

# MCALESTER PUBLIC LIBRARY



## Bid Package #01

11/12/2024

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

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# **REQUEST FOR BIDS:**

## **McAlester Public Library BID PACKAGE #01**

Crossland Construction Company, hereinafter called the (CM) Construction Manager, will receive bids in care of Southeast Oklahoma Library System at 408 NE 145<sup>th</sup> Place, Edmond, OK 73013 (Crossland Construction Office) at 2:00PM, on **December 10<sup>th</sup>, 2024, for Bid Package #01. Work includes: Demolition, Cast-In-Place Concrete, Precast, Masonry, Structural Steel, Misc. Metals & Railings, Architectural Millwork, Roofing, Joint Sealants & Waterproofing, Metal Panels, Doors & Hardware – Supply, Doors & Hardware – Install, Glass & Glazing/Storefront, Overhead Doors, Operable Partitions, Gypsum Assemblies, Flooring & Wall Tile, Painting & Wall Coverings, Specialties (Supply & Install), Signage, Canopies, Residential Appliances, Window Treatments, Elevators, Fire Suppression, Plumbing, HVAC, Electrical, Low Voltage Systems, Earthwork, Site Concrete, Asphalt, Fencing, Landscape & Irrigation, Playground Equipment, Site Utilities, and Storm Sewer & Drainage.**

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

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

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

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

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

**Crossland Construction Company  
Attention: Renae Stoops  
Crossland Construction Office  
408 NE 145<sup>th</sup> Place  
Edmond, OK, 73013**

**A non-mandatory pre-bid meeting will be held at 2:00P.M., Central Local Times on Wednesday, November 26<sup>th</sup>, 2024.** This will be a virtual pre-bid, see meeting information below to join the McAlester Public Library Microsoft Teams Prebid Meeting.

**McAlester Public Library Microsoft Teams Prebid Meeting Link:** [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_NGVhNWI3Y2UtZjY3My00YjEzLWlyMjYtMjk4ZDk3MzI3ZDQ4%40thread.v2/0?context=%7b%22Tid%22%3a%22f5ca6b0d-53de-4026-a50c-02653ae42a44%22%2c%22Oid%22%3a%22842df9a9-3c65-4557-b8fa-b5f1bdbefaa6%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGVhNWI3Y2UtZjY3My00YjEzLWlyMjYtMjk4ZDk3MzI3ZDQ4%40thread.v2/0?context=%7b%22Tid%22%3a%22f5ca6b0d-53de-4026-a50c-02653ae42a44%22%2c%22Oid%22%3a%22842df9a9-3c65-4557-b8fa-b5f1bdbefaa6%22%7d)

**Or use Meeting ID:** 266 546 386 22 and **Passcode:** 4uz2me

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

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

Jobsite visits can be arranged through Renae Stoops: [rstoops@crossland.com](mailto:rstoops@crossland.com) (918) 859-3902

The Plans & Specifications are available at the following bid rooms: Dodge, Southwest, Bid News, iSOFT & ARC Document Solutions. They are also available via the following link:

<https://crosslandconstruction.box.com/s/zv5zclwpl9qun8kay4uqp5re0lng5iyk>

## **McAlester Public Library - Bid Package #01**

### **Attention to the following bid requirements:**

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

All questions shall be furnished in writing via email to:  
Rena Stoops [rstoops@crossland.com](mailto:rstoops@crossland.com) (918) 859-3902

# **Trade Package Summaries**

## **McAlester Public Library Bid Package #01**

**BID DATE: 12/10/24 at 2:00 PM**

**Bid Location:**

Crossland Construction Company, OKC  
408 NE 145<sup>th</sup> Place, Edmond, OK, 73013

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

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

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

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

1. The Sealed Bid Envelope to be addressed and filled out as outlined on page 1.
2. Write in your bid amounts on the Bid Form
3. Include in your sealed envelope a bid bond, cashier's check, or certified check for 5% of your bid if over \$50,000.
4. Include costs for payment and performance bonds in your bid amount if your total bids exceed \$50,000.
5. Sign and complete all information and include attachments A, B, C, D, & E in your sealed envelope. Make sure you identify receipt of all addenda on attachment A.
6. Items #1 - #5 above to be included in your sealed bid and hand delivered to the location identified on "Request for Bids" page **before December 10<sup>th</sup>, 2024 at 2:00PM, Central Standard Time.**

## **2A Demolition**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Include all site & building selective demolition as detailed.
- 2) Include all asbestos abatement. Reference asbestos report provided.
- 3) Include 5 separate mobilizations at a minimum.
- 4) Include demolition of all mechanical, & electrical, items. Make safe provisions by others.
- 5) Include temp shoring as called out. Temp shoring shall be professionally engineered.
- 6) DO NOT include demolition or salvage of the precast panels. This will be done by others.
- 7) Tree removal by others.

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

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

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

**Exclusions:** Sales Tax, Demolition/Salvage of Precast panels.

**Add/Deduct Alternate:**



## **3A Building Concrete**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all building concrete including all foundation systems, slabs on deck, slabs on grade, slab infills, and misc. concrete.
- 2) Include all exterior ramps, stairs, & retaining walls. If there is a detail in the structural documents, it is within this Trade Contract's scope of work unless noted otherwise. All sidewalk, curb & gutter, & paving is by others.
- 3) Include any and all backfill for exterior retaining walls, ramps, & stairs.
- 4) Include perforated drains at the back of retaining walls as shown.
- 5) Include any and all attachments to the existing structure.
- 6) Include all leveling filler.
- 7) Provide and install Geofoam underneath stair section.
- 8) Include the foundation for the monument sign.

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

- 1) Trade Contractor to include all concrete foundations, piers (include basis of bid for pier depths as shown in pier schedule), grade beams, footings, spot footings, spread footings, void forms, concrete stem walls, vapor barrier, granular fill, slabs on grade, elevated concrete slabs, normal weight concrete roof decks, concrete steps, cast in place seats, steel stair pan infill, concrete ramps, concrete housekeeping pads (within building), concrete curing, concrete beams, perimeter insulation, and, saw cutting.
- 2) Contractor may be required to provide a pier log and compensation will be determined based off final pier depths in conjunction with pier unit numbers.
- 3) This Trade Contract includes the pouring back of the demolished slab areas of renovation space.
- 4) Engineering of forms as required will be the responsibility of this Trade Contract.
- 5) This Trade Contractor shall use its own employees to perform this work and shall not subcontract out more than 50% of this work. References will be requested for verification that this contractor is capable and has the adequate labor to perform this work. A representative of the Trade Contractor must be present on site if any portion of this work is subcontracted to a third-tier sub.
- 6) Soil treatment for termite control to be included in this Trade Contract.
- 7) Install all embeds provided by others into concrete walls as shown. Include coordination with other trades for embed layout.
- 8) Trade Contractor is to properly dispose of spoils and other waste per contract documents & local municipality requirements. Include all fees and/or permits required for proper waste removal. Provide plan of disposal, including dump locations. Removal of spoils created by this trade contract from the site to be done immediately, no onsite storage of spoils unless approved by the Construction Manager.
- 9) Install provided pipe bollards per detail at locations shown, if any, within the building.
- 10) Install any hollow metal frames that are to be within concrete walls. Frames provided by others.
- 11) Include all slab-on-grade granular fill, granular sub-base, geofoam, specified vapor barriers or approved alternate, steel reinforcing, rebar, wire mesh, thickened footings and slabs, keyed construction joints, chairs, supports, slab dowels, expansion materials, keyways, saw-cutting, or any other accessories as required for this scope to provide a complete system.
- 12) Provide all batter boards and layout for this work. This Trade Contract shall have building corners established by a surveying company; Construction Manager to approve layout.
- 13) Work shall include all layout, excavation and grading work required for the slab-on-grade thickened edges and slabs.
- 14) Receive, stage, layout, survey, set, and protect all anchor bolts and nuts. Protect and 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). Missed or incorrect placement of anchor bolts will be replaced or fixed at no additional cost.

- 15) Furnish, receive, offload, stage, inventory, protect, layout, place, tie (this Trade Contractor furnishes tie wire), modify as required by field conditions, and install all concrete reinforcement, wire mesh, chairs, slab bolsters. Any and all concrete reinforcement and accessories are to be included under this Trade Contractor. Remove rust from reinforcing steel prior to installation as required by the contract documents.
- 16) Trade Contractor shall clean up and dispose of all excess concrete and waste as directed by Construction Manager to onsite designated concrete disposal area. At the end of the concrete work the excess concrete spoils shall be removed from the site by this Trade Contractor.
- 17) Clean-up of all concrete "splatters" on masonry, structural steel, and other finished products to be the responsibility of this Trade Contractor.
- 18) Grouting of all columns base plates as well as furnishing and installing all isolation joint felt shall be performed by this Trade Contractor.
- 19) Form and strip all concrete openings required by other Trade Contractors. This is to be coordinated by the Construction Manager.
- 20) Provide temporary fencing at all open excavations not to be immediately poured.
- 21) Protect all openings in floor decks with plywood spray painted with "hole" secured to slab.
- 22) Work shall include backfill of all footings, grade beams, pads, foundations, and miscellaneous concrete structures as required, to provide finished sub-grade elevations ready for slabs-on-grades or finish grading.
- 23) Trade Contractor shall include a "zip strip" on the top of all expansion joints. Trade Contractor shall remove all "zip strips" and clean joints as directed by Construction Manager.
- 24) Pointing, rubbing, and finishing as required to provide a complete and finished product to be included in this Trade Contract.
- 25) Trade Contractor 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.
- 26) Any and all curing compound, water-stop, and keyways as required by the Contract Documents to be included with this Trade Contract. All curing compounds to be approved by the Construction Manager prior to use and coordinated with all floor coverings to ensure compatibility. Review floor spec with manufacture of compound prior to bidding.
- 27) Trade Contractor is responsible for all overtime required to comply with, meet and maintain the project schedule.
- 28) Provide and install all perimeter rigid foundation insulation per Architectural and/or Structural details.
- 29) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 30) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 31) 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.
- 32) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 33) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 34) Coordination and phasing of work as required by Crossland Construction Co.
- 35) Include all ADA requirements applicable to system(s) and project.
- 36) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 37) Include travel and mobilizations for field measuring.
- 38) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 39) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 40) Trade Contractor shall include a final clean of all materials installed by this contract.

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- 41) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 42) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 43) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 44) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 45) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 46) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 47) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:** Sales Tax, Paving, Sidewalks, Curb/Gutter, Site Bollards, Site Lighting.

**Add/Deduct Alternate:**

## **3B Precast**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all new precast on the project.
- 2) Include demolition, salvage, & replacement of existing precast.
- 3) Include any supports or bracing required to complete the work.
- 4) Provide and install embeds within precast system.

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

- 1) This Trade Contractor shall include all labor, material, and equipment to furnish and install all precast concrete including all walls, insulated walls, reinforcing, connections, anchors, loose angle, embeds, lifting, bracing, and erection.
- 2) Provide and install all steel connection materials including but not limited to, carbon steel shapes and plates, carbon steel headed studs, carbon steel castings, high strength low alloy structural steel, carbon steel structural tubing, deformed steel wire or bar anchors, carbon steel bolts and studs, zinc coated finishes, and welding electrodes.
- 3) Include all required bearing pads, connections, shims, non-shrink grouting, anchors, welded anchors, temporary bracing/shoring, support haunches, embeds, inserts and accessories.
- 4) Include all reveals as shown. Panel layout by this trade contract.
- 5) Include all required equipment, rigging, hoisting, and bracing required for this scope of work.
- 6) Provide and install all precast accessories including, but not limited to, clips, hangers, shims, and all other accessories required to install precast structural concrete units.
- 7) Comply with all execution requirements of the specifications.
- 8) Comply with all fabrication tolerances.
- 9) Comply with all finish requirements of the precast aside from coatings applied in the field.
- 10) Include all plant testing and inspections as required.
- 11) Provide and install all grout, non-shrink grout, & epoxy resin grout
- 12) Furnish and install all bearing pads, connections, steel shims, non-shrink grouting at member connections, anchors, welded anchors, support haunches, embeds, inserts, and accessories for a complete installation.
- 13) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 15) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 16) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 17) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 18) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **5A Structural Steel**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all Structural & Miscellaneous Steel for a complete system.
- 2) Provide and install all stairs, stringers, and handrails interior & exterior. Include cable railing at balcony
- 3) Provide and install all anchor bolts & base plates that are not within a new footing.

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

- 1) Trade Contractor shall furnish, fabricate, and install all structural steel, steel joists, metal decking, nelson studs, canopy frames, anchor bolts, metal stairs, steel bollards, lintels, schedule 40 handrails, fabric structure, dumpster gates, mechanical yard gates, roof gates, roof ladder, and miscellaneous steel.
- 2) All bolts are to be manufactured domestically.
- 3) Include all columns, beams, tube steel, angles, bridging, outriggers, angle bracing/support for RTU's, openings, roof hatches, trusses, joists, special joists, roof decking, floor decking, joist girders, steel tubes, steel plates, lintels, embed plates (except in precast), turnbuckles, clerestory framing, channels and bracing, tension rods and assembly, and adjustable connections.
- 4) Include supply and installation of dumpster gate, mechanical yard gates, and roof deck gates. Include corrugated steel. Provide all miscellaneous hardware required for a complete, finished, and operational system.
- 5) Furnish all expansion anchors, adhesive anchors, epoxy anchors and epoxy required for the materials furnished under this Trade Contract.
- 6) Trade Contractor shall provide all decking, closure angles, bent plate, perimeter angle and misc. required for a complete, finished, and operational system.
- 7) Trade Contractor shall be required to provide and install elevator hoist beams. To coordinate with elevator contractor before final installation.
- 8) Include tube steel for overhead door tracks. Refer to architectural plans if not found in structural plans.
- 9) Trade Contractor shall provide steel supports, supports for operable partitions, attachments, anchors, plates, angles, and other accessories as shown, or as required for the complete installation of all work.
- 10) Include deck attachment as shown in plans.
- 11) Trade Contractor to provide a prime coat. Galvanizing as required. Paint and primer shall be as specified by the Contract Documents.
- 12) Provide all shims, expansion anchors, anchor bolts, bent plate, channels, "M" channels, metal deck, tube steel, tube steel girders, lintels, shelf angles, connection plates, bolts, and bracing angles.
- 13) Provide all work required for complete and finished structural steel erection, metal decking erection, metal decking and miscellaneous metals for erection.
- 14) Trade Contractor shall be responsible for layout, grades, elevations, application, and cleanup of all welds required for complete and finished systems.
- 15) Install all clip angles, anchors, bent plates, deck closures, deck supports, expansion anchors, welds, support angles, steel beams, steel columns, bridging, angles, double angles, tube steel, and miscellaneous, as required to provide complete and finished systems.
- 16) Install supports at metal canopies and entrance roofs as required, if shown on the drawings or required by the specifications.
- 17) Install all steel and steel bracing required for the storefront and masonry systems.
- 18) Provide additional bracing at coiling overhead doors in metal studs if required.
- 19) Provide all pipe bollards to be installed by the concrete trade contractor.
- 20) Include coordination with precast subcontractor and Construction Manager for embed locations.
- 21) Trade Contractor shall power-wash and clean structural steel as required to provide a structure free of mud and debris and/or as directed by Construction Manager.
- 22) Provide all supports for HVAC equipment on the roof. Locations to be coordinated with the HVAC trade contract.

- 23) Trade Contractor shall protect painted surfaces of steel during erection. Any finish on the steel damaged during completion of this Work shall be corrected by this Trade Contractor.
- 24) All temporary guying, shoring, and bracing as required to provide a safe working environment.
- 25) Furnish all equipment required to provide complete installation of shear connectors.
- 26) Install, wire brush, clean and prime all welds, scarred areas, all lintels, anchor devices, guard and steel handrails, steel ladders, and metal stairs.
- 27) Steel framing at all roof openings.
- 28) Provide and install all roof screen wall steel framing.
- 29) Provide and install all steel handrails and guardrails inclusive of all setting, anchoring, or attachment methods. Include core drilling or wet setting if applicable. Specialty metal or decorative handrails by others.
- 30) All work installed by the Trade Contractor will be checked and accepted by the Construction Manager and Drywall Trade Contractor for straightness. Should work be determined by Construction Manager as unacceptable, this Trade Contractor shall rework as required to provide work +/- 1/16".
- 31) Provide, apply, and cleanup primer for connections and touchup as required.
- 32) Install all metal closure strips, wet concrete stops, cover plates, opening angle, and all materials furnished by the steel supplier.
- 33) Include all moment welds as specified in the contract documents.
- 34) Provide any additional angle at the skylights.
- 35) Provide all fasteners, welding rods, and misc. connecting material required for complete and finished systems.
- 36) All welders shall be certified.
- 37) Include AISC requirements as specified for erector and fabricator.
- 38) Provide and install all required safety rail per OSHA along the perimeter of each floor and to be removed at Construction Manager's request once all work is complete.
- 39) Provide and install all diagonal bracing.
- 40) Roof ladders from finish floor to the roof and from the different roof levels on the roof, including cages as shown on the architectural drawings.
- 41) Fabricate and deliver all steel embeds into other materials to the site for installation. Provide coordination of shop drawings for proper layout of embeds.
- 42) Where possible, provide members shop welded/pre-assembled for ease of constructability.
- 43) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 44) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 45) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 46) 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.
- 47) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 48) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 49) Coordination and phasing of work as required by Crossland Construction Co.
- 50) Include all ADA requirements applicable to system(s) and project.
- 51) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 52) Include travel and mobilizations for field measuring.
- 53) Any damage, resulting from this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 54) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.

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- 55) Trade Contractor shall include a final clean of all materials installed by this contract.
- 56) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 57) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 58) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 59) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 60) Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 61) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 62) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:** Sales Tax. Embeds within precast.

**Add/Deduct Alternate:**



## **6A Architectural Millwork and Casework**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all millwork & casework for a complete & finished system per plans & specifications
- 2) Include all plastic laminate, solid surface, quartz, & hardware.
- 3) Provide and install the slat wall in it's entirety.
- 4) Include solid surface wall caps
- 5) Include MDF at reading nooks.
- 6) Include all bracket supports for countertops.

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

- 1) Trade Contractor is to furnish and install all standing trim, running trim, flush wood paneling and wainscots, panel molds, base molds, wood caps, wood cabinets, casings, chair rail, plastic laminate countertops, solid surfacing, staining, and finishing of all woodwork. Include all chair rails, wood base, solid surfacing, hardware, locks, grommets, furring, shimming, anchors, shop finishing and caulking of all woodwork.
- 2) Provide all labor, material and equipment required to install all interior architectural woodwork, plastic paneling, Marlite paneling, 3-Form panels, solid surfacing, plastic laminate, quartz, Corian, epoxy resin countertops, backsplashes, manufactured casework, wainscot, and wood veneer paneling for a complete and finished interior architectural woodwork system.
- 3) Trade Contractor to include wood railings along with all wood caps, plywood backing, trims and closures at stairs and railings.
- 4) Include all wood trim or framing components.
- 5) Include all staining and transparent finishing of all woodwork including all wood fillers, primers, sealers, acrylic finishes, and all prep work.
- 6) Trade Contract to include all fixed booth seating, booth dividers and wood trellis work.
- 7) Include all wood fascia, beadboard, soffits, polyurethane brackets, wood paneling, wood trim, wood doors and window shelves and supports.
- 8) Include all manufactured wood casework, wood faced casework, plastic laminate faced casework, thermoset decorative panels, edge banding, solid surfacing, staining, and finishing, caulking of all work to adjacent surfaces and materials, hardware, accessories, countertops, wall shelving and supports.
- 9) Include all modesty panels, solid surfaced countertops and, windowsills as identified in the contract documents.
- 10) Include all countertops and surfaces including all backsplashes, end splashes and, any inserts or clips required for undermount sinks and bowls. Include all metal countertop support brackets.
- 11) Include all transaction tops including all standoffs, supports and anchors.
- 12) Provide and make ready cabinets for electrical, telephone, mechanical, or plumbing equipment, as may be noted on the contract documents. Drill holes and provide grommets as required for electrical and plumbing.
- 13) Provide all cutouts for sinks, data and electrical connections as laid out in the field by other trades and as directed by Construction Manager.
- 14) This trade Contract responsible for all field verification of dimensions and conditions. Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements), and provide ample borders and edges to allow for subsequent scribing and trimming of casework and millwork for accurate fit.
- 15) Contractor shall provide all millwork, wood, hardware, and finish samples in a timely manner and as indicated by contract documents so as not to delay the selection process.
- 16) Contractor shall provide protection of all stored work and finished work. Contractor shall cover completed work with 4-mil polyethylene film protective enclosure, applied in a manner which will allow easy removal and without damage to woodwork or adjoining work. Remove cover immediately before time of final acceptance.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **7A Roofing**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Include all roofing repairs as shown.
- 2) Include roofing accessories
- 3) Include all cants, flashings, and trims as specified.
- 4) Provide and install all capping. Include black prefinished cap on Carnegie stone.

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

- 1) Furnish and install all pre-finished metal cap flashings, parapet caps, ridge caps, copings, base flashings, counter-flashings, cleats, trims, ridge flashings, sheet metal flashings, metal closure pieces, flashings and counter flashings for rooftop mounted equipment, utility curbs, counter flashing, fasteners, expansion joints, and sheet metal.
- 2) Provide all work required for a complete, operational, and weather-tight roofing system per the contract documents. Include any light-weight concrete, insulation, cover board, metal flashings, counter flashings, scuppers, gutters, internal gutters, leaf screens, down spouts, drain boots, walk pads, metal reglets, gaps and coping, roof hatches and roof accessories.
- 3) Furnish and install all roof control joints, scuppers, expansion joints, expansion joint covers with zee closures & flashing membranes and flexible foam rods, gasketed fasteners, drape weep flashings and compressible insulation.
- 4) Include any drain boots and splash pans at downspout locations as required.
- 5) Include all clips, fasteners, sealants, paper slip sheet, underlayment, bedding compounds, reglet flashings, zee closures, field formed flashings, sub flashings, sheet metal pans, cleats, anchoring devices, metal cover plates, and miscellaneous required for complete, operational, and finished systems.
- 6) Furnish and install all stainless fasteners, neoprene washers, pop rivets, sealant, expansion joint cover, angle trim, and miscellaneous required for parapet caps.
- 7) Furnish and install all roof hatches, retractable safety ladder-up accessory and handrail systems.
- 8) Provide all tapered insulation required to provide positive drainage to the roof drains or gutters.
- 9) Trade Contractor shall thoroughly clean the roof of all debris, screws, nails, shavings, scraps, mud, and miscellaneous materials. Include any paint touch up of scratched roofing.
- 10) Trade Contractor shall provide all flashing required at roof drains, curbs, and vertical surfaces. Roofer will be responsible to replace any covers, gratings, screws, or bolts that must be removed to accomplish this Work. coordinate installation of work at roof drains with Plumbing Trade Contractor.
- 11) Trade Contractor shall provide continuous bead of sealant at each flashing and terminations of membrane as required for a watertight installation. Any flashing in roof system will be sealed by this trade contractor.
- 12) Provide protection of all surroundings including other finishes, concrete, landscaping, and buildings during installation of this work. All costs associated with surroundings damaged during the work of this Contract will be the responsibility of this Contract.
- 13) Trade Contractor is responsible for all miscellaneous equipment required to receive, unload, and install your work. Trade Contractor shall include all materials FOB jobsite.
- 14) Provide and remove temporary handrails, guardrails, and any safety measures required to meet OSHA guidelines or as directed by Construction Manager or the Owner around perimeter of roofs.
- 15) This Trade Contractor is responsible for all field verification of dimensions and conditions.
- 16) Daily cleanup, removal of all trash, debris, and excess materials of this trades material to be removed by this trade contract.
- 17) This Trade Contractor to coordinate all roof curb heights provided by other trade contracts.
- 18) Provide and install all cap flashing on top of any masonry or precast walls/perimeter.
- 19) This trade contractor to include OSHA approved hard warning line (cable or two-by-four) around the perimeter of the building from the completion of the steel erection to the completion of the job. This trade contractor will need to include mobilization to the jobsite to set this up before their work starts.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## 7B Joint Sealants & Waterproofing

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all building & site joint sealants.
- 2) Provide and install fluid applied waterproofing & air barriers
- 3) Provide and install traffic coatings as specified.

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

- 1) Trade Contractor shall include all labor, material, and equipment to install all caulking for all building and site joints, inclusive of masonry-to-masonry joints, masonry to EIFS joints, EIFS to metal joints, concrete floor joints, masonry to concrete joints, masonry control joints, concrete paving to building, sidewalks to building, concrete expansion joints, concrete to concrete joints, and miscellaneous caulking/sealants as required to provide complete, finished, and watertight work.
- 2) Trade Contractor shall provide and install all backer rod, primers, and bond breakers.
- 3) Trade Contractor shall provide all caulking and sealant of exterior hollow metal frames, including exterior and interior of frames, inclusive of hollow metal frames in masonry walls.
- 4) Trade Contractor shall provide and install all bituminous damp-proofing behind all masonry and EIFS systems.
- 5) Trade Contractor shall provide and install sheet membrane waterproofing at all required locations.
- 6) Trade Contractor shall clean any, and all joints by power washing, vacuuming, blowing, or whatever means required to make the joint ready to receive the work under this trade contract.
- 7) Trade Contractor is responsible for blocking or roping off work area(s) as necessary during cleaning, installation and curing of joints.
- 8) Disregard any plan notes stating what trades are responsible for certain scopes of work. Scopes of work are specified solely by the bid package(s).
- 9) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 10) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 11) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 12) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 13) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 14) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **7C Metal Panels**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all MCM Panels
- 2) Provide and install all Soffit Panels

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

- 1) Trade Contractor shall provide all labor, material, and equipment to install all insulated and non-insulated metal wall panels, metal soffit panels, and all associated flashings, battens, clips, fasteners, sealers, and accessories for a complete and finished system.
- 2) Trade contractor shall include all sheet metal flashings and trims including all gutters, downspouts, parapet caps, copings, roof edge drainage systems, fascia's and, all trims/flashings to create a complete/watertight and finished appearance.
- 3) Trade Contractor to furnish and install wood blocking behind vertical and horizontal metal fasciae and panels as necessary to complete this scope of work per the manufacture details; (all other wood blocking and wood at metal copings by Drywall Trade Contractor).
- 4) Trade Contractor shall thoroughly clean the roof of all debris, screws, nails, shavings, scraps, and miscellaneous materials. Include any paint touch up or replacement of scratched roofing or panels.
- 5) Include all receiver pieces and metal trim pieces between metal panels and roofing, masonry, EIFS or other dissimilar materials.
- 6) Include all expansion joints associated with this scope of work.
- 7) This trade contract to include all metal panel screen walls around mechanical units on the roof.
- 8) Include sheet metal cap, flexible flashing, and fire rated plywood over top of metal panel walls.
- 9) All caulking around metal panels to insure a water-tight product.
- 10) Include costs and labor for protection of Modified bitumen roofing during performance of this work.
- 11) Trade Contractor shall replace or correct any panels with an "oil canning" effect that is outside industry standards or limits defined in the specifications or manufacturer standards.
- 12) Provide and remove temporary handrails, guardrails, and any safety measures required to meet OSHA guidelines or as directed by Construction Manager or the Owner around the perimeter of the roofs.
- 13) This Trade Contract responsible for all field verification of dimensions and conditions.
- 14) All miscellaneous equipment required to receive, unload, and install your work to be included.
- 15) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 16) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 17) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 18) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 19) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 20) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the

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Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**



## 8A Door Assemblies - Supply

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Supply all doors, frames, & hardware for the project, as specified. Aluminum hardware supplied by others.

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

- 1) Furnish all doors, frames, & hardware associated with the project aside from Aluminum doors & frames.
- 2) Furnish all doors including, but not limited to wood doors, hollow metal doors, steel doors, storm doors, & composite doors.
- 3) Furnish all frames including, but not limited to hollow metal, steel, storm, rated, hollow metal window frames, & hollow metal cased openings.
- 4) Furnish all hardware as listed in the hardware schedule. Include all hinges, pivots, lock and latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders and keys, power supplies, electrified hardware, anchors, astragals, glazing stops, door silencers, and weather sealants.
- 5) Furnish all doors with construction cores to allow the building to be lockable during construction. Include final keying for all locks and cylinders to existing or new system.
- 6) Include pre-finishing of doors as specified.
- 7) This Trade Contractor to provide all electric devices and power supplies. Installation & wiring by others.
- 8) Provide all hardware for aluminum doors to be installed by the storefront & glazing Trade Contractor.
- 9) All materials to be shipped FOB jobsite. Materials to be unloaded and placed in a location as directed by the CM with dunnage included.
- 10) Creation of the submittal package shall include coordination between the architectural plan pages and the applicable schedules. Discrepancies between the two shall be provided to the CM in RFI format. Failure to do so will result in replacement of the material in question at no expense to the owner or CM.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 16) Coordination and phasing of work as required by Crossland Construction Co.
- 17) Include all ADA requirements applicable to system(s) and project.
- 18) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 19) Include travel and mobilizations for field measuring.

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

**Exclusions:** Sales Tax. Aluminum Hardware

**Add/Deduct Alternate:**

## **8B Door Assemblies - Install**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Install door & hardware for all non-aluminum systems. Doors & hardware supplied by others.

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

- 1) Provide all labor and misc. materials to install all doors & hardware as specified in the contract documents.
- 2) Include all wood doors, hollow metal doors, specialty doors, lead lined doors, finish hardware, hinges, pivots, lock & latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders & keys, and weather seals to provide a fully functioning door system as specified in the contract documents and door and hardware schedule.
- 3) Provide all labor to install all electrified hardware. Interconnections and final terminations by others. Leave whips/leads in an accessible location as directed by the CM.
- 4) Install all doors with construction cores to allow the building to be lockable during construction.
- 5) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 6) A representative from the successful bidder shall be present, record inventory, and sign off acceptance for all deliveries. Materials missing or damaged after delivery sign off and replacement thereof shall be the responsibility of this Trade Contractor.
- 7) This Trade Contract is intended to be all inclusive of labor, misc. materials and equipment required for the scope of work.
- 8) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 9) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 10) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 11) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 12) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 13) Coordination and phasing of work as required by Crossland Construction Co.
- 14) Include all ADA requirements applicable to system(s) and project.
- 15) Receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. Provide all labor to move material from staging area to final installation location.
- 16) Inventory and sort material for installation. Notify Construction Manager of any missing items within 48 hours of delivery.
- 17) The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.

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

**Exclusions:** Sales Tax. Installation of aluminum doors/hardware.

**Add/Deduct Alternate:**

## **8C Glass & Glazing**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all storefront, all-glass systems, and curtain wall per plans & specifications.
- 2) Include window film as specified. See bid form for alternate details.
- 3) Provide and install all hardware for aluminum systems.

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

- 1) Provide all labor, material, and equipment to install storefronts, entrances, butt glazed systems, windows, glazing, curtain walls, bullet resistant, safety and security glazing, and all components and accessories for a complete and watertight glazing system.
- 2) All glazing and glazing types and hardware necessary for a complete system.
- 3) Provide and install all frameless and one-way mirrors per plans.
- 4) If applicable include all colored glass.
- 5) Furnish and install all glass in wood doors, hollow metal doors and hollow metal frames.
- 6) Include all caulking for both inside and out.
- 7) If applicable provide and install all skylights, skylight framing and flashing to provide a water-tight installation.
- 8) Provide and install sunshades to match storefront material.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 16) Coordination and phasing of work as required by Crossland Construction Co.
- 17) Include all ADA requirements applicable to system(s) and project.
- 18) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 19) Include travel and mobilizations for field measuring.
- 20) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

Alternate #7 – Window Film WF1:

- Base Bid – No window film WF1
- Alternate – Provide window film WF1 as shown on documents.

## **8D Overhead Doors**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all overhead coiling grilles for a complete and functional system.
- 2) Include all control wiring.

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

- 1) Trade Contractor to include all door curtains, slats, insulation, gasket seals, end-locks, wind-locks, bottom bars, astragals, jamb guides, hoods, locking devices, weather seals, counterbalance mechanisms, brackets, electric door operators (wiring by Electrical Trade Contractor), motors, limit switches, control stations, disconnects and accessories for a complete and fully functional door/grille.
- 2) Trade Contractor to include all open curtain overhead coiling grilles, operators, hoods, and accessories.
- 3) Provide all labor, material, and equipment to furnish and install all overhead coiling doors, sectional doors, high speed doors, overhead doors, and grilles.
- 4) Trade Contractor to furnish and install all insulated service doors, counter doors, hoods, locking devices, door operators and accessories.
- 5) Include, furnish, and install of all metal or wood blocking required to mount guides, motors, or hood enclosures.
- 6) Trade Contractor responsible for door and grille finishes per specifications.
- 7) Trade Contractor to include all hardware and components.
- 8) Trade Contractor to include attaining all field dimensions prior to order and installation of all doors.
- 9) Trade Contractor to protect all adjacent finishes during installations.
- 10) Include testing of all work for proper operation after installation and during owner final walk thru to be included.
- 11) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 12) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 13) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 14) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 15) 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.
- 16) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 17) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 18) Coordination and phasing of work as required by Crossland Construction Co.
- 19) Include all ADA requirements applicable to system(s) and project.
- 20) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**



## **9A Gypsum Assembly & Ceiling Systems**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all gypsum, insulation, and ceiling systems for a complete & finished product per plans & specifications.
- 2) Provide and install all ceiling systems. Include all acoustical ceilings, hard lid ceilings, and tectum tiles.
- 3) Include all FRP
- 4) Include all acoustical panels as alternate #5. See bid form.
- 5) Include all structural framing & associated engineering.
- 6) Include all partition to fenestration gap closures.
- 7) Provide and install all thermal insulation. Include spray applied thermal insulation inclusive of lath and pins as specified.

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

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

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

**Exclusions:** Sales Tax. Tape & Bed

### **Add/Deduct Alternate:**

Alternate #5 Acoustical Wall Panels:

- Base Bid – No acoustical wall panels AP1, AP2, AP3, and AP4
- Alternate – Install acoustical wall panels AP1, AP2, AP3, and AP4 as shown on the documents.

## **9B Flooring & Wall Tile**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all flooring & wall tile per plans & specification for a complete system.
- 2) Include all LVT, resilient sheet flooring, carpet tile, tile, tile base, & wall tile.
- 3) Include all stair flooring finishes – STR1, STR2, STR3, & STR4
- 4) Include all rubber base

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

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

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Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **9C Painting & Wallcoverings**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all interior & exterior painting & wallcoverings per plans & specifications for a complete system.
- 2) Include painting of exterior precast
- 3) Provide and install all wallcoverings. Include level 5 wall finish as specified. Include fry reglet termination.
- 4) Provide and install all sealed concrete.

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

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

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

Alternate #5 Acoustical Wall Panels:

- Base Bid – Include painting where wall panels AP1, AP2, AP3, and AP4 are shown.
- Alternate – Provide a deduct to not paint where acoustical wall panels AP1, AP2, AP3, and AP4 are shown.

## **10A Specialties**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all specialty items per plans & specs.
- 2) Include all toilet compartments, toilet accessories (including hand dryer), fire protection specialties, Emergency key boxes, & corner guards.
- 3) Provide and install Flag Pole inclusive of sleeve and foundation.
- 4) Provide and install bicycle racks.

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

- 1) Furnish and install all visual display surfaces, markerboards, tack boards, signage, exterior letters, plaques, lockers, fire extinguishers & cabinets, toilet partitions/compartments, urinal screens, doors, panels, toilet accessories, mop and broom holders, flag poles, and utility shelves as required for a complete and finished package.
- 2) Include all signage, plaques, metal letters, flat cut metal signage, laser cut acrylic signage, panel signs, vinyl die-cut lettering & graphics, dimensional characters, acrylic signs including all anchors and accessories.
- 3) Include toilet compartments, urinal screens, doors, panels, pilasters, brackets, overhead bracing, hardware, accessories, anchors, and fasteners.
- 4) Include all toilet, bath and laundry accessories including all mirrors, toilet tissue dispensers, paper towel dispensers (include towel dispensers in Kitchen/culinary also), grab bars, sanitary napkin dispensers, shower curtains, shower rods, folding shower seats, towel pins, towel hooks, coat hooks, toilet seat cover dispensers, waste receptacle trim, baby changing stations, mop and broom holders, utility shelves and all fasteners & anchors.
- 5) Furnish and install flagpoles, metal collars, flagpole sleeves and all components and accessories per the contract documents. Include pier drilling and necessary equipment to set flagpoles.
- 6) Include all lockers and benches including all base blocking, frames, doors, hardware, base steel, handles, latches, identification plates, sloping tops, filler panels, boxed end panels, clothes hooks, bench tops & pedestals. Include all fasteners and accessories for a complete and finished system.
- 7) Include all fire extinguishers, brackets, cabinets, hose valve cabinets, including all trims, glazing, hardware, locks & accessories. Include all tagging/inspections of fire extinguishers. Include coordination of determining what size recessed cabinet is to be installed in each location to properly fit each wall type.
- 8) Trade Contractor is responsible for all equipment, freighting, & permits required to deliver material to jobsite.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the

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Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

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

**Exclusions:** Sales Tax. Projection Screens

**Add/Deduct Alternate:**



## **10B Signage**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all project signage.
- 2) Coordinate with CM on backing requirements.

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

- 1) Furnish, deliver, and install all required signage panel signs, specialty signs, acrylic signs, dimensional letters and numbers, logos, and cast metal plaques (interior and exterior) in accordance with the contract documents at locations indicated.
- 2) Provide and install all required mounting devices, accessories, and fasteners necessary for the complete installation of the signage.
- 3) Finish and color shall be as specified in the contract documents.
- 4) Trade Contractor shall handle, ship, and store materials in such a manner that it will not be damaged or deformed. Upon receipt, all material having defects that may affect serviceability of use for the intended purpose or appearance will be rejected, shall not be used, and shall be replaced immediately by this Trade Contractor at no additional cost.
- 5) Trade Contractor shall provide all labor, on-site supervision, services, material, equipment, tools and supplies necessary for or incidental to the complete installation of all signage in strict compliance with the approved submittals, construction documents, and manufacturer's installation instructions.
- 6) Contractor shall be responsible for verifying in-place construction and primary supports. Report, in writing to Construction Manager and Architect any conditions detrimental to proper and timely completion of work in accordance with the project specifications.
- 7) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 8) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 9) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 10) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 11) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 12) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 13) Coordination and phasing of work as required by Crossland Construction Co.
- 14) Include all ADA requirements applicable to system(s) and project.
- 15) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 16) Include travel and mobilizations for field measuring.
- 17) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **10C Lockers**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install phenolic lockers for a complete and functional system.
- 2) This Trade Contract, in itself, is an alternate. Acceptance of this package constitutes the acceptance of Alternate #2.

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

- 1) Provide and install all lockers, locks, tops, ends, bases, closure pieces and all accessories required for a complete installation.
- 2) Provide and install ADA Locker Benches (ADA) complete with pedestals, brackets, & all accessories for a complete installation.
- 3) Provide and install 4" metal base if specified.
- 4) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 5) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 6) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 7) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 8) 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.
- 9) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 10) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 11) Coordination and phasing of work as required by Crossland Construction Co.
- 12) Include all ADA requirements applicable to system(s) and project.
- 13) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 14) Include travel and mobilizations for field measuring.
- 15) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 16) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 17) Trade Contractor shall include a final clean of all materials installed by this contract.
- 18) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 19) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 20) Trade Contractor shall include any dewatering as necessary to perform scope of work.

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- 21) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 22) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 23) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 24) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **10E Canopies**

**Work including but not limited to the following:**

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

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

- 1) Include all labor, material, and equipment to furnish and install the prefabricated canopy in the west playground including all engineering, anchors, fasteners, foundations, sealants, accessories, and components.
- 2) This Trade Contract, in itself, is an alternate. Acceptance of this package constitutes the acceptance of Alternate #3.

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

- 1) Trade Contractor shall furnish and install all canopy systems as detailed in the contract documents.
- 2) Trade Contractor shall conform to local building codes & delegated design requirements.
- 3) Include all structural steel, miscellaneous angles and plates, bolts and anchor rods, steel embeds, shop painting, connectors, and all supplementary parts and members necessary for a complete canopy system.
- 4) Include all finishes as defined.
- 5) Include all metal roofing, trims, downspouts, gutters.
- 6) Include attachment to existing structure.
- 7) Provide all shims, expansion anchors, bolts, bent plate, channels, metal deck, tube steel, tube steel girders, lintels, shelf angles, connection plates, bolts, and bracing angles, as necessary.
- 8) Receive, offload, stage, inventory, layout and install all items under this scope of work.
- 9) Trade Contractor shall be responsible for layout, application, and cleanup of all welds required for complete and finished systems.
- 10) Trade Contractor shall power-wash and clean structural steel as required to provide a structure free of mud and debris and/or as directed by Construction Manager.
- 11) Trade Contractor shall protect painted surfaces of steel during erection. Any finish on the steel damaged during completion of this Work shall be corrected by this Trade Contractor.
- 12) All temporary guying, shoring, safety railing and bracing as required to provide a safe working environment to be included in this Trade Contract.
- 13) Layout, furnish and install all sleeves through concrete and masonry.
- 14) All offsets as required to coordinate with other trades.
- 15) Furnish and install any, and all access panels as required by this work.
- 16) Provide all temporary protection of sprinkler heads.
- 17) Provide all labeling, marking, and identification as required for work provided by this Trade Contract.
- 18) Provide all supporting devices as required for work provided under this Trade Contract.
- 19) Trade Contractor shall re-finish and touchup all equipment installed as part of this work as required.
- 20) Trade Contractor shall be responsible for all layout required for work provided under this Trade Contract. It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 21) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 22) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 23) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the

Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **12A Window Treatments**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all fixed window shades, motorized window shades, and manual window shades for a complete system per plans & specifications.

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

- 1) Trade Contractor shall include all labor, material, and equipment to install all roller window shades as shown in the contract documents.
- 2) Include all bead chains, rollers, fascia, fabric, hardware, closure panel, wall clips, side channels, and associated accessories for complete installation.
- 3) Include all roller window shades, brackets, fabrics, bottom bars, end caps and all components and accessories.
- 4) Include site visits as necessary for field dimensioning.
- 5) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 6) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 7) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 8) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 9) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 10) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 11) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 12) Coordination and phasing of work as required by Crossland Construction Co.
- 13) Include all ADA requirements applicable to system(s) and project.
- 14) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 15) Include travel and mobilizations for field measuring.
- 16) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 17) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 18) Trade Contractor shall include a final clean of all materials installed by this contract.
- 19) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 20) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.

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- 21) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 22) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 23) Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 24) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 25) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**



## **14A Elevators**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Include full modernization of the existing elevator per plans & specifications.
- 2) Include finishes as specified finishes.

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

- 1) This subcontract includes all time and materials required for conveying systems as noted in the drawings.
- 2) Include all operation systems, controller systems, door opening devices, and components.
- 3) Include all hoist-way components, machines, governors, buffers, hoist-way operating devices, positioning systems, guide rails and attachments. Include all hoist-way entrances, sills, doors, jamb plates and jambs.
- 4) Include all car components, frames, platforms, guides, steel cabs, handrails, thresholds, protective pad hooks and quilted fire-retardant protective pads. Include any cab finishes as specified.
- 5) Include all emergency car signals and ventilation fans.
- 6) Include all signal devices and fixtures, hall fixtures, car lantern and chimes, and position indicators.
- 7) Include all auxiliary operations, bypass, security features & door opening devices.
- 8) If automatic battery lowering is required by the contract documents, include it in your base bid of your proposal and not as an option.
- 9) Include all signal equipment, control stations, communication systems, position indicators, push button stations, annunciators & pictograph signs.
- 10) Include field dimensions as well as two field site visits to discuss pre-installation and plan verification of opening sizes, clearances, elevator pits and identification of any potential conflicts.
- 11) Include all maintenance costs as indicated in the specifications.
- 12) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 13) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 14) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 15) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 16) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 17) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 18) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 19) Coordination and phasing of work as required by Crossland Construction Co.
- 20) Include all ADA requirements applicable to system(s) and project.
- 21) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **21A Fire Suppression**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all risers, piping, and heads for a complete fire suppression system. Include both wet and dry pipe systems.
- 2) Include engineered design.
- 3) Include installation of remote FDC & and associated service line.
- 4) Include firestopping relevant to trade

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

- 1) Provide all work required for a complete, operational, and finished fire protection and sprinkler system. Work shall include any, and, all piping, fittings, sprinkler heads, supports, anchors, shields, hangers, anchor bolts, flashing, escutcheons, caulking, fire stopping, alarm devices, low voltage wiring, testing, and miscellaneous required for a finished and operational system.
- 2) Work shall include all cleanouts, backflow preventers, shock absorbers, thermometers, expansion tanks, stands, supports, and miscellaneous required for a complete, finished, and operational systems.
- 3) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
- 4) This Trade Contractor shall be responsible for coring all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough in shall be the responsibility of this Trade Contractor.
- 5) Sprinkler heads are to be centered in ceiling tiles by two directions.
- 6) This Trade Contractor shall coordinate with all other above ceiling trades to insure a complete system of all trades.
- 7) Trade Contractor shall prime coat exposed steel hangers and supports as required.
- 8) Furnish and install all vibration isolation and seismic bracing required by plans and specifications and local and state code for this work.
- 9) Provide and install the Fire Department Connection.
- 10) Layout, furnish and install all sleeves through concrete and masonry.
- 11) All offsets as required to coordinate with other trades.
- 12) Furnish and install any, and all access panels as required by this work.
- 13) Provide all temporary protection of sprinkler heads.
- 14) Provide all labeling, marking, and identification as required for work provided by this Trade Contract.
- 15) Provide all supporting devices as required for work provided under this Trade Contract.
- 16) Trade Contractor shall re-finish and touchup all equipment installed as part of this work as required.
- 17) Trade Contractor shall be responsible for all layout required for work provided under this Trade
- 18) Contract. It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 19) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 20) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 21) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items

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not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

Alternate #11 Concealed and Pendant Sprinklers:

- Base Bid – Provide a mix of concealed and pendant sprinklers in rooms with suspended ceilings.
- Alternate – Provide concealed sprinklers in all rooms with suspended ceilings.

## **22A Plumbing**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all domestic water, sanitary, natural gas, and interior storm drain piping for a complete system.
- 2) Include all equipment & fixtures
- 3) Include any make safe or disconnection of existing systems for demo by others.
- 4) Include firestopping relevant to trade

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

- 1) Trade Contractor to provide all labor, material and equipment to furnish and install all plumbing fixtures, plumbing specialties, water piping, water treatments, sanitary waste, vent piping, roof drainage piping, natural gas piping, water heaters, mechanical identification, recirculating pumps, grease interceptors, floor and roof drains, solids interceptors, piping, pipe expansion fittings and loops, supports, equipment, roof drain piping and underground piping to existing storm system, insulation, under-slab drainage required for complete, operational, and finished plumbing systems.
- 2) Trade Contractor to include all piping, fittings, sleeves, valves, escutcheons, expansion joints, framing systems, hanger shield inserts, pipe stands, pipe positioning systems, equipment supports, alignment guides, fasteners, hangers, supports and all associated structural steel and grout alignment guides for this scope of work.
- 3) Trade Contractor shall include all electric and fuel fired water heaters, drain pans, piping, regulators, expansion tanks, shock absorbers, venting, supports, anchors, burners, shut off valves and all components and accessories.
- 4) Trade Contractor to furnish and install all fixtures, water closets, urinals, lavatories, sinks, electrical water coolers, service sinks, mop basins, drinking fountains, showers, bathtubs, washer boxes, emergency eye wash stations, recirculating pumps, electric water coolers, water heaters, faucets, flushometers, toilet seats, protective shielding guards, fixture supports, emergency showers and all associated components and accessories.
- 5) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
- 6) Trade Contractor to include all meters, gages, thermometers, test plugs and thermowells.
- 7) Include all identification, equipment labels, warning signs, pipe labels, direction arrows, stencils, valve tags and warning tags.
- 8) Include all insulation including foam insulation, cellular glass, flexible elastomeric, mineral fiber, cements, adhesives, mastics, joint sealants, jackets, fabric reinforced mesh, field applied jackets, tapes, securements, and corner angles.
- 9) Include all domestic water piping and water pumps including all vacuum breakers, backflow preventers, valves, mixing valves, strainers, hose bibs, hydrants, drain valves, water hammer arrestors, trap seal primer valves and regulators. Include connection of site water piping to 5' beyond building perimeter (site water trade contractor pipes all site water to within 5' of building).
- 10) Include all sanitary waste and vent piping including all piping, fittings, gaskets, couplings, floor drains, sleeve flashings and vent caps.
- 11) Include all sump pumps, sump pump basins, covers and connectors.
- 12) Install systems, material, and equipment level and plumb, parallel, and perpendicular to other building systems.
- 13) Routing and concealing of all water, sanitary sewer, and storm sewer as required by the contract
- 14) documents, for an aesthetically pleasing appearance.
- 15) Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade
- 16) Contractor.
- 17) Purging and disinfecting as required.
- 18) Include all acid neutralization tanks and associated piping and limestone chips.
- 19) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.

- 20) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
- 21) Settlement of trenches associated with this scope of work to be repaired by this trade contractor.
- 22) Include all excavation, suitable bedding material, backfilling, compaction, and final grading at disturbed area to within +/- one tenth of final specified grades.
- 23) Trade Contractor shall immediately remove all excess materials (spoils) from Work areas to a location designated by the Construction Manager. Any spoils damaged, overly wet, contaminated, or not suitable for backfill or fill will be this Trade Contractor's responsibility to remove to an offsite location. Trade Contractor shall be responsible for coordinating, spreading, and compacting materials (spoils) into finished work.
- 24) Include all site underground and building natural gas piping as well as all gas connections to equipment, valves, regulators, roof piping to HVAC equipment, meters, regulators, supports, unions, reducers, concrete bases and shut offs. Coordinate with ONG for location of site gas meter.
- 25) Include all foundation, elevator pit piping and under-slab drainage piping per plans.
- 26) Include installation of all kitchens and, or, culinary floor troughs and grates, furnish and install temporary plywood covers and associated piping as per the kitchen plans and specifications.
- 27) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
- 28) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
- 29) Include all Ansul fire system piping, water supply lines, reducers and associated fittings and components at kitchen hoods as identified in the kitchen plans / specifications.
- 30) Furnish and install food disposal systems, grease interceptors, internal air relief bypass, cleanouts, baffles, trap seals, gasketing and fittings.
- 31) Furnish and coordinate with other Trades all penetrations through grade beams and foundations.
- 32) Include access panels for all work under this scope where required.
- 33) Trade Contractor shall re-finish and touch-up all equipment installed as part of this work as required.
- 34) Work shall include caulking, fire caulking, and sealing of all penetrations made by the execution of the work provided by this Trade Contractor.
- 35) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 36) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 37) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 38) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 39) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 40) All work included in this trade contract shall be according to the project/progress schedule provided by the Construction Manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 41) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 42) Coordination and phasing of work as required by Crossland Construction Co.
- 43) Include all ADA requirements applicable to system(s) and project.
- 44) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 45) Include travel and mobilizations for field measuring.
- 46) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

Alternate #10 Battery Operated Plumbing Fixtures:

- Base Bid – Provide battery operated plumbing fixtures
- Alternate – Provide hard wire plumbing fixtures as shown in the documents.

## **23A HVAC**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all duct, air devices, piping, equipment, units, and controls for a complete HVAC system per plans & specs.
- 2) Include all refrigerant and hydronic piping.
- 3) Provide and install all boilers and chillers
- 4) Include any make safe or disconnection of existing systems for demo by others.
- 5) Include firestopping relevant to trade

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

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



Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.

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

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **26A Electrical & Low Voltage Systems**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all electrical and low voltage systems for a complete & functional system.
- 2) Include all fire alarm systems, structured cabling systems, integrated AV systems, Access Controls, Surveillance, Intrusion detection & cybersecurity requirements.
- 3) Include projection screens within AV scope.
- 4) Include puck lighting in exterior handrails. Include coordination as necessary.
- 5) Include power to backflow & monument sign and any other site electrical item.
- 6) Include any make safe or disconnection of existing systems for demo by others.
- 7) Include firestopping relevant to trade

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

- 1) This Trade Contract shall include all electrical distribution, equipment feeders, panels, switchgears, raceways, electrical rough-ins, underfloor raceways, cable trays, underground ducts & raceways, conduits, boxes, fittings, wire cables, fuses, switchboards, panelboards, contactors, motor starters, wiring devices, disconnects, motor starters, branch circuit wiring, building & site lighting, emergency generators, surge protection equipment, grounding, transient voltage suppression, transformers, transfer switches, low voltage cabling (not identified in separate Trade Contracts), control wiring, data conduit, electrical power monitoring & control, lighting control, temporary power & lighting, identification and all Work required to provide these systems complete, finished, and fully operational.
- 2) Include all site underground conduit/PVC for low voltage.
- 3) Include all camera poles, base plates, anchor bolts and leveling nuts. (Concrete bases by others)
- 4) Include wind turbine and all associated conduit, wiring, junction boxes, grounding system, panels, and components.
- 5) Include all electrical duct banks and all associated excavation, fill material, duct supports, spacer supports, tracer wires, warning tapes and backfilling. Include compaction of backfill material to meet structural guidelines. All spoils to be removed from site by this Trade Contractor.
- 6) Trade Contractor to include wiring and connections to all automatic flush valves including any additional wire necessary to make connection.
- 7) Provide and install all disconnects, motor starters, wiring and power to all mechanical equipment. (All variable frequency motor controllers required by HVAC Trade Contractor)
- 8) Include all low-voltage electrical power connections, conductors and cables, connectors and splices, sleeves, and sleeve seals.
- 9) Include all control voltage electrical power cables including all pathways, cable trays, backboards, plywood, UTP Cable, UTP Cable hardware, optical fiber cable & hardware, low-voltage control cable, conductors & identification. (Unless specifically included in another Trade Contract Scope)
- 10) All site underground electrical and communications conduits in “green spaces” (areas that are not beneath any roads, parking, or hardscapes) shall be installed to a depth of 36”.
- 11) Include all grounding and bonding for electrical systems including all conductors, connectors, and grounding electrodes.
- 12) Include all hangers and supports for electrical systems including all steel slotted support systems, raceway cable supports, conduit and cable support devices, support for conductors in vertical conduit, structural steel for fabricated supports and restraints, fasteners, inserts, bolts, and rods.
- 13) Include all raceway and boxes for electrical systems, metal conduit & tubing, nonmetallic conduit & tubing, metal wireways, nonmetallic wireways, surface raceways, boxes, enclosures, and cabinets, handholes and boxes for exterior underground wiring, sleeves for raceways and sleeve seals.
- 14) Include all cable trays for electrical systems including all fittings, covers, barrier strips, supports, connectors and warning signs.
- 15) Include all underfloor raceways, trenching, cover plates, supports, fittings, hardware, junction boxes and service fittings.

- 16) Including all underground ducts and raceways, conduits, duct accessories, concrete encased duct banks, handholes, pull boxes, manholes, steel conduit, plastic utilities duct, pre-cast manholes, knockout panels, and joint sealants.
- 17) Include all vibration and seismic controls including all isolation pads, channel support systems, restraint cables, hanger rod stiffeners, anchorage bushings and washers.
- 18) Include all identification for electrical systems including all warning tapes, labels, signs, instruction signs, labels, tags, floor marking tapes and cable ties.
- 19) Include all electrical power monitoring and control including all PC based workstations and software, communication network and interface modules and all components as per the contract documents.
- 20) Include all lighting control devices, time switches, photoelectric switches, indoor occupancy sensors, outdoor motion sensors, lighting contactors, emergency shunt relays, conductors, and cables.
- 21) Include all modular dimming controls and all associated components and accessories, conductors, and cables.
- 22) Include all network lighting controls, panels, relays, switches, interfaces, and clocks.
- 23) Include all low voltage transformers.
- 24) Include all switchboards, suppression devices, protective devices, instrumentation, and control power.
- 25) Include all panelboards and components.
- 26) Include all motor control centers, main lugs and OCPDs, full & reduced voltage magnetic controllers, VFCs, TVs, instrumentation, and auxiliary devices.
- 27) Include all rough-in for security system and card readers (wiring and devices by others)
- 28) Include all enclosed bus assemblies.
- 29) Include all wiring devices, receptacles, device plates, wall-box motion sensors, snap switch and wall box dimmers, fan speed controls, sensors, outlets, connector devices, cord and plug sets and floor service outlets.
- 30) Include lockable covers on all shunt trips.
- 31) Include all fuses, fuse adaptors and spare fuse cabinets.
- 32) Include all enclosed switches and circuit breakers, fusible switches, non-fusible switches, molded-case circuit breakers, molded case switches and enclosure.
- 33) Include all enclosed controllers, full voltage manual & magnetic, reduced voltage magnetic & solid state, multispeed controllers, and accessories.
- 34) Include all engine generators, cooling systems, controls, monitoring, load banks, outdoor enclosures, muffler silencers, air-intake filters, starting systems, overcurrent & fault protection, exciter & voltage regulators, vibration isolator devices.
- 35) Include all transfer switches, wiring, enclosures, and components.
- 36) Include all transient voltage suppression for low-voltage electrical power conduits including all suppressors, surge protection devices, panelboard suppressors and enclosures.
- 37) Include all conduit/raceway/cable tray(s) shown on the drawings including those for mounting: projectors, loudspeakers, touch panels.
- 38) Include all rough-in, conduits, raceways, pathways for all electronic safety and security systems.
- 39) Include all electrical connections, wiring, feeders, controls, raceways, rough ins, pull boxes, starters, overload protection, disconnects, coordination and all electrical work identified as being performed by this trade in the kitchen plans and specifications.
- 40) Include all smoke evacuation controls and power wiring.
- 41) Include all plywood backing required at data, and, or electrical rooms.
- 42) Include all floor boxes and specialty plates. Include all core drilling at elevated slabs as required.
- 43) Include all electrical wiring and connections for food service equipment as identified in the Kitchen plans and specifications.
- 44) Include all shunt trips, disconnects and breakers.
- 45) Include all power and electrical connections for all mechanical equipment, elevators, overhead doors, automatic doors, motorized window shades & drapery, monumental signs and any other electric powered equipment being installed by other trades.
- 46) Include all underground feeders and piping from transformer secondary termination cabinets and to building including all manholes and pull boxes, trenching and backfilling with suitable material to within +/- 1/4" of the specified elevation.
- 47) Include any required shunt trip disconnects for kitchen hoods, elevators, or other equipment.
- 48) Electrical Trade Contractor shall provide and maintain temporary lighting, covers, and electricity throughout the new facility. Lamps not functioning properly shall be replaced immediately. Include removal of all temporary lighting as directed by CM.
- 49) Electrical Trade Contractor shall be responsible for all safety barricades and safety covers for electrical panels as required by OSHA, NEC, the Owner and/or CM. All temporary panels/receptacles shall be "GFI" protected by this Contract.
- 50) Trade Contractor shall provide a temporary electric panel to two locations (in the main building as necessary for construction in all areas and one at the southeast parking lot for contractor trailers) and provide all maintenance of panels as required. Include all cost of getting power service to panels. Panels shall be large enough to accommodate construction activities.

- 51) Include all site underground conduits for communications and power including conduit, ducts, ducts accessories, duct banks, boxes, warning tapes and trace wire.
- 52) Include all building wires, cables, and associated connectors, splices, and terminations for wiring systems as required for complete, operational, and finished systems.
- 53) Include all raceways, fittings, boxes, enclosures, cable trays and cabinets for electrical systems, telephone/data conduit, audio visual, fire alarm, security, and all electrical and low voltage systems.
- 54) Include all Unistrut rack mounting.
- 55) Include wiring of all access controls, overhead doors, and electric strikes.
- 56) Include all power & wiring for fire pump.
- 57) Provide oversized trim plates as required. Provide blank cover plates on all boxes not used.
- 58) Trade Contract to include pull strings in conduits that are for future use or cabled by other trades.
- 59) Trade Contractor shall be responsible for terminating all power at mechanical equipment, including equipment furnished by other trades. Test to verify equipment is wired correctly.
- 60) Furnish and install all steel supports as required for mounting the electrical equipment.
- 61) Work shall include caulking, fire caulking, fire stop, "link-seal," fire barrier, penetration seals, sealing, and waterproofing of all penetrations by the execution of the Work provided by this Trade Contractor.
- 62) Trade Contractor shall be responsible for coordinating, scheduling, delivery, receiving, unloading, storage, inventorying, placement, protection, and cleanup.
- 63) It shall be the responsibility of this Trade Contractor to obtain and pay all licenses, permits, fees, inspections, and certification required for the execution of this Work.
- 64) Trade Contractor shall set all boxes in walls to enable a flush mount to be made with a cover plate to the wall. It is the responsibility of this Trade Contractor to install all boxes to this, and the contract documents requirements. Any boxes not meeting these requirements will be corrected, with the cost to be met by this Trade Contractor.
- 65) Trade Contractor shall review all mechanical/plumbing schedules and provide all electrical work required for complete, finished, and operational systems.
- 66) Trade Contractor shall provide fireproofing around recessed fixtures installed in fire rated ceilings.
- 67) Trade Contractor shall secure all lay-in fixtures into the ceilings and install all additional wire hangars as required.
- 68) Include conduit, wiring, power, connections, transformers to site water feature lights, jets & pumps, power to fountains at ponds.
- 69) Furnish and install any/all access panels as required by this work.
- 70) Provide all labeling, nameplates, markings, identification, and signage as required for work provided by this Trade Contract.
- 71) Provide all supporting devices as required for work provided under this Trade Contract.
- 72) This Trade Contract shall be responsible for coring any/all penetrations required for execution of this Work. Include all coring, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the electrical in the concrete, and miscellaneous walls will be the Electrical Trade Contractors' responsibility. Any missed penetrations will be the responsibility of the Electrical Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of the Electrical Contractor to repair to original condition.
- 73) Electrical Trade Contractor shall be responsible for all layout required for work provided under this Trade Contract including any necessary surveying.
- 74) Contractor shall provide a representative at all startups to assist as needed.
- 75) Trade Contractor shall not mark or damage walls, ceiling finishes, floors, or any other finishes. All repairs to damaged finishes due to failure to meet these requirements shall be corrected and paid by this Trade Contract.
- 76) Trade Contractor shall refinish, restore, and touchup damaged paint on equipment and materials to original condition.
- 77) This trade contractor 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.
- 78) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 79) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 80) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 81) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 82) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

Alternate #3 West Playground Canopy:

- Base Bid – No canopy at west playground
- Alternate – Provide associated lighting at canopy at west playground.

Alternate #9 Pole Mounted Light Fixture:

- Base Bid – Provide no pole mounted light fixture at west playground
- Alternate – Provide light pole mounted light fixture and base at west playground

Alternate #10 Battery Powered Plumbing Fixtures:

- Base Bid – Provide battery operated plumbing fixtures
- Alternate – Provide hard wire plumbing fixtures as shown in the documents.

## **31A Earthwork**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide all clearing/grubbing, cut/fill, mass grading, & parking lot preparation for a complete system.
- 2) Provide and install all pavement base rock.
- 3) Include all erosion control
- 4) Include tree removal

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

- 1) Provide all labor, material, and equipment to perform all erosion control, site grading, importing & placement & compaction of select fill, soil treatment and stabilization, topsoil stockpiling and erosion control as per the plans, specifications & geotechnical report.
- 2) All stabilization, grading and aggregate base placement to be installed at all roads and parking areas and will be utilized for site access and staging.
- 3) Include all rock dams and associated filter fabric.
- 4) This Trade Contractor shall maintain all silt fence during the operations of this scope of work.
- 5) Trade Contractor is responsible for pot holing or hydro-vac procedures if any excavation within 10' of a known existing utility will be required.
- 6) Include detention pond construction, berms, grading as noted if noted in the plans.
- 7) Strip and stockpile all topsoil on site to areas designated by the Construction Manager. Place silt fence around stockpiles. Topsoil to be placed and fine graded by the Landscape Trade Contractor.
- 8) Perform all proof-rolling and watering of materials as required to meet specified compaction and moisture content requirements. Include the scarifying and re-compaction as required due to moisture re-conditioning or to maintain schedule due to excessive moisture caused by weather.
- 9) Include building pad preparation, grading, and compaction.
- 10) Include coordination of all required testing as per the specifications and geotechnical report.
- 11) Trade contractor to include all subgrade preparation including all required treatment of subgrade, stabilized subgrade, importation/placement/compaction of select fill material required to establish finish grades as per the contract documents and geotechnical report. As required, Trade Contractor shall furnish acceptable fill material or treat existing material so that it will meet or exceed the requirements of the contract documents. Final grading and compacting of sub-base material to within +/- 1/4" of specified elevations is the responsibility of this trade contractor. This +/- requirement shall be balanced to zero.
- 12) Include all stabilized/select fill and gravel base under all grass paver areas.
- 13) This Trade Contract is responsible for dust control as well as cleaning of the public streets if mud is tracked out due to earthwork operations associated with this scope of work.
- 14) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 15) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 16) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 17) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 18) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**



## **32A Site Concrete**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all paving, sidewalks, curb/gutter, light pole bases, & trickle channel.
- 2) Provide and install any granular base under sidewalks
- 3) Installation of all site bollards provided by others. Fill bollards as required.
- 4) Include the sub-slab underneath the paver system. Pavers installed by others.

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

- 1) This Trade Contractor shall include all labor, material and equipment for all site concrete including all concrete sidewalk, sidewalk base, site mech/elect pads, concrete curb & gutter, concrete paving, transformer pads, light pole bases, dumpster foundations/paving, supply and installation of reinforcement, welded wire fabric, and all site concrete work as per plans and specifications.
- 2) Include all concrete sidewalks and handicap ramps include furnish and supply and installation of all tactile warning devices and specified granular base under sidewalks.
- 3) This trade contract to include all site footings, walls, steps, and walkways for a completed system.
- 4) Include the complete installation of the concrete trickle channels/weirs, including the rock subbase.
- 5) Include all concrete curb and gutter, mountable curb, header curb, and all curb transitions from new to existing.
- 6) Include concrete ramps, landings, retaining walls, and footings. Rubbed finish on all exposed areas unless noted otherwise.
- 7) Include all costs of permits for IDP or PFPI work and costs of traffic control as necessary to installation of work adjacent to traffic.
- 8) Include furnish and installation of all aggregate or sand base under all sidewalks and curb and gutter as shown & required. Paving base by others.
- 9) Include installation of bollards including all necessary excavation, concrete footings, and concrete filling of bollards.
- 10) Include all drilling and epoxy required for anchor bolts or rebar. Include dowels into dumpster enclosure.
- 11) Include all haul off from spoils.
- 12) Include furnish and install of all steel reinforcement, dowels, bar supports, plate dowels, for all work under this scope.
- 13) Include furnish and install of all dowels including dowels that protrude from the perimeter edge of slab for tie-into to site concrete.
- 14) Trade Contractor shall clean up and dispose of all excess concrete and waste created under this trade contract. Waste/excess concrete MUST be poured into a concrete clean out container as directed by CM. This trade contractor shall provide this container.
- 15) Trade contractor to include all saw cutting, expansion joints and fillers, terminations, and cure.
- 16)
- 17) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 18) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 19) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 20) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 21) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.

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

**Exclusions:** Sales Tax, building concrete (3A)

### **Add/Deduct Alternate:**

Alternate #1 Adjacent Lot Sidewalk:

- Base Bid – No work associated with Adjacent Lot
- Alternate – Provide sidewalk from lower parking lot to adjacent lot as shown on documents. Provide concrete stairs and handrails associated with sidewalk.

Alternate #9 Pole Mounted Light Fixture:

- Base Bid – Provide no pole mounted light fixture at west playground
- Alternate – Provide light pole mounted light fixture and base at west playground

## **32C Fencing**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install ornamental fence and gates for a complete system inclusive of foundations.
- 2) Include the dumpster enclosure in its entirety.
- 3) Include attachment to existing retaining wall.

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

- 1) Trade Contract shall include all labor, material, and equipment to install all required fencing systems, including chain link and ornamental fence systems and gates in their entirety for a complete installed system.
- 2) Trade Contractor to include all gates posts, foundations, frames, sleeves, ties, fasteners, brace assemblies, post tops, gate cross-bracing and gate hardware.
- 3) Trade contractor to include all post hole excavation and footing concrete, cleanup of spoils created from excavation and backfill.
- 4) Include all panels, posts, pickets, fasteners, bracing, gates, and hardware required for a complete system.
- 5) Provide and install the site gate arms as shown and specified include any accessories & additional options shown. Include final programming.
- 6) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 7) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 8) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 9) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 10) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 11) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 12) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 13) Coordination and phasing of work as required by Crossland Construction Co.
- 14) Include all ADA requirements applicable to system(s) and project.
- 15) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 16) Include travel and mobilizations for field measuring.
- 17) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 18) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **32D Landscaping, Irrigation & Plantings**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Include all landscaping & irrigation as shown for a complete system.
- 2) Installation of pavers supplied by owner. Providing and installing the remainder of the pavers will be this trade contracts responsibility.
- 3) Provide and install synthetic lawn inclusive of filter fabric, perimeter nailer, drainage piping, & base rock.
- 4) Provide and install versalock retaining wall system. This wall is currently shown on C4.00 and refers to Architectural. Architectural does not reference this wall & the Landscape drawings refer to Civil. More information will need to be provided via Addenda.

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

- 1) Furnish and install all underground irrigation piping systems, sleeves and components for all sod and plantings including all piping, fittings, sprinkler heads & nozzles, valves, drip tubing's, thrust blocks, pump stations, backflow preventers, controllers, decoders, valve boxes & markers, control valve wiring, sensors, booster pumps, low voltage wiring, environmental sensors, marking tapes, trenching, backfilling and miscellaneous required for a complete & operational system.
- 2) Trade Contractor to include all sod, fertilizer, soil amendments, watering. Include finish grading and temporary watering to ensure an established root base.
- 3) Trade Contractor to furnish and install all trees, shrubs, vines, and ground cover. Include all T-posts & tie wire, mulch, fertilizer, compost, aluminum edgings, aluminum stakes, wrapping materials, stakes, hardware, tie straps and jute mesh.
- 4) Plants, shrubs, and trees shall not have name tags removed prior to final inspection.
- 5) Trade Contractor shall include all irrigation, seeding, sod, trees, plantings, planting soils & associated drainage piping.
- 6) Include river stone, drainage aggregate and perforated drainpipe including connection to nearest storm drainage piping as per the contract documents.
- 7) Include all drainage piping behind stem-walls, concrete or any other areas as shown on the landscape plans. Include all associated drainage aggregate and backfill. Connection to nearest storm drain.
- 8) This trade contract to include the fill in the planters in their entirety. Provide the drainage cell, geotextile fabric, aggregate, planting bed mix, and mulch as shown. Waterproof membrane by others.
- 9) Include all topsoil backfill in planting beds, and all decorative landscape boulders.
- 10) This Trade Contractor to include all layout of this work including any costs for surveying services if necessary.
- 11) Include re-fine grading and sod all landscaped areas that are a part of this work including backfilling against all sidewalks, concrete edgings, aluminum edgings, stem-walls, etc.
- 12) Trade Contract shall include replacement of damaged landscape, or landscape which dies because of construction operations, with equivalent landscape at no cost to the owner.
- 13) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 15) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 16) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

Alternate #1:

- Base Bid – Provide sod/seeding at location of proposed sidewalk.
- Alternate – Provide a deduct for not providing sod/seed in this area.

## **32E Playground Equipment**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all playground equipment inclusive of foundations and all attachments/accessories.
- 2) This Trade Contract, in itself, is an alternate. Acceptance of this package constitutes the acceptance of Alternate #4.

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

- 1) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 2) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 3) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 4) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 5) 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.
- 6) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 7) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 8) Coordination and phasing of work as required by Crossland Construction Co.
- 9) Include all ADA requirements applicable to system(s) and project.
- 10) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 11) Include travel and mobilizations for field measuring.
- 12) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 13) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 14) Trade Contractor shall include a final clean of all materials installed by this contract.
- 15) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 16) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 17) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 18) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 19) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.

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- 20) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 21) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**



## **33A Site Utilities**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all site water, site gas, & site sewer for a complete system.

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

- 1) This trade contractor to include all site water distribution systems, site domestic water and fire lines, tie-ins to existing main line, meters, meter setters, taps, valves, meter cans, tapping sleeves, valves and all components and accessories. Domestic water piping to be installed to within 5' of the building from the point of connection shown on the plumbing drawings. Include capping and clearly marking area within 5' of building for plumbing contractor to find and make connection.
- 2) Trade Contractor to include all meters for all site water systems including irrigation systems.
- 3) Include all site fire lines to 12" above finished floor. Include all hydrants, backflow preventors, service saddles, sleeves, valves, meters, strainers, vaults, double check backflow preventers, tracer wire, thrust block(s), connection fittings, and vaults.
- 4) Install temporary water service for the Construction Manager trailers and sanitary piping from job trailer toilet to temporary sanitary storage tank (storage tank by others). Also install a temporary water hydrant for use by all contractors on site for temporary water. See attachment E for location of the jobsite trailer and temporary water hydrant.
- 5) Include all site underground sanitary sewer service lines from within 5' of the building to its tie-in location including all taps, cleanouts, manholes, components, and accessories. Include capping and clearly marking area within 5' of building for plumbing contractor to find and tie-into. Include connection to the manhole or main and any City requirements for the connection.
- 6) Include all excavation, fill, backfill, base, detectable warning tapes, drainage fabrics, separation fabrics, dewatering and compaction.
- 7) Provide all labor, material, and equipment to furnish and install all site water mains, site domestic water, site underground fire line to 12" above concrete slab on grade, fire hydrants, and site sanitary sewer systems.
- 8) Trade Contractor is responsible for pot holing or hydro-vac procedures if any excavation within 10' of a known existing utility will be required.
- 9) Include aggregate backfill where identified.
- 10) Settlement of trenches associated with this scope of work to be repaired by this trade contractor.
- 11) Include all excavation, suitable bedding material, backfilling, compaction, and final grading at disturbed area to within +/- one tenth of final specified grades.
- 12) Include flushing and disinfecting of domestic water as per local, state, and national codes.
- 13) Include all haul off or disposal of spoils created from work under this trade contract.
- 14) This Trade Contract shall clean and repair any damages, due to Work provided in this Contract, to the streets or adjacent areas. Mud/debris on streets shall be removed and cleaned immediately by this Trade Contractor.
- 15) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 16) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 17) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 18) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

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- 19) 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.
- 20) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 21) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 22) Coordination and phasing of work as required by Crossland Construction Co.
- 23) Include all ADA requirements applicable to system(s) and project.
- 24) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 25) Include travel and mobilizations for field measuring.
- 26) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 27) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 28) Trade Contractor shall include a final clean of all materials installed by this contract.
- 29) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 30) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 31) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 32) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 33) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 34) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 35) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **33B Storm Sewer & Drainage**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

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

- 1) Provide and install all storm piping & structures for a complete system
- 2) Provide and install all ARCP, PVC, & HP pipe
- 3) Provide and install outfall box structure, inlet structures, & headwalls
- 4) Include connections to all roof and perforated drains.

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

- 1) Include all storm sewer systems including all concrete headwalls, inlets, rip rap, area drains, grouted rip rap, filter fabric, cleanouts, piping, HDPE, RCP, basins, end sections, concrete collars, junction boxes, tees, all sealing, grouting, excavation, subgrade preparation, backfilling and haul off for a complete and finished storm sewer system.
- 2) Include all perforated HDPE storm piping.
- 3) Include storm pipe connection to existing storm sewer system, if required by the contract documents.
- 4) Final connection to the roof drain piping shall be by the Plumbing Trade Contractor. This Trade Contractor to install storm piping to connection location, which shall be no less than 5'-0" from the face of the building and install fittings to allow for a connection by Plumbing should the main storm line be within 5'-0" of the building running parallel. Plumbing Trade Contractor shall furnish and install the 90-degree connection/pipe boot and make the connection to the storm pipe.
- 5) This Trade Contract is responsible for dust control as well as cleaning of the public streets if mud is tracked out due to earthwork operations associated with this scope of work.
- 6) Trade contractor shall protect all survey control points by clearly marking them and placing (4) T-posts around the perimeter of each. Costs associated with replacing control points will be by this Trade Contractor (unless damaged by others).
- 7) Construction Manager is to provide initial surveyed control points. All additional surveying, daily construction layout, staking & elevations necessary to complete this work shall be included by this Trade Contract.
- 8) This Trade Contractor to include correction of settled and eroded areas throughout construction that is associated with this scope of work.
- 9) This Trade Contract shall verify all utility locations and terminations shown on the drawings. Protection of existing utilities during demolition operations, grubbing, & earthwork processes. Trade Contractor shall call for existing utility locates as required to complete this Work.
- 10) Conduct site operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct roads, walks, or other areas of work unless approved by the Construction Manager. This Trade Contractor to include any necessary signage, barricades, flag personnel as required by local authorities.
- 11) Trade Contractor is responsible for pot holing or hydro-vac procedures if any excavation within 10' of a known existing utility will be required.
- 12) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 13) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 14) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 15) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 16) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.

## **McAlester Public Library - Bid Package #01**

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

**Exclusions:** Sales Tax

**Add/Deduct Alternate:**

## **BID PACKAGE GENERAL CONDITIONS**

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

### **1) SUBMITTALS:**

- A. All submittals must be submitted to the CM within 21 calendar days of the execution of the Contract, or the receipt of a notice to proceed or within a faster time frame as identified or negotiated.
- B. Resubmittals must be resubmitted within 10 calendar days of the date of submittal return. Fines in the amount \$500.00 per calendar day for submittals not meeting the aforementioned requirements will be charged to this Contract. Exceptions must be in writing from CM.
- C. Trade Contractor shall submit insurance certificate, bonds, schedule of values, and fully executed Contract Agreement within 10 days of award of Contract.
- D. All shop drawings, submittals, samples, as-builts, test certifications, and owners' manuals as required by the Contract Documents.
- E. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.
- F. Bonds (see Contract Security/Bonds section of Bid Package) will be required. Cost of bonds to be identified on Bid Form.

### **2) CONSTRUCTION:**

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

for completion of this work with other trades. Coordination must be done in a timely and professional matter. Any and all costs associated with lack of coordination on the part of this Contractor will be charged to this Contract.

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

### **3) SAFETY REQUIREMENTS & SITE POLICIES:**

- A. By bidding this Trade Contract, Contractor agrees to comply with CCC Safety Requirements & Site Policies for all employees, subcontractors, and subcontractors' employees. Failure to adhere to jobsite regulations shall result in fines against this Trade Contractors' Contract or termination of the Contract. Fines for violations will be \$500.00 per daily incident. Fines shall be given to a charity of the Owner's choice. Trade Contractor to orientate each employee and subcontractor to these requirements. Each subcontractor shall complete the requirements acknowledgement form (see inclusions).
- B. Trade Contractor shall delegate a competent onsite safety officer. This person shall inspect the site daily for safety issues.
- C. Permission shall be obtained from the Construction Manager prior to taking any vehicle into the building. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site. The company's name and/or shall be visible from a distance of 25' away.
- D. It is the policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Trade Contractor and sub contractors' employees shall

abide by this policy. Smoking will be permitted in designated areas only.

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

**4) CLEANUP & HOUSEKEEPING:**

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

**5) PROJECT SCHEDULE:**

- A. The Trade Contractor shall attend scheduling meetings as required by the Construction Manager and coordination conferences as required by the Construction Manager. These meetings will establish communication, coordination, and cooperation for scheduling. The Trade Contractor shall utilize the Construction schedule for the work as prepared by the Construction Manager. The schedule shall be related to the entire project and shall establish critical dates for performance of this Trade Contract, which affects performance of other Work.
- B. The Trade Contractor shall schedule their forces for a minimum forty (40) hour work week. Should the updated schedule show the Trade Contractor to be behind schedule, the Trade Contractor shall devise a plan for recovery of lost time within 96 hours and submit to the Construction Manager said plan. Once the Construction Manager approves the plan, the Trade Contractor shall institute it immediately. The Trade Contractor shall bear all costs and expenses related to recovery from the Trade Contractor's delay including costs to other Contractors on the project site.
- C. Trade Contractor shall include all overtime as required to comply with the Project Schedule.

**6) TAXES:**

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

**7) DAILY REPORTS:**

- A. Each Trade Contractor shall file daily with the Construction Manager a daily field report, giving the Trade Contractor's and Subcontractor's name, foreman or superintendent's name, number of workers, and a brief scope of Work for all tiers.
- B. Trade Contractor's superintendent is to checkout with the Construction Manager when demobilizing and leaving the project on either a temporary or permanent basis.

**8) PROJECT CLOSEOUT:**

- A. The Owner reserves the right to take possession and use any completed or partially completed portion of the project, providing it does not interfere with the Contractor's Work. Possession or use of the project shall not be considered final acceptance, nor shall such occupancy relieve the Trade Contractor or Subcontractors of liability to perform any Work that has not been completed at the time of occupancy.
- B. Prior to completion of the Work under this Contract, partial occupancy by the Owner and separate Contractors will be necessary for installation of equipment.
- C. Cooperation in segregation of construction activities is required and is agreed to by the Trade Contractor.
- D. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.

**9) WEATHER:**

- A. Weather delays shall be as defined by contract documents

**10) EROSION/SEDIMENTATION CONTROL / SWPPP:**

- A. Provide dewatering, silt fence, & erosion control for all Work (including excavations, spoils, trenches, and stockpiles) provided by this Trade Contract as required by construction documents & SWPPP.
- B. This Contract to comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan.
- C. Any cost associated with rectifying damaged surroundings due to negligence by this Trade Contractor, will be the sole responsibility of this Trade Contractor.
- D. Any cost associated with rectifying damages to the wetland's areas due to negligence by this Trade Contractor will be the sole responsibility of this Trade Contractor.

**11) DAMAGES:**

- A. If the Trade Contractor refuses, neglects, or fails to complete the Work within the time stated at each Phase in the Trade Contract Schedule, then the Trade Contractor and the Trade Contractor's surety, if any, shall be liable for and shall pay the Construction Manager, not as a penalty but as liquidated damages, the sum of two-hundred fifty dollars (\$250.00) for each calendar day that the Trade Contractor is in default after the time stipulated in the Trade Contract Schedule for completing the Work of each Phase until the Work is Substantially Complete. The Construction Manager may withhold from payments due the Trade Contractor, such amounts as may be assessed as liquidated damages. Upon Substantial and Final



Completion of the Work, the Construction Manger may adjust the Contract Sum by the amount of the assessed liquidated damages.

**12) UNIT PRICES:**

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

**13) CHANGES:**

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

**14) CONTRACT SECURITY/BONDS:**

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

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

- A. Bids for Trade contracts over \$50,000.00, must be accompanied by a certified or cashier's check or a bid bond in an amount equal to five (5%) of the total amount of the bid as guarantee that, if awarded the contract, the bidder will execute the contract and furnish bonds and insurance as required in the General and Supplemental conditions. The successful bidder's check or bid bond will be retained until he has entered into a satisfactory contract and has furnished bonds and insurance. The Owner reserves the right to hold the bid security of the three lowest bidders until the successful bidder has entered into a contract and has furnished the required bonds and insurance.
- B. No bid security is required if bid is \$50,000.00 or less. Should the successful bidder fail to enter into a contract and furnish the required bonds and insurance within twenty (20) days after the contract has been awarded, then the successful bidder shall forfeit to the Owner the cost of republication of notice to bidders, all actual expenses incurred by reason of bidder's default and the difference between the low bid of the

bidder to whom the contract is subsequently awarded.

- C. The amount of said forfeiture shall not exceed the total amount deposited as security and shall be forfeited to the Owner as liquidated damages and not as penalty. Negligence on the part of Bidder in preparing or submitting the bid confers no right for the withdrawal of the bid after it has been opened and shall not constitute a defense to or excuse from the requirements of this provision.

**16) PAYMENT:**

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

**17) DEFINITIONS:**

- A. The term "Owner" shall mean Southeast Oklahoma Library System and/or the person or entity identified as such and is referred to throughout the Contract Documents as if singular in number.
- B. The "Construction Manager" shall mean Crossland Construction Company, Inc. and/or the Construction Manager's employee or representative with authorization to act on behalf of the Construction Manager.
- C. The term "Architect/Engineer," "Architect," and/or "Engineer" shall mean the consulting "Architect" and/or consulting "Engineer" who prepared the Contract Documents for the Project and whose name and address appears on the Project Documents.
- D. The term "Trade Contractor" shall mean the person, persons, partnership, company, firm, or corporation entering into the Contract for the performance of the Work required by it, and the legal representative of said party, or agent appointed to act for said party in the performance of the Work.
- E. The term "Contract" shall mean collectively, the Agreement, Bid Package, General Conditions, Special Conditions, Supplementary Conditions, Specifications, Drawings, and the Addenda issued prior to execution of the Agreement, or other documents listed in the Agreement and modifications issued after execution of the Agreement.
- F. The term "Subcontractor" shall mean a person or entity that has a direct Contract or an assigned Contract with a Contractor to perform any of the Work at the site. The term Subcontractor means a Subcontractor or a Subcontractor's authorized representative.
- G. The term "Work" shall mean the entire completed construction of the various separately identifiable parts thereof required to be furnished under the Contract Documents.
- H. The term "Change Order" shall refer to the only document that can change the requirements of the Contract. Verbal instructions, notes, memos, RFI responses, and other communication not in the form of a change order cannot change the Contract.
- I. The term "Substantial Completion" is the stage in the progress of the work or designated portion thereof that is sufficiently complete in accordance with the Contract Documents so the Owner can utilize the Work for its intended use.

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

# BID FORM

(Include Attachments A, B, C, D & E along with this bid form and your bid bond in your sealed envelope. Additional alternate spaces available on next page if needed.)

\_\_\_\_\_ Bidding Company

\_\_\_\_\_ Date of Bid Proposal

\_\_\_\_\_ Address

\_\_\_\_\_ Contact Name

\_\_\_\_\_ E-Mail

\_\_\_\_\_ Phone Number

**Trade Contract Identification (i.e., 22A)** \_\_\_\_\_ **Base Bid \$** \_\_\_\_\_

**Payment & Performance Bonds Included in Base Bid (Only required if bid exceeds \$50,000)..... Initials:** \_\_\_\_\_

Lead time for \_\_\_\_\_ on site in calendar days from approved submittal \_\_\_\_\_ Days

Lead time for \_\_\_\_\_ on site in calendar days from approved submittal \_\_\_\_\_ Days

**Trade Contract Identification (i.e., 22A)** \_\_\_\_\_ **Base Bid \$** \_\_\_\_\_

**Payment & Performance Bonds Included in Base Bid (Only required if bid exceeds \$50,000)..... Initials:** \_\_\_\_\_

Lead time for \_\_\_\_\_ on site in calendar days from approved submittal \_\_\_\_\_ Days

Lead time for \_\_\_\_\_ on site in calendar days from approved submittal \_\_\_\_\_ Days

**Trade Contract Identification (i.e., 22A)** \_\_\_\_\_ **Base Bid \$** \_\_\_\_\_

**Payment & Performance Bonds Included in Base Bid (Only required if bid exceeds \$50,000)..... Initials:** \_\_\_\_\_

Lead time for \_\_\_\_\_ on site in calendar days from approved submittal \_\_\_\_\_ Days

Lead time for \_\_\_\_\_ on site in calendar days from approved submittal \_\_\_\_\_ Days

**Alternates**

Trade & Alternate #1 – Lower Sidewalk \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

Trade & Alternate #3 – West Playground Canopy \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

Trade & Alternate #5 – Acoustical Wall Panels \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

Trade & Alternate #7 – Window Film WF1 \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

Trade & Alternate #9 – West Playground Light Fixture \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

Trade & Alternate #10 – Battery Operated Plumbing Fixtures \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

Trade & Alternate #11 – Concealed and Pendent Sprinklers \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

**Combination Pricing**

Trade Contract Identification (i.e., 22A + 23A) \_\_\_\_\_ Base Bid \$ \_\_\_\_\_

Payment & Performance Bonds Included in Base Bid (Only required if bid exceeds \$50,000)..... Initials: \_\_\_\_\_

**Voluntary VE Options**

Description \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

Description \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

Description \_\_\_\_\_ Dollars (Add/Deduct) \$ \_\_\_\_\_

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

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

# 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, Southeast Oklahoma Library System, and/or Crossland Construction Co. reserve the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.**

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

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

**BIDDER ACKNOWLEDGES ADDENDUM/ADDENDA:** \_\_\_\_\_

**BIDDER ACKNOWLEDGES ATTACHMENTS “A” THRU “E”:** \_\_\_\_\_

**Attachments:**

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

Oklahoma License # \_\_\_\_\_

Respectfully Submitted by:

Affix Seal

\_\_\_\_\_  
Bidding Firm

\_\_\_\_\_  
Corporation, Partnership, etc.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

# TRADE CONTRACT ATTACHMENT "B"

## AFFIDAVIT OF NONDISCRIMINATION, NON-SEGREGATED FACILITIES

### ANTI-COLLUSION AND BUSINESS RELATIONSHIPS

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME OF BIDDER: \_\_\_\_\_

By: \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

# **TRADE CONTRACT ATTACHMENT “C”**

## **Safety Requirements & Site Policies**

1. Workers shall report unsafe conditions to their supervisors immediately. No worker shall be required or knowingly be permitted to work in an unsafe place, unless for the purpose of correcting the hazard and then only after all safety precautions have been implemented.
2. Safe work habits are mandatory. Report any unsafe conditions or performances to Construction Manager. Follow all Crossland safety rules and procedures. Crossland’s safety manual is posted in office.
3. Suitable clothing for construction shall be worn on the construction site at all times. Proper Leather Hard Soled Shoes, and appropriate safety equipment shall be worn at all times. Shirts with sleeves (at least t-shirt length) and full-length pants shall be required. Polyester or similar material is not allowed; shorts, tennis shoes, and tank tops also shall not be worn on site.
4. All employees on site shall wear hard hats that meet the requirements of ANSI Z89.1-1997 at all times outside the area designated as Trailer Row. Hard hats shall be worn in such a manner that the hat brim is positioned in front at all times. Hard hats may be worn backwards at the discretion of the Construction Manager. This includes all equipment operators, vehicle and truck drivers of contractors and material suppliers delivering to the site. Hard hats are required at all times on project. No exceptions. Hard hats will not be furnished by Crossland.
5. Protect and respect others work.
6. Lunch trash is to be deposited in trash cans. No exceptions.
7. Keep your work areas clean. Sweep areas at end of each day.
8. No urinating in or around buildings. Anyone caught doing so, will be removed from the project permanently.
9. Concealed weapons will not be allowed on site. Anyone having such will be permanently removed from project.
10. No removal of excess materials or scraps from project.
11. Posted speed limit shall be adhered to at all times: 10 mph on designated haul roads, 5 mph inside the building, on the building pad, trailer row, and other areas not designated at 10 mph. 20 mph may be permitted for site/civil work away from the pad areas and away from other trades at the discretion of the Construction Manager.
12. Seatbelts shall be worn at all times in vehicles including heavy equipment. All heavy equipment shall have rollover protection and seatbelts.
13. No one shall ride in a vehicle or mobile equipment unless they are on a seat. Exceptions: Scissor and boom lifts. Riding in the back of pick-up trucks shall not be allowed.
14. All heavy equipment including: cranes, forklifts, etc. shall have a reverse signal/back-up alarm audible above surrounding background noise.
15. No catering services shall be permitted on site.
16. Excavation work shall be performed in accordance with 29 CFR 1926 Subpart P.
  - A. 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.
  - B. 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.
  - C. A competent person shall always be present while excavation work is performed.
17. Persons working on any aerial lift shall be tied off, at all times, to a platform tie-off point or a similar safety device securely attached to the structure of the lift.
18. In the building, all lifts shall be propane or electrically powered with non-marking tires. Gasoline or diesel-powered lifts shall not be used in the building. Any costs associated with cleanup of floors due to damages caused by lifts will be charged to the Trade Contractor. Any changes to this requirement, is at the discretion of the Construction Manager.
19. All propane tanks shall be stored in a tank farm; (including empty tanks).
20. A fire watch shall be stationed to provide coverage for each welding, cutting, and other hot work operations. A fire watch cover multiple operations with a 100-foot radius of them. In order for a fire watch to cover multiple operations, they shall have a clear line of sight to each operation and an unobstructed pathway to each operation. Fire watches shall have no collateral duties.
21. Ladders shall reach three feet above the landing for safe access. All ladders shall be positioned on a stable surface and secured to prevent displacement. All ladders shall be fiberglass. Step ladders and extension ladders are not acceptable as stairs. Each contractor is responsible for providing stairs into the building for their employees. Damaged ladders shall be removed immediately from the jobsite.
22. All electrical power tools and/or equipment shall be plugged into a ground fault circuit protection (GFCI). At the source of



electrical power. All frayed and/or damaged electrical cords shall be removed from service and repaired. Cords shall not be tied into knots.

23. Only UL-approved metal fuel cans with flame arresters and self-closing pour spouts shall be allowed on sight. Fuel cans shall not be stored inside the building, or inside trailers. Cans shall be brought inside the building only to fuel equipment, and then must be removed immediately.
24. All chemical materials used shall have a Material Safety Data Sheet (MSDS) filed with Construction Manager and posted in an area where work is being performed.
25. Electrical Panels shall not be accessed by anyone. Only those authorized by Construction Manager shall have access to the electrical panels.
26. Flag, barricade, or sign areas to keep employees from exposures to potentially hazardous work conditions.
27. All underground electrical utilities shall be located prior to any excavation work occurring. The electrical contractor shall be notified to assist with this location. As-built drawings and electronic location shall be used to locate all underground electrical utilities. Contractors working around overhead electrical lines shall ensure that all equipment, materials, and personnel are at least 10 feet from the 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 jobsite.
34. Storage required by the Contractor shall be in areas designated by the Owner. All materials on the construction site shall be stored/staged on dunnage.
35. No one will be allowed to move a trailer or any other device for living on site.
36. It is a policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Contractor and Subcontractor employees shall abide by this policy.
37. There will be no smoking/tobacco products, eating or drinking (with the exception of water) when the roof of the building is installed. There will also be no smoking/tobacco products, eating, or drinking (with the exception of water) on the finished floors. Smoking will be permitted in designated areas only.
38. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
39. No parking in the construction area. Designated parking areas only.
40. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site.
41. Permission shall be obtained from Construction Manager prior to taking any vehicle into the building.
42. All employees shall conduct themselves in a worker like manner at all times. Any other personnel, horseplay or disruptive activities of any kind shall result in immediate dismissal/removal from the job site.

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

Respectfully Submitted by

Affix Seal

\_\_\_\_\_  
Bidding Firm

\_\_\_\_\_  
Corporation, Partnership, etc.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

# **TRADE CONTRACT ATTACHMENT “D”**

## **Trade Contract Drawing/Specification Package**

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

### **McAlester Library**

- **Drawings:**

<b>Drawing Number</b>	<b>Description</b>	<b>Date Issued</b>
G001	Cover Sheet	10/18/24
G002	General Notes	10/18/24
G003	Code Summary	10/18/24
G004	First Floor Code Plan	10/18/24
G005	Second Floor Code Plan	10/18/24
G006	Mezzanine Code Plan	10/18/24
G007	Occupant Schedules	10/18/24
	CIVIL	10/18/24
C0.01	Survey	10/18/24
C1.00	Demolition Plan	10/18/24
C2.00	Site Plan	10/18/24
C3.00	Paving Plan	10/18/24
C4.00	Grading Plan	10/18/24
C5.00	Drainage Map Historic	10/18/24
C5.01	Drainage Map Developed	10/18/24
C6.00	Detention Pond Plan	10/18/24
C7.00	Storm Sewer Plan & Profile	10/18/24
C8.00	Utility Plan	10/18/24
C9.00	Erosion Control Plan	10/18/24
C10.00	Erosion Control Details	10/18/24
C10.01	Standard Details	10/18/24
	LANDSCAPE	10/18/24
L111	Hardscape – Drainage & Layout Plan	10/18/24
L200	Details & Notes	10/18/24
L300	Landscape Schedule, Details, & Notes	10/18/24
L311	Landscape Plan	10/18/24
IR100	Irrigation Plan, Legend & Notes	10/18/24
IR200	Irrigation Details	10/18/24
	STRUCTURAL	10/18/24
S001	General Notes	10/18/24
S101	Foundation Plan	10/18/24
S102	Second Floor Framing Plan	10/18/24
S103	Mezzanine Framing Plan	10/18/24
S104	Roof Framing	10/18/24
S105	Enlarged Stair Framing Plans	10/18/24
S201	Foundation Sections	10/18/24
S202	Foundation Elevations	10/18/24
S203	East Side Wall and Stair Sections	10/18/24
S204	East and West Side Retaining Wall and Stair Sections	10/18/24
S301	Framing Sections	10/18/24

**McAlester Public Library - Bid Package #01**

S302	Framing Sections	10/18/24
S303	Framing Sections	10/18/24
S401	Elevations	10/18/24
	ARCHITECTURAL DEMO	10/18/24
AD100	Demolition Site Plan	10/18/24
AD101	Demolition Plan – First Floor	10/18/24
AD102	Demolition Plan – Second Floor	10/18/24
AD103	Demolition Plan – Mezzanine	10/18/24
AD104	Demolition Plan – Roof	10/18/24
AD201	Demolition Elevations	10/18/24
AD202	Demolition Sections	10/18/24
AD203	Demolition Sections	10/18/24
	ARCHITECTURAL SITE	10/18/24
AS101	Architectural Site Plan	10/18/24
AS102	Enlarged Site Plan	10/18/24
AS103	Enlarged Site Plan	10/18/24
AS104	Enlarged Site Plan	10/18/24
AS105	Site Elevations and Details	10/18/24
AS106	Site Elevations and Details	10/18/24
AS107	Site Elevations and Details	10/18/24
AS108	Site Elevations and Details	10/18/24
AS109	Site Elevations and Details	10/18/24
AS110	Playground Structures	10/18/24
	ARCHITECTURAL	10/18/24
A101	Overall Plan – First Floor	10/18/24
A101A	First Floor – Area A	10/18/24
A101B	First Floor – Area B	10/18/24
A102	Overall Plan – Second Floor	10/18/24
A102A	Second Floor – Area A	10/18/24
A102B	Second Floor – Area B	10/18/24
A103	Overall Plan – Mezzanine	10/18/24
A103A	Mezzanine – Floor Plan A	10/18/24
A103B	Mezzanine – Floor Plan B	10/18/24
A104	Roof Plan	10/18/24
A111	Reflected Ceiling Plan – First Floor Overall	10/18/24
A111A	Reflected Ceiling Plan – First Floor Area A	10/18/24
A111B	Reflected Ceiling Plan – First Floor Area B	10/18/24
A112	Reflected Ceiling Plan – Second Floor Overall	10/18/24
A112A	Reflected Ceiling Plan – Second Floor Area A	10/18/24
A112B	Reflected Ceiling Plan – Second Floor Area B	10/18/24
A113	Reflected Ceiling Plan – Mezzanine Overall	10/18/24
A113A	Reflected Ceiling Plan – Mezzanine Area A	10/18/24
A113B	Reflected Ceiling Plan – Mezzanine Area B	10/18/24
A120	Finish Legend, Symbols, and Notes	10/18/24
A121	Finish Plan – First Floor	10/18/24
A122	Finish Plan – Second Floor	10/18/24
A123	Finish Plan – Mezzanine	10/18/24
A131	Equipment Plan – First Floor	10/18/24
A132	Equipment Plan – Second Floor	10/18/24
A133	Equipment Plan – Mezzanine	10/18/24
A150	Signage Plan – Site Plan	10/18/24
A151	Signage Plan – First Floor	10/18/24
A152	Signage Plan – Second Floor	10/18/24
A153	Signage Plan – Mezzanine	10/18/24

**McAlester Public Library - Bid Package #01**

A158	Signage Types C	10/18/24
A201	Building Elevations	10/18/24
A202	Building Elevations	10/18/24
A301	Building Sections	10/18/24
A302	Building Sections	10/18/24
A310	Wall Sections	10/18/24
A311	Wall Sections	10/18/24
A312	Wall Sections	10/18/24
A313	Wall Sections	10/18/24
A314	Wall Sections	10/18/24
A315	Wall Sections	10/18/24
A316	Wall Sections	10/18/24
A401	Enlarged Plans	10/18/24
A410	Interior Elevations – 1 <sup>st</sup> Floor	10/18/24
A411	Interior Elevations – Community, Work & Break Room	10/18/24
A412	Interior Elevations – Stacks	10/18/24
A414	Interior Elevations – 2 <sup>nd</sup> Floor	10/18/24
A415	Interior Elevations – Restrooms	10/18/24
A416	Interior Elevations – Mezz	10/18/24
A417	Interior Elevations – Stair	10/18/24
A418	Interior Elevations	10/18/24
A420	Learning Stair Details	10/18/24
A421	Learning Stair Details	10/18/24
A501	Plan Details	10/18/24
A502	Plan Details	10/18/24
A510	RCP Details	10/18/24
A511	RCP Details	10/18/24
A520	Door Details	10/18/24
A521	Section Details	10/18/24
A540	Millwork Details – Customer Service Desk	10/18/24
A541	Millwork Details – Collaboration Island	10/18/24
A542	Millwork Details	10/18/24
A601	Partition Types	10/18/24
A605	Door & Window Schedules and Types	10/18/24
A606	Window Types	10/18/24
	FIRE PROTECTION	10/18/24
FP101	Fire Protection Plans	10/18/24
	PLUMBING	10/18/24
P-001	Plumbing Notes and Schedules	10/18/24
PD-101	Plumbing Demolition Plan	10/18/24
P-101	First Floor Domestic Water Plumbing Plan	10/18/24
P-102	Second Floor & Mezzanine Domestic Water Plumbing Plan	10/18/24
P-201	First Floor Sewer Plumbing Plan	10/18/24
P-202	Second Floor Sewer Plumbing Plan	10/18/24
P-203	Enlarged Sewer Plumbing Plan	10/18/24
P-204	Mezzanine DWV & Roof Plumbing Plans	10/18/24
P-301	Domestic & DWV Isometrics	10/18/24
	MECHANICAL	10/18/24
M-001	Mechanical Symbols, Legend, & Notes	10/18/24
MD-101	Mechanical Demolition Plan	10/18/24
M-101	First Floor HVAC Plan	10/18/24
M-102	Second Floor HVAC Plan	10/18/24
M-103	Mezzanine HVAC Plan	10/18/24
M-104	Mechanical ISOS	10/18/24

**McAlester Public Library - Bid Package #01**

M-201	First Floor Mechanical Piping Plan	10/18/24
M-202	Second Floor Mechanical Piping Plan	10/18/24
M-203	Mezzanine Mechanical Piping Plan	10/18/24
M-204	Roof Mechanical Plan	10/18/24
M-401	Enlarged Mechanical Room Plans	10/18/24
M-501	Mechanical Details	10/18/24
M-502	Mechanical Details	10/18/24
M-601	Mechanical Schedules	10/18/24
M-602	Mechanical Schedules	10/18/24
M-701	Mechanical Controls	10/18/24
	ELECTRICAL	10/18/24
E-001	Elec Notes, Symbols, & Abbrev.	10/18/24
E-002	Electrical Site Plan	10/18/24
E-101	First Floor Lighting Plan	10/18/24
E-102	Second Floor Lighting Plan	10/18/24
E-103	Mezzanine Lighting Plan	10/18/24
E-201	First Floor Electrical Power Plan	10/18/24
E-202	Second Floor Electrical Power Plan	10/18/24
E-203	Mezzanine Electrical Power Plan	10/18/24
E-204	Roof Electrical Power Plan	10/18/24
E-501	Electrical Details	10/18/24
E-601	Electrical Schedules	10/18/24
	TECHNOLOGY	10/18/24
T001	General Notes and Symbols	10/18/24
T002	Responsibility Schedule	10/18/24
T010	Site Plan	10/18/24
T101	First Floor Overall Plan	10/18/24
T101A	First Floor – Area A	10/18/24
T101B	First Floor – Area B	10/18/24
T102	Second Floor Overall Plan	10/18/24
T102A	Second Floor – Area A	10/18/24
T102B	Second Floor – Area B	10/18/24
T103	Mezzanine Overall Plan	10/18/24
T103A	Mezzanine Floor Plan – Area A	10/18/24
T103B	Mezzanine Floor Plan – Area B	10/18/24
T111	First Floor Overall Reflected Ceiling Plan	10/18/24
T111A	First Floor Reflected Ceiling Plan – Area A	10/18/24
T111B	First Floor Reflected Ceiling Plan – Area B	10/18/24
T112	Second Floor Overall Reflected Ceiling Plan	10/18/24
T112A	Second Floor Reflected Ceiling Plan – Area A	10/18/24
T112B	Second Floor Reflected Ceiling Plan – Area B	10/18/24
T113	Mezzanine Overall Reflected Ceiling Plan	10/18/24
T113A	Mezzanine Reflected Ceiling Plan – Area A	10/18/24
T113B	Mezzanine Reflected Ceiling Plan – Area B	10/18/24
T301	Section Views	10/18/24
T302	Section Views	10/18/24
T401	IDF/MDF Plans and Elevations	10/18/24
T501	Telecom – Details	10/18/24
T502	Telecom – Details	10/18/24
T611	Security Details & Schedules	10/18/24
T621	A/V Functionals & Details	10/18/24

**McAlester Public Library - Bid Package #01**

- Project Specifications Manual dated 10/25/2024 as may be amended via addenda during the bidding process.

Specification	Description	Date Issued
000101	Project Title Page	10/25/24
000102	Project Information	10/25/24
000103	Project Directory	10/25/24
000110	Table of Directory	10/25/24
000115	List of Drawing Sheets	10/25/24
003132	Geotechnical Data (WALLACE)	10/25/24
004323	Alternates Form	10/25/24
004325F	Substitution Request Form – During Procurement	10/25/24
007200	General Conditions	10/25/24
007300	Supplementary Conditions	10/25/24
009111	Addendum Number 1	10/25/24
011000	Summary	10/25/24
011400	Work Restrictions	10/25/24
012000	Price and Payment Procedures	10/25/24
012300	Alternates	10/25/24
012500	Substitution Procedures	10/25/24
013119	Project Meetings	10/25/24
013144	School Facility Readiness Guidelines	10/25/24
013223	Survey and Layout Data	10/25/24
013300	Submittal Procedure	10/25/24
013553	Security Procedures	10/25/24
014000	Quality Requirements	10/25/24
014126	Earth Work Environmental Permit Requirements	10/25/24
014126.1	Notice of Intent	10/25/24
014126.2	Notice of Intent	10/25/24
014529	Testing Laboratory Services	10/25/24
014533	Code Required Special Inspections and Procedures	10/25/24
015000	Temporary Facilities	10/25/24
015200	Student Safety Program	10/25/24
015300.1	GST1	10/25/24
015300.2	Oklahoma City Public Schools Contractor Safety Agreement	10/25/24
015713	Erosion and Sediment Control (cedar creek)	10/25/24
015800	Naming Facilities	10/25/24
016000	Product Requirements	10/25/24
017000	Execution and Closeout Requirements	10/25/24
017123	Field Engineering (okc)	10/25/24
017123	Field Engineering (cedar creek)	10/25/24
017329	Cutting and Patching	10/25/24
017800	Closeout Submittals	10/25/24
017823	Operations and Maintenance Data	10/25/24
017839	Project Record Documents	10/25/24
018250	Maintenance Bond Work Coordinations	10/25/24
018250.1	Bond Notification	10/25/24
019113	General Commissioning Requirements	10/25/24
022623	Asbestos Assessment – AHERA Management Plan	10/25/24
022623	Asbestos Assessment – Letter	10/25/24
024100	Demolition	10/25/24
024113	Selective Site Demolition	10/25/24
030100	Maintenance of Concrete	10/25/24
030516	Underslab Vapor Barrier – Stego Industries	10/25/24
031000	Concrete Forming and Accessories (Wallace)	10/25/24
032000	Concrete Reinforcing (Wallace)	10/25/24

**McAlester Public Library - Bid Package #01**

033000	Cast-in-Place Concrete (Wallace)	10/25/24
033511	Concrete Floor Finishes	10/25/24
034100	Precast Structural Concrete (Wallace)	10/25/24
034500	Precast Architectural Concrete (Wallace)	10/25/24
042200	Concrete Unit Masonry (Wallace)	10/25/24
051200	Structural Steel Framing (Wallace)	10/25/24
051213	Architecturally – Exposed Structural Steel Framing (Wallace)	10/25/24
052100	Steel Joist Framing (Wallace)	10/25/24
053100	Steel Decking (Wallace)	10/25/24
054000	Cold-Formed Metal Framing (Wallace)	10/25/24
055000	Metal Fabrications	10/25/24
055100	Metal Stairs (Wallace)	10/25/24
057000	Decorative Metal	10/25/24
061000	Rough Carpentry	10/25/24
062000	Finish Carpentry	10/25/24
062519	Slotted Display Wall Paneling	10/25/24
064100	Architectural Wood Casework	10/25/24
068316	Fiberglass Reinforced Paneling	10/25/24
070151.71	Roof Repairs	10/25/24
070553	Fire and Smoke Assembly Identification	10/25/24
071416	Cold Fluid Applied Waterproofing	10/25/24
071800	Traffic Coating	10/25/24
072100	Thermal Insulation	10/25/24
072726	Fluid Applied Air Barriers	10/25/24
074213.23	Metal Composite Material Wall Panels	10/25/24
074293	Metal Soffit Panels	10/25/24
076200	Sheet Metal Flashing and Trim	10/25/24
076200.12	Sheet Metal Flashing and Trim Schedule	10/25/24
077200	Roof Accessories	10/25/24
078400	Firestopping	10/25/24
079200.1	Joint Sealants	10/25/24
079200.12	Joint Sealant Usage Schedule	10/25/24
079200.14	Joint Sealant Products Schedule	10/25/24
081113	Hollow Metal Doors and Frames	10/25/24
081416	Flush Wood Doors	10/25/24
083100	Access Doors and Panels	10/25/24
083326	Overhead Coiling Grilles	10/25/24
084113	Aluminum Framed Entrances and Storefront	10/25/24
084126	All-Glass Entrances and Storefronts	10/25/24
084413	Glazed Aluminum Curtain Walls	10/25/24
087100	Door Hardware	10/25/24
088000	Glazing	10/25/24
090561.01	Common Work Results for Flooring	10/25/24
092216	Non-Structural Metal Framing	10/25/24
092900	Gypsum Board	10/25/24
092953	Partition to Fenestration Gap Closures	10/25/24
093000	Tiling	10/25/24
095113	Acoustical Panel Ceilings	10/25/24
096434	Engineered Wood Plank Flooring	10/25/24
096500	Resilient Flooring	10/25/24
096513	Resilient Base and Accessories	10/25/24
096800	Carpeting	10/25/24
097200	Wall Coverings	10/25/24
098100	Acoustic Insulation	10/25/24

**McAlester Public Library - Bid Package #01**

098400	Acoustical Panels	10/25/24
099100.3	Painting	10/25/24
101400	Signage	10/25/24
102113.1	Toilet Compartments	10/25/24
102600	Wall and Door Protection	10/25/24
102813.1	Toilet Accessories	10/25/24
104116	Emergency Key Boxes	10/25/24
104400	Fire Protection Specialties	10/25/24
105129	Phenolic Lockers	10/25/24
107326	Walkway Coverings	10/25/24
107500	Flagpoles	10/25/24
122400	Roller Window Shades	10/25/24
123600	Countertops	10/25/24
140120.13	Elevator Modernization	10/25/24
211119	Fire Department Connections	10/25/24
211313	Wet-Pipe Sprinkler Systems	10/25/24
211316	Dry-Pipe Sprinkler Systems	10/25/24
220719	Plumbing Piping Insulation	10/25/24
221116	Domestic Water Piping	10/25/24
221316	Sanitary Waste and Vent Piping	10/25/24
221414	Storm Drainage Piping	10/25/24
223300	Electric, Domestic-Water Heaters	10/25/24
223400	Fuel-Fired Domestic-Water Heaters	10/25/24
224200	Plumbing Fixtures	10/25/24
230593	Testing, Adjusting, and Balancing for HVAC	10/25/24
230713	Duct Insulation	10/25/24
230719	HVAC Piping Insulation	10/25/24
230923	Control Valves	10/25/24
231123	Facility Natural Gas Piping	10/25/24
232113	Hydronic Piping	10/25/24
232300	Refrigerant Piping	10/25/24
232513	Water Treatment for Closed-Loop Hydronic Systems	10/25/24
233113	Metal Ducts	10/25/24
233300	Air Duct Accessories	10/25/24
233713	Diffusers, Registers, and Grilles	10/25/24
233600	Air Terminal Units	10/25/24
235216	Condensing Boilers	10/25/24
236423	Air-Cooled, Scroll Water Chillers	10/25/24
237313	Indoor, Semi-Custom Air-Handling Units	10/25/24
260519	Low-Voltage Electrical Power Conductors and Cables	10/25/24
260523	Control-Voltage Electrical Power Cables	10/25/24
260526	Grounding and Bonding for Electrical Systems	10/25/24
260529	Hangers and Supports for Electrical Systems	10/25/24
260533	Raceways and Boxes for Electrical Systems	10/25/24
260544	Sleeves and Sleeve Seals for Electrical Raceways and Cabling	10/25/24
260553	Identification for Electrical Systems	10/25/24
260923	Lighting Control Devices	10/25/24
262413	Low Voltage Switchboards	10/25/24
262416	Panelboards	10/25/24
262726	Wiring Devices	10/25/24
262816	Enclosed Switches and Circuit Breakers	10/25/24
265200	Solid State Lighting	10/25/24
271000	Structured Cabling Systems	10/25/24
274116	Integrated AV	10/25/24



**McAlester Public Library - Bid Package #01**

280511	Cybersecurity Requirements	10/25/24
281300	Access Control Systems	10/25/24
282300	Video Surveillance Systems	10/25/24
283100	Intrusion Detection Systems	10/25/24
283111	Digital, Addressable Fire-Alarm System	10/25/24
311000	Site Clearing	10/25/24
312000	Earth Moving	10/25/24
313116	Termite Control	10/25/24
321216	Asphalt Paving	10/25/24
321236.13	Asphalt Seal and Fog Coat	10/25/24
321313	Concrete Paving Curb and Sidewalk	10/25/24
321373	Concrete Paving Joint Sealants	10/25/24
323119	Decorative Metal Fences and Gates	10/25/24
323121	Trash Dumpster Enclosure and Gate	10/25/24
323313.1	Site Bicycle Racks	10/25/24
328400	Irrigation	10/25/24
329200	Sodding	10/25/24
329300	Plant Material and Operation	10/25/24
331000	Water Utilities	10/25/24
333000	Sanitary Sewage Utilities	10/25/24
334100	Storm Utility Drainage Piping	10/25/24

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

Crossland Construction – Bid Package #01 Dated 11-12-2024

Geotechnical Engineering Report as prepared by Building & Earth 02-28-24

Asbestos Report as prepared by Safety Tech 04-24-24 & 05-16-24

NAME OF BIDDER: \_\_\_\_\_

By: \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

# TRADE CONTRACT ATTACHMENT “E”

## INSURANCE MINIMUM REQUIREMENTS

### EXHIBIT 9.2.2.1

### Insurance Minimum Requirements

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

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

**2. Automobile Liability**

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

**3. Commercial Umbrella**

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

**4. Workers' Compensation and Employers' Liability**

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

**5. Builder's Risk**

- (a) Upon written request of the Subcontractor, the Contractor shall provide the Subcontractor with a copy of the Builder's Risk policy of insurance or any other property or equipment insurance in force for the Project and procured by the Owner or Contractor.
- (b) If the Owner or Contractor has not purchased Builder's Risk Insurance satisfactory to the Subcontractor, the Subcontractor may procure such insurance as will protect the interests of the Subcontractor, its subcontractors, and their subcontractors in the Subcontract Work.
- (c) If not covered under the Builder's Risk policy of insurance or any other property or equipment insurance required by the Subcontract documents, the Subcontractor shall procure and maintain at the Subcontractor's own expense, property and equipment insurance for the Subcontract Work including portions of the Subcontract Work stored off the site or in transit, when such portions of the subcontract Work are to be included in an application for payment under Article 8.

**6. Installation Floater**

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

**7. Professional Liability**

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

**8. Pollution Liability**

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

**9. Equipment Floater**

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

**Waiver of Subrogation**

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

**Number of Policies**

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

**Cancellation, Renewal and Modification**

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

**Continuation of Coverage**

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

**Special Provisions**

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

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

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

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

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

NAME OF BIDDER: \_\_\_\_\_

By: \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_