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Rogers, AR 72758

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Construction Manager's Bid Manual

RPS Administration Renovation
Phase 3

**500 W Walnut St. Rogers, AR
72756**

Issue Date: 1/6/2026

REQUEST FOR BIDS:

RPS Administration Renovation Phase 3

Crossland Construction Company, hereinafter called the (CM) Construction Manager, will receive bids in care 1800 S. 52nd Street, Suite 410, at **2pm on January 20th for RPS Admin Reno Phase 3.**

Emailed Bid(s) are due by: 2pm CST on January 20th sent to knorman@crossland.com or you can deliver a copy to the Crossland Construction Office located at 1800 S. 52nd Street, Suite 410, Rogers, AR 72758.

All bids will be opened privately with the owner and architect, recorded, and studied for recommendations to the Owner.

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.

The bidding documents can be accessed at the following link:

<https://crosslandconstruction.box.com/s/c43hybqho5vy9aaccxuu403z7oq5gt41>

Attention to the following bid requirements:

- Complete, sign the Required Bid Form
- **Performance and Payment bonds will be required** by the lowest responsible bidder for any bid equal to or over \$100,000. Include this bond cost on your bid form where indicated.
- Bid Bonds are NOT required.
- Included in this Bidder's Manual is Crossland's insurance requirements. Please review prior to bidding.

All Pre-Bid Requests for Information are due to knorman@crossland.com no later than **4pm on January 14th**. Any RFI's submitted after this deadline may not get answered prior to bidding. Please review the documents early and get these sent in.

All questions can be emailed to:

Katherine Norman knorman@crossland.com

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REQUIRED BID FORM

RPS Admin Reno Phase 3
(Review Attachments A, B, C, D and return A along with this bid form)

Date of Bid: _____

Company Name: _____

Estimator Name: _____

Estimator Phone: _____

Estimator Email: _____

Arkansas License #: _____

Scope of Work

Bid Package Number _____

Bid Package Description _____

Base Bid

By submitting this proposal form, bidder acknowledges receipt of and compliance with Crossland minimum insurance requirements, Master Contract Agreement, Project Contract Agreement, Performance and Payment Bond requirements, Purchase Order, and Safety Standards.

Bidder agrees to complete the Scope of Work listed above for a lump sum of:

\$ _____

(Include your Performance Bond Cost in **Base Bid Number** if Bid is \$100,000 or greater)

Bond Rate Cost in Percent _____% Bond Rate Cost in Dollars \$ _____

Alternate #1 Add/Deduct \$ _____

Alternate #2 Add/Deduct \$ _____

Alternate #3 Add/Deduct \$ _____

Alternate #4 Add/Deduct \$ _____

Unit Price #1\$ _____

Unit Price #2\$ _____

Unit Price #3\$ _____

Unit Price #4\$ _____

If you want to bid multiple packages you must fill out this form for each Bid Package. Below is an option to combine packages for a discounted amount but individual bids forms must be submitted for all trades included in the combined pricing.

Combination Pricing – List combination Packages.....()

Base Bid (Include Payment & Performance Bond if Required).....\$ _____

*** Note: Please be advised that for Combination Pricing to be considered, applicable individual Bid Packages 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***

Voluntary Value Analysis Options

Please provide below any potential Value Analysis Options and their potential cost impacts. These options will be considered when reviewing the bids.

VA Option #1

Potential Cost Impact.....\$ _____

VA Option #2

Potential Cost Impact.....\$ _____

VA Option #3

Potential Cost Impact.....\$ _____

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 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 limit, 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 ADDENDA _____ thru _____

BIDDER ACKNOWLEDGES CM CLARIFICATIONS _____ thru _____

BIDDER ACKNOWLEDGES ATTACHMENTS "A" THRU "D" BY SIGNING BELOW (Only attachment "A" need to be returned with the filled out bid form)

Attachments:

- Attachment "A"- Addendum/Attachment Acknowledgment & Signature Page (this page)
- Attachment "B" - Trade Contract, Subcontractor & Employee Jobsite Rules
- Attachment "C" - List of Drawings & Specifications
- Attachment "D" – Insurance Requirements

Respectfully Submitted By,

Company Contact _____

Email _____

Phone# _____

Fax# _____

Bidding Firm: Corporation, Partnership, etc.

Signature

Printed Name and Title

TRADE CONTRACT ATTACHMENT “B”

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 a must. 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. Shirts with sleeves (at least t-shirt length) and full-length pants shall be required. Polyester or similar material is not allowed; No Shorts, No Tennis Shoes, and No Tank Tops. Proper Leather Hard Soled Shoes, and appropriate safety equipment shall be worn at all times. No “tennis shoes” will be allowed.
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 will be removed from project and cannot return at anytime.
9. Concealed weapons will not be allowed on project. 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: Scissors and boom Lifts. Riding in the back of pick-ups shall not be allowed.
14. All heavy equipment including: cranes, forklifts, etc. shall have a reverse signal/back-up alarm audible above surrounding back ground 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.
 - 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 be present anytime 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

22. 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.
23. 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.
24. 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 removed immediately.
25. 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.
26. Electrical Panels shall not be accessed by anyone. Only those authorized by Construction Manager shall have access to the electrical panels.
27. Flag, barricade, or sign areas to keep employees from exposures to potentially hazardous work conditions.
28. 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 overhead lines.
29. 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).
30. All employees shall OBEY all posted safety signs.
31. 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.
32. Glass containers of any kind shall not be brought onto the construction site.
33. Each fuel storage tank brought onto the construction site shall be provided with its own secondary containment unit. The use of earthen-dikes shall not be allowed. All fuel tanks shall be grounded in accordance with NFPA requirements.
34. Concrete trucks shall have all concrete chutes removed, with top chute in the raised and locked position while traveling on the job-site.
35. 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.
36. No one will be allowed to move a trailer or any other device for living on site.
37. 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.
38. There will be no smoking/tobacco products, eating or drinking (with the exception of water) when the roof of the building goes up. 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.
39. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
40. No parking in construction area. Designated parking areas only.
41. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site.
42. Permission shall be obtained from Construction Manager prior to taking any vehicle into the building.
43. 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.

TRADE CONTRACT ATTACHMENT “C”

Trade Contract Drawing/Specifications

Trade Contract Construction Documents for Bid issued by Hight Jackson Associates, Tatum-Smith-Welcher Engineers, and HSA Engineering issued 11/25/2025 and revised 12/17/2025

Rogers School District RPS Admin Reno Phase 3 – Construction Documents

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Specification Documents for Bid issued by Hight Jackson Associates. Issued 11/25/2025 and revised 12/17/2025.

PROJECT MANUAL FOR CONSTRUCTION OF

**A BUILDING RESTORATION
ROGERS PUBLIC SCHOOLS
ADMINISTRATION BUILDING, PHASE 3
ROGERS, ARKANSAS**

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Crossland Construction CM Bidder's Manual – Dated 01/06/2026

TRADE CONTRACT ATTACHMENT “D”

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:
 - a. 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).
 - b. No separation of insured exclusion.
 - c. The following exclusions are absolutely prohibited and shall not be included in Subcontractor's policy if applicable to the work.
 1. No damage to Work performed by Subcontractor exclusion (CG 22 94 or similar).
 2. 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.
 3. No "residential" exclusion that would void or restrict coverage due to the nature of the Work.
 4. 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

- g. Business Auto Liability with limits of at least \$1,000,000 combined single limit.
- h. Business Auto coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles.
- i. 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.

- j. 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

- k. 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.
- l. Umbrella limits must be at least \$1,000,000.
- m. All coverages and terms required under the Commercial General Liability, Automobile Liability and Employers' Liability must be included on the Excess/Umbrella Liability policy.
- n. Higher limits may be required by Contractor or Owner on a project-by-project basis.
- o. 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

- p. 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.
- q. Employers' Liability Insurance limits of at least \$500,000 each accident, \$500,000 each employee, and \$500,000 disease policy limit.
- r. Where applicable, U.S. Longshore and Harborworkers Compensation Act Endorsement shall be attached to the policy.
- s. Where applicable, the Maritime Coverage Endorsement shall be attached to the policy.
- t. Maintain monopolistic coverage, if applicable, for the following states: North Dakota, Ohio, Washington, West Virginia or Wyoming.
- u. At all times, Workers' Compensation coverage is required for all employees, officers, and owners of Subcontractor who enter the Project jobsite. If any employee, officer, or owner of Subcontractor is not covered by Subcontractor's workers' compensation policy, Subcontractor shall notify Contractor in writing and shall indicate the exclusion of such person(s) on the certificate of Insurance required to be provided herein.

5. Builder's Risk

- v. 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.
- w. 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.
- x. 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 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

- y. 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

- z. 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.
- aa. 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.
- bb. 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.
- cc. 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

- dd. This Section is applicable to Subcontractor, and any sub-subcontractor of any tier including but not limited to any entity 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 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.
- ee. The policy limits shall be in the amount of \$1,000,000 with maximum deductible of \$25,000 to be paid by the Subcontractor.
- ff. Pollution Liability Insurance policy shall name Contractor and all other parties as required under the Subcontract Documents as Additional Insureds.
- gg. 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

- hh. 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. 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, Employers' Liability, Professional Liability and Pollution Liability insurance maintained per requirements stated above and to the fullest extent allowed by law.

Number of Policies

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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.

BID PACKAGE 01A: General Scope Requirements

All bid packages include this “Bid Package 01A: General Scope Requirements”.

A. GENERAL SCOPE REQUIREMENTS

1. Bid Packages describe the intended Scope of Work to be included in each bid, quoted under the Crossland Construction Company, Inc. Construction Management Contract, and required to be included in executed Contract Agreements. Bidder agrees that their base bid amount includes the project-related activities and Scope of Work in accordance with the requirements of the plans, specifications, and Construction Manager's Manual. Provide complete all materials, products, accessories, labor, supervision, equipment, tools, supplies, scaffolding, hoisting, transportation, unloading, handling of materials, and incidentals necessary for completion of this work.
2. Bid packages include all items of work covered by the specifications be they named, inferred, or normally performed by members of Bidder'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.
3. Bidder 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 Bidder's Scope of Work. Items not specifically mentioned but are normally performed by members of the Bidder's industry are included as part of the Bidder's Scope of Work.
4. All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat, expeditious, and workmanlike manner, in accordance with the Project Schedule and applicable standards, codes, and the requirements of the contract documents and governing authorities.
5. Include all local, city, state, and federal tax on scope of work, includes supply only packages.
6. All work shall be coordinated and performed according to the overall project requirements and Project Schedule as it is developed, modified, and updated to achieve the milestones and timely completion of the project. This includes day and night work and multiple mobilizations as required by the Project Schedule.
7. Provide adequate manpower and a full work week on the project, putting work in place to maintain the Project Schedule. Drive time to and from project shall not be considered as part of a full work week.
8. Include 15 hours of cleanup time per week, while work is scheduled, to be used at sole discretion of Construction Manager. This does not include your labor hours dedicated for your daily cleanup of trade related debris.

9. Attend all coordination meetings required of Bidder during all phases of the Project Schedule. Employees attending meetings must have the authority to make commitments to maintain the Project Schedule or meet milestone dates.
10. Produce and submit submittals and shop drawings for approval no later than 2 weeks from the date of Contract Agreement unless otherwise stated.
11. If the Trade Contractor falls behind schedule in the submittal portion or the installation portion of this contract through no fault of the Construction Manager, Design Disciplines, and/or the Owner, the Trade Contractor shall work overtime or perform shift work at no extra cost to the Construction Manager as necessary to maintain the project schedule.
12. Secure pricing for your vendors/material suppliers in writing immediately upon receipt of contract agreement. Any cost increases occurring from failure to secure pricing shall be the Trade Contractor's responsibility to resolve and shall not warrant an increase to Contract Agreement amount.
13. Trade Contractor shall order materials within 5 calendar days after submittal approval and store until needed for installation as the project schedule requires.
14. Notify Crossland of any long lead times associated with any materials to be provided as part of your contract work. Provide anticipated material delivery dates for all long lead items for Crossland's review no later than 2 weeks from receipt of approved submittals.
15. Bidder shall complete the provided Attachment 1 "Material Lead Time" form. Include a list of all major materials and current expected lead times with backup from suppliers.
16. Obtain and incorporate all RFIs, ASIs, Submittals requiring coordination, etc. into the work. If there are costs involved with changes, Construction Manager must be notified in writing within five working days after the information is issued. If notice is not given within five working days, the work must be incorporated at no cost.
17. Coordination with other trades.
18. Coordination with local, State, and Federal (where required) authorities for compliance of work.
19. Abide by all local, State, and Federal laws and codes.
20. Follow all safety procedures and safety regulations of Crossland Construction Company, Inc., including those that are more stringent than Trade Contractor's own safety policy or OSHA standards. All employees access the project site must wear hard hats, eye protection, and close toed shoes.
21. All persons accessing the project site must complete a Jobsite Orientation. Content presented in the Jobsite Orientation must be always abided by. Failure to comply with safety requirements presented in the Jobsite Orientation will result in immediate removal of that person from the project site.
22. It is the responsibility of the Trade Contractor to make sure that adjacent property is not damaged, is accessible at all times, and that construction does not create any hardship to landowners adjacent to the project site.

23. Take measures to cover and protect adjacent finished surfaces during the performance of your work. Prior to commencing any work required, inspect adjacent surfaces and surrounding work in place for existing damage.
24. Notify Crossland's Project Superintendent of any condition that will prevent performance of work, or any condition that will affect the quality or warranty of your installations. Commencement of your work constitutes acceptance of existing conditions and surfaces on which your work is installed.
25. Notify the City of Bentonville, AR in advance of performing any work in the right of way or near public infrastructure.
26. If Trade Contractor's scope of work requires excavation of any kind, Trade Contractor shall provide, install, and maintain trench protection & safety egress as conditions and OSHA Standards require. Provide a competent person on site during all excavation work.
27. It is the Trade Contractor's responsibility to notify Arkansas One-Call and verify markings and proximity of existing utilities prior to performing any excavation work and to notify any utility company, if required, of any excavations near utility infrastructure. Photograph all markings in areas near your excavations prior to performing any excavation work. Provide a competent person on site during all excavation work. If any existing utilities are encountered during your work or excavations that were not located, immediately stop all excavation work, notify Crossland's on site Superintendent and the utility company affected. Failure to adhere to these requirements could result in fines, an/or fees for repairs should they be assessed.
28. Do not perform any work deemed to be outside of your Contract Scope of Work without written directive from Crossland Construction Company's Project Manager. Any work performed without written authorization is subject to be rejected in its entirety and would be performed at Trade Contractors risk.
29. Perform and record any required manufacturer or industry standard testing prior to your work being performed. Distribute results of any testing performed to Crossland's Project Manager and provide same in your Close Out Documents.
30. Trade Contractor is responsible for layout.
31. Trade Contractor shall provide line and elevation control for their work while working off primary control points set by others, or previously installed or existing elements of the project as appropriate for the work. Primary control points will be established one time by the Construction Manager.
32. Bidder is responsible for hoisting all materials, supplies, and equipment required for their work, supplied here-in or by others.
33. In an area designated by the Project Superintendent at least 48 hours in advance, Trade Contractor is responsible for receipt from suppliers, off-loading, verification of packing lists and delivery tickets, storing, and reasonably protecting all delivered materials. Immediately notify the Project Superintendent of any damages or shortages.

34. Coordinate location of on-site storage containers (when approved, not guaranteed) with Project Superintendent (also reference attachment "Site Map"). All material stored on-site is the Trade Contractor's responsibility to store securely and safely. Trade Contractor is responsible to account for off-site storage as required to store material that cannot be stored on-site due to space restrictions.
35. On-site parking is limited. Trade Contractor will be responsible for off-site parking for majority of employees, and for shuttling of all employees from parking to jobsite.
36. If on concrete slabs, all equipment shall have manufacturer approved diaphragms for all equipment and non-marking tires. Absolutely no leaking equipment allowed on slabs.
37. Bidder responsible for reviewing Owner Furnished Owner Installed (OFOI) and Owner Furnished Contractor Installed (OFCI) matrix on equipment plans A911-A914. Should an item relate to bidder's scope of work, Trade Contractor is responsible for installation of Owner furnished item.
38. Provide a current Certificate of Insurance meeting all Crossland requirements and Payment and Performance Bond within 2 weeks of execution of Contract Agreement. Payment Applications will not be processed without a current Certificate of Insurance and Bonds on file.
39. All increase cost changes to the contract sum have a limitation of combined 10% overhead and profit.
40. Coordinate and provide training for the Owners representative/tenant on proper maintenance and operation of the systems you install. Provide a digital video of this training for Owner/Tenant future reference with your closeout documents, in addition to specification closeout requirements. All Closeout documents are to be provided no later than 1 week from receipt of the Certificate of Occupancy and receipt of Closeouts are a condition of final payment.

B. ATTACHMENTS

1. Material Lead Time Form
2. Site Map
3. Delivery Route Map

ATTACHMENT 1: MATERIAL LEAD TIME FORM

The purpose of the Material Lead Time Form is to gather current information on material lead times for specific materials provided under the Bid Package(s) the Bidder is submitting a bid(s) on.

BID PACKAGE 01B: Final Clean

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Perform both rough and final clean for the interior of the building. Rough and final clean to be considered separate mobilizations, per each level and area. This includes but is not limited to all surfaces, flooring, walls, tile, ceilings, aluminum curtainwall and storefront frames, stairs, handrails, cabinetry, countertops, equipment, door frames, glass, MEP equipment, toilet accessories, toilet partitions, and mirrors. Both rough and final clean to be performed in phases as directed by Construction Manager.

B. TRADE SPECIFIC REQUIREMENTS

1. Includes all labor, products, and equipment required for all work related to this scope of work.
2. Remove the labels which are not required as permanent identification or for operational instructions.
3. Clean transparent materials at exterior and interior, including, but not limited to, mirrors and window or door glass, to a polished condition; remove substances which are noticeable as vision obscuring materials.
4. Clean exposed exterior and interior hard surfaced finishes to a dirt-free condition, free of dust, stains, films, and similar noticeable distracting substances. Except as otherwise indicated, avoid disturbance of natural weathering exterior surfaces. Restore reflective surfaces to original reflective conditions.
5. Remove paint spatters and gyp mud residue or drops from adjacent finishes, floors or surfaces.
6. Vacuum and/or shampoo carpets to a sanitary condition, free of stains and to like new condition.
7. Damp-Mop, wax, and buff hard surface floors as appropriate for flooring materials.
8. Wipe surfaces of mechanical and electrical equipment clean. Remove excess lubrication and other substances.
9. Remove debris and surface dust from limited access spaces, including roofs, plenums, equipment vaults, and similar spaces.
10. Clean plumbing fixtures to a sanitary condition, free of stains, including those resulting from water exposure.
11. Clean light fixtures and lamps so as to function with full efficiency, free of finger prints and smudges.

12. Remove temporary protection of flooring, counters, cabinets, and other surfaces.
13. Clean project site, including landscaped areas, of litter, and foreign substances. Clean paved areas to a broom clean condition; remove stains, petrochemical spills, and other foreign deposits.
14. Final touch up clean after all trades finish punch list and are off site at direction of Construction Manager.
15. Perform cleaning for all windows and glass - exterior and interior, both sides. Remove stickers, caulking, and any substance on the glass. Include all equipment for interior and exterior glass and canopy cleaning. Remove debris and surface dust from limited access spaces, including elevators, plenums, equipment rooms, and similar spaces.
16. Final acceptance to be by Construction Manager.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 05A: Structural Steel (Supply and Install)

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Trade contractor to include all labor and equipment to install all structural steel, decking, joists, support angles, and fasteners as indicated on construction documents.
2. Perform existing steel demo as shown on A2.0.
3. Include all shoring, as needed prior to installation of new beams.
4. Infill deck at existing roof openings and MEP penetrations as noted.
5. Trade Contractor to install all non-gauged steel framing at all roof and wall openings.
6. Refer to S1.0 for required inspections.
7. Include all notes listed on S1.2.
8. All submittals due within two weeks of award of this bid.

B. TRADE SPECIFIC REQUIREMENTS

1. Furnish, deliver and erect structural steel. Included but not limited to steel members, column anchor bolts and embedment assemblies, joists, metal decking, support angles, fasteners, angles, and bolts.
2. Structural support steel for mechanical, electrical, plumbing (MEP) equipment.
3. Framing and supports for roof curbs and roof penetrations.
4. Include engineering calculations, sealed by a structural engineer licensed in the project's state, detailing, shop drawings, and necessary certifications.
5. Coordinate and schedule deliveries with Construction Manager and erection subcontractor at least 48 hours prior to arrival onsite.
6. Steel shall be fabricated in an AISC-certified fabrication facility (Category: Conventional Steel Structures).
7. Fabricate steel to maximum practical extent for truck transportation and site handling; coordinate with Construction Manager for logistics.
8. Clearly mark and bundle structural steel for efficient site identification, storage, and erection.
9. Furnish all necessary fasteners and attachments, including bolts, threaded rods, erection bolts, Torque Control (TC) bolts, washers, torque nuts, expansion anchors, nelson studs, lag bolts, and steel shims.
10. Prepare structural steel surfaces per specifications, including primer painting, galvanizing, spray-on fireproofing prep, or specialty coatings as required.
11. Provide steel clean and free from dirt, oil, and other contaminants; exposed welds must be ground smooth for visually exposed locations.

12. Prepare and submit detailed shop drawings, clearly identifying all steel components, piece marks, connection details, and delivery sequencing.
13. Provide clear labeling and tagging on delivered materials to facilitate rapid and accurate field assembly.
14. Participate actively in coordination meetings, providing timely and accurate input to adjacent trades and resolving conflicts or coordination issues promptly.
15. Coordinate closely with Construction Manager for required special inspections and ensure sufficient lead time for scheduling.
16. Furnish required material certifications, testing reports, and structural calculations in accordance with Contract Documents.
17. Conduct mandatory pre-fabrication and pre-delivery meetings with Construction Manager, detailing quality control procedures, special inspection coordination, and handling methods.
18. Maintain rigorous quality documentation, providing records of fabrication inspections, testing results, and certification documentation upon delivery.
19. Package and protect structural steel components to withstand transportation, storage, and site conditions without damage or corrosion.
20. Deliver structural steel surfaces thoroughly cleaned, free of dirt, oil, rust, scale, and contaminants prior to delivery.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 06A: Architectural Millwork

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Furnish and install all millwork, countertops, mailboxes, shelving, back splashes, and in accordance to the contract drawings and specifications.
2. Include all blocking, plywood, fasteners, handles, wires pulls, shelf clips, and filler panels.
3. Shop drawings are due within two weeks of award of this bid.

B. TRADE SPECIFIC REQUIREMENTS

1. Trade Contractor must include 5 hours of cleanup time per week, while work is scheduled, to be used at sole discretion of Construction Manager. This does not include your labor hours dedicated to your daily cleanup of trade related debris.
2. Trade Contractor to provide all labor, material & equipment to install all casework, millwork and architectural woodwork, base and upper cabinets, countertops, finish paneling, adjustable shelving, hardware, cubbies, hanger rods, support panels, windowsills, and wood trim for a complete and finished interior architectural woodwork system including but not limited to solid surface fabrications and associated bracing supports.
3. Include all sliding tracks, hinges, pulls, adjustable shelf supports, locks, hardware, countertops, support brackets, bulkhead supports, grommets, backsplashes, hanger rods and brackets.
4. Include caulking of all backsplashes, countertops, and work where it abuts walls or other dissimilar materials. At pre-finished millwork to paint abutments, caulk matching the finish of the millwork is to be used to seal any gaps. Quality workmanship is expected.
5. Furnish and install caulking and/or wood filler for nail holes and joint cracks as required for aesthetics purposes and as required for a complete installation.
6. Trade Contractor is responsible for finishing backs and ends of cabinets exposed to view.
7. Include all p-lam and/or solid surface windowsills, and all other interior architectural woodwork shown in the contract documents.
8. 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.
9. This trade Contract responsible for all field verification of dimensions and conditions. Where sequence of measuring substrates before fabrication would delay the project,

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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. Edges should match the profile of the abutting materials for a uniform appearance upon installation.

10. Touch-up after installation and prior to final acceptance.
11. Trade Contractor will "make ready" work for the work of plumbing, mechanical, electrical and other trades. This work includes, but is not limited to, cutting and/or drilling openings in correct coordinated locations and of proper size. Trade Contractor will coordinate and confirm all "make ready" requirements with the applicable other trades through the Construction Manager prior to beginning fabrication, assembly or installation as applicable.
12. Furnish and install all fillers, scribed pieces, toe kicks or other materials as required for a proper installation.
13. Submit detailed shop drawings for architect's review within two weeks of contract award.
14. Shop finishing of woodwork as required by the Contract Documents.
15. Protection of stored materials and finished work. Protection of all surroundings.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 06B: Finish Carpentry

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Repair existing wood trim per K9/A2.13.
2. Demo any existing millwork.
3. Provide all protection for miscellaneous items that are called out to remain.
4. Provide all blocking for all Division 10 Specialties.
5. Provide all blocking and plywood for roof and parapet details.
6. Provide and install wood casing shown on A3.1.

B. TRADE SPECIFIC REQUIREMENTS

1. All hoisting, rigging, lifts, and misc. equipment required for the installation of this work.

C. PROJECT SPECIFIC EXCLUSIONS

1. Supply of Division 08 items by others
2. Supply of Division 10 items by others

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 07A: Roofing

This Bid Package includes "Bid Package 01A: General Scope Requirements". Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Perform all roof repairs at new roof penetrations, infills, and roof drains. Include all material and labor to ensure a fully watertight roof assembly.
2. Provide and install new skylight. Demo and prep existing skylight assembly for new.
3. Demo existing roof for installation of new roof joist. Install new roof assembly and coordinate new roof thickness per A2.14.
4. Demo existing roof curbs and openings as noted on A2.0.
5. Demo existing parapet cap. (A2.0)
6. Install new parapet cap assembly shown on A2.14. Include all material for complete assembly.
7. Demo wood blocking at parapet cap if damaged (A2.0).
8. Coordinate new roof penetrations with MEP contractors. New penetrations by others. Repair is by this contractor.

B. TRADE SPECIFIC REQUIREMENTS

1. Furnish and install all roofing systems, including but not limited to TPO roofing, insulation systems, sheet metal flashing and trim, metal soffit, fascia, metal coping, and roof accessories complete, in accordance with the Contract Documents and manufacturer's installation instructions.
2. Furnish and install insulation material for all roofs as specified and as required for positive drainage.
3. Roofing manufacturer's full system warranty and applicator's guarantee for roofing materials and installation, including sheet metal work as specified. Guarantee period to begin at complete project substantial completion.
4. Furnish and install all roof-related flashing and sheet metal for all roof and parapet penetrations, copings, mechanical equipment, roof hatch, safety cage, support structures, etc. as required for a complete installation.
5. Coordination with other trades.
6. Include all wood blocking required. Install a complete system with all-weather seals and caulking.
7. Furnish and install caulking materials associated with the roof, roof expansion joints, sheet metal, and prefabricated roof specialties installation as required by the Contract Documents.

8. Provide and perform all roofing and flashing related testing and quality control work in accordance with the Contract Documents.
9. Examine all sub-surface or substrates prior to beginning work and report any conditions detrimental to the roofing systems. Commencement of work will be construed as acceptance of all surfaces.
10. This bid package is intended to be all inclusive of labor, material and equipment as required for a complete and watertight roofing and flashing system as required by the Contact Documents.
11. Provide temporary protection including safety and support for their work and all other work adjacent to or susceptible to damage by their work. This temporary protection shall be installed during the course of all work by the bidder and removed only when given permission to do so by the Contractor's Project Superintendent.
12. All labor, materials and equipment for fall protection for this trade are to be included in this scope.
13. All labor, materials and equipment for hoisting or lifting of materials are to be included in this scope.
14. Responsible for any field measurements required for their work.
15. The receipt, off-loading, storing and protection of said scope of work is included in this subcontract.
16. Responsible for cutting, flashing, caulking, and sealing all roof penetrations.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 07B: Stucco

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. The Subcontractor's scope of work shall include all items reasonably inferable from the drawings, specifications, and bid documents necessary to complete their trade in a finished and fully operational manner, even if not explicitly noted.
2. Demo and repair existing Stucco Soffits as shown on A2.13

B. TRADE SPECIFIC REQUIREMENTS

1. All hoisting, rigging, lifts, and misc. equipment required for the installation of this work.
2. Furnish and install Stucco finish in accordance with the contract documents and manufacturer's requirements.
3. Furnish and install all work associated with the reveal details and the accent details associated with the Stucco.
4. Furnish and install all colors and textures as required by the contract documents.
5. Furnish and install all caulking associated with the work of this Bid Package.
6. Minor patching and touch-up as required for a complete installation.
7. Coordination with other trades.
8. Furnish and install provisions for cold and hot weather work as required including temporary heat, enclosures, etc.
9. Provide warranties as specified.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 08A: Doors and Frames Supply and Install

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Supply and install all hollow metal frames, wood doors, and hardware per drawings and specifications.
2. Refer to notes and details on A3.1. Install all doors and frames per manufacturer instructions.
3. Submit all submittals within 2 weeks of award of bid.

B. TRADE SPECIFIC REQUIREMENTS

1. Provide and deliver to jobsite all material, equipment, anchors and accessories to procure all hollow metal doors and frames, wood doors, plastic laminate doors, sliding doors, door frames (all except aluminum), trim kits, and door hardware required for complete and operational door systems.
2. Supplier Bidder is responsible for all doors, frames (excluding aluminum) and hardware shown on the contract documents, not just shown on the schedule.
3. Trade Contractor is responsible for preparation of all templates for finish hardware, locksets, closures, stops, seals, passage sets, panic hardware, hinges, plates, bumpers, thresholds, astragals, weather stripping, and push/pull sets.
4. Coordination of doors, frames, and hardware submittals to ensure all doors are factory prepped to receive hardware, and vice versa. All hardware is to be coordinated with all doors and frames. Fabricator is responsible to coordinate with hardware suppliers and door suppliers on all prep requirements.
5. Coordination of electric strikes and security systems with electrical or security trade contractors is the responsibility of this trade contract.
6. Frames must be reinforced and prepped as required.
7. Doors and frames must be delivered individually wrapped, protected, clearly labeled and with all U.L. Labeled fire ratings as required by the contract documents.
8. Furnish all anchors, astragals, glazing stops and door silencers.
9. All loose clips, bolts, screws, etc. required to attach the hollow metal frames to the building are to be provided by this bidder. Bidder shall indicate the type of anchorage specified and approved on the shop drawings.
10. All door and window glazing stops with attachments shall be furnished by this trade contract. All stop material shall be attached to the frames by this supplier prior to shipment to the jobsite.

11. All hollow metal doors and transoms specified to receive louvers that are to be factory installed are included.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 08B: Storefront and Glazing

This Bid Package includes "Bid Package 01A: General Scope Requirements". Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Provide and install all storefront and glazing per drawings and specifications.
2. Provide and install storefront doors and hardware.
3. Remove and install with new storefront, glazing and as noted on A2.0.
4. Include tinted glazing shown on A3.1.
5. Repair existing window frames for installation of new roller shades.
6. Include joint sealants at storefront systems.

B. TRADE SPECIFIC REQUIREMENTS

1. Furnish all labor, material and equipment to install storefront and entrance systems, including entrance doors and door frames break metal, finish hardware (preparation, installation, furnish as specified), weather stripping, miscellaneous related aluminum, thresholds, anchors, brackets, attachments, shims, sealants and structural sealants, and all other accessories specified and necessary for a complete watertight installation.
2. Furnish all labor, material, and equipment to install all glass products according to glass type schedules in accordance with the contract documents, including sealants and gaskets.
3. Include all aluminum doors, hardware, openers and actuators, silencers, glass, glass stops for aluminum doors, compression insulation,
4. Include glass in all doors and door frames, interior and exterior.
5. Field measurements required prior to ordering of glass units to be done under this trade contract. Include coordination with other trades for opening sizes, attachments and supports for this scope.
6. specified and necessary for a complete watertight installation.
7. Provide and install all break metal, sealants, and fasteners, as it relates to aluminum framed curtainwall and storefront systems.
8. Include blocking specifically required for anchoring and/or fastening trades work whether shown in the drawings.
9. Include steel reinforcement within aluminum framing if required.
10. Provide all miscellaneous flashings integral with storefront, curtainwall, glazing, or entrance systems.
11. Include fully gasketed door with adjustable seals, where applicable, in accordance with the documents.

12. Provide and install construction cores for use during construction. Final cores to be installed by this Trade Contractor.
13. Coordinate keying schedule with CM and Owner during submittal process.
14. Include all caulking for aluminum frames both inside and out. To be installed in a professional manner and to be reviewed for acceptance upon installation by Construction Manager.
15. Include all equipment, freighting, & permits required to deliver material to jobsite.
16. Upon completion of installation, clean all glass and frames free of sealants, foreign substances, and labels/stickers/markings (except as otherwise specified to remain). Final cleaning at project turnover is by others.

C. PROJECT SPECIFIC EXCLUSIONS

1. None

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 09A: Gypsum Assemblies

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Furnish and install all material for complete wall and ceiling assemblies. This includes, but not limited to, gypsum board, metal studs, ceiling grid, ceiling tile, wall and ceiling insulation, etc..
2. Include J – Wrap and gyp board shown on E9/A2.13.
3. Prep and repair existing metal studs as required for new gyp walls.
4. Repair any existing drywall for new finishes.
5. Include all wood furring as noted.
6. Include demo to ceiling tile, wood ceiling, metal studs, channels, soffits, furr downs, etc.. as it relates to this scope of work. (A2.11)
7. Secure insulation at one sided walls per Finish Notes.
8. Demo existing exterior soffit as noted on A2.0 and prep for new soffit. Refer to note 9.
9. Include insulation above Stucco system.
10. Include box lintel at Stucco system.

B. TRADE SPECIFIC REQUIREMENTS

1. Subcontractor shall supply all materials and installation as required to provide a stable, strengthened, stiffened, and quality installation at all locations.
2. All hoisting, rigging, lifts, and misc. equipment required for the installation of this work.
3. Field measurements and layout are the responsibility of the bidder.
4. This bidder shall be responsible for receiving, unloading, inventorying, storing and inspecting for shipping damage all materials related to the above specification sections. All shortages MUST be documented in writing within 24 hours of delivery.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 09B: Paints and Coatings

This Bid Package includes "Bid Package 01A: General Scope Requirements". Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Paint all gypsum board walls, brick, hollow metal frames, doors, exposed ceilings, gas piping as noted.
2. Repaint stucco textured surfaces as noted.
3. Paint all exposed exterior existing precast concrete panels, soffits and over hangs (PT-5).
4. Paint reveal per C7/A3.1.
5. Repair and finish broken edges shown on 11/A2.11.
6. Include and refer to specification 099655 Breathable Masonry Coating for exterior paint.
7. Paint steel and decking as noted on the S drawings.
8. Paint interior duct plenums matte black. (M1.1)
9. Paint all supply and return grilles not specified as prefinished. (M1.1)
10. Paint fire alarm outlet boxes red. (E1.1)
11. Include sealed concrete.
12. Remove any overspray on existing surfaces done by others.

B. TRADE SPECIFIC REQUIREMENTS

1. Bidder shall perform all prime and finish painting interior and exterior work complete in strict compliance with the Contract Documents. This includes, but is not limited to, the following: interior finishes; building and structural work; drywall; plaster; wood; metal; masonry; concrete; fiber cement; mechanical and electrical work; identity; all miscellaneous metal primer touch-up. This includes all preparatory requirements specified in the contract documents. Perform touch-up painting of normal, reasonable damage as needed. Sealants for painting including miscellaneous "beauty" sealants; sealants at corners and alternating finish systems i.e. hollow metal, etc.; and sealant at millwork to wall conditions is included as part of this trades work.
2. Trade Contractor shall not apply finish coat to hollow metal frames until receives written approval to proceed from the Construction Manager.
3. Mask, cover, place cloths, and otherwise protect adjacent materials, finishes, items, etc. are included as part of this trades work.
4. All scaffolding, electric lifts, and misc. equipment if required to perform work under this Trade, shall be furnished, erected and removed by the bidder.
5. Proper ventilation to overcome fumes as a result of materials used under this Trade shall be provided for by the bidder.

6. Remove and reinstall or protect all electrical plates, hardware, light fixtures, escutcheons, and fittings prior to painting. Replacement cost of lost materials will be the responsibility of this Trade Contractor.
7. Hazardous and flammable materials and containers shall be safely removed off site and properly disposed of by this contractor and shall not be placed in the project dumpster.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None

BID PACKAGE 09C: Flooring and Wall Tile

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Furnish and install all flooring types
 - a. CPT1 - Carpet Tiles
 - b. CPT2 - Walk off Mat
 - c. RB - Rubber Base
 - d. RT1/2 - Rubber Tiles and Treads
2. Refer and include all general and finish notes as it relates to flooring listed on the A Sheets.
3. Transitions occur at midpoint of closed door, unless noted otherwise. Note all the transitions needed at new flooring to existing brick pavers in the Board Room.
4. Complete floor prep including sanding, grinding, scraping, leveling, filling floor cracks and voids, patching, etc. Include sanding and grinding concrete slabs as needed for an acceptable sub-surface to whichever material is installed in a specific area. Trade Contractor shall provide dust control. In the event it is agreed to by the CM that floor leveling is excessive, please provide a per bag cost to furnish and install additional floor leveling in these locations
5. Include moisture resistant adhesive for all SOG areas (where slab moisture may be high).
6. Provide and install flooring protection, reference Trade Specific Requirements above.
7. Flooring layout/shop drawings to be submitted before flooring installation begins.
8. All areas receiving new rubber base – specifications note 4.5” tall base profile to cover existing wall where old base was removed.
9. Provide and install rubber base at all millwork toe space U.N.O.
10. As noted, most flooring and base have been demolished. Perform any flooring demo as needed for new flooring.

B. TRADE SPECIFIC REQUIREMENTS

1. All sealants associated with subcontractor's work and repair of any joint sealants related to this trade contract are included.
2. Any leveling required for proper flooring installation is included.
3. Responsible for all field measurements and layout required to perform this work.
4. Provide all labor, material, and equipment to furnish and install all floor/wall tile, resilient base & accessories, resilient flooring, carpeting, and transition strips required for complete and finished flooring systems.
5. Include all resilient base & accessories including all rubber base, transition trims, nosing's, moldings, patching compounds, adhesives, fillers, edge strips.

6. The commencement of work by this Trade Contractor in any given area will be considered acceptance by this bidder of the substrate and all work previously completed.
7. Protection of said Scope of Work and existing during installation is included as part of this Subcontract. Damage to existing flooring shall be repaired immediately. Punch as you go policy.
8. Perform all cut-outs as may be required in said work.
9. Provide initial cleaning of installed products upon completion to include removal of dirt and debris in accordance with the manufacturer's recommendations.
10. Any testing required by the contract documents for this Scope of Work is included as part of this Subcontract, including moisture testing prior to installation of all flooring.
11. Multiple mobilizations as required.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. NA

BID PACKAGE 09D: Epoxy Flooring

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Include all epoxy flooring where indicated in the A drawings.
2. Trade contractor shall coordinate with other applicable trades prior to installation.
3. Include zinc termination strip at transition to other flooring material.
4. Protect adjacent surfaces from damage during trade activities.
5. All resins and sealers are to be non-yellowing.
6. Include mock-up provisions as required by the contract documents.
7. Include moisture testing prior to commencement of work and provisions to ensure adhesion if relative humidity exceeds tolerances.
8. Perform all floor prep as needed prior to installation.

B. TRADE SPECIFIC REQUIREMENTS

1. Provide all Labor, Material, Conveyance, and Equipment necessary to install an Epoxy Flooring System as required by construction documents.
2. Surface Preparation: Proper surface preparation is crucial for a successful epoxy flooring installation. Surface preparation methods, such as shot blasting or diamond grinding, to ensure that the substrate is clean, dry, and free of contaminants will be required as necessary.
3. Installation shall include the number of coats required, the thickness of each coat, and the recommended application method (e.g., roller or squeegee). Cure time required between coats and the total cure time before the surface can be used shall be strictly adhered to per construction documents.
4. Finish, gloss level, color, and texture shall be presented in a mockup to CM and Design Team prior to commencement of scope of work. Additional coatings or sealers required to achieve the desired finish as required by plans and specifications.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 10A: Specialties

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Provide and install all corner guards.
2. Provide and install all signage as shown on A2.12.
3. Provide and install all tackboards.
4. Provide and install all fire extinguishers and cabinets.
5. Remove and reinstall signage as noted on A2.0.
6. Remove and reinstall exterior signage as noted on A4.1.
7. All submittals are due within two weeks of execution of the subcontract.

B. TRADE SPECIFIC REQUIREMENTS

1. Furnish all fire extinguishers, brackets and cabinets complete with mounting hardware and accessories as shown in the Contract Documents.
2. Bidder is responsible for providing all associated hardware and fasteners.
3. All material is to be crated, packaged, or containerized in such a manner as to prevent warping, twisting, denting, or other damage during shipment to the jobsite.
4. This supplier shall indicate and supply all the types of anchorage specified and approved on the shop drawings.
5. Coordination & Phasing of work as required by Construction Manager.
6. All labor and equipment to unload materials and stage materials on the jobsite.
7. All equipment, freighting, applicable taxes, & permits required to deliver material to jobsite.
8. All shop drawings, submittals, test certifications, and maintenance as required by the Contract Documents.
9. Provide and deliver all materials to the jobsite in the above referenced Specifications.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 12A: Window Shades

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Manual Roller Shades: Provide and install all components of manual roller shades as indicated. Types included but not limited to S1 and S2. Include aluminum pockets, closures if required, mounting devices, and all operational hardware.
2. All equipment, scaffolding, and lifts required to complete this scope of work is the responsibility of this contractor.

B. TRADE SPECIFIC REQUIREMENTS

1. Trade Contractor to provide all labor, materials, and equipment as required to install manual and motorized mechanical window shades including all components, accessories, and controls in accordance with documents for a complete and functional system.
2. Include site visit for field dimensioning.
3. Trade Contractor to supply all shop drawings, and samples, as well as close-out submittals.
4. Trade contractor to protect all finished surfaces during installation.
5. Trade Contractor to deliver shades in manufacturer's original, unopened packaging or shipping containers, each suitably and legibly marked to size, color, and location to be installed in the work.
6. Trade Contractor to store shades indoors, protected from moisture, and from damage due to the work of other trades.
7. Trade Contractor to provide all labor for installation of work identified under this Trade Contract.
8. Coordination & Phasing of work as required by Construction Manager.
9. Finishes shall be as specified in the contract documents.
10. Contractor to make final adjustments and alignments as may be required to the satisfaction of the Construction Manager and Owner prior to final acceptance.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.
2. None

D. ALTERNATE PRICING (to be completed on BID FORM)

1. Should Alternate pricing be offered, list and describe on Bid Form.

E. UNIT PRICING (to be completed on BID FORM)

1. Should Unit pricing be offered, list and describe on Bid Form.

BID PACKAGE 22A: Plumbing

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Provide and install all plumbing systems as shown and described on the P drawings, including notes listed under General Plumbing Notes.
2. All plumbing demo shown on P2.1 is by this contractor
3. All penetrations through the roof are by this contractor, as it relates to plumbing.
4. Fire stopping at all penetrations through fire rated assemblies to be provided by this trade contractor.
5. Ensure all materials submitted and incorporated into the project are listed components per specifications, or substitutions are submitted for approval prior to bidding. Post-bid substitution requests will be rejected.
6. Submittals, samples, and shop drawings are due within **two weeks** of acceptance of bid. Schedule delays resulting from revisions for which trade contractor is responsible may result in contract sanctions. Familiarity with and comprehension of the specifications is imperative.

B. TRADE-SPECIFIC REQUIREMENTS

1. Furnish and install a complete, fully operational, and tested plumbing system in accordance with the contract documents. It is the intent and meaning of this bid package that this Contractor provide a plumbing installation that is complete in accordance with the contract documents, and that all items and apparatuses necessary, reasonably incidental, or customarily included, even though each and every item is not specifically called out or shown is included.
2. Flushing and disinfecting of building water lines as required by contract documents is part of this contract. Coordination with Construction Manager required.
3. Include all permits, fees, and inspections.
4. Subcontractor will supply and install all brackets, inserts, unistruts, hangers, anchors, supports, racks, etc. necessary to complete this Subcontract.
5. Shimming and grouting of any mechanical/plumbing items shall be performed by the trade contractor.
6. The labeling and color coding of all mechanical and plumbing items as may be required.
7. Trade Contractor is responsible for any touch-up painting of factory finished equipment if required.
8. Structural and miscellaneous steel required to support plumbing equipment is to be furnished and installed by this Trade Contractor.

9. The rough-in and final hookup of all plumbing lines for equipment furnished by others shall be performed by this Trade Contractor.
10. Provide and install all roofing piping as required in contract documents including but not limited to gas piping, vent piping, condensates, roof drains and overflow drains. Roof blocks per contract documents. All roof drain piping is to be connected all the way to the main storm drainage system. Connections to be made by plumbing Trade Contractor.
11. Subcontractor shall perform any additional piping as may be required to route around other pipes or ducts that must be installed at specific locations or are existing.
12. Coordination and assisting with Commissioning of Mechanical and Plumbing Systems.
13. All plumbing fixtures shall be covered so they cannot be used during the construction period.
14. Subcontractor responsible for all trade specific city, local and state permits, fees and inspections.
15. The subcontractor will be present for all start-up and commissioning of all equipment.
16. Trenching, Excavation, Backfilling with appropriate materials, compaction, and removal of spoils offsite is included as part of this agreement. Proper backfill per plans and specifications. Trade contractor responsible for haul off of all spoils.
17. Domestic Plumbing inside building including: water, gas, sewer, vent, condensation, storm drain, chill, heating.
18. Trade Contractor to furnish and install all plumbing piping insulation.
19. Trade contractor to furnish and install domestic 3" Water Line to 5' from building. Perform final connections and facilitate inspections for connection to main 3" domestic water line. Install RPZA backflow preventer for domestic water service at building connection.
20. Trade contractor to include stand pipe test for all sanitary sewer pipe.
21. Trade contractor to furnish and install all roof/canopy/foundation drain lines from building to main storm sewer system provided by others. Roof drain cast-iron boots provided and installed by this trade contractor. Perform final connection and facilitate inspections for connection to storm sewer system.
22. Furnish and install all RPZ's and PRV's and certifications per the contract documents.
23. Furnish and install all roof hydrants as required by the contract documents.
24. Gas Piping and related spec sections as required is part of this Trade Contractor's scope. Include site gas.
25. No pipefitting, cutting or otherwise allowing metal dust on finish floor will be allowed or tolerated. These activities will be performed outside the building at location directed and coordinated with Construction Manager. Gluing and priming is also not allowed inside the building. Purple primer will not be allowed on this project.
26. Include Vibration & Seismic Controls as required by contract documents.
27. Trade contractor responsible for re-compaction of trenches to specified density.
28. All pipes that penetrate fire walls must be metal pipes.

29. Conceal all condensate and water piping in finish spaces in walls, not outside of finish walls without prior approval of locations.

C. PROJECT SPECIFIC EXCLUSIONS

1. None.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

E. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 23A: HVAC

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. APPLICABLE SPECIFICATIONS

- Division 01 – In Its Entirety
- Division 23 – In Its Entirety

B. PROJECT SPECIFIC REQUIREMENTS

1. Furnish and install all mechanical systems as shown and described on the M drawings, including all notes listed under General HAVC Notes, HVAC Keyed Notes, and Demolition Notes.
2. All HVAC demo work shown on M2.0 is by this contractor.
3. All penetration through the roof are by this contractor as it relates to HVAC.
4. Include all equipment and requirements for equipment as shown in the schedules, diagrams, details, controls, and complete function system that coordinates with other plumbing, electrical, structural, and architectural systems.
5. Low voltage wire associated with own equipment and services.
6. Fire stopping at all penetrations through fire rated assemblies to be provided by this trade contractor.
7. Ensure all materials submitted and incorporated into the project are listed components per specifications, or substitutions are submitted for approval prior to bidding. Post-bid substitution requests will be rejected.
8. Submittals, samples, and shop drawings are due within **two weeks** of acceptance of bid. Schedule delays resulting from revisions for which trade contractor is responsible may result in contract sanctions. Familiarity with and comprehension of the specifications is imperative.

C. TRADE SPECIFIC REQUIREMENTS

1. Furnish and install a complete, fully operational, and tested HVAC system in accordance with the Contract Documents. It is the intent and meaning of this bid package that this Bidder will provide an HVAC installation that is complete in accordance with the Contract Documents, and that all items and apparatuses necessary, reasonably incidental, or customarily included, even though each and every item is not specifically called out or shown, is included.
2. Supply and install all sleeves, brackets, inserts, unistrut, hangers, anchors, supports, racks, etc. necessary to complete this Subcontract.
3. The Subcontractor shall provide, hoist, install, set, and level all HVAC equipment.
4. Multiple mobilizations as required.

5. Layout of roof penetration framing is the responsibility of this Trade Contractor.
6. Provide roof curbs for Trade Contractor's equipment. Early delivery of roof curbs required. Roof curbs are required to be onsite prior to roof installation.
7. Include caulking and sealing all mechanical penetrations through walls, floors, and roofs, etc.
8. All penetrations through smoke or fire-rated partitions require installation of firestopping products that must be submitted for approval and coordinated with other trades to ensure consistency across the project per AHJ.
9. Furnish and install all access doors required for mechanical items. Access doors are to be submitted for approval with product coordinated with other trades for overall consistency.
10. All temporary filters needed to run HVAC equipment during construction shall be furnished, installed, and removed by the subcontractor if required.
11. Closing of openings in equipment and duct to prevent entrance of foreign matter is the responsibility of the Subcontractor.
12. The labeling and color coding of all mechanical items as required.
13. Trade Contractor will supply the necessary materials, installation, and removal for temporary utilities, except electrical, required for construction of the project.
14. Trade Contractor is responsible for any touch-up painting of factory finished equipment if required.
15. Include all insulation of duct, piping, vents, etc. as specified by contract documents.
16. Structural and miscellaneous steel required to support mechanical equipment is to be furnished and installed by this trade contractor.
17. The rough-in and final hookup of all mechanical for equipment furnished by other shall be performed by this Trade Contractor.
18. Trade Contractor understands that coordination with other Subcontractors and Suppliers is essential and that locations of various lines and ducts must be done on a priority basis.
19. It is understood that some mechanical shutdowns or tie-ins by the Subcontractor may have to be performed during off hours. All costs required for such work is included as part of the Subcontract.
20. Startup must be scheduled for the earliest date upon completed installation of mechanical system, to be immediately followed by testing and balancing so this scope can be complete and reports generated at such time that closeout documents are required by Construction Manager.
21. As-built drawings are to be maintained throughout construction and a digital copy shall be submitted to Construction Manager immediately following completion of mechanical system installation.
22. Any conflicts between the plumbing, HVAC, fire protection, and electrical trade contractors in the complete performance of their contractual requirements, will be

Construction Manager's Manual – RPS Administration Renovation Phase 3 resolved at no cost to the Construction Manager. If such a conflict occurs, the Construction Manager shall serve as arbitrator and his decision shall be final and binding. This paragraph is applicable to the subcontractor performing work pertaining to these CSI divisions.

D. PROJECT SPECIFIC EXCLUSIONS

1. None.

E. ALTERNATE PRICING (to be completed on BID FORM)

1. None.

F. UNIT PRICING (to be completed on BID FORM)

1. None.

BID PACKAGE 26A: Electrical

This Bid Package includes “Bid Package 01A: General Scope Requirements”. Submission of a bid for this Bid Package acknowledges and incorporates Bid Package 01A.

A. PROJECT SPECIFIC REQUIREMENTS

1. Furnish and install all electrical systems as shown and described on the E drawings, including all notes listed under General Electrical Notes, Electrical Demolition Notes, Keyed Notes, General Lighting Notes, Lighting Keyed Notes, General Power Notes, Keyed Power Notes, General Special Systems Notes, Keyed Special Systems Notes.
2. Include all demo shown on E2.0.
3. Provide all conduit for low voltage work.
4. Provide all power to mechanical equipment.
5. Provide temporary electric and lighting for construction operations if deemed necessary by the Construction Manager.
6. Perform utility work shown on E2.2.
7. All penetrations through a fire assembly are to be fire caulked by this contractor.
8. Ensure all materials submitted and incorporated into the project are listed components per specifications, or substitutions are submitted for approval prior to bidding. Post-bid substitution requests will be rejected.
9. Submittals, samples, and shop drawings are due within **two weeks** of acceptance of bid. Schedule delays resulting from revisions for which trade contractor is responsible may result in contract sanctions. Familiarity with and comprehension of the specifications is imperative.

B. TRADE SPECIFIC REQUIREMENTS

1. The work under this Trade Contract includes all of the conduit systems, wiring, equipment, and devices as specified in the contract documents to provide a completely installed and electrically wired system to fully function as intended. This includes but not limited to: all building and site power requirements, light poles, wall packs, light fixtures, lightning protection, low voltage conduit and raceways per plans and specs, etc. as called out on contract documents.
2. Include all lighting and lighting control systems. This includes, but is not limited to, interior lighting, exterior lighting, landscape lighting, walkway lighting, lighting integrated with millwork or architectural features, site lighting, parking lot lighting, exit and emergency lighting, etc., as applicable.

3. This Subcontractor to perform and provide the Construction Manager an inventory of light fixtures as they arrive on site as well as identify long lead time light fixtures and their status throughout the course of the project.
4. Bidder to timely supply the necessary materials, installation and removal for temporary electrical power and lighting required for construction of the project. All installations will be in accordance with the prime contract and all applicable codes and safety regulations. Bidder acknowledges that due to the nature of this project, work activities for various trades will need to be performed before and after hours. Sufficient lighting for these work activities shall be provided.
5. All temporary lighting per specifications and OSHA requirements in all rooms, building exterior and storage/laydown area.
6. Electrical hookup/disconnect of all equipment and furnishings is included within the scope of this subcontract whether supplied hereunder or supplied by others. Similarly, all other conduit, wiring, controls, panels, starter and any other work customarily performed by electrical trades.
7. Supply and install all sleeves, hangers, racks, supports, anchoring devices, etc. necessary to complete this work.
8. Include conduit and boxes with pull strings for communications, electronic safety, and security systems.
9. Include caulking and sealing around all electrical penetrations through walls, floors, etc.
10. Any penetrations completed after the roof is installed is the financial responsibility of this bidder for the roofer to flash per roof installation requirements.
11. Grout all floor boxes as necessary for a complete installation.
12. Include labeling and color coding of all equipment, conduit, lines and panelboards.
13. If required, Touch-up painting of bidder's furnished factory painted equipment.
14. Include all permits and fee's for this scope of work as applicable for state and local laws.
15. All openings in equipment, piping and conduit shall be closed to prevent entrance of any foreign matter.
16. Include all grounding and similar protection for all phases of the project.
17. Include manpower, equipment, and incidentals required to receive, off-load, store, distribute, and hoist all the materials and equipment furnished under this trade or for materials and equipment to be installed by this trade.
18. Bidder shall perform all floor and wall penetrations. Include sleeves.
19. Trade Contractor understands that coordination with other Trades and Suppliers is essential, and that locations of various lines and ducts must be done on a priority basis.
20. Multiple mobilizations as required.
21. As-built drawings are to be maintained throughout construction and a digital copy shall be submitted to Construction Manager immediately following completion of electrical systems.
22. Include all shoring, excavation, bedding, backfill, and compaction. Full depth base rock backfill under specified or noted areas.

23. Include identification requirements in methods specified, indicated, required, shown, or otherwise approved.
24. Provide blank cover plates on all boxes not used.
25. Furnish and install all steel supports as required for mounting the electrical equipment.
26. Subcontractor shall review all mechanical/plumbing schedules and provide all electrical work required for complete, finished, and operational systems.
27. Install power supplies, where required.
28. It is understood that some electrical shutdowns or tie-ins by the Trade Contractor may have to be performed during off hours. The Trade Contractor amount includes all costs required for such work.
29. Any conflicts between the plumbing, HVAC, fire protection, electrical, and theatrical trade contractors in the complete performance of their contractual requirements, will be resolved at no cost to the Construction Manager. If such a conflict occurs, the Construction Manager shall serve as arbitrator and his decision shall be final and binding. This paragraph is applicable to the subcontractor performing work pertaining to these CSI divisions.

C. PROJECT SPECIFIC EXCLUSIONS

1. All saw cutting and concrete pour back.

D. ALTERNATE PRICING (to be completed on BID FORM)

1. ALT 01: Replace section of conduit and install new conductors as shown on E2.2.
 - a. Include excavation and backfill at conduit location. (Saw cutting and pour back to be by others).
 - b. Include conduit demo.

E. UNIT PRICING (to be completed on BID FORM)

1. None.