15) *Purging and disinfecting as required.*
- 16) *Include all acid neutralization tanks and associated piping and limestone chips.*
- 17) *Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.*
- 18) *Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.*
- 19) *Settlement of trenches associated with this scope of work to be repaired by this trade contractor.*
- 20) *Include all excavation, suitable bedding material, backfilling, compaction, and final grading at disturbed area to within +/- one tenth of final specified grades.*
- 21) *Trade Contractor shall immediately remove all excess materials (spoils) from Work areas to a location designated by the Construction Manager. Any spoils damaged, overly wet, contaminated, or not suitable for backfill or fill will be this Trade Contractor's responsibility to remove to an offsite location. Trade Contractor shall be responsible for coordinating, spreading, and compacting materials (spoils) into finished work.*
- 22) *Include all site underground and building natural gas piping as well as all gas connections to equipment, valves, regulators, roof piping to HVAC equipment, meters, regulators, supports, unions, reducers, concrete bases and shut offs. Coordinate with ONG for location of site gas meter.*
- 23) *Include all foundation, elevator pit piping and under-slab drainage piping per plans.*
- 24) *Include installation of all kitchens and, or, culinary floor troughs and grates, furnish and install temporary plywood covers and associated piping as per the kitchen plans and specifications.*
- 25) *Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.*
- 26) *Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.*
- 27) *Include all Ansul fire system piping, water supply lines, reducers and associated fittings and components at kitchen hoods as identified in the kitchen plans / specifications.*
- 28) *Furnish and install food disposal systems, grease interceptors, internal air relief bypass, cleanouts, baffles, trap seals, gasketing and fittings.*
- 29) *Furnish and coordinate with other Trades all penetrations through grade beams and foundations.*
- 30) *Include access panels for all work under this scope where required.*
- 31) *Trade Contractor shall re-finish and touch-up all equipment installed as part of this work as required.*
- 32) *Work shall include caulking, fire caulking, and sealing of all penetrations made by the execution of the work provided by this Trade Contractor.*
- 33) *It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.*
- 34) *This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.*
- 35) *This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.*
- 36) *The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.*
- 37) *All work shall be accomplished using accepted methods and procedures of the highest recognized*

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.

- 38) *All work included in this trade contract shall be according to the project/progress schedule provided by the Construction Manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.*
- 39) *Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.*
- 40) *Coordination and phasing of work as required by Crossland Construction Co.*
- 41) *Include all ADA requirements applicable to system(s) and project.*
- 42) *Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.*
- 43) *Include travel and mobilizations for field measuring.*
- 44) *Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.*
- 45) *Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.*
- 46) *Trade Contractor shall include a final clean of all materials installed by this contract.*
- 47) *This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.*
- 48) *Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.*
- 49) *Trade Contractor shall include any dewatering as necessary to perform scope of work.*
- 50) *Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.*
- 51) *Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.*
- 52) *Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.*
- 53) *Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.*

Exclusions: Sales Tax

Exclusions: Sales Tax, Lounge Area Work

Alternate#3: Provide and install S-1 in Lounge Area(s) & connect to existing DCW/DHW

TRADE CONTRACT

23A HVAC

Galley Renovation

Dobson/Harrill Hall Renovation

Work including but not limited to the following:

Drawings and Specifications:

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

1. This project is scheduled to begin on March 16, 2026, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
2. Ceiling coordination of all MEP systems (Lighting, Ductwork, Diffusers, Electrical Etc.) must be completed by this contractor prior to the start of any new installations.
3. Prior to Demo, field verify and identify any existing equipment to remain in service that is served by system to be demolished.
4. Prior to Demo commencing pre-balance system to maintain system integrity.
5. Save any equipment that is identified as salvage by the owner.
6. All work required for a complete, operational, and finished heating, ventilation, and air conditioning (HVAC) system.
7. Include all T-Stats, Humidistats, & CO2 sensors as required by plans/specifications.
8. Supply and install grilles and vents.
9. Unload and stage all materials that pertain to scope of work.
10. Demolish, cap and seal HVAC duct were indicated on prints.
11. Provide and install all access panels required for HVAC systems and not called out on drawings.
12. Provide and install all insulation, & acoustical duct liner as required by plans/specs.
13. Include all penetrations necessary to complete scope of work.
14. Include firestopping in areas where penetrations are made through fire rated assemblies by this scope of work.
15. Clean up HVAC debris and trash at the end of every day.
16. **This is a Tax Exempt job.**
17. This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
18. **This is a Tax Exempt job.**
19. Provide all labor, materials, and equipment, including but not limited to air devices, ductwork, insulation, hangers, vibration isolators, manual volume dampers (MVDs), control dampers, diffusers, and accessories required to provide a complete and fully operational system.
20. Include providing and installing filter fabric for all supply/returns **prior** to demolition. Replace as necessary during renovation.

General Trade Inclusions: Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.

- 1) Provide all packaged heating and cooling units, air-to-air energy recovery units, ductless split systems, fan coil units, AHUs, RTUs, DACs, MAUs, DCUs, EUITs, HRUs, and rooftop units.
- 2) Provide all work required for a finished and operational heating, ventilating, and air conditioning system. Include phasing, delivery, off-loading, setting, adjusting, lifting, rigging, storage, and clean up as required to provide complete, finished, and operational systems.
- 3) Furnish and install all heat pumps, variable air volume terminal units, unit heaters, integral electric heating coils, factory mounted electronic controls, fan powered terminals with electric heat, and misc. accessories required for complete, operational, and finished systems.
- 4) Provide all ductwork system insulation and jacketing, condensate line insulation, refrigerant line insulation/jacketing, duct insulation/jacketing, grease duct insulation/jacketing, fire primary blankets, and miscellaneous as required for complete finished and operation systems.
- 5) Furnish and install all ductwork accessories, dampers, volume control dampers, fire dampers, back draft dampers, air turning devices, flexible duct connections, duct access doors, duct test holes, smoke dampers, access doors, U-belt drives, drip pans, metal supports, wood supports, anchors hardware, access doors, flexible connections, mounting angles, duct connections, supports, closure plates, anchors, connections, registers, diffusers, grilles, louvers, bird screen, and miscellaneous accessories required for a complete, operational and finished systems.
- 6) Trade Contractor shall provide all HVAC piping, refrigerant piping, expansion tanks, heat trace, checks, valves, stands, and miscellaneous required for complete, finished, and operational systems.
- 7) Trade Contractor shall furnish and install all make-up air units, heat exchangers, pumps, fan powered boxes, fans, VFDs and miscellaneous required for complete, operational, and finished systems.
- 8) Furnish and install all curbs, roof curbs, flashings, roof flashing, boots, roof boots, and wall flashings for Work provided by this Trade Contract as required for complete, finished, and operational systems.
- 9) Provide all power and gravity ventilators, louvers, roof mounted and wall mounted exhaust fans/relief fans, roof and wall mounted supply fans, propeller fans, in-line fans, relief roof hoods, intake roof hoods, and all Work associated as required to provide complete, finished, and operational systems. This Trade Contractor will be responsible for cutting any louvers into existing walls.
- 10) Trade Contractor shall provide all noise, vibration control, and vibration isolation required for this work.
- 11) Trade contractor to include demolition or removal of existing equipment & pipe as shown.
- 12) Trade Contractor shall be responsible for all layout required for work provided under this Trade Contract.
- 13) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
- 14) Trade Contractor shall include all work required for complete, finished, and rated wall, floor, and ceiling penetrations.
- 15) This Trade Contract shall be responsible for coring any/all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, sleeves, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.
- 16) Trade Contractor shall provide testing and balancing of air moving equipment, air distribution, and exhaust systems. Trade Contractor shall be present to supervise the balancing and adjustment of these

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

systems. All testing and balancing to be performed by an approved testing agency. Testing and balancing reports, and re-testing as needed. Operator training will also be this Trade Contractor's responsibility.

- 17) Trade Contractor shall provide wiring diagrams and temperature control drawings of all equipment furnished to the Electrical Contractor.*
- 18) Provide all control systems including all valves, dampers, thermostats, clocks, sensors, controllers, instrument wells, valve bodies, dampers, transmitters, low-voltage control system, operator interface, networking/communications, facilities management system, standalone*
- 19) Contractor shall include cleaning all diffusers, registers, and grilles prior to Owner occupancy or as directed by the Construction Manager.*
- 20) Include cleaning exterior of all ductwork and fittings, and removal of all tags, markings and stitches exposed to view.*
- 21) Provide all testing equipment, extra material and supplies as defined by the contract documents.*
- 22) Include all offsets as required to coordinate with other trades. Provide all labeling mechanical identifications, pipe markers, line markers, valve tags, valve schedule frames, signage, lettering, graphics, nameplates and miscellaneous as required for complete, finished, and operational systems.*
- 23) Provide all supporting devices, steel plate, shapes, bars, trapezes, hangers, clamps, hanger rods, building attachments, saddles, shields, supports and anchors as required for execution of the work and as required for complete, finished, and operational systems.*
- 24) Coordinate the locations of roof penetrations with the Construction Manager and Steel Contractor. If not coordinated this trade will be responsible for all cost due to changes in the duct work and caused by other trades that are incurred.*
- 25) Install systems, material, and equipment level and plumb, parallel, and perpendicular to other building systems.*
- 26) Install mechanical to facilitate servicing, maintenance, and repair or replacement of equipment components.*
- 27) Provide access panel/doors as required to access work supplied by the Contract.*
- 28) Trade Contractor shall start up equipment prior to substantial completion as directed by the Construction Manager.*
- 29) Trade Contractor shall include the cost of warranty extension as required to provide a full one-year warranty on equipment, commencing from the date of substantial completion.*
- 30) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.*
- 31) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.*
- 32) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.*
- 33) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.*
- 34) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.*
- 35) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.*
- 36) Coordination and phasing of work as required by Crossland Construction Co.*
- 37) Include all ADA requirements applicable to system(s) and project.*

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- 38) *Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.*
- 39) *Include travel and mobilizations for field measuring.*
- 40) *Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.*
- 41) *Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.*
- 42) *Trade Contractor shall include a final clean of all materials installed by this contract.*
- 43) *Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.*
- 44) *Trade Contractor shall include any dewatering as necessary to perform scope of work.*
- 45) *Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.*
- 46) *Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.*
- 47) *Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.*
- 48) *Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.*

Exclusions:

Sales Tax

Exclusions:

Sales Tax

TRADE CONTRACT 26A Electrical, & Fire Alarm

Galley Renovation

Dobson/Harrill Hall Renovation

Work includes, and is not limited to the following:

Drawings & Specifications: See Attachment D for List of Drawings, Specifications, and Reports

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

1. This project is scheduled to begin on March 16, 2026, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
2. Remove, Protect all ceiling mount items, wall sconce's, light fixtures, speakers, air devices, speakers, projections, etc.
Store for reinstallation
3. Provide and install all fixtures as shown in the plans and specifications.
4. Disconnect all power to equipment being demolished.
5. Fixtures labeled 'ER' shall be removed, relamped & stored in a safe location until being re-installed.
6. Remove and save all existing light fixtures.
7. Provide and install all fire alarm devices located in area of scope of work.
8. Reinstall saved light fixtures as shown on drawings.
9. All work required for a complete, operational, and finished Electrical system.
10. Seal any penetrations made by the trade, including fire rated penetrations.
11. Include final electrical connections to kitchen equipment as necessary.
12. Provide and install all J-hooks as necessary.
13. Provide and install telecom outlets where required.
14. Clean up all Electrical related trash at end of day.
15. Provide and install typical nameplates and labels as required by plans/specifications.
16. **This is a Tax Exempt job.**
17. This project is scheduled to begin on **May 11th, 2026**, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
18. **This is a Tax Exempt job.**
19. Relocate outlets and switches as shown on contract drawings.
20. Provide and install all light fixtures shown in contract documents RE 3/A-111
21. Remove and salvage lay in lighting – Contractor to protect during demolition.

Including But Not Limited To:

- 1) This Trade Contract shall include all electrical distribution, equipment feeders, wiring devices, branch

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- circuit wiring, site lighting, building lighting, low voltage cabling conduit, low voltage systems, and all Work required to provide these systems complete, finished, and fully operational.
- 2) Contractor shall include all low voltage communications & data cabling, conduit, terminations and plates. Include dedicated phone line(s) to Elevators.
 - 3) Trade Contractor shall be responsible for coordinating, scheduling, delivery, receiving, unloading, storage, inventorying, placement, protection, cleanup, Owners manuals, completion of warranty cards, and as-builts of all equipment and materials furnished by this Trade Contract.
 - 4) This Trade Contractor will be responsible for all saw cuts into existing slabs as required to complete this scope of work.
 - 5) It shall be the responsibility of this Trade Contractor to obtain and pay all licenses, permits, fees, inspections, and certification required for the execution of this Work.
 - 6) Trade Contractor shall include all site electrical. Including rough-in, wiring, setting, and terminating all light poles. Trade Contractor shall provide light poles, fixtures, anchor bolts, conduit.
 - 7) All backfill of trenches and excavations inside the buildings, under roadways, under sidewalks, under any improvements shall be backfilled with AB3 or washed rock and compacted to 97%. Backfill outside of the building in the landscape areas shall be to 95% compaction with select fill. Re-grade all excavations as required to get areas and building pad to finished subgrade.
 - 8) Trade Contractor shall immediately remove all excess materials (spoils) from Work areas to a location on site designated by the CM. Any spoils damaged, overly wet, contaminated, or not suitable for backfill or fill will be this Trade Contractor's responsibility to remove. Site Contractor shall be responsible for coordinating, spreading, and compacting the materials (spoils) into finished work.
 - 9) Include all underground conduits/raceways for future use, communications, fiber, and electrical service.
 - 10) Include all excavation, backfill, warning tape, utility markers, flowable fill, removal of spoils, tracer wirer, pull strings/ropes, compaction, pull boxes, lids, junction boxes, pedestals, and miscellaneous as required for complete, and finished raceways ready for wire/cable to pull into terminals.
 - 11) Electrical Trade Contractor shall provide and maintain temporary lighting, covers, and electricity throughout the new facility. Lamps not functioning properly shall be replaced immediately. Include removal of all temporary as directed by CM. Include power supply to CM trailer.
 - 12) Electrical Trade Contractor shall be responsible for all safety barricades and safety covers for electrical panels as required by OSHA, NEC, the Owner and/or CM. All temporary panels/receptacles shall be "GFI" protected by this Contract.
 - 13) Trade Contractor shall locate temporary electric panels at each level and provide all maintenance of panels as required. Include all cost of getting power service to panels. Panels shall be large enough to accommodate construction activities.
 - 14) This Contract shall be responsible for providing all grounding and bonding as required for complete, finished, and operational systems.
 - 15) This Contract shall be responsible for providing a complete and operational sensor system.
 - 16) Include all building wires, cables, and associated connectors, splices, and terminations for wiring systems as required for complete, operational and finished systems.
 - 17) Supply and install all junction boxes, back boxes, and conduit for low voltage systems. Coordinate final device locations & quantities with owner. Provide power to all door devices/transformers if shown.
 - 18) Include all receptacles, connectors, sensors, switches, dimmer switches, and finish plates.
 - 19) Provide oversized trim plates as required. Provide blank cover plates on all boxes not used.
 - 20) Trade Contract to include pull strings in conduits that are for future use. Trade Contractor shall be responsible for terminating all power at mechanical & kitchen equipment. Test to verify equipment is wired correctly.
 - 21) Include all requirements for short circuit and ARC flash hazard studies.
 - 22) Trade Contract shall include terminating all power to equipment furnished by other Trades including equipment not shown on electrical drawings.
 - 23) Furnish and install all steel supports as required for mounting the electrical equipment.
 - 24) Provide all conduit, fittings, flexible conduit, expansion couplings, race way, wire way, outlet boxes,

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

- junction and pull-boxes, floor boxes, and expansion joints.
- 25) Work shall include caulking, fire caulking, fire stop, “link-seal”, fire barrier, penetration seals, sealing, and waterproofing of all penetrations by the execution of the Work provided by this Trade Contractor.
 - 26) Trade Contractor shall set all boxes in walls and floors to enable a flush mount to be made with a cover plate to the wall or floor. It is the responsibility of this Contract to install all boxes to this, and the Contract Documents requirements. Coordinate with CM on wall & floor finishes. Any boxes not meeting these requirements will be corrected, with the cost to be met by this Trade Contractor.
 - 27) Provide all conduit, race ways, bushings, sleeves through wall and concrete, fire caulking, fire seals, surface metallic race way, wire mold, cable tray, cable pathways, J-hooks, D-rings, conduit sleeves, grounding, and miscellaneous as required for all low-voltage cabling as required for complete and finished system.
 - 28) Provide power to all motor starters, VFD’s, controllers or any other HVAC equipment requiring high voltage supply, and disconnect switches for equipment unless noted otherwise. VFD’s & Motor starters supplied by mechanical contractor.
 - 29) Provide all electrical Work as required to provide complete, finished, and operational heating and cooling units, air-to-air energy recovery units, and power and gravity ventilators.
 - 30) Provide all line voltage wiring from power source to power connection on controls and/or unit control panels. Include starters, disconnect, and required electrical devices. Include line voltage wiring between electrically operated equipment units and between equipment and field installed control devices. Install all temperature sensor boxes and conduit for all line voltage control wiring.
 - 31) Trade Contractor shall review all mechanical schedules and provide all electrical Work required for complete, finished, and operational systems.
 - 32) Include all electrical Work required for all HVAC pumps, fuel-fired unit heaters, gas and electric furnaces, condensing units/heat pumps, heat exchangers, and packaged roof top air conditioning units as required for complete, finished and operational systems
 - 33) Trade Contractor shall provide fireproofing or additional insulation around recessed fixtures installed in fire rated ceilings, hanging or floating ceilings. (GC shall not perform this Work).
 - 34) Trade Contractor shall secure all lay-in fixtures into the ceilings.
 - 35) Include all conduit, boxes, and covers for future use.
 - 36) Provide all twenty-four (24) volt and higher Work for fire sprinkler system.
 - 37) Furnish and install any/all access panels as required by this Work.
 - 38) Provide all labeling, nameplates, markings, identification, and signage as required for Work provided by this Trade Contract.
 - 39) Provide all supporting devices as required for Work provided under this Trade Contract.
 - 40) Cut, core, patch, trim, clean up, and seal floors, walls, and ceilings as required to execute and complete Work by this Contract. Cut, seal, and as required for installation of Work provided by this Trade Contract.
 - 41) This Trade Contract shall be responsible for coring any/all penetrations required for execution of this Work. Include all coring, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the electrical in the concrete, masonry, and miscellaneous walls will be the Electrical Trade Contractors’ responsibility. Any missed penetrations will be the responsibility of the Electrical Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of the Electrical Contractor to repair to original condition.
 - 42) Provide all hourly/daily cleanup for this Work as directed by CM. Remove all trash and debris to dumpster.
 - 43) Electrical Trade Contractor shall be responsible for any and all layout required for Work provided under this Trade Contract.
 - 44) Contractor shall provide a representative at all startups and provide assistance as required.
 - 45) Once new roofing is in place, provide any flashing connections for penetrations through the roof as required for a complete and finished system.
 - 46) Trade Contractor shall not mark or damage walls, ceiling finishes, floors, or any other finishes. All

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

repairs to damaged finishes due to failure to meet these requirements shall be corrected and paid by this Trade Contract.

- 47) Trade Contractor shall refinish, restore, and touchup damaged paint on equipment and materials to original condition.
- 48) Contractor shall provide all weather protection required by the Work provided by this Trade Contract.
- 49) Trade Contractor shall stage, rig, set, place, and install all equipment and gear supplied by this Contract.
- 50) Coordination & Phasing of Trade Contractors' Work as required by Crossland Construction Co.

Exclusions:

- 1) Sales tax

Exclusions:

- 1) Sales tax

Alternate #3: Remove and salvage lounge lay-in lighting - Re-install lay in lighting once new ceiling is complete.

BID PACKAGE GENERAL CONDITIONS

Each Trade Contract shall INCLUDE the following list of Work items/directives in the scope and cost of the Trade Contract

1) SUBMITTALS:

- A. All submittals must be submitted to the CM within 14 calendar days of the execution of the Contract, or the receipt of a notice to proceed or within a faster time frame as identified or negotiated.
- B. Resubmittals must be resubmitted within 10 calendar days of the date of submittal return. Fines in the amount \$500.00 per calendar day for submittals not meeting the aforementioned requirements will be charged to this Contract. Exceptions must be in writing from CM.
- C. Trade Contractor shall submit insurance certificate, bonds, schedule of values, and fully executed Contract Agreement within 10 days of award of Contract.
- D. All shop drawings, submittals, samples, as-builts, test certifications, and owners' manuals as required by the Contract Documents.
- E. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.
- F. Bonds (see Contract Security/Bonds section of Bid Package) will be required. Cost of bonds to be identified on Bid Form.

2) CONSTRUCTION:

- A. The Contract Documents are complementary. What is called for by anyone shall be binding as if called for by all. If there is a conflict in the Contract Documents, the following order of precedence shall govern:
 - 1. Agreement
 - 2. Bid Package/Trade Contract Scope
 - 3. Supplementary Conditions
 - 4. General Conditions
 - 5. Specifications
 - 6. Drawings
 - 7. Geotechnical Report
- B. Trade Contractor shall include all parts, components, work and material required to provide complete, operational, and finished systems in the bid. Any minor Work not specifically mentioned but obviously necessary and considered normal construction practice for the proper completion of the Work, shall be considered as being part of, and included in, the Trade Contract.
- C. The Trade Contractor shall perform all Work called for in the Trade Contract including the furnishing of all equipment, materials, labor, tools, and supervision necessary for the performance of all things necessary for the Work. All Work shall be accomplished in a Workman-like manner with the understanding that the Owner, at its option, furnish any such labor, materials, equipment or supplies, as it deems necessary or desirable within the limits of the Contract Documents.
- D. Each Trade Contractor shall attend weekly progress meetings with involved Trade Contractors,

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

subcontractors, Construction Manager, & the Owner.

- E. Storage required by the Trade Contractor shall be in areas designated by the Construction Manager, storage of materials shall be in trailers, roll offs, or areas outside of the building areas. Areas inside of the building shall not be used for storage. All materials stored on the ground must be stored on dunnage.
- F. Coordination & Phasing of work as required by Construction Manager. Provide all coordination required for completion of this work with other trades. Coordination must be done in a timely and professional matter. Any and all costs associated with lack of coordination on the part of this Contractor will be charged to this Contract.
- G. Trade Contractor shall provide all layout, staking, grades, and elevations as required by this Contract. Initial building layout will be by the Construction Manager. Daily construction layout, elevations, and layout required by this Trade Contractor shall be included in his Trade Contract.
- H. Trade Contractor shall include all misc. equipment required for permits, freight, receiving, unloading, and installation of the Work furnished in this Trade Contract.
- I. Trade Contractor shall comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan Permit(SWPPP).
- J. Trade Contractor shall final clean all material supplied or installed under this Contract.
- K. Trade Contractor shall provide any and all drinking water required by Trade Contractor's employees or Subcontractor's employees.
- L. Any temp electric, fax, & phones required by the Trade Contractor's employees and Trade Contractor's subcontractors.
- M. Trade Contractor shall include all offsets as required to coordinate with other trades.
- N. Trade Contractor shall provide protection of stored materials and finished work. Provide protection necessary to prevent damage to existing improvements, existing vegetation, trees, asphalt, EIFS, utilities, fences, buildings, adjoining properties, and Owner's property. Any and all costs associated with surroundings damaged during the work of this Contract will be the responsibility of this Contract.
- O. Trade Contractor shall include any costs & coordination associated with permits, fees or licenses (as required by your work), and as required to provide complete, operational, & acceptable finished Work.
- P. Trade Contractor shall include all general conditions, overhead, profit, and insurance.
- Q. Trade Contractor is responsible for receiving, offloading, inventory, storing, staging, installation, and connection of all materials or equipment furnished by the Owner that is included in the Work specified in the Trade Contractor Specification Sections (sections identified in Trade Contract's Scope of Work).
- R. Trade Contractor shall provide any cold weather protection required by the Work provided under this Trade Contract.
- S. Trade Contractor shall conduct site operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct roads, walks, or other areas of work unless approved by Construction Manager.

3) SAFETY REQUIREMENTS & SITE POLICIES:

- A. By bidding this Trade Contract, Contractor agrees to comply with CCC Safety Requirements & Site Policies for all employees, subcontractors, and subcontractors' employees. Failure to adhere to jobsite regulations shall result in fines against this Trade Contractors' Contract or termination of the Contract. Fines for violations will be \$500.00 per daily incident. Fines shall be given to a charity of the Owner's choice. Trade Contractor to orientate each employee and subcontractor to these requirements. Each subcontractor shall complete the requirements acknowledgement form (see inclusions).
- B. Trade Contractor shall delegate a competent onsite safety officer. This person shall inspect the site daily for safety issues.
- C. Permission shall be obtained from the Construction Manager prior to taking any vehicle into the building. Only company vehicles shall be allowed on the construction site; all others shall use the

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

employee parking lot designated on the construction site. The company's name and/or shall be visible from a distance of 25' away.

- D. It is the policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Trade Contractor and sub contractors' employees shall abide by this policy. Smoking will be permitted in designated areas only.
- E. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
- F. Trade Contractor shall confine operations to the areas contained within the property lines as shown on the drawings.
- G. Trade Contractor shall provide traffic control as required, in accordance with U.S. Department of Transportation "Manual of Uniform Traffic Control Devices" and the state highway department requirements and/or municipality or other jurisdictional body or the Construction Manager.
- H. Trade Contractor shall provide all materials and/or equipment required to provide a safe work-zone. Safety must meet all OSHA requirements and Crossland Construction Co. safety policies, including hardhats, safety fencing, handrails, and misc. required to comply with OSHA & Crossland safety policies. No exceptions will be made or given. CM will correct items not meeting requirements and any costs associated with this correction will be charged to this Contract.
- I. Trade Contractor shall verify with all local utilities all utility locations and terminations shown on the drawings. Utility locates as required.
- J. Trade Contractor to comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan. All requirements of Erosion & Sedimentation Control shall be adhered to.
- K. All the aforementioned rules shall apply as well as the jobsite specific rules. See Attachment "B" for jobsite specific requirements & policies
- L. Trade Contractor and all tiers of subcontractors shall conduct weekly safety meetings on the jobsite. Attendees and minutes of the weekly safety meetings are to be documented.

4) CLEANUP & HOUSEKEEPING:

- A. Trade Contractor shall include daily cleanup, removal of all trash, debris, and excess materials to dumpster.
- B. Trade Contractor shall clean waste & mud from streets/roads during the work completed in this Trade Contract. Streets shall be thoroughly cleaned and/or swept on a daily basis or more frequently as required by Construction Manager.
- C. In the event the Construction Manager or the Owner feels the project housekeeping and cleanup is not satisfactory, upon written notice, the Construction Manager will provide the necessary cleanup, and all related costs will be at the expense of the Trade Contractor(s).

5) PROJECT SCHEDULE:

- A. The Trade Contractor shall attend scheduling meetings as required by the Construction Manager and coordination conferences as required by the Construction Manager. These meetings will establish communication, coordination, and cooperation for scheduling. The Trade Contractor shall utilize the Construction schedule for the work as prepared by the Construction Manager. The schedule shall be related to the entire project and shall establish critical dates for performance of this Trade Contract, which affects performance of other Work.
- B. The Trade Contractor shall schedule their forces for a minimum forty (40) hour work week. Should the updated schedule show the Trade Contractor to be behind schedule, the Trade Contractor shall devise a plan for recovery of lost time within 96 hours and submit to the Construction Manager said plan. Once the

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

Construction Manager approves the plan, the Trade Contractor shall institute it immediately. The Trade Contractor shall bear all costs and expenses related to recovery from the Trade Contractor's delay including costs to other Contractors on the project site.

C. Trade Contractor shall include all overtime as required to comply with the Project Schedule.

6) TAXES:

A. This is a Tax-Exempt project, and a tax-exempt form will be given to successful low bidders.

7) DAILY REPORTS:

A. Each Trade Contractor shall file daily with the Construction Manager a daily field report, giving the Trade Contractor's and Subcontractor's name, foreman or superintendent's name, number of workers, and a brief scope of Work for all tiers.

B. Trade Contractor's superintendent is to checkout with the Construction Manager when demobilizing and leaving the project on either a temporary or permanent basis.

8) PROJECT CLOSEOUT:

A. The Owner reserves the right to take possession and use any completed or partially completed portion of the project, providing it does not interfere with the Contractor's Work. Possession or use of the project shall not be considered final acceptance, nor shall such occupancy relieve the Trade Contractor or Subcontractors of liability to perform any Work that has not been completed at the time of occupancy.

B. Prior to completion of the Work under this Contract, partial occupancy by the Owner and separate Contractors will be necessary for installation of equipment.

C. Cooperation in segregation of construction activities is required and is agreed to by the Trade Contractor.

D. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.

9) WEATHER:

A. Weather delays shall be as defined by contract documents

10) EROSION/SEDIMENTATION CONTROL / SWPPP:

A. Provide dewatering, silt fence, & erosion control for all Work (including excavations, spoils, trenches, and stockpiles) provided by this Trade Contract as required by construction documents & SWPPP.

B. This Contract to comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan.

C. Any cost associated with rectifying damaged surroundings due to negligence by this Trade Contractor, will be the sole responsibility of this Trade Contractor.

D. Any cost associated with rectifying damages to the wetland's areas due to negligence by this Trade Contractor will be the sole responsibility of this Trade Contractor.

11) DAMAGES:

A. If the Trade Contractor refuses, neglects, or fails to complete the Work within the time stated at each Phase in the Trade Contract Schedule, then the Trade Contractor and the Trade Contractor's surety, if any, shall

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

be liable for and shall pay the Construction Manager, not as a penalty but as liquidated damages, the sum of two-hundred fifty dollars (\$250.00) for each calendar day that the Trade Contractor is in default after the time stipulated in the Trade Contract Schedule for completing the Work of each Phase until the Work is Substantially Complete. The Construction Manager may withhold from payments due the Trade Contractor, such amounts as may be assessed as liquidated damages. Upon Substantial and Final Completion of the Work, the Construction Manger may adjust the Contract Sum by the amount of the assessed liquidated damages.

12) UNIT PRICES:

- A. For CM/Owner information, provide all Unit Prices.
- B. The unit prices shall include all labor, material (including waste), tools, equipment, general conditions, overhead, profit, bond, and inclusions/exclusions per the base Contract.
- C. The contractor shall be paid for actual measured quantity of work multiplied times the unit price. Waste factors shall be included in the unit price.
- D. **NOTE:** The request for this information does not change unclassified excavation specified in base bid.

13) CHANGES:

- A. Contractor's markup, overhead, and profit on change orders are not to exceed ten percent (10%) combined or as dictated in the contract documents.
- B. Subcontractor must submit any changes in cost to adjust the Contract amount by use of written Change Order. Neither the CM nor the Owner will accept any adjustments from the Trade Contractor, except for those submitted as a written Change Order Request with a cost breakdown. Change orders are not to be billed until an official Change Order is issued by CM.
- C. Trade Contractor to adhere to all CM accounting requirements.

14) CONTRACT SECURITY/BONDS:

- A. For Subcontracts at or above \$50,000.00, the Trade Contractor shall furnish the following surety bonds, (with sufficient sureties to be approved by the Owner), when the contract is awarded:
 - 1. Performance Bond - 100% of Contract
 - 2. Statutory Bond - 100% of Contract
 - 3. Guarantee/Warranty Bonds - 100% of Contract – As required by CM
- B. If required - Warranty Bonds shall guarantee against and shall remedy any defect due to faulty materials or workmanship and shall pay for any damages to other work resulting therefrom, which may appear from within a period of one year from the date of completion as evidence by the date of the final acceptance of the project.

15) BID SECURITY TO BE FURNISHED BY EACH BIDDER WITH THEIR BID:

- A. Bids for Trade contracts over \$100,000.00, must be accompanied by a certified or cashier's check or a bid bond in an amount equal to five (5%) of the total amount of the bid as guarantee that, if awarded the contract, the bidder will execute the contract and furnish bonds and insurance as required in the General and Supplemental conditions. The successful bidder's check or bid bond will be retained until he has entered into a satisfactory contract and has furnished bonds and insurance. The Owner reserves the right to hold the bid security of the three lowest bidders until the successful bidder has entered into a contract and

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

has furnished the required bonds and insurance.

- B. No bid security is required if bid is \$100,000.00 or less. Should the successful bidder fail to enter into a contract and furnish the required bonds and insurance within twenty (20) days after the contract has been awarded, then the successful bidder shall forfeit to the Owner the cost of republication of notice to bidders, all actual expenses incurred by reason of bidder's default and the difference between the low bid of the bidder to whom the contract is subsequently awarded.
- C. The amount of said forfeiture shall not exceed the total amount deposited as security and shall be forfeited to the Owner as liquidated damages and not as penalty. Negligence on the part of Bidder in preparing or submitting the bid confers no right for the withdrawal of the bid after it has been opened and shall not constitute a defense to or excuse from the requirements of this provision.

16) PAYMENT:

- A. Trade Contractor shall bill the CM by the 20th of each month. Payment for the billing will be made by the 30th of the following month. (i.e., Billing on February 25 will be paid by March 30).
- B. Trade Contractor shall submit a schedule of values with the signed Trade Contract Agreement. CM will approve the schedule of values before the first billing by Trade Contractor.
- C. Trade Contractor shall submit a Request for Payment on AIA forms.
- D. As-built drawings & owner's manuals are to be a line item on the schedule of values.
- E. The Owner/CM will hold five percent (5%) retainage throughout the Project. Upon completion of the Work provided by this Trade Contractor, the Work will be reviewed by the CM, Architect and Owner for conformance with the Contract Documents. Once accepted by the CM, Architect and Owner the Trade Contractor may submit a pay requisition for release for retainage.
- F. Trade Contractor shall submit statement that the Work provided by the Trade Contractor is complete.
- G. Trade Contractor shall submit all as-built drawings, owners' manuals, and extra materials before submitting final payment.

17) DEFINITIONS:

- A. The term "Owner" shall mean Northeastern Oklahoma Community College and/or the person or entity identified as such and is referred to throughout the Contract Documents as if singular in number.
- B. The "Construction Manager" shall mean Crossland Construction Company, Inc. and/or the Construction Manager's employee or representative with authorization to act on behalf of the Construction Manager.
- C. The term "Architect/Engineer", "Architect", and/or "Engineer" shall mean the consulting "Architect" and/or consulting "Engineer" who prepared the Contract Documents for the Project and whose name and address appears on the Project Documents.
- D. The term "Trade Contractor" shall mean the person, persons, partnership, company, firm, or corporation entering into the Contract for the performance of the Work required by it, and the legal representative of said party, or agent appointed to act for said party in the performance of the Work.
- E. The term "Contract" shall mean collectively, the Agreement, Bid Package, General Conditions, Special Conditions, Supplementary Conditions, Specifications, Drawings, and the Addenda issued prior to execution of the Agreement, or other documents listed in the Agreement and modifications issued after execution of the Agreement.
- F. The term "Subcontractor" shall mean a person or entity that has a direct Contract or an assigned Contract with a Contractor to perform any of the Work at the site. The term Subcontractor means a Subcontractor or a Subcontractor's authorized representative.
- G. The term "Work" shall mean the entire completed construction of the various separately identifiable parts thereof required to be furnished under the Contract Documents.
- H. The term "Change Order" shall refer to the only document that can change the requirements of the

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

Contract. Verbal instructions, notes, memos, RFI responses, and other communication not in the form of a change order cannot change the Contract.

- I. The term “Substantial Completion” is the stage in the progress of the work or designated portion thereof that is sufficiently complete in accordance with the Contract Documents so the Owner can utilize the Work for its intended use.
- J. The term “Nonconforming Work” shall mean portions of the Work that do not comply with the Contract Documents and reference standards.
- K. The term “As Required” shall mean Work or an item of work that shall be executed/completed by the Trade Contractor as directed by the Owner, Architect, Engineer, Authorities having Jurisdiction, or the Construction Manager and/or work that is required by the Contract Documents to provide complete, operational, and finished Work.
- L. The term “Complete” shall mean all Work included in the Contract Documents, and/or to provide Work finished and ready for fully loaded operation.
- M. The term “Provide” shall mean furnishing materials, installing materials, and any other Work required to furnish complete and finished systems as described.

BID FORM

(Include Attachments A, B, C, D & E along with this bid form and your bid bond in your sealed envelope)

Company Name: _____

Estimator Name: _____

Estimator Phone: _____

Estimator E-Mail: _____

Galley Renovation

Dobson/Harrill Hall Renovation

Trade Contract 2A – Demolition

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 2A – Demolition

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Alternate #1: Remove Corridor & Dorm Room Wall base in its entirety..... \$ _____

Alternate #2: Remove Stair Treads & Risers & associated glue/mortar..... \$ _____

Alternate #3: Demolition in lounge areas including, but not limited to doors, flooring and wall base, casework..... \$ _____

Trade Contract 4A Masonry

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 6A – Millwork

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 6A – Millwork

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Alternate #3: Lounge Area(s) countertops, casework, & associated hardware \$ _____

Alternate #4: Provide and install solid surface countertops in Typical Restrooms \$ _____

Trade Contract 8A – Doors Assemblies – Supply & Install

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 8A – Doors Assemblies – Supply & Install

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Alternate #3: Provide and install doors and hardware for lounge areas \$ _____

Trade Contract 8C – Aluminum Storefront & Glazing

Base Bid (Excludes payment / performance bond)..... \$ _____
Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____
Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 9A – Gypsum & Ceiling Systems

Base Bid (Excludes payment / performance bond)..... \$ _____
Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____
Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 9A – Gypsum & Ceiling Systems

Base Bid (Excludes payment / performance bond)..... \$ _____
Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____
Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Alternate #3: Provide all labor, materials, and equipment to furnish and install new ceiling(s) in Lounge Area(s) . \$ _____

Trade Contract 9B – Flooring & Wall Tile

Base Bid (Excludes payment / performance bond)..... \$ _____
Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____
Total Bid (Add base bid and payment / performance bond amounts) \$ _____

NEO A&M Student Union Galley & Dobson-Harrill Hall Renovations – Bid Package #1

Trade Contract 9B – Flooring & Wall Tile

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Alternate#1: Prepare existing flooring substrates in corridors and dorm rooms as required to receive new LVT flooring and rubber base, including patching, and leveling. Provide and install new LVT, rubber base, and transition strips in corridors and dorm rooms.... \$ _____

Alternate #2: Provide all labor, materials, and equipment required to install new stair treads and risers. Glue and mortar removal will be performed by others; this trade contractor shall include all necessary surface preparation to ensure substrates are smooth, sound, and suitable for installation of new treads and risers. \$ _____

Alternate #3: Provide and install new flooring & wall base in lounge area(s). Include necessary surface prep/leveling as required.. \$ _____

Trade Contract 9C – Painting & Wall Coverings

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 9C – Painting & Wall Coverings

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Alternate#1: Paint all walls in corridors and dorm rooms PT-1. Include patching holes smaller than a dime prior to applying paint. \$ _____

Alternate #3: Paint Lounge Area(s) \$ _____

Trade Contract 10A Specialties

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 11A – Food Service Equipment

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 22A – Plumbing

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 22A – Plumbing

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Alternate#3: Provide and install S-1 in Lounge Area(s) & connect to existing DCW/DHW. \$ _____

Trade Contract 23A – HVAC

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 23A – HVAC

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 26A – Electrical & Fire Alarm

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Trade Contract 26A – Electrical & Fire Alarm

Base Bid (Excludes payment / performance bond)..... \$ _____

Payment / Performance Bond Rate (If base bid is over \$50,000) % _____ \$ _____

Total Bid (Add base bid and payment / performance bond amounts) \$ _____

Alternate #3: Remove and salvage lounge lay-in lighting - Re-install lay in lighting once new ceiling is complete..... \$ _____

Trade Contract – Combination Pricing

List Trade Packages in Combination Pricing..... _____

Base Bid (including payment/performance bond costs if over \$50,000)..... \$ _____

Trade Contract – Combination Pricing

List Trade Packages in Combination Pricing..... _____

Base Bid (including payment/performance bond costs if over \$50,000)..... \$ _____

Note: Please be advised that for Combination Pricing to be considered, applicable individual Trade Contracts MUST be filled out as well. Failure to do so will deem the bidders Combination Pricing non-responsive. The intent of Combination Pricing is to capture discounts through the award of multiple packages

****The Following Attachments A, B, C, D, & E are to be included in your Sealed B**

Trade Contract Attachment “A”

The Bidder hereby agrees to commence work under this Contract on a date to be specified in a written “Notice to Proceed” by Crossland Construction Co. and to fully complete the Project within the time specified.

The Owner (Northeastern Oklahoma Community College) and/or Crossland Construction Co. reserve the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.

In the event a Contract is awarded to the successful Bidder, it shall be executed within ten (10) days. The Bidder shall return with his executed Contract all Performance Payment Bonds, Statutory Bonds, Warranty Bonds and Insurance Provisions as required by the Supplementary Conditions and the Trade Contract’s scope of work.

If the successful Bidder fails or refuses to enter into a Contract as required by the Owner or fails to provide the required bonds and insurance to the Owner, within the time limited, said Bidder shall forfeit to the Owner the difference between the low bid of said defaulting bidder and the amount of the bid of the Bidder to whom the Contract is subsequently awarded and the cost, if any, of republication of notice to bidders and all actual expense incurred by reason Bidder’s default. The amount of said forfeiture shall not exceed the total amount deposited as security and shall be forfeited to the Owner as liquidated damages and not as a penalty. Negligence on the part of Bidder in preparing or submitting the bid confers no right for the withdrawal of the bid after it has been opened and shall not constitute a defense to or excuse from the requirements of this Provision.

BIDDER ACKNOWLEDGES ADDENDUM/ADDENDA: _____ **thru** _____

BIDDER ACKNOWLEDGES ATTACHMENTS “A” THRU “E”: _____

Attachments:

- Attachment “A” - The Affidavit of Non-Discrimination & Non-Segregation
- Attachment “B” - Trade Contract, Subcontractor, & Employee Jobsite Rules
- Attachment “C” – Safety Requirements & Jobsite Policies
- Attachment “D” - List of Drawings/Specifications
- Attachment “E” – Insurance Minimum Requirements

Oklahoma License# _____

Respectfully Submitted by,

Affix Seal

Bidding Firm

Corporation, Partnership, etc.

Signature

Printed Name and Title

TRADE CONTRACT ATTACHMENT “B”

AFFIDAVIT OF NONDISCRIMINATION, NON-SEGREGATED FACILITIES

ANTI-COLLUSION AND BUSINESS RELATIONSHIPS

STATE OF _____

COUNTY OF _____

The undersigned of lawful age, being first duly sworn upon oath, deposes and states that I am the duly authorized agent of the bidder submitting the attached bid and am authorized by said Bidder to execute the within affidavit.

I further swear that if said Bidder is successful on this project, it will not discriminate against anyone in employment or employment practice because of race, color, religion, sex or national origin. The undersigned further states that said Bidder will comply with all federal and state laws and execute orders concerning the subject of nondiscrimination.

The undersigned further states that said Bidder does not and will not maintain or provide for its employees any segregated facilities as defined in the instructions to perform their services at any location under its control, where segregated facilities are maintained. The Bidder further agrees that a violation of this certification is a breach of the equal opportunity clause of this bid and any contract awarded pursuant thereto. Said Bidder further agrees that (except where it has obtained identical certification from proposed subcontractors for specific time periods), it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding Ten Thousand (\$10,000.00) which are not exempt from the provisions of the equal opportunity laws, and that said Bidder will retain such certifications in its files.

The undersigned further states that said Bidder has not been a party to any collusion among Bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from building; or with any state official or employees as to quantity, quality or price in discussions between Bidders and any state official concerning exchange of money or other thing of value for special consideration in the letting of a contract; and the Bidder/Contractor has not paid, given or donated or agreed to pay, give or donate to any officer or employee of the State of Oklahoma (or any other entity) any money or other thing of value, either directly or indirectly, in the procuring of the award of a contract pursuant to this bid.

The undersigned further states that any partnerships, joint ventures, or other business relationships that are now in effect, or existed within one (1) year prior to this statement, with the Architect, Engineer or other party to this project; or any such business relationships between any officer or director of the Bidder and any officer or director of the Architectural Engineering firm or other party to the project are described as follows:

NAME OF BIDDER: _____

By: _____

Subscribed and sworn to before me on this _____ day of _____, 20 ____.

Notary Public

My Commission Expires: _____

TRADE CONTRACT ATTACHMENT “C”

Safety Requirements & Site Policies

1. Workers shall report unsafe conditions to their supervisors immediately. No worker shall be required or knowingly be permitted to work in an unsafe place, unless for the purpose of correcting the hazard and then only after all safety precautions have been implemented.
2. Safe work habits are mandatory. Report any unsafe conditions or performances to Construction Manager. Follow all Crossland safety rules and procedures. Crossland’s safety manual is posted in office.
3. Suitable clothing for construction shall be worn on the construction site at all times. Proper Leather Hard Soled Shoes, and appropriate safety equipment shall be worn at all times. Shirts with sleeves (at least t-shirt length) and full-length pants shall be required. Polyester or similar material is not allowed; shorts, tennis shoes, and tank tops also shall not be worn on site.
4. All employees on site shall wear hard hats that meet the requirements of ANSI Z89.1-1997 at all times outside the area designated as Trailer Row. Hard hats shall be worn in such a manner that the hat brim is positioned in front at all times. Hard hats may be worn backwards at the discretion of the Construction Manager. This includes all equipment operators, vehicle and truck drivers of contractors and material suppliers delivering to the site. Hard hats are required at all times on project. No exceptions. Hard hats will not be furnished by Crossland.
5. Protect and respect others work.
6. Lunch trash is to be deposited in trash cans. No exceptions.
7. Keep your work areas clean. Sweep areas at end of each day.
8. No urinating in or around buildings. Anyone caught doing so, will be removed from the project permanently.
9. Concealed weapons will not be allowed on site. Anyone having such will be permanently removed from project.
10. No removal of excess materials or scraps from project.
11. Posted speed limit shall be adhered to at all times: 10 mph on designated haul roads, 5 mph inside the building, on the building pad, trailer row, and other areas not designated at 10 mph. 20 mph may be permitted for site/civil work away from the pad areas and away from other trades at the discretion of the Construction Manager.
12. Seatbelts shall be worn at all times in vehicles including heavy equipment. All heavy equipment shall have rollover protection and seatbelts.
13. No one shall ride in a vehicle or mobile equipment unless they are on a seat. Exceptions: Scissor and boom lifts. Riding in the back of pick-up trucks shall not be allowed.
14. All heavy equipment including: cranes, forklifts, etc. shall have a reverse signal/back-up alarm audible above surrounding background noise.
15. No catering services shall be permitted on site.
16. Excavation work shall be performed in accordance with 29 CFR 1926 Subpart P.
 - Flagging and/or suitable warning devices will be required around all trench and excavation work at least three (3) feet (this distance can be exceeded if site specific required) from the edge of the excavation.

NEO Student Union Galley Renovation – Bid Package #1

- A safe means of access and egress shall be provided from excavations regardless of their depth at intervals that provide no more than 25 feet of lateral travel.
 - A competent person shall always be present while excavation work is performed.
17. Persons working on any aerial lift shall be tied off, at all times, to a platform tie-off point or a similar safety device securely attached to the structure of the lift.
 18. In the building, all lifts shall be propane or electrically powered with non-marking tires. Gasoline or diesel-powered lifts shall not be used in the building. Any costs associated with cleanup of floors due to damages caused by lifts will be charged to the Trade Contractor. Any changes to this requirement, is at the discretion of the Construction Manager.
 19. All propane tanks shall be stored in a tank farm; (including empty tanks).
 20. A fire watch shall be stationed to provide coverage for each welding, cutting, and other hot work operations. A fire watch may cover multiple operations with a 100-foot radius of them. In order for a fire watch to cover multiple operations, they shall have a clear line of sight to each operation and an unobstructed pathway to each operation. Fire watches shall have no collateral duties.
 21. Ladders shall reach three feet above the landing for safe access. All ladders shall be positioned on a stable surface and secured to prevent displacement. All ladders shall be fiberglass. Step ladders and extension ladders are not acceptable as stairs. Each contractor is responsible for providing stairs into the building for their employees. Damaged ladders shall be removed immediately from the jobsite.
 22. All electrical power tools and/or equipment shall be plugged into a ground fault circuit protection (GFCI). At the source of electrical power. All frayed and/or damaged electrical cords shall be removed from service and repaired. Cords shall not be tied into knots.
 23. Only UL-approved metal fuel cans with flame arresters and self-closing pour spouts shall be allowed on sight.
Fuel cans shall not be stored inside the building, or inside trailers. Cans shall be brought inside the building only to fuel equipment, and then must be removed immediately.
 24. All chemical materials used shall have a Material Safety Data Sheet (MSDS) filed with Construction Manager and posted in an area where work is being performed.
 25. Electrical Panels shall not be accessed by anyone. Only those authorized by Construction Manager shall have access to the electrical panels.
 26. Flag, barricade, or sign areas to keep employees from exposures to potentially hazardous work conditions.
 27. All underground electrical utilities shall be located prior to any excavation work occurring. The electrical contractor shall be notified to assist with this location. As-built drawings and electronic location shall be used to locate all underground electrical utilities. Contractors working around overhead electrical lines shall ensure that all equipment, materials, and personnel are at least 10 feet from the overheadlines.
 28. As described in each Contractor’s Safety Program work permits shall be utilized for those work activities that specifically require them. (Examples are confined space, electrical hot work, welding, painting, work where underground utilities are present, etc.).
 29. All employees shall OBEY all posted safety signs.
 30. Clean up and housekeeping shall be top priority. This project shall be kept clean and orderly at all times. The work area SHALL be cleaned on a continuous basis; no debris or trash will be permitted. Dumpsters shall not be backed up to any location of the building. They shall be maintained at a minimum distance of 50 feet from the building.
 31. Glass containers of any kind shall not be brought onto the construction site.
 32. Each fuel storage tank brought onto the construction site shall be provided with its own secondary

NEO Student Union Galley Renovation – Bid Package #1

- containment unit. The use of earthen dikes shall not be allowed. All fuel tanks shall be grounded in accordance with NFPA requirements.
33. Concrete trucks shall have all concrete chutes removed, with top chute in the raised and locked position while traveling on the jobsite.
 34. Storage required by the Contractor shall be in areas designated by the Owner. All materials on the construction site shall be stored/staged on dunnage.
 35. No one will be allowed to move a trailer or any other device for living on site.
 36. It is a policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Contractor and Subcontractor employees shall abide by this policy.
 37. There will be no smoking/tobacco products, eating or drinking (with the exception of water) when the roof of the building is installed. There will also be no smoking/tobacco products, eating, or drinking (with the exception of water) on the finished floors. Smoking will be permitted in designated areas only.
 38. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
 39. No parking in the construction area. Designated parking areas only.
 40. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site.
 41. Permission shall be obtained from Construction Manager prior to taking any vehicle into the building.
 42. All employees shall conduct themselves in a worker like manner at all times. Any other personnel, horseplay or disruptive activities of any kind shall result in immediate dismissal/removal from the job site.

I hereby attest by my signature that I have read and understand these Safety Requirements and Site Policies, and I will abide by them. I also understand that they may be jobsite specific amended or modified at any time at the discretion of Crossland Construction.

Respectfully Submitted by,

Affix Seal

Bidding Firm

Corporation, Partnership, etc.

Signature

Printed Name and Title

TRADE CONTRACT ATTACHMENT “D”

Trade Contract Drawing/Specification Package

I hereby attest by my signature that I have read and understand the drawings, as listed below, for their intended use. I also understand that they may be jobsite specific amended or modified at any time at the discretion of Crossland Construction, but not without prior written notification to the Trade Contractor.

NEO – Student Union Galley Renovation

- Drawings dated 06/03/25 may be amended via addenda during the bidding process.

| Drawing Number | Description | Date Issued |
|----------------|---|-------------|
| COVER | COVER SHEET | 06/03/25 |
| A1.0 | ARCHITECTURAL AND ENLARGED FLOOR PLAN | 06/03/25 |
| A1.1 | ENLARGED FLOOR AND REFLECTED CEILING PLAN | 06/03/25 |
| A1.2 | ENLARGED EQUIPMENT AND FINISH PLAN | 06/03/25 |
| A1.3 | INTERIOR ELEVATIONS | 06/03/25 |
| A1.4 | INTERIOR ELEVATIONS | 06/03/25 |
| M0.1 | MECHANICAL COVER SHEET | 06/03/25 |
| M0.2 | MECHANICAL SPECIFICATIONS | 06/03/25 |
| M0.3 | MECHANICAL SPECIFICATIONS | 06/03/25 |
| P1.1 | PLUMBING DEMO PLAN | 06/03/25 |
| P2.1 | PLUMBING PLANS | 06/03/25 |
| P3.1 | PLUMBING SCHEDULES & DETAILS | 06/03/25 |
| M1.1 | HVAC DEMO PLAN | 06/03/25 |
| M2.1 | HVAC PLAN | 06/03/25 |
| M3.1 | MECHANICAL SCHEDULES & DETAILS | 06/03/25 |
| E0.1 | ELECTRICAL GENERAL NOTED AND SYMBOLS | 06/03/25 |
| E0.2 | ELECTRICAL SPECIFICATIONS | 06/03/25 |
| E0.3 | ELECTRICAL SPECIFICATIONS | 06/03/25 |
| E0.4 | ELECTRICAL SPECIFICATIONS | 06/03/25 |
| E0.5 | ELECTRICAL SPECIFICATIONS | 06/03/25 |
| E1.1 | ELECTRICAL DEMOLITION AND POWER PLANS | 06/03/25 |
| E2.1 | LIGHTING AND SYSTEMS PLANS | 06/03/25 |
| E3.1 | ELECTRICAL DETAILS | 06/03/25 |

NEO Student Union Galley Renovation – Bid Package #1

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|------|----------------------|----------|
| E4.2 | ELECTRICAL SCHEDULES | 06/03/25 |
| | | |

NEO – Dobson/Harrill Hall Renovation

- Drawings dated 03/29/2023 may be amended via addenda during the bidding process.
- Specifications dated 03/29/2023 may be amended via addenda during the bidding process

| Drawing Number | Description | Date Issued |
|----------------|--|-------------|
| COVER | COVER SHEET | 01/30/2026 |
| A-001 | NOTES, LEGENDS, AND ABBREVIATIONS | 03/29/2023 |
| AD101 | FIRST FLOOR DEMOLITION PLAN | 01/30/2026 |
| AD102 | SECOND FLOOR DEMOLITION PLAN | 01/30/2026 |
| AD103 | THIRD FLOOR DEMOLITION PLAN | 01/30/2026 |
| A-101 | FIRST FLOOR AND FINISH PLAN | 01/30/2026 |
| A-102 | SECOND FLOOR AND FINISH PLAN | 01/30/2026 |
| A-103 | THIRD FLOOR AND FINISH PLAN | 01/30/2026 |
| A-111 | FIRST FLOOR REFLECTED CEILING PLAN | 03/29/2023 |
| A-112 | SECOND FLOOR REFLECTED CEILING PLAN | 03/29/2023 |
| A-113 | THIRD FLOOR REFLECTED CEILING PLAN | 03/29/2023 |
| A-603 | INTERIOR ELEVATIONS, PARTITION TYPES, DOOR SCHEDULE, AND DOOR ELEVATIONS | 01/30/2026 |
| P-001 | PLUMBING NOTES, LEGENDS & ABBREVIATIONS | 03/29/2023 |
| P-002 | PLUMBING SPECIFICATIONS | 03/29/2023 |
| P-101 | DOBSON-HARRILL DWV FLOOR PLANS | 01/30/2026 |
| P-111 | DOBSON-HARRILL WAG FLOOR PLANS | 01/30/2026 |
| P-501 | PLUMBING DETAILS | 03/29/2023 |
| P-601 | PLUMBING SCHEDULES | 01/30/2026 |
| P-901 | SANITARY RISER DIAGRAMS | 01/30/2026 |
| P-902 | DCW/DHW RISER DIAGRAMS | 01/30/2026 |

Other reports to be included as part of the contract documents:

Crossland Construction – Bid Package #1 Dated 1/23/26

NAME OF BIDDER: _____

By: _____

Subscribed and sworn to before me on this _____ day of _____, 20__ Notary Public _____

My Commission Expires: _____

TRADE CONTRACT ATTACHMENT “E” INSURANCE MINIMUM REQUIREMENTS

EXHIBIT 9.2.2.1

Insurance Minimum Requirements

The Subcontractor shall purchase and maintain insurance of the following types of coverage and limits of liability.

- 1. Commercial General Liability (CGL)** with limits of insurance not less than \$1,000,000 each occurrence, \$1,000,000 Personal and Advertising Injury, \$2,000,000 General Aggregate, \$2,000,000 Products/Completed Operations Aggregate.
 - a. If the CGL coverage contains a General Aggregate Limit, such General Aggregate shall apply separately to each project.
 - b. CGL coverage shall be written on ISO Occurrence for CG 00 01 04 13 or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent contractors, products-completed operations, and personal advertising injury.
 - c. General Contractor, Owner and all other parties required of the General Contractor, shall be included as Additional Insureds. The endorsement shall include that any person or organization that Subcontractor is required to add as an Additional Insured under the Subcontract Documents shall be included as an Additional Insured (CG 20 38 04 13 or its equivalent). Coverage must include both ONGOING Operations and COMPLETED Operations (CG 20 10 04 13 and CG 20 37 04 13 or equivalent as permitted by law). Vicarious forms of additional insured endorsements will not be accepted. It shall apply as Primary and non-contributing Insurance before any other insurance or self-insurance, including any deductible maintained by or provided to the Additional Insured.
 - d. Subcontractor shall maintain CGL coverage for itself and all Additional Insureds for the duration of the project and maintain Completed Operations coverage for itself and each Additional Insured for at least 2 years after the completion of the Work.
 - e. Provide Stop Gap Coverage, if applicable, for the following states: North Dakota, Ohio, Washington, West Virginia or Wyoming.
 - f. Coverage shall include:
 1. Contractual liability coverage sufficient to meet the requirements of the Subcontract Documents (including defense costs and attorneys' fees assumed under the contract, which shall be payable in addition to the limit of liability).
 2. No separation of insured exclusion.
 3. The following exclusions are absolutely prohibited and shall not be included in Subcontractor's policy if applicable to the work.
 4. No damage to Work performed by Subcontractor exclusion (CG 22 94 or similar).
 5. No exclusion for subsidence, which is specifically prohibited for any work involving excavation, soil stabilization, earth retention, concrete, structural steel, landscaping, waterproofing, fire protection, and plumbing.
 6. No "residential" exclusion that would void or restrict coverage due to the nature of the Work.
 7. No EFIS exclusion. If Subcontractor's scope of work involves the building's exterior finish, there shall be no EIFS exclusion on the CGL policy unless the Subcontractor maintains a Pollution Liability policy that provides coverage for the resultant damage of the EIFS work.

2. Automobile Liability

- a. Business Auto Liability with limits of at least \$1,000,000 combined single limit.
- b. Business Auto coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles.
- c. General Contractor, Owner and all other parties required of the General Contractor, shall be included as Primary and Non-Contributory Additional Insureds on the auto policy.
- d. If hauling of hazardous waste is part of the Scope, Automobile Liability Insurance with a \$1,000,000 combined single limit per occurrence for bodily injury and property damage applicable to all hazardous waste hauling vehicles, and include MCS 90 endorsement and the ISO Form CA 9948 (Pollution Liability Broadened Coverage for Business Automobile).

3. Commercial Umbrella

- a. Commercial Umbrella/Excess Liability Insurance for bodily injury and property damage liability must sit over Subcontractor's primary Employers' Liability, Commercial General Liability and Commercial Automobile Liability.
- b. Umbrella limits must be at least \$1,000,000.
- c. All coverages and terms required under the Commercial General Liability, Automobile Liability and Employers' Liability must be included on the Excess/Umbrella Liability policy.
- d. Higher limits may be required by Contractor or Owner on a project-by-project basis.
- e. Umbrella coverage for such Additional Insureds shall apply as primary before any other insurance or self-insurance, including any deductible, maintained by, or provided to, the Additional Insured other than CGL, Auto Liability and Employers' Liability coverages maintained by the Subcontractor.

4. Workers' Compensation and Employers' Liability

- a. Workers' Compensation Insurance and Employers' Liability Insurance (including occupational disease) to cover statutory benefits and limits under the Workers' Compensation laws of any applicable jurisdiction in which the scope is to be performed.
- b. Employers' Liability Insurance limits of at least \$500,000 each accident,
 - i. \$500,000 each employee, and \$500,000 disease policy limit.
- c. Where applicable, U.S. Longshore and Harbor Workers Compensation Act Endorsement shall be attached to the policy.
- d. Where applicable, the Maritime Coverage Endorsement shall be attached to the policy.
- e. Maintain monopolistic coverage, if applicable, for the following states: North Dakota, Ohio, Washington, West Virginia or Wyoming.

5. Builder's Risk

- a. Upon written request of the Subcontractor, the Contractor shall provide the Subcontractor with a copy of the Builder's Risk policy of insurance or any other property or equipment insurance in force for the Project and procured by the Owner or Contractor.
- b. If the Owner or Contractor has not purchased Builder's Risk Insurance satisfactory to the Subcontractor, the Subcontractor may procure such insurance as will protect the interests of the Subcontractor, its subcontractors and their subcontractors in the Subcontract Work.
- c. If not covered under the Builder's Risk policy of insurance or any other property or equipment insurance required by the Subcontract documents, the Subcontractor shall procure and maintain at the Subcontractor's own

- d. expense, property and equipment insurance for the Subcontract Work including portions of the Subcontract Work stored off the site or in transit, when such portions of the subcontract Work are to be included in an application for payment under Article 8.

6. Installation Floater

- a. If required by Contractor or not covered by the Builders Risk Insurance, Subcontractor shall obtain an Installation Floater to cover that portion of the Work to be constructed, installed, altered or repaired by Subcontractor. Contractor, Owner or other parties, as required by the Subcontract Documents, shall be listed as loss payees.

7. Professional Liability

- a. Subcontractor and all sub-subcontractors and Designers providing Professional Services shall provide and maintain Professional Liability Insurance coverage. The policy coverage shall be effective (retroactively, if applicable) from the date of commencement of all professional activities in connection with the scope.
- b. Professional Services always include, but are not limited to: design, architecture, engineering, testing, surveying or design/build services, temporary engineering, engineered excavations and shoring systems, post-tension supply, structured steel, specialized millwork that is performance specified, roofing or waterproofing systems, curtainwall, mechanical fire protection systems, electrical, and fire alarm systems.
- c. Both Subcontractor and listed sub-subcontractors shall have proof of Professional Liability Insurance coverage in the amount of \$1,000,000 per claim with a maximum deductible of \$25,000 to be paid by Subcontractor.
- d. The Subcontractor shall, upon request of Contractor, furnish a copy of its Professional Liability policy. The Professional Liability policies shall be continued in effect for the applicable statute of repose for the state where the project is located.

8. Pollution Liability

- a. This Section is applicable to Subcontractor, and any sub-subcontractor of any tier that is providing work related to environmental services, building enclosure systems, plumbing, heating, ventilation, air conditioning, drywall, insulation, building foundations or any work which includes Microbial Matter, Mold, Fungi or Bacteria and any work which will involve the use of hazardous materials. Subcontractor and all applicable sub-subcontractors must provide and maintain a separate Pollution Liability Insurance policy including coverage for, but not limited to, claims arising out of all hazardous material and hazardous waste remediation, storage, transportation, clean-up and disposal. Pollution Liability policies must include contractual liability coverage aligned with indemnification obligation of the Subcontract Documents.
- b. The policy limits shall be in the amount of \$1,000,000 with maximum deductible of \$25,000 to be paid by the Subcontractor.
- c. Pollution Liability Insurance policy shall name Contractor and all other parties as required under the Subcontract Documents as Additional Insureds.
- d. The Subcontractor and sub-subcontractors shall maintain Pollution Liability coverage for a minimum of 2 years after the completion of the Work, or such longer period as required by the Subcontract Documents. Should mold coverage be required and provided by a claims-made form, such coverage shall be maintained annually for 2 years following completion, or such longer period as required by the Subcontract Documents.

9. Equipment Floater

- a. Subcontractor shall maintain, at its sole cost and expense, insurance to protect its own equipment, tools and materials against risk of loss with sufficient limits to cover the value of all of the equipment, tools and materials Subcontractor may use in performance of the Subcontract Work.
- b. Subcontractor is solely responsible for any deductibles, self-insured retentions or uninsured losses for any reason arising out of Subcontractor's obligations in this Section. Coverage shall include equipment leased/borrowed/rented by Subcontractor.

Waiver of Subrogation

Subcontractor waives all rights against the Contractor, Owner and Architect and their agents, officers, directors and employees for recovery of damages to the extent these damages are covered by Commercial General Liability, Commercial Umbrella Liability, Business Auto Liability, Builder's risk, or Workers' Compensation and Employers' Liability insurance maintained per requirement stated above and to the fullest extent allowed by law.

Number of Policies

Commercial General Liability Insurance and other liability insurance may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by an Excess or Umbrella Liability policy.

Cancellation, Renewal and Modification

The Subcontractor shall maintain in effect, all insurance coverage required under this Agreement at the Subcontractor's sole expense and with insurance companies acceptable to the Contractor. To the extent commercially available, the policies shall contain a provision that coverage will not be cancelled or not renewed until at least thirty (30) days prior written notice has been given to the Contractor. If not commercially available, Subcontractor shall be responsible for providing Contractor with notice.

Continuation of Coverage

Unless otherwise outlined herein, the Subcontractor shall continue to carry Completed Operations Liability Insurance for at least two (2) years after either ninety (90) days following Substantial completion of the Work, or final payment to the Contractor, whichever is earlier. The Subcontractor shall furnish the Contractor evidence of such insurance at final payment, and one year from final payment.

Special Provisions

All policies shall be written through companies duly entered and authorized to transact that class of insurance in the state in which the project is located. The Insurance Companies must have an A.M. Best rating of A- or better in the most recent Best's Key Rating Guide.

Approval, disapproval or failure to act by the Contractor regarding any insurance supplied by the Subcontractor shall not relieve the Subcontractor of full responsibility or liability for damages and accidents. Neither shall the bankruptcy, insolvency or denial of liability by the insurance company exonerate the Subcontractor from liability.

Contractor shall make no special payments for any insurance that the Subcontractor may be required to carry; all are included in the contract price and in the contract unit prices.

The Subcontractor shall require all sub-subcontractors to procure and maintain all insurance as set forth in this contract.

Requirements in the Prime Contract and other Contract Documents are also the responsibility of the Subcontractor and in addition to these requirements. It is the responsibility of the Subcontractor to know what is required of Subcontractor.