



Construction Manager's Clarification 01

Date: January 24th, 2025

RE: CM Bidder's Manual

Project: Tillery K-5 ALE Remodel Rogers Public Schools

1800 S. 52nd St. • Ste. 410

Rogers, AR 72758

tel 479.464.7077

fax 479.464.7050

This clarification forms a part of the contract documents. Acknowledge receipt of this clarification in your Proposal. Failure to do so may subject bidder to disqualification.

- 1) Crossland is issuing a Construction Managers Bid Manual that includes the following:
 - a. Bid Scopes for all Trade Contractors
 - b. Required Bid Form
 - c. Safety Requirements
 - d. Insurance Requirements
- 2) On-Site Pre-Bid Walk-thru will be held **January 29th at 2pm**. This walk thru is not required by attendance will be considered during the bid review process.
- 3) All Pre-Bid RFI's are due to knorman@crossland.com by no later than 10am on January 30th, 2025. All RFI's submitted past this date and time may not get a response prior to bids being due.

ATTACHEMENTS:

- 250124 CMC 01 – RPS Tillery K-5 ALE Remodel

Project Team:

Jason Miller
Division Manager

Robert Adams
Senior Project Manager

Brady Gaudette
Project Engineer

Katherine Norman
Preconstruction

Crossland Construction
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Construction Manager's
Bid Manual

Tillery K-5 ALE Remodel Rogers
Public Schools

109 S. 6th St.
Rogers, AR 72756

Issue Date: 01/24/2025

REQUEST FOR BIDS: Tillery K-5 ALE Remodel Rogers Public Schools

Crossland Construction Company, hereinafter called the (CM) Construction Manager, will receive bids in care 1800 S. 52nd Street, Suite 410, at **2PM on Tuesday, February 4th, 2025 for Tillery K-5 ALE Remodel Rogers Public Schools.** **Work includes: Final clean, selective demolition, cast-in-place concrete and site concrete, masonry, structural steel & misc. metals, millwork, rough carpentry, joint sealants & waterproofing, doors, frames, and hardware, glass & glazing, gypsum assemblies, flooring and wall tile, paintings and coatings, epoxy flooring, specialties, signage, asphalt paving patch back, fencing, & MEP.**

Emailed Bid(s) are due by: 2:00pm CST on Tuesday, February 4th 2025 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.

They bidding documents can be accessed at the following link:

<https://crosslandconstruction.box.com/s/g2iof9hetdefbf8f7ryl2ovwldliw4qd>

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 **Thursday, January 30th at 10AM.** 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

Tillery K-5 ALE Remodel RPS Bid Packages:

- 01A General Scope Requirements (Required by all Bidders)
- 01B Final Clean
- 02A Selective Demolition
- 03A Building and Site Concrete
- 04A Masonry
- 05A Structural Steel and Misc. Metals (Supply)
- 05B Structural Steel and Misc. Metals (Install)
- 06A Architectural Millwork
- 07A Waterproofing and Joint Sealants
- 07B TPO Roofing, Flashing, and Sheet Metal
- 08A Doors and Hardware (Supply)
- 08B Doors, Hardware, and Specialties (Install)
- 08C Glass and Glazing
- 09A Gypsum Assemblies
- 09B Flooring and Wall Tile
- 09C Paints and Coatings
- 09D Epoxy Flooring
- 10A Specialties (Supply)
- 22A Plumbing
- 23A HVAC
- 26A Electrical
- 32C Fencing

BID PACKAGE 01A: General Scope Requirements

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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.

BID PACKAGE 01A: General Scope Requirements

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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 Contractors 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

BID PACKAGE 01A: General Scope Requirements

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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 Rogers, 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.

BID PACKAGE 01A: General Scope Requirements

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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

BID PACKAGE 01A: General Scope Requirements

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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

BID PACKAGE 01A: General Scope Requirements

Construction Manager’s Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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.

PRODUCT ID/ DESCRIPTION	MANUFACTURER AND SUPPLIER	QUANTITY	SUBMITTAL LEAD TIME	MANUFACTURING LEAD TIME AFTER RELEASE	NOTES

BID PACKAGE 01B: Final Clean

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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

- All notes and specifications included on the construction document plans.
- Division 01 – In Its Entirety
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. None.

C. TRADE SPECIFIC REQUIREMENTS

1. Perform a final clean for the interior of the building. This includes but is not limited to all surfaces, flooring, walls, tile, ceilings, aluminum curtainwall and storefront frames, stairs, handrails, cabinetry, countertops, equipment, doors, door frames, glass, MEP equipment, toilet accessories, toilet partitions, and mirrors.
2. Includes all labor, products, and equipment required for all work related to this scope of work.
3. Remove the labels which are not required as permanent identification or for operational instructions.
4. 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.
5. 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.
6. Remove paint spatters and gyp mud residue or drops from adjacent finishes, floors or surfaces.
7. Vacuum and/or shampoo carpets to a sanitary condition, free of stains and to like new condition.
8. Damp-Mop, wax, and buff hard surface floors as appropriate for flooring materials.

BID PACKAGE 01B: Final Clean

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9. Wipe surfaces of mechanical and electrical equipment clean. Remove excess lubrication and other substances.
10. Remove debris and surface dust from limited access spaces, including roofs, plenums, equipment vaults, and similar spaces.
11. Clean plumbing fixtures to a sanitary condition, free of stains, including those resulting from water exposure.
12. Clean light fixtures and lamps so as to function with full efficiency, free of finger prints and smudges.
13. Remove temporary protection of flooring, counters, cabinets, and other surfaces.
14. 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.
15. Final touch up clean after all trades finish punch list and are off site at direction of Construction Manager.
16. Include power washing of all concrete sidewalks and paving areas using methods to avoid damage to finish surfaces.
17. Cleaning of TPO roof using manufacture acceptable methods is included in this package.
18. 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.
19. Final acceptance to be by Construction Manager.

D. PROJECT SPECIFIC EXCLUSIONS

1. None

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

1. None

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

BID PACKAGE 01B: Final Clean

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1. None

BID PACKAGE 02A: Selective Demolition

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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

- All Notes and Specifications included on the Construction Document Plans
- Division 0 – Conditions of the Contract
- Division 01 – General Requirements
- 02 26 23 – Asbestos Precautions and Procedures
- 02 32 01 – Site & Subsurface Investigation by Contractor
- 02 41 19 – Minor Demolition
- Other Specifications as they relate to this Bid Package whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Demolition of MEP related scope to be by others.
2. Demo of all items indicated on the A2.0 demo sheet, regardless of their explicit mention in this bid package, is the responsibility of this subcontractor unless otherwise excluded.
3. Demo all walls, flooring, ceiling, misc. steel, etc. as indicated per the plans.
4. Remove all shelves, slatwall brackets, metal slatstrips, bookshelves, blockings, backboards, wood trim, and temporary wood ramp as indicated.
5. Demo existing wood louver box-outs.
6. Demo wall tiles as indicated. Clean wall of any remaining grout where masonry wall is to remain.
7. Remove and store "IN GOD WE TRUST" classroom sign, security cameras, and bathroom grab bars for reinstall. Reinstallation to be by others.
8. Demo any existing doors, frames, glazing, and hardware as indicated.
9. Demo all toilet accessories and partitions as indicated.
10. Saw cut and remove existing topping slab. Grind the remaining floor slab to level condition adequate for epoxy flooring.
11. Saw cut and remove concrete loading dock and existing bollards.
12. Remove hydraulic loading dock and canopy at existing loading dock area. These items to be returned to owner. Hydraulic loading dock disconnect to be by electrical contractor.
13. Demo all pencil sharpeners, and roll-up wall mounted maps and pull downs. Remove all old anchors, brackets, screens etc. from existing walls.
14. Sand/bead blasting of epoxy floor to be resurfaced will be completed by others.

BID PACKAGE 02A: Selective Demolition

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

15. Return all SOG to condition suitable for the indicated flooring finishes. This includes all leveling, sanding, gridding, and patching to restore all work areas to rough grade tolerance.

C. TRADE SPECIFIC REQUIREMENTS

1. Trade Contractor to perform demolition of existing building structures including, but not limited to; building, canopies, decks, stoops, walks, stairs, exterior lighting, contents, incidentals and other items that exist for the building.
2. Trade Contractor includes all traffic control required in the performance of the work. This includes control for all phases, all required maintenance, and all required flagging operations.
3. Trade Contractor shall keep all streets and roads free of debris.
4. Trade Contractor shall provide dust control where required for operations.
5. Properly dispose of all waste materials. All demolition materials shall be disposed of off-site by this Trade Contractor. Any dump fees shall be paid by this Trade Contractor.
6. Trade Contractor shall protect designated areas or items to remain from damage by their operations.
7. Trade Contractor shall obtain and provide any and all permits required for the performance of their operations.
8. This Trade Contractor shall furnish, erect, maintain and remove all temporary barricades, fences, partitions, etc. required to maintain a safe work environment.
9. Access to the structure to be demolished shall be provided, maintained and removed by this Trade Contractor.
10. As this scope of work progresses, the Trade Contractor will regularly maintain and restore all work areas back to rough grade tolerance.
11. The Trade Contractor shall perform all cutting, demolition, and removal of debris to completely remove all items listed in the plan documents.
12. Trade Contractor shall include temporary generators or electric service provisions where required for their work.
13. Trade Contractor to provide adequate manpower and work a 40-hour week minimum per employee. Minimum hours do not include drive time to and from the project. 40 hours per employee shall be spent per week on the project.

D. PROJECT SPECIFIC EXCLUSIONS

1. Demo work related to MEP. This includes saw cutting at any plumbing locations

BID PACKAGE 02A: Selective Demolition

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2. Sand/bead blasting of epoxy flooring to be resurfaced.

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

1. Alternate Add: Cut-ins at roof for new HVAC equipment.

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

1. None

BID PACKAGE 03A: Building & Site Concrete

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 03 11 00 – Concrete Formwork
- 03 21 00 – Concrete Reinforcement
- 03 30 00 – Cast-In-Place Concrete
- 03 62 00 – Non-Shrinking Grouting
- 03 62 16 – Injection Epoxy Grouting
- 31 31 16 – Termite Control
- 32 11 16 – Crushed Stone Base Course
- 32 13 13 – Portland Cement Concrete Paving
- Other Specifications as they relate to this Bid Package whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Trade contractor to include all labor, materials, equipment, accessories, reinforcing, and supervision required for a complete building and site concrete scope as related to this remodel. This work includes all excavating, forming, placing, shoring, associated waterproofing, and finishing as necessary at all interior and exterior patch back locations, slab infill locations, and equipment pads.
2. Excavation for and placement of aggregate base at required depth and to final grade as required for concrete placements is included in this bid package.
3. Trade contractor shall supply all concrete reinforcement and dowels. This includes unloading and inventorying of all concrete reinforcement. Trade shall provide all equipment necessary to perform these operations and will include multiple mobilizations.
4. All waterproofing and expansion joints integral to the slab or as indicated in the contract documents are intended to be installed as part of this bid package. All sawcutting of control joints is included. Sealing of joints is by others.
5. Trade Contractor shall clean up and dispose of all excess concrete and waste as directed by CM to concrete disposal area or offsite disposal area as needed. The excess concrete spoils shall be removed from the site by this trade contractor. Contractor shall provide, maintain, and haul off concrete washout related to their work.

BID PACKAGE 03A: Building & Site Concrete

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

6. Cleanup of all concrete “splatters” on masonry, structural steel, and other finished products to be the responsibility of this trade contractor. Protection of adjacent surfaces will be required as CM deems necessary.
7. Contractor shall coordinate with other trades in advance and make provisions for installation of their work to avoid cutting and patching.
8. Include all haul off or disposal of spoils created from work under this trade contract.
9. Construction Joints as called out on the plans or indicated in specifications shall be followed unless submitted through RFI and accepted by architect and engineer.
10. Complete and accurate submittals/shop drawings are required to be submitted within two weeks of acceptance of bids. Include reinforcing shop drawings and all concrete materials, admixtures, and accessories. Incomplete submittals may be rejected without comment.

C. TRADE SPECIFIC REQUIREMENTS

1. Furnish and install all concrete and related materials for the building in accordance with the Contract Documents, including but not limited to all foundations, cast-in-place walls, slabs on grade, slabs on deck, as required.
2. The foundation work shall include all labor and material to complete excavation, spoil removal, back fill, fine grading, forming, installation of dowels, anchor bolts, placing and finishing of concrete, placement of reinforcing steel, installation of expansion joints, grouting of column bases and all base plates, pouring of slab block outs for columns, installation of water stops and bentonite ropes, perforated pipe at elevator pit, light towers, and pumping of concrete to furnish a complete foundation system including but not limited to all footings and stem walls as shown on the construction documents.
3. The slab on grade work will include all labor and materials to level existing building subgrade pad, form slab edges, install rock sub base, install under slab vapor barrier, place reinforcing steel, perimeter foundation dowels, expansion material, re-entrant rebar, keyways, place and finishing of concrete including curing procedures, layout and cut sawed construction joints, install expansion joints and any formed construction joints. Form any blockouts or recesses for other trades work that is embedded in the concrete. Finish to be smooth and uniform, free of voids and honeycombing.
4. Furnish and install all concrete and related materials for the building slab on deck in accordance with the Contract Documents, including but not limited to elevated slabs, concrete stair pans and landings (include cast in place nosings supply and install), saw cutting, concrete curing, and concrete sealers as required. Finish to be smooth and uniform, free of voids and honeycombing.

BID PACKAGE 03A: Building & Site Concrete

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

5. This Subcontractor to provide all housekeeping pads, and associated grout bed as necessary.
6. Trade Contractor is to maintain perimeter safety cable until metal studs are installed at multi-story elevations. Responsible for handrails, toe boards, overhead protection, ladders, covering of holes, or openings, as it relates to this scope of work
7. Slab elevation at all floor drains, trench drains, floor sinks, etc. shall be coordinated and finished so as to provide a flush joint between finished floor surface and the drains, and ensure proper slope to drains.
8. Quality of work is essential. Trade Contractor is responsible for repair of defects in formed and finish surfaces resulting from formwork material and/or workmanship, bad surfaces, improper drainage, spalls and honeycombs.
9. Subcontractor to include excavation of elevator pit with over-excavation, haul-off offsite of spoils and clean rock back fill. Coordination with water and damp proofing contractor and Construction Manager as part of this scope. Include elevator pit walls, footings, and slab as part of this trade contract per contract documents.
10. All Layout and daily cleanup for trade related activities are responsibility of subcontractor. Construction Manager shall have building corners established by a survey company one time. Any additional points required shall be coordinated and paid for by this trade contractor.
11. Subcontractor shall follow all cold/hot weather placement and protection procedures required by the Work provided under this Trade Contract, the project schedule, or as directed by Construction Manager. Ice, Hot water, admixtures required for any hot/cold weather concrete pours shall be included in this trade contract and must be compliant with the spec requirements, and approved, in writing, 48 hours prior to pour schedule. This Trade Contractor is responsible for weather protection and snow removal, if necessary.
12. This Subcontractor is responsible for repair of formed surfaces and handle preparation of tie holes, and imperfections, including, but not limited to grouting, caulking, and grinding to a suitable surface per the specs of the cast-in-place concrete including surfaces affected by the waterproofing prior to the process.
13. Subcontractor is responsible to provide, layout, and install permanent materials, ie. dovetail slots, inserts, etc. in concrete cast-in-place operations.
14. Subcontractor is responsible to layout and install all embeds in concrete cast-in-place operations.
15. Subcontractor is responsible for bulkheads/pour stops.
16. Subcontractor shall clean up and dispose of all excess concrete and waste as directed by Construction Manager to concrete disposal area or offsite disposal area as needed. The

BID PACKAGE 03A: Building & Site Concrete

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excess concrete spoils (including demo of unsatisfactory work) shall be removed from the site by this trade contractor.

17. Receive, stage, layout, set, and protect all anchor bolts & nuts. Protect/clean threads to receive nuts. Coordinate the layout of all anchor bolts with the structural steel trade contractor prior to setting all anchor bolts. (anchor bolts to be provided by the structural steel trade contractor)
18. Form and strip all concrete openings required by other subcontractors. This is to be coordinated by the Construction Manager.
19. Coordinate and install all column, or other such, blockouts as required. This is to include layout, forming, striping, and pouring back all blockouts and grouting of column base plates.
20. Cleanup of all concrete "splatters" on masonry, structural steel, and other finished products to be the responsibility of this trade contractor.

D. PROJECT SPECIFIC EXCLUSIONS

1. Concrete Testing is Construction Manager provided but will be coordinated as part of this subcontract agreement.
2. Sealed concrete and sealing of joints.

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

1. Alternate Add: Demo concrete topping slab and locker bases indicated on project documents.

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

1. None

BID PACKAGE 04A: Masonry

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 04 05 13 – Mortar
- 04 21 13 – Brick Masonry
- 04 22 00 – Concrete Unit Masonry
- 05 50 00 – Metal Fabrications
- 07 10 00 – Waterproofing and Damp Proofing
- 07 92 00 – Sealants
- 09 96 53 – Waterproof Coatings
- Other specifications as they relate to this bid package whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Provide only pre-mixed mortar of types specified manufactured by "Spec-Mix" or approved alternate substitution. Mixing of any mortar on-site will not be allowed.
2. Bond Beams, subgrade CMU, and cells with vertical reinforcement shall be filled with 2000 psi concrete - NOT MORTAR.
3. Receive, offload, and install any lintels and embeds placed into masonry walls. Layout required for this work is included in this bid package. Structural steel embeds provided by others.
4. Build in all sheet metal work, anchors, anchor bolts, hangers, sleeves, thimbles, frames, structural members, etc. as shown and as required for other trades.
5. Masonry cement will not be allowed in mortar.
6. Reinforcement in masonry walls is included in this trade contractors scope of work.
7. Install of Lintels in masonry walls. Steel lintels to be supplied by others. Include reinforced bond beams.
8. Install of new door frames in masonry walls. Frame supplied by others. Frame must be plumb, level, and square.
9. Water for this work is available onsite. Hoses or any equipment & materials necessary to get water to the work area is the responsibility of this Trade Contractor. Construct, maintain, and dispose of washout pit for this scope of work.
10. Mock-up panel to be included as described in the contract documents.

BID PACKAGE 04A: Masonry

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11. Externally exposed CMU to be provided with integral water repellent.
12. Provide and install cavity wall flashing system as shown and described in the plans and specifications.
13. Existing CMU repairs including by not limited to toothing in, tuckpointing, and unit replacement as a result of demolition activities and existing building repair is included.
14. Trade is responsible for all sealing and fireproofing at wall assemblies.

C. TRADE SPECIFIC REQUIREMENTS

1. Furnish and install modular masonry including accessories as required by the contract documents.
2. Furnish all layout as required for this bid package, including embeds, anchors, etc.
3. Furnish, receive, stage, and install all masonry reinforcing, flashings, ties, masonry dowels, anchorages, weeps and vents, control joints, mortar, grout, colored mortar, grout fill, fasteners and accessories required for complete and finished systems and as per the contract documents. Bidder shall provide shop drawings showing details of work not adequately detailed on the construction drawings. Brick tie and fastening methods are subject to approval of architect, engineer, and project superintendent.
4. Receive, offload, stage and install all lintels, and loose lintels (Lintel Supply by others).
5. Supply and install all associated flashing relative to this scope of work as specified in 07 6000 Flashing and Sheet Metal.
6. Washing procedures, methods, and timing must be approved by the project superintendent prior to commencing work. Approval may also be necessary from the architect.
7. Testing of grout and mortar is paid for by Construction Manager. Coordination of testing by this bidder.
8. Supply all materials and installation as required to provide a stable, strengthened, stiffened, and quality installation at all locations. Provide complete and install all temporary bracing as needed. All masonry bracing and shoring to perform all masonry work is the responsibility of this Subcontractor, including but not limited to wind bracing.
9. Furnish and install all expansion joints in masonry work, as necessary, whether shown on plans, or not.
10. Provide any hot and cold weather protection required by the Work provided under this Trade Contract, or as directed by Construction Manager including not limited to, hot water, temporary heat, enclosures, blankets, covering up of open walls for protection of rain and washout, or heating of mortar, to maintain the project schedule during cold weather

BID PACKAGE 04A: Masonry

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months. Include weather protection of stored materials and finished work to be included in this trade contract.

11. All layout, staking, grades and elevations as required by the Work provided by this Trade Contract, including embeds (all anchors).
12. Provide all rubbing, tuck-pointing, and cleanup. All masonry shall be rubbed, pointed, and cleaned immediately after construction of the wall to a condition ready for block filler and paint.
13. Provide surface ready for water proofing contractor free of voids or otherwise unacceptable surfaces. Filling of voids such as brick ties, smooth joints, etc. surface to be ready for waterproofing.
14. Daily cleanup, removal of all trash, debris, and excess materials to dumpster (dumpster by Construction Manager). Daily cleanup is specifically directed toward sweeping and cleaning of floors to keep dust and debris from accumulating due to work associated with masonry installation to keep from being tracked from work areas by foot or equipment traffic. Mason must remove all bulk waste, e.g. block, brick, sand, etc. from the site, not to be put in dumpsters provided by Construction Manager.
15. Discoloration of any finished surface will not be tolerated. This scope shall include protection of floor from discoloration of any kind associated with trade contract. If any discoloration is found it will be up to this trade contract to restore the condition to its original color at trade contractor's cost.
16. Include mock-up walls as detailed in contract documents.
17. Pre-Installation meeting is required, with mandatory attendance by subcontractor's field, and office personnel.
18. Coordination of door frames, light fixtures, receptacles, louvers, signage mounts, and any other items by other trades to be installed in the masonry work to be coordinated by this Trade.
19. Clean and prep footings (as required) prior to start of masonry work.
20. Daily cleanup, removal of all trash, debris, and excess materials to dumpster (dumpster by Construction Manager). Daily cleanup is specifically directed toward sweeping and cleaning of floors to keep dust and debris from accumulating due to work associated with masonry installation to keep from being tracked from work areas by foot or equipment traffic.

D. PROJECT SPECIFIC EXCLUSIONS

BID PACKAGE 04A: Masonry

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1. Lintel supply.
2. HM Door Frame supply.
3. Structural steel embeds supply.

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

1. Alternate Add: Demo masonry and wall ceramic tiles on masonry to remain.

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

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

BID PACKAGE 05A: Structural Steel (Supply)

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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
- 05 12 23 – Structural Steel
- 05 21 00 – Open Web Steel Joists
- 05 31 23 – Metal Decking – Roof
- 05 50 00 – Metal Fabrications
- 05 52 00 – Hand Rails
- Other Specifications as they relate to this trade contract whether referenced above or not.

C. PROJECT SPECIFIC REQUIREMENTS

1. Provide lintels as per the drawings.
2. Supply roof metal decking at roof infill locations.
3. Supply structural steel joists/beams as shown in plans.
4. Include any plates and embeds to be set in CMU walls.
5. Provide any roof hatch reinforcement and roof hatch ladder.
6. Provide allowance of \$2,000 for provision of miscellaneous beams, lintels, channels, and angles in addition to the steel framing shown on the plans and details as directed by construction manager. Supplier shall include additional allowance cost for fabrication, design, installation and erection cost for the additional framing. Construction Manager is to record use and credit back unused cost to Owner.
7. Applicable taxes and freight are to be included and values identified in bid proposal.

B. TRADE SPECIFIC REQUIREMENTS

1. Furnish and deliver to the jobsite FOB (for installation by other trades)(includes any steel shown in Architectural):
 - a. Joists
 - b. Decking with all support angles and fasteners
 - c. Structural Steel Members
 - d. Embed/Bearing plates, bent plate, misc. angle/bracing as required.
 - e. Beam connection plates, angles & bolts

BID PACKAGE 05A: Structural Steel (Supply)

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- f. Lintels
 - g. Pipe bollards
 - h. Site Railing
 - i. Roof ladders and support angles
 - j. Structural support for roof curbs, angles for roof penetrations
 - k. Framing at roof hatches
 - l. Steel Guardrails and Handrails
2. Furnish engineering calculations, detailing, shop drawings, manufacturer's data and samples, certifications for connections of structural steel members, welding certificates, and contract closing documents in accordance with the Contract Documents. Coordinate special inspections with Construction Manager as required. Provide adequate time for Construction Manager to schedule inspections.
 3. Structural calculations shall be prepared and sealed by a qualified engineer registered in the State of Arkansas. Furnish professional liability Certificates of Insurance in limits acceptable to Crossland Constructions or as required by the Contract Specifications (whichever is greater). Add Crossland Construction Company, Inc. as a certificate holder and well as any terms/conditions required by the contract specifications.
 4. Include all miscellaneous and architectural steel per ALL of the Contract Documents and as required for a complete installation.
 5. Furnish all fasteners and attachments (bolts, screws, threaded rods, erection bolts, Torque Control (TC) Bolts, washers, torque nuts, expansion anchors, stud anchors, nelson studs, lag bolts, steel shims, etc.) as required for a complete erection of this bid package.
 6. Bidder responsible for all non-gauged steel.
 7. Prep steel for any condition required, including but not limited to prime painting, galvanization, prep for spray on fireproofing, prep for incandescent fireproof painting, and any other prep appropriate for specified finish to be applied.
 8. Furnish all miscellaneous framing and pre-assembled roof opening frames for plumbing, mechanical and electrical equipment including but not limited to MEP roof penetration framing and supports, multi-purpose room supports, framing and pipe for pipe grid.
 9. Steel shall be fabricated in an AISC certified Category Conventional Steel Structures fabrication plant.
 10. Steel shall be fabricated to the full extent possible that it can fit on a truck and can be handled in the field. Coordinate requirements with job-site staff.

BID PACKAGE 05A: Structural Steel (Supply)

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11. Shipments shall be properly bundled, packaged, and palletized with piece marks clearly visible for proper erection. Furnish adequate dunnage for on-site storage. Material shall be free and clean from dirt.
12. Deliver shortages of fabricator errors within 24 hours of notification.
13. Channel and Channel Frames.
14. Bidder responsible for support steel for wall and ceiling mounted items as required.
15. Include all state and local sales tax.
16. All steel exposed to view shall be oil free, have welds ground smooth, and be sufficient quality for an exposed and finished surface.
17. Furnish all wedge anchors, epoxy, and threaded rod for steel connections as required.
18. Furnish all brackets, channels, steel bolts and nuts, anchor bolts, eyebolts, flanges, anchors, tubing, pipe, castings, cast-in-place anchors, fasteners, anchors, and miscellaneous materials necessary for misc. steel as detailed in contract documents.
19. Coordinate all deliveries with the Construction Manager and erection subcontractor at least 48 hours in advance.

D. PROJECT SPECIFIC EXCLUSIONS

1. None.

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

1. None.

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

1. None.

BID PACKAGE 05B: Structural Steel & Misc. Metals (Install)

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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 General Requirements – In its Entirety
- 05 12 23 – Structural Steel
- 05 21 00 – Open Web Steel Joists
- 05 31 23 – Metal Decking – Roof
- 05 50 00 – Metal Fabrications
- 05 52 00 – Handrails
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Trade contractor to include all labor and equipment to install all structural steel, posts, beams, tube steel framing, brace frames, gusset plates, bridging, joists, decking, edge and other angles, bent plates, connectors, nelson studs, all lintels, brick support angles, embed plates, deck support angles, and fasteners as indicated on construction documents.
2. Trade contractor to include all labor and equipment to install roof ladders, and other miscellaneous non-structural steel and fasteners as indicated on the construction documents. Include all coordination and install for miscellaneous steel for items including but not limited to systems suspended from structure that require non-gauged steel which are to be installed and coordinated by this contractor.
3. Trade contractor responsible for installation of all non-gauged steel.
4. Trade contractor responsible for support steel for wall & ceiling mounted items as required.
5. Trade Contractor to install all steel framing at all roof and wall openings.
6. Trade Contractor to power-wash, and clean structural steel as required to provide a structure free of mud and debris, and/or as directed by Construction Manager.

BID PACKAGE 05B: Structural Steel & Misc. Metals (Install)

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7. Install door frame miscellaneous steel for wall openings.
8. All exposed steel shall be installed ready for paint including grinding welds smooth, primed and otherwise ready for paint.
9. Include installation of all welded and brazed connections, mechanical connections, and prefabricated fittings.
10. Includes install of all brackets, channels, steel bolts and nuts, eyebolts, flanges, anchors, tubing, pipe, castings, cast-in-place anchors, fasteners, anchors, and miscellaneous materials necessary for a system.
11. Trade contractor to include an allowance to install 1 ton of miscellaneous fabricated steel. Provide a value for this allowance on your schedule of values.
12. All steel work to be erected from approved shop drawings furnished by the steel fabricator.
13. Trade contractor responsible for installation of all miscellaneous steel framing and roof opening frames for plumbing, mechanical and electrical equipment including but not limited to MEP roof penetration framing and supports.
14. Trade Contractor to install supports needed to shore up decking due to penetrations.
15. Coordinate deliveries with the Construction Manager & fabricator at least 48 hours in advance.
16. Trade contractor responsible for offloading and receipt of scope material. Inspect received materials for quality issues and to verify quantities match bill of lading. Notify construction manager immediately of any deficiencies.
17. Trade Contractor shall include a final clean of all materials installed by this Trade Contract.
18. Welding Certificates of all welders onsite must have copy of certificate in Construction Manager jobsite office.
19. Trade contractor to install steel ladders at roof hatch and on roof.
20. Must include 5 hours of cleanup time per week, while on site, to be used at sole discretion of General Contractor. This does not include your labor hours dedicated for your daily cleanup of trade related debris. All debris will be placed into dumpsters provided by Others.

BID PACKAGE 05B: Structural Steel & Misc. Metals (Install)

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C. TRADE SPECIFIC REQUIREMENTS

1. This Subcontract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Subcontractor'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.
2. The Subcontractor 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 Subcontractor's Scope of Work. Items not specifically mentioned but are normally performed by members of the Subcontractor's industry are included as part of the Subcontractor's Scope of Work.
3. All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
4. All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule.
5. If the Subcontractor falls behind schedule in the Submittal portion or the Installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
6. Subcontractor to have manufacturer approved diaphragms for all equipment and non-marking tires. Absolutely no leaking equipment allowed on slabs.
7. Disregard any plan notes stating what trades are responsible for certain scopes of work. Scopes of work are specified by the bid packages solely.

D. PROJECT SPECIFIC EXCLUSIONS

1. All structural steel, miscellaneous steel & decking supply.
2. Design and engineering.

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

BID PACKAGE 05B: Structural Steel & Misc. Metals (Install)

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1. Identify value of the 1 ton installation allowance included in Base Bid Amount.

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

1. None.

BID PACKAGE 06A: Architectural Woodwork

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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

- All Notes and Specifications included on the Construction Document Plans
- Division 01 – In Its Entirety
- 06 10 00 – Rought Carpentry
- 06 20 23 – Finish Carpentry
- 06 41 16 – Cabinet Work & Shelving
- Other Specifications as they relate to this Bid Package whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. 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.
2. Submittals, samples, and shop drawings are due within two weeks of acceptance of bid. Schedule delays resulting from revisions for which the trade contractor is responsible may result in contract sanctions. Familiarity with and comprehension of the specifications is imperative.

C. TRADE SPECIFIC REQUIREMENTS

1. Trade Contractor is 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.
2. Include wood blocking that is not within the drywall partitions. Provide markup of finish floor plan indicating location and placement of in-wall blocking to be installed by others to adequately affix millwork installed as part of this trade package.
3. Include all sliding tracks, hinges, pulls, adjustable shelf supports, locks, hardware, countertops, support brackets, bulkhead supports, grommets, backsplashes, hanger rods and brackets.

BID PACKAGE 06A: Architectural Woodwork

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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 required.
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. This trade Contract responsible for all field verification of dimensions and conditions. Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements) and provide ample borders and edges to allow for subsequent scribing and trimming of casework and millwork for accurate fit. Edges should match the profile of the abutting materials for a uniform appearance upon installation.
9. Touch-up after installation and prior to final acceptance.
10. All layout and daily cleanup for trade related activities are the responsibility of subcontractor.
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. Include grommets as and where required.
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.

D. PROJECT SPECIFIC EXCLUSIONS

1. Demo work.

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

BID PACKAGE 06A: Architectural Woodwork

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

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

1. None.

BID PACKAGE 07A: Waterproofing and Joint Sealants

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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
- 07 10 00 – Waterproofing & Damp Proofing
- 07 21 00 – Insulation
- 07 27 26 – Fluid-Applied Weather Barrier System
- 07 84 00 – Firestopping
- 07 92 00 – Joint Sealants
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Include provisions for mock-ups as described in the contract documents.
2. Ensure all materials submitted and incorporated into the project are listed components per specifications, or substitutions are submitted for approval prior to bidding.
3. Provide and install fluid-applied weather barrier system as shown and described in the project documents.
4. Elastomeric coating on brick veneer to be by others.
5. This bid package is inclusive of all applicable waterproofing, damp-proofing, weather/air barriers, vertical and horizontal joint sealants, and water repellents applicable per project drawings and specifications.

C. TRADE SPECIFIC REQUIREMENTS

1. Provide all labor, material, and equipment to install all joint sealants at all masonry control joints, HM frames, all concrete joint locations, curb & gutter, site concrete sidewalks & paving. All areas – building and site.
2. Bidder to include multiple trips as required by the Construction Manager.
3. Include all joint sealants (vertical and horizontal), including, but not limited to: concrete to concrete joints, concrete paving to building, sidewalks to building, concrete paving, curb & gutter, and sidewalk control joints and miscellaneous caulking/sealants, building control joints as required to provide complete, finished, and watertight work.

BID PACKAGE 07A: Waterproofing and Joint Sealants

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4. Provide furnish and install all joint preparation, backer rod, primers and bond breakers as required.
5. Provide all sealant of exterior hollow metal frames, including exterior and interior of frames.
6. Bidder will work closely with third party building envelope consultant to ensure all systems are installed per manufactures specs and industry standards. This will require some testing of the systems. Cost of the 3rd party will be covered by others but this trade will need to participate in this work.
7. Provide all caulking of interior hollow metal frames in masonry walls.
8. Clean any/all joints by power washing, vacuuming, blowing, if necessary, contacting the Construction Manager to have the concrete subcontractor saw cut, re-saw cut, or whatever means required to make the joint ready to receive the Work under this Trade Contract. Dispose of any zip strip, expansion material, or any other materials created during work performed under this package in CM provided dumpster.
9. Provide all labor, material and equipment to install all liquid applied air/vapor barrier per contract documents.
10. Provide all labor, material, and equipment to install all water repellants and waterproofing, above and below grade, per contract documents. Proper cleaning of surfaces for preparation is included.
11. Responsible for blocking or roping off work areas as necessary during cleaning, installation and curing of joints.
12. Bidder is responsible for adhering to weather and temperature application requirements or make provisions to accommodate the schedule as it relates to this scope.
13. Responsible for cleanup and protection of adjacent finishes during and after the completion of this Work.
14. Include in this scope of work coordination and implementation of a pre-installation conference.
15. Bidder to have manufacturer approved diapers for all equipment and non-marking tires. Absolutely no leaking equipment allowed on slabs.
16. Commencement of work signifies acceptance of existing conditions.
17. Daily cleanup, removal of all trash, debris, and excess materials to dumpster (dumpster by Construction Manager).

BID PACKAGE 07A: Waterproofing and Joint Sealants

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18. Provide all certified test reports, certifications and samples as required by Contract Documents.

D. PROJECT SPECIFIC EXCLUSIONS

1. Elastomeric coating on Brick Veneer.

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

1. Elastomeric coating on Brick Veneer.

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

1. None.

BID PACKAGE 07B: TPO Roofing, Flashing, and Sheet Metal

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 06 10 00 – Rough Carpentry
- 07 01 50 – Roof Patching
- 07 10 00 – Waterproofing & Damp Proofing
- 07 21 00 – Insulation
- 07 62 00 – Sheet Metal Flashing & Trim
- 07 72 33 – Roof Hatch
- 07 84 00 – Firestopping
- 07 92 00 – Joint Sealant
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. TOP Equipment Curb Cap: include full roof capping assembly including but not limited to framing, sheet metal, sealants, plywood, etc. as shown on sheet M2.0 of the plan documents.
2. Furnish and install all roof-related flashing and sheet metal for all roof and parapet penetrations, parapet/coping caps, roof hatch, support structures, mechanical equipment, curbs, etc.
3. Include all fasteners, adhesives, sealants and accessories to provide a complete TPO Membrane System Cap.
4. Water testing as required by specifications.
5. Provide and perform all roofing and flashing related testing and quality control work in accordance with the Contract Documents.
6. Trade Contractor is responsible for cutting, flashing, caulking, and sealing all roof penetrations.
7. Roofing manufacturer's full system warranty and applicator's guarantee for roofing materials and installation. Guarantee period to begin at project substantial completion.
8. Include cover and protection of all openings in roof system. Openings to be covered by plywood and TPO for weather tight protection.

BID PACKAGE 07B: TPO Roofing, Flashing, and Sheet Metal

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9. Trade Contractor to purchase materials within 2 days of approval of submittals, and store shipped materials until project schedule allows for installation.
10. Trade Contractor to turnover a clean and debris-free roofing system. Coordinate inspection with Project Superintendent. Any areas deemed too dirty are to be cleaned by Trade Contractor to provide an acceptable completed product.
11. 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.
12. 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.

C. TRADE SPECIFIC REQUIREMENTS

1. Furnish and install all roofing systems, including but not limited to membrane roofing, metal roofing, insulation systems, sheet metal flashing and trim, gutters and downspouts, metal soffit, fascia, scuppers, metal coping, insect screening 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. Furnish and install roof walk pads and cleaning for install as required.
7. Furnish and install roof access ladder between two flat roof's including railing system.
8. Include all wood blocking required. Install a complete system with all-weather seals and caulking.
9. Subcontractor to have manufacturer approved diapers for all equipment and non-marking tires. Absolutely no leaking equipment allowed on slabs.

BID PACKAGE 07B: TPO Roofing, Flashing, and Sheet Metal

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10. Furnish and supply all double leaf acoustical smoke vents per plans and specs.
11. Install complete roof system including nailable insulation system, ice and water shield, standing seam roof, gutters and down spouts.
12. Furnish and install fiber cement siding and trim.
13. Furnish and install all insulation, metal trim, stainless steel integral gutter, down spouts, ice and water shield.
14. Furnish and install all roof expansion joints.
15. Furnish and install all wall panels and screens per plans and specs. Include all insulation, hat channels, fasteners, and wall panels per plans and specs for a complete system.
16. Furnish and install all self-adhered membrane flashing at locations where this trade installs metal flashing. Make sure product is approved to work with liquid flashing applied by others.
17. Furnish and install all pipe boots as required for all electrical, mechanical and plumbing penetrations, although they may not be specifically shown.
18. Furnish and install prefinished metal flashings at masonry as shown on the contract documents including cap flashing at site screen walls, dumpster screen wall and monument sign.
19. Furnish and install all wood blocking around openings.
20. 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.
21. Provide and perform all roofing and flashing related testing and quality control work in accordance with the Contract Documents.
22. 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.
23. 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 Contract Documents.
24. 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.

BID PACKAGE 07B: TPO Roofing, Flashing, and Sheet Metal

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25. All labor, materials and equipment for fall protection for this trade are to be included in this scope.
26. All labor, materials and equipment for hoisting or lifting of materials are to be included in this scope.
27. Responsible for any field measurements required for their work.
28. The receipt, off-loading, storing and protection of said scope of work is included in this subcontract.
29. Responsible for cutting, flashing, caulking, and sealing all roof penetrations.
30. Install, remove, and dispose of in CM provided dumpster temporary roof over RTU frames until RTU's are set. Include all plywood and TPO or Ice and water shield roofing required for a weather tight installation.

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 08A: Doors and Hardware Supply

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 08 11 13 – Hollow Metal Doors & Frames
- 08 14 16 – Wood Doors
- 08 31 13 – Ceiling/Wall Access Panels
- 08 71 00 – Finish Door Hardware
- 08 81 00 – Glass & Glazing
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Hardware Keying meeting to be scheduled no later than two weeks after acceptance of bid.
2. 'TEK' type screws are NOT to be used for hardware installation. Use fasteners provided by hardware supplier for each corresponding hardware device for door and frame type.
3. Submittals, samples, and shop drawings are due within two weeks of acceptance of bid. Schedule delays resulting from revisions for which the trade contractor is responsible may result in contract sanctions. Familiarity with and comprehension of the specification is imperative.
4. Provide and install all doors, frames, hardware, and all related fasteners/incidentals required for a complete installation of door systems as described in bid documents. HM Frames within CMU to be installed by masonry subcontractor.

C. 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.

BID PACKAGE 08A: Doors and Hardware Supply

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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.

D. PROJECT SPECIFIC EXCLUSIONS

1. None.

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

1. None.

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

1. None.

BID PACKAGE 08B: Doors, Hardware, and Specialties Install

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 08 11 13 – Hollow Metal Doors & Frames
- 08 14 16 – Wood Doors
- 08 31 13 – Ceiling/Wall Access Panels
- 08 71 00 – Finish Door Hardware
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Trade contractor is fully responsible for all material delivered through its installation and warranty period.
2. Trade contractor shall install all door cylinders.
3. Trade contractor shall install all permanent cores and keys.
4. Trade contractor shall supply temporary construction cylinders and hardware as might be needed by the CM on any non-aluminum door.
5. All wood doors to be delivered factory primed and finished in finish specified by architect.
6. Supplier is responsible for a representative to be present at all deliveries to check off delivered material with complete material lists with CM or CM's agent. Simple delivery tickers not stating exact material and quantities will not be accepted or signed.

C. TRADE SPECIFIC REQUIREMENTS

1. Trade Contractor is responsible for the install of all doors, and door hardware (excluding aluminum storefront).
2. Provide all labor, accessories, equipment, and adhesives/fasteners to install all items, including, but not limited to door hardware and doors.
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.

BID PACKAGE 08B: Doors, Hardware, and Specialties Install

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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. Provide all labor, accessories, equipment and adhesives/fasteners to install all specialty items including, but not limited to, signage (not to be provided by owner), toilet accessories, toilet partitions, corner guards, and fire extinguishers/cabinets per contract documents and approved submittals.
8. This trade contractor is responsible for providing all associated hardware and fasteners not included in supply package.
9. This supplier shall indicate and supply all the types of anchorage specified and approved on the shop drawings.
10. Daily cleanup for trade related activities are the responsibility of subcontractor.
11. Coordination and phasing of work as required by construction manager.
12. All labor and equipment to unload materials and stage materials on the jobsite.
13. Trade contractor responsible for all field measurements.

D. PROJECT SPECIFIC EXCLUSIONS

1. Doors, frames, and hardware supply.
2. Specialties supply.

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

1. None.

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

1. None.

BID PACKAGE 08C: Glass and Glazing

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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

- All Notes and Specifications included on the Construction Document Plans
- Division 01 – In Its Entirety
- 08 71 00 – Finish Door Hardware
- 08 81 00 – Glass & Glazing
- Other Specifications as they relate to this Bid Package whether referenced above or not

B. PROJECT SPECIFIC REQUIREMENTS

1. Furnish and install fire protective and shatter resistant glass for hollow metal frame window and door assembly per the plan documents.
2. Furnish and install all wood door lites.

C. TRADE SPECIFIC REQUIREMENTS

1. Furnish all labor, material and equipment to install all storefront and entrance systems, including entrance doors and door frames, fixed light framing, metal wall panels, brass and bronze metal wall panels, infill panels, aluminum closure panels, 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 glass in all doors and door frames, interior and exterior.
4. 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.
5. Conduct a water test for leakage prior to final acceptance of all exterior systems.
6. Bidder will work closely with third party building envelope consultant to ensure all systems are installed per manufactures specs and industry standards. This will require

BID PACKAGE 08C: Glass and Glazing

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testing of the systems. Cost of the 3rd party will be covered by others, but this trade will need to participate in this work.

7. Pre-Installation conference is required under this trade contract.
8. Provide and install all break metal, sealants, and fasteners, as it relates to aluminum framed curtainwall and storefront systems.
9. Provide all non-framed glass mirrors.
10. Include blocking specifically required for anchoring and/or fastening trades work whether shown in the drawings.
11. Include steel reinforcement within aluminum framing if required.
12. Provide all miscellaneous flashings integral with storefront, curtainwall, glazing, or entrance systems.
13. Include fully gasketed door with adjustable seals, where applicable, in accordance with the documents.
14. Include all acoustic and thermal insulation at head and jambs of frames as required during installation of trades work.
15. Provide and install construction cores for use during construction. Final cores to be installed by this Trade Contractor.
16. Coordinate keying schedule with CM and Owner during submittal process.
17. Coordinate Access Control requirements for this Trade Contractor's doors with CM and owner during submittal process.
18. Include glass handrails. Provide all embed items and coordinate installation with concrete trade.
19. Trade is responsible for all sealing and fireproofing of penetrations.
20. In the event there is a delay in materials or installation trade must provide temporary closure of window openings as directed by Construction Manager for weather and climate control for the installation of finishes. Trade contractor to be responsible for maintenance of temporary windows and removal as directed by Construction Manager.
21. 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.
22. Include all equipment, freighting, & permits required to deliver material to jobsite.
23. 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.

BID PACKAGE 08C: Glass and Glazing

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

D. PROJECT SPECIFIC EXCLUSIONS

1. HM door/window frames.

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

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

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

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

BID PACKAGE 09A: Gypsum Assemblies

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 09 22 16 – Non-Structural Metal Framing
- 09 29 00 – Drywall
- 09 51 00 – Acoustical Tile Ceilings
- Other Specifications as they relate to this trade contract whether references above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Furnish and install all plywood backing required at electric rooms.
2. Include bulk heads and headers for door assemblies.
3. All interior metal studs should be installed per the manufacturer's recommendation for span and size.
4. Furnish and install fiberglass reinforced wall panels and trim (FRP).
5. Include continuous mineral wool insulation and batt insulation.
6. Blocking as required for any items indicated by contract documents that will attach to interior walls. Coordination with other trades will be required to ensure adequate blocking is installed.
7. Trade contractor to include fire safing material at all voids in decking where wall assemblies are to deck. Caulking all joints with fire rated sealants where indicated is also included.
8. Trade contractor is also responsible for filling voids between joist seats and misc. voids with fire safing material at all existing walls to deck.

C. TRADE SPECIFIC REQUIREMENTS

1. Furnish and install all Cold-Formed Metal Framing complete including, but not limited to the following: design, engineering, interior and exterior studs, joists, stiffeners, supplementary framing, bracing, bridging, struts, runners, blocking, web stiffeners, gusset plates, deflection track and vertical slide clips, stud kickers and girts, headers, channels, joist hangers and end closures, hangers, reinforcement plates, anchors, clips, and fasteners/anchors, welding where required, accessories, incidentals, etc. required for a complete installation in accordance with the contract documents.

BID PACKAGE 09A: Gypsum Assemblies

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2. Install all Access Doors and Frames in metal stud partitions and ceilings. Access Doors and Frames supplied, received, and stored by others.
3. Furnish and install all thermal and sound/acoustical insulation complete, including all accessories and incidentals required for a complete installation in accordance with the contract documents.
4. Install all Hollow Metal Frames in metal stud partitions. Hollow Metal Frames supplied, received, and stored by others.
5. Furnish and install all nonstructural metal framing for typical stud assemblies; shaft wall assemblies; fire rated assemblies; smoke assemblies; sound/acoustical assemblies; furring assemblies; slide and deflection assemblies; ceiling assemblies; soffit assemblies; bulkhead assemblies; etc. including, but not limited to, the following: studs; bracing, runners; channels; furring; fasteners/anchors; clips; hangers; struts; headers; channels; accessories; incidentals, etc. required for a complete installation in accordance with the contract documents. Metal framing gauge, size, and spacing shall be as required by the contract documents and code.
6. Furnish and install all Gypsum Board including fire rated, abuse resistant, green board, etc. as detailed in contract documents, Gypsum Sheathing Board, Coreboard/Shaft Wall liner Panels for typical assemblies; shaft wall assemblies; fire rated assemblies; smoke assemblies; sound/acoustical assemblies; Fiber Reinforced Plastic Coated Panel Wall Assemblies; furring assemblies, etc. including, but not limited to, all fasteners, clips, adhesives, accessories, incidentals, etc. required for a complete installation in accordance with the contract documents. Installation and layout of gypsum board shall be in accordance with the contract documents and code. Cement Board at Ceramic Tile is included. Mold & Moisture resistant at Wet areas is included. The bidder will furnish and install control and/or expansion joints where indicated on the contract documents or required by code. Furnish and install all corner bead and trim required, and reglets.
7. Furnish and install all acoustical ceiling with all panels, hanger inserts, hanger wire, anchors for hanger wire, wall moldings, cross runners, main runners, splines, accessories, incidentals, etc. in accordance with the contract documents and code. Subcontract includes cutting and proper fitting of acoustical panels and additional suspension system members required at light fixtures, diffusers, etc. The bidder will provide and install all hold down clips as may be required. Layout and elevation of acoustical suspension system is the bidder's responsibility. The bidder shall furnish and

BID PACKAGE 09A: Gypsum Assemblies

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install all expansion joints, special trim, and reveals as may be needed for a complete installation. Furnish an entire integral acoustical ceiling system including coordination of installation of mechanical and electrical equipment. Clean or replace soiled or damaged tiles or panels upon completion as determined by the contractor, owner, or architect.

8. Include all mineral wool or foam insulation at top of stud walls to decking and on top of steel beams to decking where shown or noted.
9. Furnish and install plywood behind gyp board on walls in the electrical & mechanical rooms to 8' A.F.F. unless specifically noted otherwise and as required for panel installations and as directed by the Construction Manager.
10. Subcontractor shall supply all materials and installation as required to provide a stable, strengthened, stiffened, and quality installation at all locations.
11. All hoisting, rigging, lifts, and misc. equipment required for the installation of this work.
12. Field measurements and layout are the responsibility of the bidder.
13. 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.

D. PROJECT SPECIFIC EXCLUSIONS

1. Demo.

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

1. Alternate Add: Demo work for gypsum assemblies. Including by not limited to ACT, metal stud walls, gyp, gyp ceilings, insulation, etc.

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

1. None.

BID PACKAGE 09B: Tile and Flooring

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 09 65 13 – Rubber Base
- 03 30 00 – Concrete
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Provide and install sealant at all sealed concrete (SC) locations indicated on the plan documents.
2. Prep sealed concrete for sealant application with 1 pass of 200 grit resin-bonded, phenolic diamond heads.
3. Provide and install rubber base at all locations indicated on the plan documents.

C. 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.

BID PACKAGE 09B: Tile and Flooring

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

9. Provide initial cleaning of installed products upon completion to include removal of dirt and debris in accordance with the manufacturer's recommendations.
10. Include cleaning and covering all tile surfaces with Ram Board and taping all joints with duct tape after initial installation. Provide Construction Manager with a minimum of an additional 2000 sqft of Ram board and tape for future maintenance.
11. Include cleaning and covering all carpet surfaces with carpet protection film after initial installation. Provide Construction Manager with a minimum of an additional 10,000 sqft of carpet film for future maintenance. Provide the CM with a new manufacturer approved roller for product to do future installation of this product.
12. Receipt; off-loading; verification of shipping tickets and hoisting for this Scope of Work.
13. 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.
14. Multiple mobilizations as required.

D. PROJECT SPECIFIC EXCLUSIONS

1. Epoxy flooring and base.
2. Demo.

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

1. Alternate Deduct: Sealed concrete and sealant application prep.
2. Alternate Add: Flooring and wall tile demo.

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

1. None.

BID PACKAGE 09C: Painting

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 04 22 00 Concrete Unit Masonry
- 07 92 00 Joint Sealants
- 09 91 00 Painting & Finishing
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. All metal doors and door frames are to be painted per the plans.
2. Paint misc. steel as indicated on plans. This is included by not limited to the roof hatch and roof hatch ladder, steel railing and attachment accessories, HM frames and doors, etc.
3. Paint at exposed ceiling, paint deck, structure, and exposed MEP items.
4. Exterior paint as required. Including elastomeric paint to match existing at new brick veneer locations.
5. Include provisions for mock-ups.
6. All surfaces called out to paint unless otherwise noted.

C. 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, CMU Block Filler and exterior special coatings. 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.

BID PACKAGE 09C: Painting

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2. Perform all preparatory work and seal concrete where specified or shown in the documents.
3. Trade Contractor shall not apply finish coat to hollow metal frames until receives written approval to proceed from the Construction Manager.
4. Furnish and apply all block fillers and sealers in accordance with the contract documents.
5. Mask, cover, place cloths, and otherwise protect adjacent materials, finishes, items, etc. are included as part of this trades work.
6. All scaffolding, electric lifts, and misc. equipment if required to perform work under this Trade, shall be furnished, erected and removed by the bidder.
7. All lifts will have a manufacturer approved diaper installed while working on concrete surfaces.
8. Proper ventilation to overcome fumes as a result of materials used under this Trade shall be provided for by the bidder.
9. Remove and reinstall or protect all electrical plates, hardware, light fixtures, escutcheons, and fittings prior to painting, including but not limited to fire sprinkler head protection from overspray. Replacement cost of lost materials will be the responsibility of this Trade Contractor.
10. Hazardous and flammable materials and containers shall be safely removed off site and properly disposed of by this Trade Contract and shall not be placed in the project dumpster.
11. Perform all tape and finish work complete in strict compliance with the Contract Documents. This includes fire taping (where required).

D. PROJECT SPECIFIC EXCLUSIONS

1. None.

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

1. Alternate Add: Sealed concrete and sealant prep.

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

1. None.

BID PACKAGE 09D: Epoxy Flooring

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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 09 67 26 – Epoxy Resinous Flooring
- Division 07 92 00 – Joint Sealants (as related to flooring)
- Other Specifications as they relate to this trade contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Include transition accessories.
2. Include all epoxy flooring and base where indicated in project drawings.
3. Trade contractor shall coordinate with other applicable trades prior to installation.
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.

C. 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.

BID PACKAGE 09D: Epoxy Flooring

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D. PROJECT SPECIFIC EXCLUSIONS

1. None.

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

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

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

1. None.

BID PACKAGE 10A: Specialties (Supply)

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 10 11 00 – Visual Display Surfaces
- 10 14 00 – Identifying Devices
- 10 14 19 – Aluminum Letters and Numerals
- 10 28 13 – Toilet and Bath Accessories
- 10 44 00 – Fire Extinguishers
- 11 66 19 – Wall Pads
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Provide appropriate room identification signage where required per plans and specifications, including freight to jobsite and applicable taxes.
2. All items to include freight to jobsite and applicable taxes.
3. Provide all toilet accessories NOT explicitly noted as owner provided per spec section 10 28 13.
4. Provide framed mirrors.
5. Provide wall pads per spec section 11 66 19.
6. Provide fire protection specialties.
7. Provide aluminum signage per spec section 10 14 19. Verbiage to include "INNOVATIVE LEARNING CENTER" "ROGERS PUBLIC SCHOOLS" and "109". Color and size per spec.
8. Include mounting accessories for specialty items to be included in this bid package.

C. TRADE SPECIFIC REQUIREMENTS

1. Provide all material, accessories and equipment to procure all specialty items, including, but not limited to grab bars, shower accessories, shower curtain rods, mop & broom holders, key boxes, all interior signage, lockers, framed mirrors, knox boxes, key boxes, elevator key boxes, and fire extinguishers and cabinets.
2. Furnish all fire extinguishers, brackets and cabinets complete with mounting hardware and accessories as shown in the Contract Documents.

BID PACKAGE 10A: Specialties (Supply)

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

3. Bidder is responsible for providing all associated hardware and fasteners.
4. 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.
5. This supplier shall indicate and supply all the types of anchorage specified and approved on the shop drawings.
6. Coordination & Phasing of work as required by Construction Manager.
7. All labor and equipment to unload materials and stage materials on the jobsite.
8. All equipment, freighting, applicable taxes, & permits required to deliver material to jobsite.
9. All shop drawings, submittals, test certifications, and maintenance as required by the Contract Documents.
10. Provide and deliver all materials to the jobsite in the above referenced Specifications.

D. PROJECT SPECIFIC EXCLUSIONS

1. Installation.
2. Products listed as owner provided in spec section 10 28 13.
 - a. Soap dispensers
 - b. Tissue dispensers
 - c. Paper towel dispensers
 - d. Sanitary napkin disposals

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

1. None.

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

1. None.

BID PACKAGE 22A: Plumbing

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 02 41 19 – Minor Demolition
- 22 01 00 – General Plumbing Provisions
- 22 05 12 – Motors for Mechanical Equipment
- 22 05 53 – Identification for Plumbing Piping & Equipment
- 22 07 16 – Equipment Insulation
- 22 07 19 – Piping Insulation
- 22 10 05 – Plumbing Piping
- 22 10 06 – Plumbing Specialties
- 22 10 08 – Plumbing Solder
- 22 40 00 – Plumbing Fixtures
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT 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. All plumbing demolition is included in this trade package. Provide rework as needed to connect new waterlines to existing domestic water lines and re-feed building supply as indicated on construction documents.
3. Route new water service line up to new RPZ prior to serving any piping in building.
4. Field verify existing pipe sizes and pipe depths as required.
5. Provide existing plumbing protection and temporary pipe caps as required for reconnection points.
6. Provide and install a complete RPZ assembly.

BID PACKAGE 22A: Plumbing

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

7. Demo all existing cast iron sanitary sewer lines and replace with new PVC.
8. Include commissioning according to the specification requirements. Trade Contractor will be required to participate and facilitate commissioning of all mechanical systems.
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.
10. Domestic water service and waste drainage must be maintained during all times that the school is in operation. Shutdowns and changeovers must take place outside of school operating hours.
11. Provide and install all roofing piping as required in contract documents including but not limited to gas piping, vent piping, condensates.
12. Any penetrations through fire rated assemblies must be fire caulked to meet rating requirements.

C. TRADE SPECIFIC REQUIREMENTS

1. Flushing and disinfecting of building water lines as required by contract documents is part of this contract. Coordination with Construction Manager required.
2. Include all permits, fees, and inspections.
3. Subcontractor will supply and install all brackets, inserts, unistruts, hangers, anchors, supports, racks, etc. necessary to complete this Subcontract.
4. Trade Contractor is responsible for furnishing, locating and installing all blockouts, penetrations, sleeves, anchor bolts, etc. required in the performance of this Subcontract. Failure to do so will result in said items having to be cut-in or relocated at this Subcontractor's expense.
5. Trade contractor will furnish and install all access panels required for plumbing items.
6. All waterproofing of below grade mechanical and plumbing work is the responsibility of this subcontractor.
7. Shimming and grouting of any mechanical/plumbing items shall be performed by the trade contractor.
8. Closing of openings in equipment, plumbing fixtures, and piping to prevent entrance of foreign matter is the responsibility of this trade contractor. This trade contractor required to verify at the end of the project that all lines drain and flow as detailed and required per the contract documents.

BID PACKAGE 22A: Plumbing

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

9. The labeling and color coding of all mechanical and plumbing items as may be required.
10. Trade Contractor is responsible for any touch-up painting of factory finished equipment if required.
11. Structural and miscellaneous steel required to support plumbing equipment is to be furnished and installed by this Trade Contractor.
12. The rough-in and final hookup of all plumbing lines for equipment furnished by others shall be performed by this Trade Contractor.
13. 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.
14. 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.
15. Coordination and assisting with Commissioning of Mechanical and Plumbing Systems.
16. All plumbing fixtures shall be covered so they cannot be used during the construction period.
17. Subcontractor responsible for all trade specific city, local and state permits, fees and inspections.
18. Must include 15 hours of cleanup time per week, while on site, 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. All debris will be placed into dumpsters supplied by others.
19. The subcontractor will be present for all start-up and commissioning of all equipment.
20. Subcontractor 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.
21. 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.
22. Domestic Plumbing inside building including: water, gas, sewer, vent, condensation, storm drain, chill, heating.
23. Trade Contractor to furnish and install all plumbing piping insulation.
24. 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

BID PACKAGE 22A: Plumbing

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

- water line. Install RPZA backflow preventer for domestic water service at building connection.
25. Trade contractor to furnish and install sanitary sewer line 5' from building to 6" main sanitary sewer line. Perform final connection and facilitate inspections for connection to main sanitary line.
 26. Trade contractor to include stand pipe test for all sanitary sewer pipe.
 27. 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.
 28. Furnish and install all RPZ's and PRV's and certifications per the contract documents.
 29. Furnish and install all roof hydrants as required by the contract documents.
 30. Gas Piping and related spec sections as required is part of this Trade Contractor's scope. Include site gas.
 31. 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.
 32. Include Vibration & Seismic Controls as required by contract documents.
 33. Provide new gas meter and associated costs in this bid per the contract documents.
 34. Furnish and install stainless steel overflow downspouts per the contract documents.
 35. Furnish and install all shower pans per manufacturer's requirements.
 36. Furnish and install drain configurations to fit inside angled restrooms lavatory millwork.
 37. Furnish and install all hose bibs including cutting recessed hole into finish material.
 38. Any piping under footings must be backfilled with flowable fill per the contract documents.
 39. Trade contractor responsible for re-compaction of trenches to specified density.
 40. Any penetrations completed after the roof is installed is the financial responsibility of this trade contractor.
 41. All pipes that penetrate fire walls must be metal pipes.
 42. Conceal all condensate and water piping in finish spaces in walls, not outside of finish walls without prior approval of locations.

D. PROJECT SPECIFIC EXCLUSIONS

BID PACKAGE 22A: Plumbing

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

1. None.

E. 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

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 07 90 00 – Joint Sealants
- 07 84 00 – Firestopping
- Division 23 – In Its Entirety

B. PROJECT SPECIFIC REQUIREMENTS

1. Provide and install all mechanical systems as shown and described on the M drawings, including requirements of Mechanical Plan Notes. Include all equipment and requirements for equipment as shown in the Schedules, Diagrams, Details, Controls, and a complete functioning system that coordinates with other Fire Protection, Food Service, Plumbing, Electrical, Structural, and Architectural systems.
2. All demo related to HVAC scope of work to be included as part of this bid package.
3. All equipment, fixtures, and materials must be as described within contract drawings and specifications or approved within a pre-bid RFI. No exceptions will be made for post-bid substitutions.
4. Commissioning according to the specification requirements. Trade Contractor will be required to participate and facilitate commissioning of all mechanical systems.
5. All Louvers and exhaust fans are included.
6. Trade Contractor to include make-safe of existing building HVAC.
7. Low voltage wiring associated with own equipment and services.
8. Furnish all pitch pans if necessary when penetrating the roof.
9. Provide and install access panels as required for access to concealed systems, valves, and apparatuses. Access panels must conform to model and sizes stated in the specifications for uniformity between all trades.
10. Provide vibration isolation where indicated, including but not limited to Fan Coil Units, Fans, End Suction pumps, and hangers where indicated.
11. Roof cut-ins at roof penetrations by others.
12. Properly dispose of all waste materials. All demolition materials shall be disposed of off-site by this Trade Contractor. Any dump fees shall be paid by this Trade Contractor.
13. 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

BID PACKAGE 23A: HVAC

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

imperative. Submittals must be complete, labeled by CSI Code, and meet requirements within respective specifications. Incomplete submittals will be rejected.

14. Trade contractor will not be compensated for costs incurred to accelerate receipt of any item resulting from submittal delays or unfamiliarity with requirements. Lead times are to be secured upon execution of subcontract agreement.

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. HVAC systems complete including but not limited to equipment, duct work, air duct accessories, fans, pumps, controls, air distribution, air handling, insulation, refrigerant piping, diffusers, registers, grilles, air filtration, condensate piping, commissioning, startup, etc.
3. Supply and install all sleeves, brackets, inserts, unistrut, hangers, anchors, supports, racks, etc. necessary to complete this Subcontract.
4. The Subcontractor shall provide, hoist, install, set, and level all HVAC equipment.
5. Multiple mobilizations as required.
6. Layout of roof penetration framing is the responsibility of this Trade Contractor.
7. 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.
8. Furnish, locate, and install all block-outs, penetrations, sleeves, anchor bolts, etc. required in the performance of this work. Failure to do so will result in said items having to be cut-in or relocated at the Subcontractor's expense.
9. Any embedment's provided by the Subcontractor and to be installed by others must be furnished in accordance with the Contractor's schedule.
10. Include caulking and sealing all mechanical penetrations through walls, floors, and roofs, etc.
11. 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.

BID PACKAGE 23A: HVAC

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

12. 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.
13. All temporary filters needed to run HVAC equipment during construction shall be furnished, installed, and removed by the subcontractor if required.
14. Closing of openings in equipment and duct to prevent entrance of foreign matter is the responsibility of the Subcontractor.
15. The labeling and color coding of all mechanical items as required.
16. Trade Contractor will supply the necessary materials, installation, and removal for temporary utilities, except electrical, required for construction of the project.
17. Trade Contractor is responsible for any touch-up painting of factory finished equipment if required.
18. Include all insulation of duct, piping, vents, etc. as specified by contract documents.
19. Structural and miscellaneous steel required to support mechanical equipment is to be furnished and installed by this trade contractor.
20. The rough-in and final hookup of all mechanical for equipment furnished by other shall be performed by this Trade Contractor.
21. 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.
22. 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.
23. 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.
24. Coordination and assisting with Commissioning of Mechanical Systems.
25. Duct work installation to meet indoor air quality specifications. Install, clean, and seal duct for each day's work.
26. New duct through smoke or fire-rated partitions requires fire dampers to be installed whether shown or not.

BID PACKAGE 23A: HVAC

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27. 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.
28. Any conflicts between the plumbing, HVAC, fire protection, and electrical 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.

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

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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
- 07 84 00 - Firestopping
- 07 92 00 - Joint Sealants
- Division 26 – In Its Entirety
- Division 27 – In Its Entirety
- Division 28 – In Its Entirety
- Other Specifications as they relate to this Trade Contract whether referenced above or not.

B. PROJECT SPECIFIC REQUIREMENTS

1. Furnish and install a complete, fully operational, and tested electrical system in accordance with the contract documents, the National Electric Code, and all Authorities having jurisdiction. Provide an electrical system installation that is complete and all items and apparatuses necessary, reasonable incidental, or customarily included, even though each and every item is not specifically called out or shown.
2. All demolition related to electrical scope of work is included in this bid package.
3. HVAC controls, security cameras, access control, and smart panels will all be supplied and installed by owner.
4. **Fire Alarm:** This Trade contract includes a complete demo of the existing fire alarm system and a new upgraded fire alarm system for the entire Tillery gym building. Trade contractor must engage persons or tiered subcontractors properly licensed for low voltage systems where required.
5. **Low Voltage Data:** Running fiber and data cabling to be installed as part of this sub contract. All data cabling is to be removed and replaced with new throughout the entire gym building.
6. **Low Voltage Rough-in:** This trade contract includes rough-in at all access control and security camera locations. Provide all boxes and conduit for card reader stub ups and at each security camera location. Provide 120 volt power to each access control cabinet in the data room and at each door.
7. Trade contractor to install owner supplied phone bracket and phones and WIFI devices.

BID PACKAGE 26A: Electrical

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

8. Include Commissioning according to the specification requirements. Trade Contractor will be required to participate and facilitate commissioning of all mechanical systems.
9. 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.
10. 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. Perform site visit to examine the existing conditions of the project site and available electrical service per general requirements outlined in contract documents. Make-safe for demolition performed by others is included where electrical devices/infrastructure is impacted by said demolition.
2. Furnish and install a complete, fully operational, and tested electrical system in accordance with the contract documents, the National Electric Code, and all Authorities having jurisdiction. Provide an electrical system installation that is complete and all items and apparatuses necessary, reasonable incidental, or customarily included, even though each and every item is not specifically called out or shown.
3. 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.
4. 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.
5. 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.

BID PACKAGE 26A: Electrical

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6. 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.
7. All temporary lighting per specifications and OSHA requirements in all rooms, building exterior and storage/laydown area.
8. 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.
9. Supply and install all sleeves, hangers, racks, supports, anchoring devices, etc. necessary to complete this work.
10. Include conduit and boxes with pull strings for communications, electronic safety, and security systems.
11. Include caulking and sealing around all electrical penetrations through walls, floors, etc.
12. Any penetrations completed after the roof is installed is the financial responsibility of this bidder for the roofer to flash per roof installation requirements.
13. Grout all floor boxes as necessary for a complete installation.
14. Furnish and install any access doors required specifically for electrical items. Access doors are to be submitted for approval with product coordinated with other trades for overall consistency.
15. Furnish, locate and install all blockouts, penetrations, sleeves, anchor bolts, etc. required in the performance of this Subcontract. Failure to do so will result in the blockouts, sleeves or anchor bolts being cut-in or relocated at the bidder's expense. This includes coordinating with other trades such as precast and masonry to install boxes and conduit as walls are laid. Dedicated personnel working with other trades on a constant basis will be required as necessary.
16. Include labeling and color coding of all equipment, conduit, lines and panelboards.
17. If required, Touch-up painting of bidder's furnished factory painted equipment.
18. Include all permits and fee's for this scope of work as applicable for state and local laws.

BID PACKAGE 26A: Electrical

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19. All openings in equipment, piping and conduit shall be closed to prevent entrance of any foreign matter.
20. All unistrut required for installation of electrical items is to be furnished and installed by the bidder.
21. Include all grounding and similar protection for all phases of the project.
22. 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.
23. Bidder shall perform all floor and wall penetrations. Include sleeves.
24. 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.
25. Multiple mobilizations as required.
26. 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.
27. Trade Contractor includes all traffic control required in the performance of the work. This includes control for all phases, all required maintenance, and all required flagging operations.
28. Include all shoring, excavation, bedding, backfill, and compaction. Full depth base rock backfill under specified or noted areas.
29. As this scope of work progresses, the Subcontractor will regularly maintain and restore all work areas to specified rough grade tolerance and dispose of excess material (spoils) off-site.
30. Any excavation within 10' of a known existing utility will require pot holing or hydrovac procedures for verification purposes to prevent damage.
31. Include identification requirements in methods specified, indicated, required, shown, or otherwise approved.
32. Provide blank cover plates on all boxes not used.
33. Furnish and install all steel supports as required for mounting the electrical equipment.
34. Subcontractor shall review all mechanical/plumbing schedules and provide all electrical work required for complete, finished, and operational systems.
35. Install power supplies, where required.
36. Any embedments (including templates) provided by the Subcontractor and to be installed by others must be furnished in accordance with Contractor's schedule.

BID PACKAGE 26A: Electrical

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37. Trade Contractor agrees to install complete electrical system which will perform as intended by the Owner. Trade Contractor will assist in the start-up and testing of all equipment (whether furnished by Trade Contractor or others) for the project as required per the contract documents.
38. 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.
39. All penetrations through sound or acoustic-rated partitions require installation of products by this Trade Contractor that must be submitted for approval and coordinated with other trades to ensure consistency across the project.
40. 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.

D. PROJECT SPECIFIC EXCLUSIONS

1. HVAC controls, video surveillance system, access control, and smart panels supply and install (By Owner).
2. Phone brackets, phones, and WIFI devices supply (By Owner).

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

1. None.

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

1. None.

BID PACKAGE 32C: Fencing

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

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

- All Notes and Specifications included on the Construction Document Plans
- 32 11 16 – Crushed Stone Base Course
- 32 13 13 – Portland Cement Concrete Paving
- 32 31 13 – Chain Link Fences & Gates
- Other Specifications as they relate to this Bid Package whether referenced above or not

B. PROJECT SPECIFIC REQUIREMENTS

1. Furnish and install chain link fencing, gates, and accessories required for a complete and finished fencing system.
2. Furnish and install all posts and pipe sleeves.
3. Furnish and install chain link fence gate with associated accessories and hardware.
4. Subcontractor is responsible for all layout, excavation, drilling, coring, and compaction for a complete fence and gate installation.
5. Provide and install plastic slats at new and existing chain link fence as indicated in the plan documents.

C. TRADE SPECIFIC REQUIREMENTS

1. Subcontractor is responsible for all field measurements and layout required to perform this work.
2. Provide all labor, material and equipment to furnish and install all fencing, gates & accessories required for complete and finished fencing system.
3. Trade contract responsible to core and auger all of their holes for the fencing system.
4. Include layout for this scope of work.
5. Excavation, Reinforcement, Concrete, and Steel supply and installation required to construct fence structure is included.

D. PROJECT SPECIFIC EXCLUSIONS

BID PACKAGE 32C: Fencing

Construction Manager's Manual – Tillery K-5 ALE Remodel Rogers Public Schools

1. None.

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

1. None.

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

1. None.

REQUIRED BID FORM

Tillery K-5 ALE Remodel Rogers Public Schools
(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 “E” 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 acceptable as stairs. Each contractor is responsible for providing stairs into the building for their employees. Damaged ladders shall be removed immediately from the jobsite.
22. All electrical power tools and/or equipment shall be plugged into a ground fault circuit protection (GFCI). At the source of electrical power. All frayed and/or damaged electrical cords shall be removed from service and repaired. Cords shall not be tied into knots.
23. Only UL-approved metal fuel cans with flame arresters and self-closing pour spouts shall be allowed on sight. Fuel cans shall not be stored inside the building, or inside trailers. Cans shall be brought inside the building only to fuel equipment and then removed immediately.

24. All chemical materials used shall have a Material Safety Data Sheet (MSDS) filed with Construction Manager and posted in an area where work is being performed.
25. Electrical Panels shall not be accessed by anyone. Only those authorized by Construction Manager shall have access to the electrical panels.
26. Flag, barricade, or sign areas to keep employees from exposures to potentially hazardous work conditions.
27. All underground electrical utilities shall be located prior to any excavation work occurring. The electrical contractor shall be notified to assist with this location. As-built drawings and electronic location shall be used to locate all underground electrical utilities. Contractors working around overhead electrical lines shall ensure that all equipment, materials, and personnel are at least 10 feet from the overhead lines.
28. As described in each Contractor's Safety Program work permits shall be utilized for those work activities that specifically require them. (Examples are confined space, electrical hot work, welding, painting, work where underground utilities are present, etc).
29. All employees shall OBEY all posted safety signs.
30. Clean up and housekeeping shall be top priority. This project shall be kept clean and orderly at all times. The work area SHALL be cleaned on a continuous basis; no debris or trash will be permitted. Dumpsters shall not be backed up to any location of the building. They shall be maintained at a minimum distance of 50 feet from the building.
31. Glass containers of any kind shall not be brought onto the construction site.
32. Each fuel storage tank brought onto the construction site shall be provided with its own secondary containment unit. The use of earthen-dikes shall not be allowed. All fuel tanks shall be grounded in accordance with NFPA requirements.
33. Concrete trucks shall have all concrete chutes removed, with top chute in the raised and locked position while traveling on the job-site.
34. Storage required by the Contractor shall be in areas designated by the Owner. All materials on the construction site shall be stored/staged on dunnage.
35. No one will be allowed to move a trailer or any other device for living on site.
36. It is a policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Contractor and Subcontractor employees shall abide by this policy.
37. There will be no smoking/tobacco products, eating or drinking (with the exception of water) when the roof of the building 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.
38. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
39. No parking in construction area. Designated parking areas only.
40. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site.
41. Permission shall be obtained from Construction Manager prior to taking any vehicle into the building.
42. All employees shall conduct themselves in a worker like manner at all times. Any other personnel, horseplay or disruptive activities of any kind shall result in immediate dismissal/removal from the job site.

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 12/16/2024 and revised 01/13/2025.

A New Facility For K-5 ALE at Tillery – Construction Documents

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Specification Documents for Bid issued by Hight Jackson Associates. Issued 12/16/2024 and revised 01/13/2025.

PROJECT MANUAL FOR CONSTRUCTION OF

TILLERY K5 ALE REMODEL

ROGERS PUBLIC SCHOOLS

ROGERS, ARKANSAS

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

Crossland Construction CM Bidder's Manual – Dated 01/24/2025

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.

5. Builder's Risk

- u. 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.
- v. 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.
- w. 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

- x. 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

- y. 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.
- z. 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.
- aa. 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.
- bb. 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

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

- gg. 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 and Employers' Liability insurance maintained per requirement stated above and to the fullest extent allowed by law.

Number of Policies

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

Cancellation, Renewal and Modification

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

Continuation of Coverage

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

Special Provisions

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

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

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

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

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