



# PROJECT MANUAL

FOR



## **2020 Sinking Fund – Bid Package 4B: MEP Projects**

(February 11, 2021)

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**The following documents are part of this bid package; however, they are only available for viewing and printing on the portal. The link to the portal is noted on the Advertisement for Bids (Page 3 of the front-end documents)**

- K. Rochester Community Schools Safety Standards
- L. Contractual Project Safety Rules



**ADVERTISEMENT FOR BIDS**  
**Rochester Community Schools – 2020 Sinking Fund**

**Project:** Rochester Community Schools  
**Description:** Bid Package 4B – MEP Projects

**Architect:** Ghafari  
17101 Michigan Ave., Dearborn, MI 48126

**Construction Manager:** Frank Rewold and Sons Inc.  
303 E. Third St., Suite 300, Rochester, MI 48307

**Estimators:** Mike Gagnon/Kurt Ryder  
(248) 601-1212/(248) 601-1226  
mgagnon@frankrewold.com/kryder@frankrewold.com  
**Questions addressed ONLY to Mike Gagnon or Kurt Ryder**

**Bid Documents:** Bid documents including bid forms may be obtained from Frank Rewold and Son Portal at:  
<https://frankrewold.sharefile.com/d-s45528051d7294508a4118e2922270496>  
**Bid documents will be available on or after February 11, 2021**

**Non-Mandatory Prebid Walk-Through:** 9:00 a.m., Thursday, February 18, 2021 - Meet at Rochester High School – 1361 Walton Blvd., Rochester Hills, Michigan 48309, at the front entrance. The prebid walkthrough will move immediately to the additional schools in a schedule to be determined.

**Bid Due Date:** **2:00 p.m., Thursday, February 25, 2021**  
**Bids will only be accepted on forms provided. Proposal forms must be in a sealed envelope, mailed or delivered in person prior by 2:00 p.m. EST on the due date to:**

Attn: Jennifer Fickel, Rochester Community Schools  
C/O Frank Rewold and Sons Inc.  
303 E. Third St., Suite 300, Rochester, MI 48307

**2:30 p.m. Public Bid Opening:** Jennifer Fickel, Purchasing Supervisor  
**Thursday, February 25, 2021** Bid opening to be via a Zoom Meeting. To join bid opening please follow the following link.  
<https://us02web.zoom.us/j/88117177421?pwd=Zmc0QmcvQWpGYnFPZWVmVnkrNUE5UT09>

**Labor and Material and Performance Bond:** In accordance with Michigan Compiled Laws Section 129.201, successful contractor(s) must obtain Performance and Payment Bonds for any Bid Category exceeding \$50,000. The Performance and Payment Bonds shall be in an amount equal to the contract amount. The Performance and Payment Bonds shall be for the protection of Rochester Community Schools and Frank Rewold and Son Inc. and shall be executed by a surety company authorized to do business in the state of Michigan and be listed in Federal Register or have an AM Best Rating of B+ or better. All bonds to be dual obligee bonds to Rochester Community Schools and Frank Rewold and Son Inc.

**Prevailing Wage Rates:** Not required

**Bid Bond:** 5% bid security required. Bid bonds are required, however, certified or cashier checks are acceptable for bids under \$50,000.

**Nonexempt:** This project is not tax exempt for state sales tax and/or use tax. All materials and supplies incorporated and used in construction and becoming a permanent part of this project will not be exempt from state sales tax and/or tax

**Disclosure Statements:** Each bid proposal must be accompanied by a sworn and notarized statement disclosing any familial relationship that exists between owner or any employee of bidder and any member of board of education or superintendent of Rochester Community Schools. Each bid proposal must also include a signed Iran Economic Sanctions Affidavit. The board of education will not accept a bid proposal that does not include this sworn and notarized disclosure statement or the Iran Economic Sanctions.



## BID CATEGORIES

- A Masonry
- B Structural Steel and Miscellaneous Metals
- C Carpentry, Ceilings, and Millwork
- D Metal Siding
- E Painting
- F Pool Equipment
- G Mechanical Package A (Adams High School)
- H Mechanical Package B (Rochester High School)
- I Mechanical Package C (Pool Dehumidification)
- J Mechanical Package D (Caring Steps and Miscellaneous)
- K Electrical Package A (Mechanical Upgrades)
- L Electrical Package B (Electrical Service Upgrades)



## **INSTRUCTIONS TO BIDDERS**

### **Rochester Community Schools – 2020 Sinking Fund**

#### **MEP Projects**

#### Bid Documents Availability

FRS will make the bid documents available for reviewing on or after February 11, 2021 at these locations:

FRS Office: 303 E. Third Street, Suite 300

Rochester, MI 48307

FRS Portal: <https://frankrewold.sharefile.com/d-s45528051d7294508a4118e2922270496>

Prospective bidders will notify FRS by email at [kryder@frankrewold.com](mailto:kryder@frankrewold.com) of their intent to bid and intended bid categories. Bid documents will be available only in the following manner: FRS Portal.

**BIDDERS SHALL NOT CONTACT THE OWNER OR ARCHITECT FOR DOCUMENTS.**

Drawings and specifications remain the property of the Architect.

#### Prebid Meeting

A non-mandatory walk-through is scheduled for Thursday, February 18, 2021 at 9:00 a.m. The pre-bid meeting will be held at Rochester High School, 1361 Walton Blvd., Rochester Hills, MI 48309. Meet at the front entrance. The prebid walkthrough will move immediately to the additional schools in a schedule to be determined.

#### Bond Requirements

Provide pricing for a Payment and Performance Bond; do not include in base bid. In accordance with Michigan Compiled Laws Section 129.201, successful contractor(s) must obtain Performance and Payment Bonds for any bid category exceeding \$50,000. The Performance and Payment Bonds shall be in an amount equal to the contract amount. The Performance and Payment Bonds shall be solely for the protection of ROCHESTER COMMUNITY SCHOOLS and Frank Rewold and Son Inc. and shall be executed by a surety company authorized to do business in the state of Michigan and be listed in Federal Register or have an AM Best Rating of B+ or better. All bonds are to be dual obligee bonds to Rochester Community Schools and Frank Rewold and Son Inc.

#### Equal Opportunity – Employment Policies

The Bidder agrees that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin or age. The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to race, religion, color, sex, or national origin.

### Bidder Qualifications

Bidders under consideration for award of the work shall provide evidence demonstrating a minimum of five (5) years' experience of successfully completing work of similar category and scope. Bidder shall provide evidence of financial ability to perform the work. Bidder shall provide evidence of bonding capability, as described by the project manual, whether or not bonding is required.

The Owner and Construction Manager shall be the sole determiner of the acceptability of the evidence presented.

Provision for Bidder Qualification does not supersede or negate Owner's rights.

### Method of Bidding

Bids will be accepted only on forms provided. Proposal forms must be in a sealed envelope mailed or delivered in person to: Jennifer Fickel, C/O Frank Rewold and Sons Inc., 303 E. Third Street, Suite 300, Rochester, MI 48307 prior to the due date of 2:00 p.m., Thursday, February 25, 2021. The outside of the envelope must be clearly marked with the bid category.

Bids must be for complete work within a single bid category. Partial bids are sufficient reason for rejection of the bid. If a bidder is bidding multiple bid categories, proposals must be submitted for each individual bid category and in individual envelopes. At the bidder's option, the bid form allows for a multiple bid category award discount.

Proposals shall be based upon all the bid documents, including the Advertisement for Bids, the Instructions to Bidders, Subcontractor Agreement, Construction Drawings, Project Manual and the Technical Specifications.

### Bid Form

In order to receive consideration, make bids in strict accordance with the following:

Submit bids upon the forms provided, properly signed and with all items filled out. Do not change the wording of the bid form, and do not add words to the bid form. Unauthorized conditions, limitations, or provisions attached to the bid may be cause for rejection of the bid. If alterations by erasure or interlineation are made for any reason, explain over such erasure or interlineation with a signed statement from the Bidder.

Facsimiles (FAX) or email proposals will **not** be accepted.

### **Submit only (1) one copy of all bid documents.**

The Owner reserves the right to keep all information concerning such bids confidential as permitted by law.

A sworn and notarized statement disclosing any familial relationship that exists between owner or any employee of bidder and any member of board of education or superintendent of Rochester Community Schools must accompany each bid proposal. The board of education will not accept a bid proposal that does not include this sworn and notarized disclosure statement.

A signed Iran Economic Sanctions Affidavit must also accompany each bid proposal. The board of education will not accept a bid proposal that does not include this affidavit.

A 5% bid security must also accompany each bid proposal. Bid bonds are preferred, however, certified or cashier checks will be acceptable for bids under \$50,000. The board of education will not accept a bid proposal that does not include the bid security.

#### Examination of Documents and Site of Work

Before submitting a bid, each Bidder shall examine the drawings carefully, shall read the specifications and all other proposed contract documents, and shall visit the site of the work. Each Bidder shall fully inform himself prior to bidding as to existing conditions and limitations under which the work is to be performed, and shall include in his bid a sum to cover the cost of items necessary to perform the work as set forth in the proposed contract documents. No allowance will be made to a Bidder because of lack of such examination or knowledge. The submission of a bid will be considered as conclusive evidence that the Bidder has made such examination.

#### Withdrawal of Bids

A Bidder may withdraw his bid by requesting the withdrawal in writing at any time prior to the scheduled time for opening bids.

No Bidder may withdraw his bid for a period of sixty (60) calendar days after the date set for opening thereof, and bids shall be subject to acceptance by the Owner during this period.

#### Execution of Agreement

The Form of Agreement, which the successful Bidder will be required to execute, is the Construction Managers' Contractor-Subcontractor Agreement.

The Bidder to whom the contract is awarded shall, within five (5) calendar days after notice of award and receipt of Agreement Forms from FRS, sign and deliver required copies to FRS.

At or prior to delivery of the signed Agreement, the Bidder to whom the contract is awarded shall deliver to FRS those Certificates of Insurance and bonds required by the Owner. FRS shall approve certificates of insurance and bonds before the successful Bidder may proceed with the work. Failure or refusal to provide bonds or certificates of insurance in a form satisfactory to the Owner shall subject the successful Bidder to loss of time from the allowable construction period equal to the time of delay in furnishing the required material.

#### Interpretation of Contract Documents Prior to Bidding

If any company contemplating submitting a bid is in doubt as to the true meaning of any part of the contract documents, or finds any discrepancies or omissions in any part of the contract documents, they shall submit to FRS a written request for interpretation a minimum of 3 days prior to the bid due date. The person submitting the request shall be responsible for its prompt delivery.

Interpretation or correction of proposed contract documents will be made only by addendum or written correspondence and will be mailed or delivered to all who are known by FRS to have received a complete set of bidding documents. Neither the Owner, Architect, Engineer, nor FRS will be responsible for any oral explanations or interpretations of the proposed contract documents.

Each Bidder shall ascertain prior to submitting his bid that he has received all addenda issued and shall acknowledge their receipt on the Bid Form.

#### Taxes

All bids in original contract work, and for all other work thereunder, shall include all applicable taxes, including social security, unemployment, and any local, township, state, or federal government taxes, except real property taxes on the site.

Proposal shall also include all premiums, assessments, and other like payments, charges, and costs incidental to the work covered by the contract documents.

**This entire project is not exempt from state sales tax.**

#### Post Bid Information

Bidders to whom award of a contract is under consideration shall submit to FRS, upon request, a properly executed AIA Document A305, Contractor's Qualification Statement.

Bidders to whom award of a contract is under consideration shall submit to FRS a schedule of values that separately defines basic groups of material as well as their labor and generally limits line items to no greater than \$50,000.

Bidders to whom award of a contract is under consideration shall submit to FRS a list of proposed subcontractors and suppliers.

Bid results will be posted by FRS on the FRS Portal approximately 48 hours after the bid opening. Bidders shall not contact the CM, Owner, or Architect for bid results.

#### Schedule of Work

The project will begin June 14, 2021 and conclude no later than August 20, 2021, except for the pool work at Adams HS. **See Section G Project Milestone Schedule.**

#### Permits

The Owner will pay for the building permit, tap-in or usage fees, right-of-way, and soil erosion permits levied by the township, county or state agencies. All other trade permits, including plumbing, HVAC, fire suppression, fire alarm, electrical, etc. will be obtained and paid by the installing contractors.

#### Bid Opening

The bid opening will be public with the owner and take place at 2:30 p.m. on Thursday, February 25, 2021. The bid opening will be conducted online with credentials. Low bidders will be notified. Bids received after the due date or time as posted by the Advertisement for Bids or subsequent Addendum will be rejected.

Join Zoom Meeting

<https://us02web.zoom.us/j/88117177421?pwd=Zmc0QmcvQWpGYnFPZWVmVnkrNUE5UT09>

#### Post Bid Conference

Low bidders will be required to attend post-bid interviews. Other bidders may also be requested to attend post-bid interviews.

#### Bid Documents

The Bid Documents consist of Instructions to Bidders, FRS Project Manual and bid category descriptions, drawings, and project specifications prepared by the architect. Drawings and specifications dated February 11, 2021.



### Voluntary Alternates

All bids shall be in compliance with the bid documents. If a Bidder wishes to propose an alternative product or method, the alternate is to be identified on the proposal form as a Voluntary Alternate and the deduct value provided on the form with the description of the alternate. Voluntary Alternates shall not be included in the base bid amount. **Voluntary Alternates are encouraged and may be the basis for award of contract.**

### Trade Alternates

Required alternates from individual trades will be defined within the bid category descriptions. All bidders must provide a response to any and all alternates listed in their bid category in the space provided on the Bid Form.

### Mandatory Alternates

At times, portions of the work will be bid as mandatory alternates. These alternates will be defined within the architect's technical Specification Sections 01-2300 Alternates. All bidders should review this section and are required to provide a response to the mandatory alternates in the space provided on the Bid Form.

### Extra Work

Should extra work or charges occur during the project, each contractor will provide the following.

- An "estimate" of the cost if an exact total is not available
- Time sheets signed by Rewold's superintendent at the end of each day. Note names, specific location and description of work
- Backup from material/equipment suppliers showing copies of invoices, etc.
- Final pricing must be received within one (1) week of request.
- Contractor markup is limited to 10% of all costs

*Note: No additional costs will be accepted if this information is not provided.*

### Required Meetings

All contractors will be required to attend our MOP meeting and Safety Orientation Presentation prior to beginning work on site.

All contractors will be required to attend weekly job meetings when requested by FRS. Attendees shall be the contractors project superintendent or foreman.

### Owner's Rights

The Owner reserves the right to reject any or all bids in whole or in part and waive any informalities herein, when in the opinion of the Owner, such action will serve the best interest of the Owner.

The Owner reserves the right to award the contracts to whomever it elects.

The Owner reserves the right to accept alternates in any order or combination and to determine the low Bidder on the basis of the sum of the base bid and the alternates accepted.

The Owner reserves the right to negotiate with any Bidder without re-bidding the project in whole or in part.

The Owner reserves the right to accept combination bids for more than one bid category.

**Document Information Discrepancy**

If discrepancies occur between the bid category scope of work, individual specifications, drawings, or details, the Bidders will notify FRS prior to submitting a proposal. If a clarification is not issued, all Bidders will assume the most costly options and will include those costs within their proposal. No additional compensation will be granted should these conflicts be encountered through the duration of the project.

**Insurance Requirements**

Submission of this proposal signifies this contractor has read, understands, and will comply without exception to insurance requirements of Frank Rewold and Son Inc. as outlined on Pages 5 and 6, Item 13, labeled "Insurance and Indemnification" of the Subcontractor Agreement. A current Certificate of Insurance must be on file at our office before purchase orders will be issued.

- - General instruction notes to bidders follow - -

**GENERAL NOTES TO BIDDERS**  
Applies to all bid categories and Bidders

- A. FRS has been selected by the Owner as Construction Manager and shall have such authority with regard to each contractor as its agreement with the Owner allows.
- B. Contractor shall coordinate its work all the contractors and Owner's Consultants and shall cooperate for the expedient completion of the project.
- C. Contractor shall include, within their bid proposal, sufficient compensation as part of their scope of work for the following items.
  - 1. All taxes appropriate and payable except property taxes assigned to completed work.
  - 2. All permits, licenses, and fees unless noted otherwise by the specifications. The Owner will obtain the building permit. Contractor to schedule and attend all inspections.
  - 3. Restoration of damaged area outside of the project limits, or within the project limits when deemed by the Owner to be due to negligence.
  - 4. Unloading, movement, hoisting, and placement of material or equipment.
  - 5. Surveying and layout beyond building corner and elevation benchmarks.
  - 6. All layout work, engineering, and field measuring required for the work of the individual trade.
  - 7. Off-site or on-site storage and security of equipment and material.
  - 8. Barricades, traffic controls, and all other safety measures relating to its work.
  - 9. Coring, cutting, and patching as required by the work.
  - 10. Cleanup on a daily basis, including placing of all debris in project dumpsters in an efficient manner. Failure to do so will result in FRS performing cleanup work and back charging the appropriate contractor. There will be no exceptions.
  - 11. Full-time on-site supervision during the performance of this work. The Supervisor will be responsible for coordination, scheduling of labor and equipment, safety, and other activities necessary to achieve the project safety, quality and scheduling requirements. The Supervisor shall not be removed or changed without prior consent and approval of FRS.
  - 12. Protection of all new and existing work as required to prevent damage from contractors or any other work. The installing contractor will make any required repairs to materials or work in place, which is not properly protected, at no cost to the Owner.
- D. Location of material and equipment storage, vehicle parking, and staging areas shall be established only after approval of the FRS field superintendent.
- E. Existing driveways, sidewalks, building entrances are not to be obstructed except with prior written authorization of FRS.

- F. Contractor shall take all necessary safety precautions with respect to its own work and shall comply with all government regulations, Owner rules, and the FRS safety program. The contractor shall immediately report to FRS any injury to any of the contractor's employees.
- G. Marked-up or reproduced Architect's drawings are not to be submitted as shop drawings.
- H. Contractor shall maintain worker compensation insurance during the life of the contract, as required by the state of Michigan. Contractor shall also maintain comprehensive general liability insurance, as described in the Contract Agreement.
- I. Contractor to provide product warranties in a form acceptable to the Owner for a term not less than one year, or as required by the specifications, commencing with substantial completion. Warranties shall be provided prior to final payment.
- J. Contractor shall attend regular and special meetings as deemed necessary by the Owner or FRS.
- K. All billings are to be submitted via email to [accounting@frankrewold.com](mailto:accounting@frankrewold.com).
- L. In the event contractor encounters on-the-site material reasonably believed to be asbestos, polychlorinated biphenyl (PCB), or other hazardous materials that have not been rendered harmless, contractor shall immediately stop work in the area affected and report the condition to FRS in writing.
- M. Contractor shall be responsible to provide Safety Data Sheets (SDS) to FRS for any proposed materials or supplies to be used on site per OSHA Hazard Communications Standard and/or Michigan Right-To-Know Law.
- N. Contractor shall be responsible for compliance with the current requirements, laws and ordinances regulating or prohibiting disposal of any contaminants and contaminated substances.
- P. Prior to mobilizing on site, contractor shall meet with the project team to discuss and resolve any issues relating to material ordering, scheduling, safety, site conditions, site logistics, quality control, and sequencing of work. Prior to this meeting, contractor shall have provided a schedule of values, site specific safety manual, SDS data, insurance certificate, bond (if required), permits (if required), emergency contact information data, and a detailed working schedule to FRS.
- Q. Provide a copy of contractor's site-specific safety program.
- R. Contractor employees must attend FRS project specific safety orientation program, which includes review of our safety video, review of project specific written safety program, sign-in and employee identification requirements.
- S. Contractor shall designate a safety representative(s) who will be working on site. Provide the safety representative's telephone and emergency telephone numbers. Safety rep must be CPR, first aid certified.
- T. No smoking or chewing tobacco allowed anywhere in the building or site.
- U. No radios/i-pod-like devices allowed within areas of construction.
- V. Hard hats, safety glasses, proper footwear, and reflective high visibility top are to be worn 100% all the time.

- W. Hoisting over occupied areas is not be permitted unless areas are vacated or a controlled access program is approved and initiated. A pre-lift plan is required.
- X. Hot work permits shall be obtained from FRS for all cutting, torching, and grinding activities.
- Y. Shutdown notifications shall be obtained from FRS for interruptions to existing Owner operations, including utility shutdowns or modifications.
- Z. 100% fall protection for all exposures 6' or greater will be enforced in all areas of work, for all workers.
- AA. Toolbox safety talks will be completed on a weekly basis by each contractor. Sign-in sheets will be submitted to FRS as a condition of payment.
- BB. Contractor within one (1) week after receiving a notice to proceed, shall start submitting required shop drawings, apply for local permits, submit product data and other required submittals to support project scheduling. Each submittal shall follow submittal procedures as identified.
- CC. Furnish and deliver all materials required by this work, FOB jobsite. All deliveries shall be closely coordinated (minimum 48-hour notification) and approved by FRS prior to shipping. Materials can be delivered and staged on carts within certain areas as long as they are installed within 30 days of being delivered. Excessive, out-of-sequence and early delivery of materials will be prohibited and subject to re-handling and removal off site as directed by FRS.
- DD. Working hours will be defined by FRS and local ordinance. Any deviation from these may result in a back charge for FRS Superintendent overtime.
- EE. Any work that the contractor feels is a change to the contract must be brought to the attention of FRS within 10 calendar days with signed field tickets. Failure to do so will result in forfeiture of any monies owed.
- FF. All punch list items must have completion approved by FRS within 10 business days of issuance of punch list. Failure to do so will result in FRS completing the work and back charging the contractor.
- GG. Contractor proposal IS NOT part of the contract document unless specifically noted with the Contractor Agreement. Any exclusion not specifically written into the Contractor Agreement will not be acknowledged.
- HH. Contractor acknowledges and agrees the work within their contract may not be completed in a single mobilization and that their bid includes as many mobilizations as required to complete the project as scheduled by FRS.
- II. All contractors should note that there will not be any extras allowed except for requested added scope. Any work that can be inferred from the drawings and/or specifications must be included in the base bid.
- JJ. If any contractor cannot maintain the schedule, they will be required to work overtime at the contractor's expense, including any additional expense for FRS personnel.
- KK. If any contractor fails to properly staff the project or cannot maintain the schedule, FRS may hire additional companies or labor, at the contractor's expense, to complete the contractor's work any time after 48 hours written notice.

LL. Contractors are to have trained and qualified personnel completing all work. Any personnel FRS deems to be unqualified can be removed from the site at any time.

## PROJECT SPECIFIC NOTES TO BIDDERS

Applies to all bid categories and Bidders

1. Daily Cleanup – All on-site personnel will spend a minimum 15 minutes at the end of each day cleaning up the site including picking up trash and debris, sweeping floors, and hauling trash to the appropriate dumpsters.
2. Site Security:
  - a. All persons entering the site will be required to sign in at the job-site trailer or school office.
  - b. All persons entering the site shall have proper identification consisting of a visible company badge, company logo clothing, or hard hat with FRS sticker.
  - c. All deliveries entering the site will be required to check in at the job-site trailer or school office.
3. The project site is located on a highly visible and public property and requires the utmost care and consideration for the property and its visitors. Therefore:
  - a. There will not be any smoking or tobacco use allowed on the property.
  - b. All personnel will be required to stay within the construction limits at all times. Pre-approval by the owner will be required for any work outside the boundaries.
  - c. Any inappropriate interactions with the property staff, students, or visitors will be reason for immediate removal from the site.
  - d. The public will be adjacent to the construction activities so all site personnel are expected to act appropriately at all times including no vulgar language, no radios, no inappropriate activities, and no unwanted interactions with the public. Warnings will be provided, but removal from the site will be an option.
4. Standard work hours for this project 7:00 to 3:30 Monday through Friday. FRS personnel are to be on site during all work hours so any contractor working outside those hours may be required to reimburse FRS for their additional hours.
5. Contractor shall provide one hard copy and one electronic copy of all operation and maintenance manuals, as-built drawings and other closeout documents specified by the project documents or as deemed appropriate by the Owner.
6. Any damage to existing facilities, existing landscaping, or new installed work is to be reported immediately by anyone and everyone that notices it. If it is not reported, all contractors on site will split the cost of repairs.
7. ProCore: The project will be managed via ProCore and all contractors must participate. If needed, FRS will provide training.
8. All project submittals, samples, closeout documents, etc. are to be delivered to FRS corporate office at 303 E. Third St., Suite 300, Rochester, MI 48307
9. Contractors are not to include any costs for third party inspections in their base bid. However, contractors are to cooperate and coordinate their work with FRS and the inspecting agency as required. SME will complete all third party inspections. Their contact is Andrew Smith at 586-484-3951.

10. Contractors are to include all costs for surveying and layout in their base bid from control points and building corners provided by FRS. All contractors requiring surveying / layout services are to utilize PEA. Their contact is Thom Dumond 248-979-4466.
11. Contractors are not to include any allowances in their base bid, even if specifically listed in the project documents, unless specifically noted in the bid scope.
12. Contractors are not to include any costs for attic stock in their base bid.
13. Contractors are not to include any service and/or maintenance services in their base bid even if specifically listed in the project documents. Provide any additional cost for specified services under the trade alternate section on the bid form.
14. Contractors are not to include any costs in their base bid for temporary utility usage costs, unless specifically noted in the bid scope.
15. Contractors are not to include any costs in their base bid for winter conditions, temporary roads, temporary walls or enclosures, temporary facilities, private utility markings, general floor protection, or final cleaning, unless specifically noted in the bid scope.
16. Contractors are not to include any utility company fees or costs within their base bid unless specifically noted in the bid scope. However, contractors are to cooperate and coordinate their work with the respective utilities as required.
17. Contractors are to include all and any costs for drawing and/or CAD fees as specified in the architect's technical specifications. Contractors are to fill out the proper forms and work directly with the architect for any required CAD drawings.
18. Contractors are not to include any costs for fire watches in their base bid. However, any work that will limit, hinder, or shut down any existing fire alarm, fire protection or other facility safety system, including safe access routes, must provide FRS 48 hours written notice prior to that work beginning. After notification, FRS must give approval prior to this work beginning.
19. All bids are to be based on the specifications including materials, equipment, etc. being provided by any of the listed suppliers or manufacturers. However, if a bid is based on a supplier or manufacturer other than the one listed for the basis of design, the contractor must note this under the voluntary alternate section on the bid form.
20. Contractor to provide standard one-year labor and workmanship warranty in base bid.
21. All contractors to provide a Covid-19 Preparedness And Response Plan to FRS prior to mobilizing on site.
22. All personnel on site must comply with the FRS and their company Covid-19 Preparedness and Response Plans. Anyone not following these rules may be removed from the site



## **PROJECT BID SCOPES**

The notations on the following pages are specific to the bid category mentioned. These notes are presented to clarify certain portions of the work to be performed under the bid category. The notes are not to be construed as a complete itemization of work included in the bid category or do they relieve the contractor of their responsibility to deliver a complete job in accordance with plans and specifications.

Nothing contained in the bidding documents, including the bid category descriptions, shall be construed as an assignment of work to any construction trade. Each contractor is responsible for its own work assignments when making this proposal. Information regarding scheduling of work is provided within the specific notes. Final complete schedule will be prepared after award of work.

## **Bid Category A – Masonry**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. Installation of access doors in new masonry walls. Access doors will be supplied by other trades.
3. Installation of all embedded items, anchors, sleeves, and openings in masonry for work of other trades.
4. Labor to set all steel lintels and bearing plates in masonry walls. All masonry or precast lintels furnished and installed by this contractor.
5. Furnish and install all above-grade and below-grade masonry work.
6. Furnish and install all above-grade and below-grade masonry accessories.
7. Furnish and install all reinforcing for work of this trade.
8. Labor, equipment, and materials to return after the installation of other construction and infill masonry tight to other construction.
9. Coordinate and guarantee opening dimensions for other trades work in work of this trade.
10. Furnish and install masonry and brick anchors. Attach to structure as required.
11. Furnish and install all flashings associated with masonry work as specified. Do not cover until inspected by FRS representative.
12. Provide all insulation in masonry walls.
13. Provide all required bond beams.
14. Grout all below-grade masonry and above-grade as noted.
15. Provide all box-outs or openings required for plumbing, mechanical, or electrical trades shown on plans or identified in the field in new walls. Provide installation of sleeves for mechanical and electrical work in new masonry walls.
16. Receiving, unloading, inventory, properly storing and installation of lintels, support beams and relieving angles associated with masonry work. (Furnished by others)
17. All required protective measures required to complete work adjacent to, or over finished surfaces installed prior to your work. This includes, but is not limited to, roof protection, window protection, flooring protection, wall protection, etc.
18. Include all temporary bracing of masonry walls per MIOSHA standards.
19. Protect all installed work, including installed work by others, to be protected by this bid category prior to cleaning of masonry.
20. Cleaning of all exposed masonry products as called out in the specifications.
21. Scrape and clean mortar off floors, walks, steel and other building components.

22. Provide clean-up of masonry debris and dust on a daily basis.
23. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Adams HS, Caring Steps, Stoney Creek HS
- C. Provide demolition of masonry seats in pool area at Adams HS (note this work scheduled for summer of 2022)
- D. Provide (2) new openings in existing masonry walls at Adams HS for new ductwork. (note this work scheduled for summer of 2022).
- E. Provide masonry lintels for new openings in existing masonry walls.
- F. Provide demolition and repair of existing brick for the resized louver openings at Caring Steps
- G. Infill existing louver openings in pool area at Stoney Creek HS.
- H. Provide (1) new openings in existing masonry wall at Stoney Creek HS for new ductwork
- I. Provide any joint sealants / caulking required for work associated with this contract.

Exclude

1. The exclusions noted in the Project Specific Notes To Bidders
2. Furnishing of steel lintels
3. Furnishing anchor bolts
4. Installation of steel items bolted into block walls
5. Caulking/joint sealants
6. Patching of concrete at Adams HS
7. Removal of louvers at Stoney Creek

Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

Trade Alternates

Trade alternate pricing is not required for this bid category.

Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --

## **Bid Category B – Structural Steel and Miscellaneous Metals**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. Detailing, fabricating, hoisting, and erecting of structural steel and miscellaneous steel items, according to the project schedule.
3. Furnish and deliver anchor bolts and leveling and bearing plates for work of this bid category which are to be embedded in work of other trades in ample time so as to not delay work. Delivery shall include unloading at jobsite and turnover to the applicable contractor.
4. Check and confirm the location of work of other trades installed by others at least one week prior to start of erection for work of this bid category. Advise Frank Rewold and Son Inc. in writing of any discrepancies so corrective action can be taken. If discrepancies are not reported prior to start of erection, this contractor shall be responsible for any corrective action and loss of time.
5. Furnish and delivery of steel lintels as indicated.
6. Furnish and delivery of brick support angles.
7. Furnish and install all structural steel framing.
8. Provide galvanizing of all steel items where indicated or specified. Field galvanization or cold galvanization will not be accepted.
9. Any anchors for fastening steel to dissimilar materials as required by the work of this bid category.
10. Include all required temporary cabling or braces to hold work of this bid category in place until supporting work is installed.
11. Furnish and install miscellaneous steel items and framing.
12. All required protective measures required to complete work adjacent to, or over finished surfaces installed prior to your work. This includes, but is not limited to, roof protection, window protection, flooring protection, wall protection, etc.
13. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Adams HS, Caring Steps, Rochester HS, Stoney Creek HS
- C. Provide lintels and plates for the (2) new openings in existing masonry walls at Adams HS.
- D. Provide equipment platform work including steel, grating, ladders, railings, etc. for the pool dehumidification unit at Adams HS. Note work to be completed in summer of 2022.
- E. Provide field survey of existing equipment platform at Adams HS before finalizing shop drawings.

- F. Provide brick lintels for Caring Step new / revised louver openings.
- G. Provide steel framing to match the existing for the new screen wall at Rochester HS. Provide connections to existing structural steel as required. Provide field survey of existing system prior to finalizing shop drawings.
- H. Relocate ladder as shown at Rochester HS for new roof screen.
- I. Provide lintels and plates for the (1) new openings in existing masonry walls at Stoney Creek HS.

#### Exclude

- 1. The exclusions noted in the Project Specific Notes To Bidders
- 2. Finish painting
- 3. Cold-formed framing
- 4. Installation of steel lintels in masonry walls
- 5. Roof patching
- 6. Patching of wall at relocated ladder.
- 7. Steel for roof openings or equipment support not specifically shown

#### Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

#### Trade Alternates

Trade alternate pricing is not required for this bid category.

#### Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --

## **Bid Category C – Carpentry, Ceilings, and Millwork**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. It is the intention of this bid category to furnish and install all rough and finish carpentry shown on the drawings, and described in the specifications, except as specifically noted. Itemization and detailed references are provided as general reference to indicate intent. It is the bidder's responsibility to perform a thorough investigation of the documents to ensure full scope is provided.
3. Provide all caulking and sealants of millwork and casework to dissimilar materials.
4. Provide cutouts in millwork and casework for other work where required.
5. Provide all anchors, fasteners, supports, filler panels, etc. as required for work of this category.
6. Coordinate installation of work with all other trades.
7. Furnish and install all cold-formed and light gauge metal framing.
8. Furnish and install all gypsum board work for a complete gypsum board system/assembly, including all finishing.
9. Furnish and install all grid, acoustical lay-in ceilings, and associated accessories for a complete assembly.
10. Coordinate all ceiling layouts with mechanical and electrical contractors before installation
11. Furnish and install additional hangers at the corners of all light fixtures in lay-in ceilings to meet requirements of electrical code.
12. Coordinate with masonry and concrete contractor for installation of anchor bolts, straps, and anchoring hardware for work of this trade.
13. Installation of access doors in work of this trade for access to work of other trades. Access doors will be supplied by other trades.
14. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Adams HS, Caring Steps, Rochester HS
- C. Provide demolition and repairs of existing ceilings where shown for replacement of existing mechanical units. Reference mechanical and architectural drawings. Include new materials as required.
- D. Provide demolition and repairs of existing millwork where shown for replacement of existing mechanical units. Reference mechanical and architectural drawings. Include new materials as required.

- E. Provide demolition and repairs of existing soffits and bulkheads where shown for replacement of existing mechanical units. Reference mechanical and architectural drawings. Include new materials as required.
- F. Provide demolition, shoring, framing rework, and drywall patching required for the resizing of the louver openings at Caring Steps.
- G. Provide rework of existing window sills where shown
- H. Provide caulking where required for work associated with this contract.

#### Exclude

- 1. The exclusions noted in the Project Specific Notes To Bidders
- 2. Concrete and masonry demo or patch
- 3. Firestopping

#### Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

#### Trade Alternates

Trade alternate pricing is not required for this bid category.

#### Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --

## **Bid Category D – Metal Siding**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. Furnish and install metal wall panel system for the roof screen including all trim, fasteners, and other miscellaneous items required for a complete installation.
3. Furnish and install joint sealants for work of this trade.
4. Provide one hundred percent (100%) fall protection for roof work above (6) foot or in areas where work is within a (6) foot of the leading edge with more than a 3'-0" drop. Including any temporary work required to provide tie-off points; including maintenance of fall protection for the duration of the project.
5. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Rochester High School.
- C. Furnish and install all subframing, clips, etc. as required for installation of work of this trade.
- D. New system to match the existing system. Provide field survey to verify all requirements before purchase and installation.
- E. Metals to include custom finish if needed to match existing.

### Exclude

1. The exclusions noted in the Project Specific Notes To Bidders
2. Structural steel framing
3. Membrane roofing

### Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

### Trade Alternates

Trade alternate pricing is not required for this bid category.

### Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --



## **Bid Category E – Painting**

Work for this bid category includes, but is not limited to:

1. All required field measuring and layout work required for the work of this bid category.
2. All required cartage for work of this bid category.
3. All required surface preparation, spotting, and touchup of surfaces prior to painting.
4. All required labor and material to protect adjacent surfaces from overspray or other finishes prior to work of this bid category.
5. Furnish and install all material to prime and paint all surfaces as indicated on the room finish schedule and/or identified in the project documents.
6. Block filling and painting of all new exposed masonry walls.
7. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at all schools
- C. Base bid includes
  - Painting of block wall repairs (2) locations at Adams HS (note work scheduled for summer 2022)
  - Painting of block wall repairs (1) location at Stoney Creek HS
  - Painting of (2) masonry wall louver infills at Stoney Creek HS
  - All other patching for mechanical trades work to be done on a T&M basis – provide hourly rates and material markups as requested in unit prices below.
- D. Provide caulking where required for work associated with this contract.
- E. Provide all necessary cleaning and prep work of existing surfaces to be painted.

### Exclude

1. Cleaning of new masonry walls
2. Pipe identification

### Mandatory Alternates

Mandatory alternates pricing is required for this bid category.

1. To provide painting of pool dehumidification / chlorine extraction ductwork at Adams HS.
2. To provide painting of pool dehumidification / chlorine extraction ductwork at

### Trade Alternates

Trade alternate pricing is not required for this bid category

### Unit Costs

Mandatory unit cost pricing is required for this bid category.

- A. Provide a rate sheet with bid proposal for all costs and mark-ups to be billed for T&M work throughout district for mechanical equipment replacement touch-ups.

-- End --

## **Bid Category F – Pool Equipment**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. All required permits and inspections fees for work of this bid category. Contractor is to schedule and attend all inspections.
3. Furnish and install as a complete scope of work all swimming pool cover work.
4. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Adams HS, Rochester High School, and Stoney Creek HS
- C. Provide all connections, miscellaneous hangers, fasteners, etc. as required for a complete installation.
- D. Provide all control wiring. Power to be provided by others.
- E. Provide all field measuring prior to ordering of equipment.
- F. Provide all owner training as specified
- G. Protect all remaining construction to remain

### Exclude

1. The exclusions noted in the Project Specific Notes To Bidders
2. Roof steel modifications.

### Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

### Trade Alternates

Trade alternate pricing is not required for this bid category.

### Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --

## **Bid Category G – Mechanical Package A (Adams HS)**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. All required permits and inspection fees for work of this bid category. Contractors are to schedule and attend all inspections.
3. Provide all common work results as specified for work of this trade.
4. Furnish and install all hangers, supports, fasteners, etc. as required for work of this trade.
5. Furnish and install all sleeves and penetrations as required for work of this trade in the work of other trades.
6. Furnish and deliver all required access doors to provide access to work of this bid category. Access doors will be installed by others.
7. Furnish and install all firestopping and caulking for work of this trade.
8. Provide layout for required openings in all walls as required for work of this bid category. If openings are not provided in timely fashion, include installation of openings with lintels or additional supports, as required for added openings. All openings must meet ratings as indicated on Code Plan.
9. Furnish and install all scheduled mechanical equipment, associated systems, and all accessories/specialties for complete and functioning systems.
10. Furnish and install all required roof curbs and supports for work of this trade including all required wood blocking. Cutting and removal of roof materials and roof deck will be by this bid category. Roof patching will be by others. Protect, cover, and make watertight all mechanical roof openings until equipment is in place.
11. Furnish and install air distribution system including all accessories/specialties for a complete and functioning system
12. Furnish and install heating/cooling pipe system including all accessories/specialties for a complete and functioning system.
13. Coordinate installation of all mechanical systems work with the architectural drawings.
14. Furnish and install all grilles, registers, and diffusers and accessories.
15. Furnish and install all mechanical insulation system for work of this trade.
16. Furnish and install all mechanical systems identification for work of this trade.
17. Furnish and install all filters for work of this trade.
18. Provide cleaning and routine maintenance on all air handling equipment during construction.
19. Note regarding building management/temperature control panels: All building management/temperature control panels will be furnished and installed by the temperature controls contractor. The temperature controls contractor will also provide all power wiring and connection of the panels and also provide all control wiring from the panels to the equipment.

20. Final cleaning of mechanical units and air handling prior to final filter installation.
21. All equipment warranties to start at time of substantial completion, not delivery or equipment start-up.
22. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Adams HS
- C. Vertical unit vents have been purchased from Bolhouse LLC. Please coordinate all deliveries, material requirements, installation requirements, etc. with them. This contractor responsible for all coordination, delivery schedules, receiving and unloading of equipment, etc.
- D. Provide removal of existing flooring as needed for new mechanical equipment.
- E. Provide all mechanical demolition.
- F. Provide all condensate pumps and lines.
- G. Furnish and install all duct splitters, louver blank-offs, and duct blank offs as required.
- H. Furnish and install complete split systems at Adams HS.
- I. Paint behind grilles, registers, and diffusers as indicated.
- J. This contractor responsible for all equipment adjustments, sheave changes, etc. required to obtain proper water and air flows.
- K. Note regarding motor starters, disconnects and VFDs:
  - a. All VFDs will be furnished by the temperature control contractor. The electrical contractor will install the VFD and provide power wiring and connection to the VFD. The temperature control contractor will provide power and control wiring from the VFD to the motors
  - b. Any motor starters or disconnects that are integral with the equipment will be supplied and installed by the equipment suppliers. The electrical contractor will provide power wiring and connections to the starter or disconnect
  - c. All equipment that has integral motor starters or disconnects will have a one point connection for the electrical contractor unless specifically shown on the electrical drawings
  - d. Any remote motor starters or disconnects will be supplied and installed by the electrical contractor, power wiring and connection will be by the electrical contractor and all power wiring from the motor starter or disconnect to the motor will be by the electrical contractor
- L. Provide all work associated with coordinating and completing the commissioning process with the owner's commissioning agent

- a. Completion of installation and contractor/manufacturer start-up.

This is to be completed by the mechanical contractors, controls contractors, and their equipment suppliers as required per the project specifications, etc. Once completed, contractors are to notify the Frank Rewold and Son Inc. (FRS) project manager that the work is completed. FRS will inform the engineer, JMK Consultants Inc. (JMK), Control Solutions Inc. (CSI), and Enviro-Aire that this stage is completed and prepare a schedule for the remaining stages.
- b. Equipment set-up / programming.

This work is to be scheduled as soon as possible after notification that the equipment is fully installed. During this stage, the engineer, JMK, CSI, and the vendor's equipment technicians will run through each piece of equipment to verify it is set-up and programmed to meet the project requirements. Rochester Community Schools (RCS) will be notified of the programming schedule and can be present if desired.
- c. Finalize controls

Once the equipment set-up/programming is completed, the controls contractor (CSI) will work to finalize all controls programming and graphics. The equipment technician/supplier and mechanical contractor are to be available to assist CSI with whatever is needed for them to complete the controls work during this stage. When the controls programming is completed to a point that CSI is comfortable that it is working properly (even if not 100%) they will notify the FRS project manager that the equipment is ready for balancing.
- d. Air balancing

After informed by CSI that balancing can start, FRS will contact Enviro-Aire and let them know the balancing is ready to go. (Note that a prior notice will be given on the schedule after stage 1). The mechanical contractor and controls contractor will be available to assist in the balancing as required. Enviro-Aire will prepare a summary report immediately and all corrections will be made. FRS is to be notified writing by the mechanical and control contractors as soon as all the corrections have been made. Final balancing reports to be provided as soon as possible.
- e. Functionality Testing (Final Commissioning)

Once the systems are fully installed, controls are completed, and the systems balanced, JMK will perform the functionality testing of all equipment. All mechanical and controls contractors are to participate in the functionality testing. Vendor's equipment technicians are to be available to assist if needed. RCS will be notified of the programming schedule and can be present if desired.

#### Exclude

1. The exclusions noted in the Project Specific Notes To Bidders
2. Purchase of vertical unit vents and accessories (coordinate with Bolhouse LLC)
3. Roofing
4. Testing and balancing
5. Temperature controls
6. Ceiling demolition or replacement
7. Flooring replacement
8. Pool Dehumidification work
9. Demolition or patching of concrete or masonry

10. Modifications or additional structural steel for roof deck / equipment support framing

Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

Trade Alternates

Trade alternate pricing is not required for this bid category.

Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --

## **Bid Category H – Mechanical Package B (Rochester HS)**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. All required permits and inspection fees for work of this bid category. Contractors are to schedule and attend all inspections.
3. Provide all common work results as specified for work of this trade.
4. Furnish and install all hangers, supports, fasteners, etc. as required for work of this trade.
5. Furnish and install all sleeves and penetrations as required for work of this trade in the work of other trades.
6. Furnish and deliver all required access doors to provide access to work of this bid category. Access doors will be installed by others.
7. Furnish and install all firestopping and caulking for work of this trade.
8. Provide layout for required openings in all walls as required for work of this bid category. If openings are not provided in timely fashion, include installation of openings with lintels or additional supports, as required for added openings. All openings must meet ratings as indicated on Code Plan.
9. Furnish and install all scheduled mechanical equipment, associated systems, and all accessories/specialties for complete and functioning systems.
10. Furnish and install all required roof curbs and supports for work of this trade including all required wood blocking. Cutting and removal of roof materials and roof deck will be by this bid category. Roof patching will be by others. Protect, cover, and make watertight all mechanical roof openings until equipment is in place.
11. Furnish and install air distribution system including all accessories/specialties for a complete and functioning system
12. Furnish and install heating/cooling pipe system including all accessories/specialties for a complete and functioning system.
13. Coordinate installation of all mechanical systems work with the architectural drawings.
14. Furnish and install all grilles, registers, and diffusers and accessories.
15. Furnish and install all mechanical insulation system for work of this trade.
16. Furnish and install all mechanical systems identification for work of this trade.
17. Furnish and install all filters for work of this trade.
18. Provide cleaning and routine maintenance on all air handling equipment during construction.
19. Note regarding building management/temperature control panels: All building management/temperature control panels will be furnished and installed by the temperature controls contractor. The temperature controls contractor will also provide all power wiring and connection of the panels and also provide all control wiring from the panels to the equipment.



20. Final cleaning of mechanical units and air handling prior to final filter installation.
21. All equipment warranties to start at time of substantial completion, not delivery or equipment start-up.
22. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Rochester HS
- C. Vertical unit vents have been purchased from Bolhouse LLC. Please coordinate all deliveries, material requirements, installation requirements, etc. with them. This contractor responsible for all coordination, delivery schedules, receiving and unloading of equipment, etc.
- D. Provide removal of existing flooring as needed for new mechanical equipment.
- E. Provide all mechanical demolition.
- F. Provide all condensate pumps and lines.
- G. Furnish and install all duct splitters, louver blank-offs, and duct blank offs as required.
- H. Furnish and install complete split systems at Rochester HS.
- I. Paint behind grilles, registers, and diffusers as indicated.
- J. This contractor responsible for all equipment adjustments, sheave changes, etc. required to obtain proper water and air flows.
- K. Note regarding motor starters, disconnects and VFDs:
  - a. All VFDs will be furnished by the temperature control contractor. The electrical contractor will install the VFD and provide power wiring and connection to the VFD. The temperature control contractor will provide power and control wiring from the VFD to the motors
  - b. Any motor starters or disconnects that are integral with the equipment will be supplied and installed by the equipment suppliers. The electrical contractor will provide power wiring and connections to the starter or disconnect
  - c. All equipment that has integral motor starters or disconnects will have a one point connection for the electrical contractor unless specifically shown on the electrical drawings
  - d. Any remote motor starters or disconnects will be supplied and installed by the electrical contractor, power wiring and connection will be by the electrical contractor and all power wiring from the motor starter or disconnect to the motor will be by the electrical contractor
- L. Provide all work associated with coordinating and completing the commissioning process with the owner's commissioning agent

- a. Completion of installation and contractor/manufacturer start-up.

This is to be completed by the mechanical contractors, controls contractors, and their equipment suppliers as required per the project specifications, etc. Once completed, contractors are to notify the Frank Rewold and Son Inc. (FRS) project manager that the work is completed. FRS will inform the engineer, JMK Consultants Inc. (JMK), Control Solutions Inc. (CSI), and Enviro-Aire that this stage is completed and prepare a schedule for the remaining stages.
- b. Equipment set-up / programming.

This work is to be scheduled as soon as possible after notification that the equipment is fully installed. During this stage, the engineer, JMK, CSI, and the vendor's equipment technicians will run through each piece of equipment to verify it is set-up and programmed to meet the project requirements. Rochester Community Schools (RCS) will be notified of the programming schedule and can be present if desired.
- c. Finalize controls

Once the equipment set-up/programming is completed, the controls contractor (CSI) will work to finalize all controls programming and graphics. The equipment technician/supplier and mechanical contractor are to be available to assist CSI with whatever is needed for them to complete the controls work during this stage. When the controls programming is completed to a point that CSI is comfortable that it is working properly (even if not 100%) they will notify the FRS project manager that the equipment is ready for balancing.
- d. Air balancing

After informed by CSI that balancing can start, FRS will contact Enviro-Aire and let them know the balancing is ready to go. (Note that a prior notice will be given on the schedule after stage 1). The mechanical contractor and controls contractor will be available to assist in the balancing as required. Enviro-Aire will prepare a summary report immediately and all corrections will be made. FRS is to be notified writing by the mechanical and control contractors as soon as all the corrections have been made. Final balancing reports to be provided as soon as possible.
- e. Functionality Testing (Final Commissioning)

Once the systems are fully installed, controls are completed, and the systems balanced, JMK will perform the functionality testing of all equipment. All mechanical and controls contractors are to participate in the functionality testing. Vendor's equipment technicians are to be available to assist if needed. RCS will be notified of the programming schedule and can be present if desired.

#### Exclude

- 1. The exclusions noted in the Project Specific Notes To Bidders
- 2. Purchase of vertical unit vents and accessories (coordinate with Bolhouse LLC)
- 3. Roofing
- 4. Testing and balancing
- 5. Temperature controls
- 6. Ceiling demolition or replacement
- 7. Flooring replacement
- 8. Demolition or patching of concrete or masonry
- 9. Cutting or patching of window sills

10. Modifications or additional structural steel for roof deck / equipment support framing

Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

Trade Alternates

Trade alternate pricing is not required for this bid category.

Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --

## **Bid Category I – Mechanical Package C (Pool Dehumidification)**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. All required permits and inspection fees for work of this bid category. Contractors are to schedule and attend all inspections.
3. Provide all common work results as specified for work of this trade.
4. Furnish and install all hangers, supports, fasteners, etc. as required for work of this trade.
5. Furnish and install all sleeves and penetrations as required for work of this trade in the work of other trades.
6. Furnish and deliver all required access doors to provide access to work of this bid category. Access doors will be installed by others.
7. Furnish and install all firestopping and caulking for work of this trade.
8. Provide layout for required openings in all walls as required for work of this bid category. If openings are not provided in timely fashion, include installation of openings with lintels or additional supports, as required for added openings. All openings must meet ratings as indicated on Code Plan.
9. Furnish and install all scheduled mechanical equipment, associated systems, and all accessories/specialties for complete and functioning systems.
10. Furnish and install all required roof curbs and supports for work of this trade including all required wood blocking. Cutting and removal of roof materials and roof deck will be by this bid category. Roof patching will be by others. Protect, cover, and make watertight all mechanical roof openings until equipment is in place.
11. Furnish and install air distribution system including all accessories/specialties for a complete and functioning system
12. Furnish and install heating/cooling pipe system including all accessories/specialties for a complete and functioning system.
13. Coordinate installation of all mechanical systems work with the architectural drawings.
14. Furnish and install all grilles, registers, and diffusers and accessories.
15. Furnish and install all mechanical insulation system for work of this trade.
16. Furnish and install all mechanical systems identification for work of this trade.
17. Furnish and install all filters for work of this trade.
18. Provide cleaning and routine maintenance on all air handling equipment during construction.
19. Final cleaning of mechanical units and air handling prior to final filter installation.
20. All equipment warranties to start at time of substantial completion, not delivery or equipment start-up.

21. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Adams HS and Stoney Creek HS
- C. Note Adams HS work to be completed summer of 2022.
- D. The pool dehumidification units have been purchased from Trane US Inc. Please coordinate all deliveries, material requirements, installation requirements, etc. with them. This contractor responsible for all coordination, delivery schedules, receiving and unloading of equipment, etc.
- E. Furnish and install the chloromine extraction system for both schools.
- F. Provide demolition of existing mechanical systems.
- G. Remove existing wall louvers at Stoney Creek HS.
- H. Furnish and install all duct splitters, louver blank-offs, and duct blank offs as required.
- I. Paint behind grilles, registers, and diffusers as indicated.
- J. This contractor responsible for all equipment adjustments, sheave changes, etc. required to obtain proper water and air flows.
- K. Furnish and install all controls for the pool dehumidification and chloromine extraction systems including any required conduits, wirings, VFD's, etc.
- L. Note regarding motor starters, disconnects:
  - a. Any motor starters or disconnects that are integral with the equipment will be supplied and installed by the equipment suppliers. The electrical contractor will provide power wiring and connections to the starter or disconnect
  - b. All equipment that has integral motor starters or disconnects will have a one point connection for the electrical contractor unless specifically shown on the electrical drawings
  - c. Any remote motor starters or disconnects will be supplied and installed by the electrical contractor, power wiring and connection will be by the electrical contractor and all power wiring from the motor starter or disconnect to the motor will be by the electrical contractor
- M. Provide all work associated with coordinating and completing the commissioning process with the owner's commissioning agent
  - a. Completion of installation and contractor/manufacture start-up.

This is to be completed by the mechanical contractors, controls contractors, and their equipment suppliers as required per the project specifications, etc. Once completed, contractors are to notify the Frank Rewold and Son Inc. (FRS) project manager that the work is completed. FRS will inform the engineer, JMK

Consultants Inc. (JMK), and Enviro-Aire that this stage is completed and prepare a schedule for the remaining stages.

b. Equipment set-up / programming.

This work is to be scheduled as soon as possible after notification that the equipment is fully installed. During this stage, the engineer, JMK, the vendors controls contractor, and the vendor's equipment technicians will run through each piece of equipment to verify it is set-up and programmed to meet the project requirements. Rochester Community Schools (RCS) will be notified of the programming schedule and can be present if desired.

c. Finalize controls

Once the equipment set-up/programming is completed, the vendors controls contractor will work to finalize all controls programming and graphics. The equipment technician/supplier and mechanical contractor are to be available to assist with whatever is needed to complete the controls work during this stage. When the controls programming is completed to a point that the controls contractor is comfortable the controls are working properly (even if not 100%) they will notify the FRS project manager that the equipment is ready for balancing.

d. Air balancing

After informed the controls are ready and air balancing can start, FRS will contact Enviro-Aire and let them know the balancing is ready to go. (Note that a prior notice will be given on the schedule after stage 1). The mechanical contractor and controls contractor will be available to assist in the balancing as required. Enviro-Aire will prepare a summary report immediately and all corrections will be made. FRS is to be notified writing by the mechanical and control contractors as soon as all the corrections have been made. Final balancing reports to be provided as soon as possible.

e. Functionality Testing (Final Commissioning)

Once the systems are fully installed, controls are completed, and the systems balanced, JMK will perform the functionality testing of all equipment. All mechanical and controls contractors are to participate in the functionality testing. Vendor's equipment technicians are to be available to assist if needed. RCS will be notified of the programming schedule and can be present if desired.

### Exclude

1. The exclusions noted in the Project Specific Notes To Bidders
2. Purchase of pool dehumidification units and accessories (coordinate with Trane US, Inc.)
3. Roofing
4. Testing and balancing
5. Demolition or patching of concrete or masonry
6. Modifications or additional structural steel for roof deck / equipment support framing.

### Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

### Trade Alternates

Trade alternate pricing is not required for this bid category.

Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --

## **Bid Category J – Mechanical Package D (Caring Steps and Miscellaneous)**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. All required permits and inspection fees for work of this bid category. Contractors are to schedule and attend all inspections.
3. Provide all common work results as specified for work of this trade.
4. Furnish and install all hangers, supports, fasteners, etc. as required for work of this trade.
5. Furnish and install all sleeves and penetrations as required for work of this trade in the work of other trades.
6. Furnish and deliver all required access doors to provide access to work of this bid category. Access doors will be installed by others.
7. Furnish and install all firestopping and caulking for work of this trade.
8. Provide layout for required openings in all walls as required for work of this bid category. If openings are not provided in timely fashion, include installation of openings with lintels or additional supports, as required for added openings. All openings must meet ratings as indicated on Code Plan.
9. Furnish and install all scheduled mechanical equipment, associated systems, and all accessories/specialties for complete and functioning systems.
10. Furnish and install all required roof curbs and supports for work of this trade including all required wood blocking. Cutting and removal of roof materials and roof deck will be by this bid category. Roof patching will be by others. Protect, cover, and make watertight all mechanical roof openings until equipment is in place.
11. Furnish and install air distribution system including all accessories/specialties for a complete and functioning system
12. Furnish and install heating/cooling pipe system including all accessories/specialties for a complete and functioning system.
13. Coordinate installation of all mechanical systems work with the architectural drawings.
14. Furnish and install all grilles, registers, and diffusers and accessories.
15. Furnish and install all mechanical insulation system for work of this trade.
16. Furnish and install all mechanical systems identification for work of this trade.
17. Furnish and install all filters for work of this trade.
18. Provide cleaning and routine maintenance on all air handling equipment during construction.
19. Note regarding building management/temperature control panels: All building management/temperature control panels will be furnished and installed by the temperature controls contractor. The temperature controls contractor will also provide all power wiring and connection of the panels and also provide all control wiring from the panels to the equipment.



20. Final cleaning of mechanical units and air handling prior to final filter installation.
21. All equipment warranties to start at time of substantial completion, not delivery or equipment start-up.
22. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Caring Steps, Hart MS, Hugger Elem, Musson Elem, Reuther MS, West MS
- C. Vertical unit vents have been purchased from Thermalnetics, Inc. Please coordinate all deliveries, material requirements, installation requirements, etc. with them. This contractor responsible for all coordination, delivery schedules, receiving and unloading of equipment, etc.
- D. Provide all mechanical demolition.
- E. Provide removal of existing flooring as required for installation of new equipment.
- F. Provide demolition of existing drinking fountains at Hart MS.
- G. Furnish and install new drinking fountains at Hart MS. Include reworking of plumbing as required.
- H. Provide all stainless steel cover plates at Hart MS.
- I. Furnish and install all duct splitters, louver blank-offs, and duct blank offs as required.
- J. Furnish and install complete split systems at Hart MS, Hugger Elem, Musson Elem, Reuther MS, West MS
- K. Provide all condensate pumps and lines.
- L. Remove and replace existing faucets and solids interceptors as shown at West MS
- M. Remove and replace existing water heater at West MS
- N. Remove and replace existing mixing valve at West MS. Verify existing recirculation pump as noted. If changes are required notify FRS as soon as possible.
- O. Paint behind grilles, registers, and diffusers as indicated.
- P. This contractor responsible for all equipment adjustments, sheave changes, etc. required to obtain proper water and air flows.
- Q. Note regarding motor starters, disconnects and VFDs:
  - a. All VFDs will be furnished by the temperature control contractor. The electrical contractor will install the VFD and provide power wiring and connection to the VFD.

The temperature control contractor will provide power and control wiring from the VFD to the motors

- b. Any motor starters or disconnects that are integral with the equipment will be supplied and installed by the equipment suppliers. The electrical contractor will provide power wiring and connections to the starter or disconnect
  - c. All equipment that has integral motor starters or disconnects will have a one point connection for the electrical contractor unless specifically shown on the electrical drawings
  - d. Any remote motor starters or disconnects will be supplied and installed by the electrical contractor, power wiring and connection will be by the electrical contractor and all power wiring from the motor starter or disconnect to the motor will be by the electrical contractor
- R. Provide all work associated with coordinating and completing the commissioning process with the owner's commissioning agent
- a. Completion of installation and contractor/manufacture start-up.

This is to be completed by the mechanical contractors, controls contractors, and their equipment suppliers as required per the project specifications, etc. Once completed, contractors are to notify the Frank Rewold and Son Inc. (FRS) project manager that the work is completed. FRS will inform the engineer, JMK Consultants Inc. (JMK), Control Solutions Inc. (CSI), and Enviro-Aire that this stage is completed and prepare a schedule for the remaining stages.
  - b. Equipment set-up / programming.

This work is to be scheduled as soon as possible after notification that the equipment is fully installed. During this stage, the engineer, JMK, CSI, and the vendor's equipment technicians will run through each piece of equipment to verify it is set-up and programmed to meet the project requirements. Rochester Community Schools (RCS) will be notified of the programming schedule and can be present if desired.
  - c. Finalize controls

Once the equipment set-up/programming is completed, the controls contractor (CSI) will work to finalize all controls programming and graphics. The equipment technician/supplier and mechanical contractor are to be available to assist CSI with whatever is needed for them to complete the controls work during this stage. When the controls programming is completed to a point that CSI is comfortable that it is working properly (even if not 100%) they will notify the FRS project manager that the equipment is ready for balancing.
  - d. Air balancing

After informed by CSI that balancing can start, FRS will contact Enviro-Aire and let them know the balancing is ready to go. (Note that a prior notice will be given on the schedule after stage 1). The mechanical contractor and controls contractor will be available to assist in the balancing as required. Enviro-Aire will prepare a summary report immediately and all corrections will be made. FRS is to be notified writing by the mechanical and control contractors as soon as all the corrections have been made. Final balancing reports to be provided as soon as possible.
  - e. Functionality Testing (Final Commissioning)

Once the systems are fully installed, controls are completed, and the systems balanced, JMK will perform the functionality testing of all equipment. All mechanical and controls contractors are to participate in the functionality testing. Vendor's equipment technicians are to be available to assist if needed. RCS will be notified of the programming schedule and can be present if desired.

### Exclude

1. The exclusions noted in the Project Specific Notes To Bidders
2. Purchase of unit vents and accessories (coordinate with Thermalnetics Inc.)
3. Roofing
4. Testing and balancing
5. Temperature controls
6. Carpentry or masonry for new louver openings
7. Flooring replacement
8. Split AC systems at Adams HS and Rochester HS
9. Modifications or additional structural steel for roof deck / equipment support framing

### Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

### Trade Alternates

Trade alternate pricing is not required for this bid category.

### Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --

## **Bid Category K – Electrical Package A (Mechanical Upgrades)**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. All required permits and inspection fees for work of this bid category. Contractors are to schedule and attend all inspections.
3. Provide all common work results as specified for work of this trade.
4. Furnish and install all hangers, supports, fasteners, etc. as required for work of this trade.
5. Furnish and deliver all required access doors to provide access to work of this bid category. Access doors will be installed by others.
6. Furnish and install all sleeves and penetrations as required for work of this trade in the work of other trades.
7. Furnish and install all firestopping and caulking for work of this trade.
8. Furnish and install all sleeves, raceways, and boxes for low voltage work. Include furnish and install of firestopping at all sleeves; cable and equipment to be installed by others. Furnish and install blank covers over all boxes installed by this bid category.
9. Furnish and install power system work and related accessories/specialties for a complete system as required.
10. Furnish and install lighting system work and related accessories/specialties for a complete system as required.
11. Furnish and install lighting control system and related accessories/specialties for a complete system as required.
12. Furnish and install fire alarm work for a complete functioning, AHJ approved system.
13. Furnish and install power to all items furnished and installed by others.
14. Coordinate installation of all electrical work with the architectural drawings.
15. Note regarding duct smoke detectors: duct smoke detectors will be supplied by the fire alarm contractor who is a subcontractor to the electrical contractor. The HVAC contractor will install the duct detectors. The electrical contractor will provide power wiring to the duct detector and the HVAC contractor will provide the AHU control/shut-off wiring
16. Note regarding building management/temperature control panels: All building management/temperature control panels will be furnished and installed by the temperature control contractor. The temperature control contractor will also provide all power wiring and connection of the panels and also provide all control wiring from the panels to the equipment.
17. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.

- B. This scope includes work at Adams HS, Rochester HS, Stoney Creek HS Caring Steps, Hart MS, Hugger Elem, Musson Elem, Reuther MS, West MS
- C. It is critical to verify the scope of the work via both the ME drawings and EP drawings.
- D. Note pool dehumidification work for Adams HS is not scheduled until summer of 2022.
- E. Provide disconnect and demolition of electrical to all existing mechanical equipment to be removed.
- F. Provide rework of existing electrical where shown for installation of new mechanical equipment.
- G. Provide new electrical connections for all new mechanical equipment.
- H. Provide new power and electrical connections for the pool covers
- I. Provide all panel and device labeling as required.
- J. Provide MDP upgrades for pool dehumidification units.
- K. Remove and replace the existing lighting at Caring Steps. Include new lighting controls as specified.
- L. Furnish and install new power to water coolers at Hart MS
- M. Note regarding motor starters, disconnects and VFDs:
  - a. All VFDs will be furnished by the temperature control contractor. The electrical contractor will install the VFD and provide power wiring and connection to the VFD. The temperature control contractor will provide power and control wiring from the VFD to the motors
  - b. Any motor starters or disconnects that are integral with the equipment will be supplied and installed by the equipment suppliers. The electrical contractor will provide power wiring and connections to the starter or disconnect
  - c. All equipment that has integral motor starters or disconnects will have a one point connection for the electrical contractor unless specifically shown on the electrical drawings
  - d. Any remote motor starters or disconnects will be supplied and installed by the electrical contractor, power wiring and connection will be by the electrical contractor and all power wiring from the motor starter or disconnect to the motor will be by the electrical contractor
- N. Provide commissioning coordination with owner's commissioning agent as required for work of this trade and as it related to HVAC commissioning.

#### Exclude

- 1. The exclusions noted in the Project Specific Notes To Bidders
- 2. Low voltage cabling and equipment except as specifically noted above
- 3. DTE fees

4. Control wiring for the pool covers
5. Electrical service upgrade at Hart MS

Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

Trade Alternates

Trade alternate pricing is not required for this bid category.

Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --

## **Bid Category L – Electrical Package B (Electrical Service Upgrades)**

Work for this bid category includes, but is not limited to:

1. The requirements of the General Notes To Bidders Section.
2. All required permits and inspection fees for work of this bid category. Contractors are to schedule and attend all inspections.
3. Provide all common work results as specified for work of this trade.
4. Furnish and install all hangers, supports, fasteners, etc. as required for work of this trade.
5. Furnish and deliver all required access doors to provide access to work of this bid category. Access doors will be installed by others.
6. Furnish and install all sleeves and penetrations as required for work of this trade in the work of other trades.
7. Furnish and install all firestopping and caulking for work of this trade.
8. Furnish and install all sleeves, raceways, and boxes for low voltage work. Include furnish and install of firestopping at all sleeves; cable and equipment to be installed by others. Furnish and install blank covers over all boxes installed by this bid category.
9. Furnish and install fire alarm work for a complete functioning, AHJ approved system.
10. Furnish and install power to all items furnished and installed by others.
11. Coordinate installation of all electrical work with the architectural drawings.
12. Furnish and install all site electrical and related accessories/specialties for a complete system as required, including all required excavation, bedding material, backfilling, and compaction.
13. Include all costs for dumpsters or other removal of debris from the project site required for work of this trade. This trade will not be using dumpsters supplied by Frank Rewold and Son Inc. Coordinate location of all dumpsters with FRS.

Project specific work for this bid category includes, but is not limited to:

- A. The requirements of the Project Specific Notes To Bidders.
- B. This scope includes work at Baldwin Elem, Brooklands Elem, Hamlin Elem, Hart MS
- C. Provide electrical service upgrades at the above listed schools.
- D. Provide field verification of all electrical services prior to finalizing shop drawings and equipment purchases.
- E. Establish all DTE work orders, coordinate all DTE paperwork requirements, and coordinate all scheduling with DTE, FRS and the school district for electrical service upgrades.
- F. Furnish and install new or adjust existing transformer concrete pad as required.
- G. Provide new fire pump controller, jockey pump controller, and associated electrical upgrades at Baldwin Elem.

- H. Remove existing tamper switches and provide locks on gate valves at Baldwin Elem.
- I. Provide all panel and device labeling as required.
- J. Note regarding motor starters, disconnects and VFDs:
  - a. All VFDs will be furnished by the temperature control contractor. The electrical contractor will install the VFD and provide power wiring and connection to the VFD. The temperature control contractor will provide power and control wiring from the VFD to the motors
  - b. Any motor starters or disconnects that are integral with the equipment will be supplied and installed by the equipment suppliers. The electrical contractor will provide power wiring and connections to the starter or disconnect
  - c. All equipment that has integral motor starters or disconnects will have a one point connection for the electrical contractor unless specifically shown on the electrical drawings
  - d. Any remote motor starters or disconnects will be supplied and installed by the electrical contractor, power wiring and connection will be by the electrical contractor and all power wiring from the motor starter or disconnect to the motor will be by the electrical contractor
- K. Provide commissioning coordination with owner's commissioning agent as required for work of this trade and as it related to HVAC commissioning.

#### Exclude

- 1. The exclusions noted in the Project Specific Notes To Bidders
- 2. Low voltage cabling and equipment except as specifically noted above
- 3. DTE fees
- 4. MDP upgrades for pool dehumidification units
- 5. Any electrical work except electrical service upgrade at Hart MS

#### Mandatory Alternates

Mandatory alternates pricing is not required for this bid category.

#### Trade Alternates

Trade alternate pricing is not required for this bid category.

#### Unit Costs

Mandatory unit cost pricing is not required for this bid category.

-- End --





## BID PROPOSAL FORM

BID PACK NO.

PROJECT:

TO:

C/O Frank Rewold & Sons Inc.

Submit via Method of Bidding  
section within Instruction To Bidders  
of Project Manual

FROM:

(Company Name)

Pursuant to and in compliance with the Instructions To Bidders and other documents relating thereto, the undersigned proposes and agrees to furnish equipment, materials, and labor and perform all work necessary to complete that portion of work indicated below as identified on the drawings. Unless specifically excluded, Contractor includes the work as described in the individual bid category descriptions without exception.

### Base Bid

Note: The amounts for base bids shall be shown in both words and figures. In case of a discrepancy, the amount shown in words shall govern. Base bid shall include sales tax.

Bid Category:

Lump Sum Amount (written):

Dollars: \$

Add for Performance, Payment, and Labor Bond Costs

Lump Sum Amount (written):

Dollars: \$

### Multiple Award Discount

The Owner may choose to award more than one bid category to a Bidder. If your firm is submitting proposals on more than one bid category and are offering a discount if multiple awards are made to your firm, clearly describe the discount below (percentage, lump sum, etc.):

List Bid Categories:

Total Discount: \$

Mandatory Project Alternates

These alternates are to be quoted by all bidders. See the FRS Project Manual for complete descriptions.

\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$

Mandatory Trade Alternates

Where required by the bid scope category, provide requested alternate pricing:

\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$

Please verify if base bid includes:	Specified basis of design equipment or materials
	Other listed acceptable equipment or materials

Description	\$

Description	\$

Description	\$_____
-------------	---------

Description	\$

Where required by the specification or bid scope, provide unit price information below:

[illegible]

Direct cost shall include labor, material, tools, equipment and services. The fee shall include all overhead and profit.

### Taxes

This project is not exempt from state sales tax. The undersigned understands that state and local sales and use taxes and federal taxes on materials used in construction are applicable to this work and are included in this base bid.

### Addenda and Bid Memorandum

The undersigned acknowledges the receipt of the following addenda and Bid Memorandum and includes the cost of the work in this proposal.

Addendum #:	Dated:	Bid Memorandum #:	Dated:
Addendum #:	Dated:	Bid Memorandum #:	Dated:
Addendum #:	Dated:	Bid Memorandum #:	Dated:
Addendum #:	Dated:	Bid Memorandum #:	Dated:

### Bid Security

Bid security is required for this project. A bid security in the amount of five percent (5%) of base bid shall accompany all proposals. Bid bonds are required, however, certified or cashier checks will be acceptable for bids under \$50,000.

### Withdrawal of Bids

The undersigned agrees that their proposal shall not be withdrawn for a period of sixty (60) days after the day set for receipt of proposal.

### Document Information Discrepancy

If discrepancies occur between the bid category scope of work, individual specifications, drawings, or details, the bidding contractors will notify FRS prior to submitting a proposal. Should no clarification be issued, all bidding contractors will assume the most costly options and include those costs within their proposals. No additional compensation will be granted should these conflicts be encountered through the duration of the project.

### Insurance Requirements

Submission of this proposal signifies this Bidder has read, understands, and will comply without exception to insurance requirements of the AIA Contract Documents. A current Certificate of Insurance must be on file at our office before purchase orders will be issued.

Bidder acknowledges they can meet or exceed the insurance requirements

### Contract Requirements

Submission of this proposal signifies this Bidder has read, understands, and will comply without exception to the Subcontract Agreement.

Bidder acknowledges they accept the contract documents.

### Scope Requirements

Submission of this proposal signifies this Bidder has read, understands, and will comply without exception the general notes to Bidders, the project specific notes to Bidder, and the project bid scope for this bid category.

Bidder acknowledges they accept the scope requirements.

### Schedule

Submission of this proposal signifies this Bidder has read, understands, and will comply with the project schedule provided in the FRS Project Manual.

Yes, Bidder will comply with schedule

No, Bidder can not comply with schedule

Bidders average daily crew size:

Bidders estimated labor hours:

### Acceptance

The undersigned agrees to execute a contract for the work covered by this proposal, provided he/she is notified of its acceptance within sixty (60) days of the bid due date. This contractor also agrees to comply with the information provided within as it relates to schedule, overtime, extra work, bid category descriptions, etc.

### Authority to Sign

The individual signing this proposal warrants they have the authority to obligate the company to the provisions and requirements of the project documents.

Company Name:

Address:

City:

State:

Zip Code:

Telephone Number:

Email Address:

Signature:

(Form must be printed and signed)

Date:

### Other Items

Our current EMR Rating is:

The following Iran Economic Sanctions Act Compliance Form must be executed and submitted.

The following Bidder Affidavit / Familial Disclosure Statement must be executed and submitted . A 5% Bid Security must be attached. A bid bond if bid is over \$50,000 or a certified or cashiers check is acceptable if bid is under \$50,000.

Bidder Clarifications – if required by bidder attach and submit with bid from.

**PROVIDE ONLY (1) COPY OF ALL PROPOSAL DOCUMENTS**

**CERTIFICATION OF COMPLIANCE – IRAN ECONOMIC SANCTIONS ACT**  
**Michigan Public Act No. 517 of 2012**

The undersigned, the owner, or authorized officer of the below-named company (the “Company”), pursuant to the compliance certification requirement provided in the Rochester Community Schools’ Request For Proposal (the “RFP”), hereby certifies, represents, and warrants that the Company (which includes its officers, directors and employees) is not an “Iran Linked Business” within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the “Act”), and that in the event the Company is awarded a contract by Rochester Community Schools or Frank Rewold and Sons, Inc. as a result of the aforementioned RFP, the Company is not and will not become an “Iran Linked Business” at any time during the course of performing any services under the contract.

The Company further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than \$250,000.00 or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the Rochester Community Schools’ investigation, and reasonable attorney fees, in addition to the fine. Moreover, any company who submits a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date the company submitted the false certification.

Company Name:

Address:

City:

State:

Zip Code:

Telephone Number:

Email Address:

Signature:

(Form must be printed and signed)

Date:

**AFFIDAVIT OF BIDDER  
(Familial Disclosure Statement)**

The undersigned, the owner or authorized officer of \_\_\_\_\_ (the "Bidder"), pursuant to the familial disclosure requirement provided in the Rochester Community Schools' Request For Proposal (the "RFP"), hereby represent and warrant, except as provided below, that no familial relationships exist between the owner(s) or any employee of \_\_\_\_\_ and any member of the Board of Education of the School District or the Superintendent of the School District.

List any Familial Relationships:

Dr. Robert Schaner, Superintendent of Schools

Scott Muska, Board Member

Michael Zabat, Board Member

Kristen Bull, Board Member

Kevin Beers, Board Member

Michelle Bueltel, Board Member

Barbara Anness, Board Member

Andrea Walker-Leidy, Board Member

Company Name:

Address:

City:

State:

Zip Code:

Telephone Number:

Email Address:

Signature:

(Form must be printed, signed and notarized)

Date:

STATE OF MICHIGAN

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

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021,  
by \_\_\_\_\_.

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

\_\_\_\_\_, County, Michigan

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

Acting in the County of: \_\_\_\_\_

**Rochester Community Schools  
Bid Package 4B – MEP Projects**

**PROJECT MILESTONE SCHEDULE**

<b>Activity</b>	<b>Date</b>
Bid Pack 4A - Mechanical Equipment Ordered	1/11/21
Bid Pack 4B Bids Due	02/25/21
Board Approval	04/05/21
Letters of Intent Issued	04/06/21
All Submittals Received By	05/20/21
Work Begins	06/14/21
Work Completed	08/20/21
Work Begins Adams Pool Dehumidification	06/13/22
Work Completed Adams Pool Dehumidification	08/19/22



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## Subcontract Agreement

1. **Prime Contract:** Subcontractor acknowledges that **Frank Rewold & Sons Inc.** (Contractor) has agreed to furnish certain labor and materials (the Work) to the project (the Project) described in this Subcontract (Subcontract) pursuant to a certain contract between Contractor and the Owner of the Project (the Prime Contract), a copy of which has been made available to Subcontractor. Subcontractor shall be bound by the terms of the Prime Contract and all documents incorporated therein, including, without limitation, the general, supplemental and special conditions, and Subcontractor assumes toward Contractor, with respect to the Work, all of the obligations and responsibilities that the Contractor has assumed toward the Owner under the Prime Contract.

Subcontractor specifically agrees to be bound by all obligations and requirements in the Prime Contract to pay prevailing wages when applicable and at all times shall provide Contractor with all documents reasonably requested by Contractor, demonstrating that Subcontractor is in full compliance with the Prime Contract with regard to the payment and documentation regarding prevailing wages.

2. **Performance of the Work.** Subcontractor shall furnish and perform the Work in a good and workmanlike manner and in strict accordance with this Subcontract and the Prime Contract, all applicable laws, codes, ordinances and regulations and the plans and specifications described on the first page of this Subcontract (the Plans and Specifications) (collectively, as the same may be amended, modified and/or supplemented in accordance with the provisions of this Subcontract, the Contract Documents). If a conflict exists between or within the Plans and/or Specifications, Subcontractor shall comply with the provision that imposes the greater duty. Subcontractor represents and agrees that it: (i) has carefully examined and understands the Contract Documents; (ii) has investigated the nature, locality and site of the Work and the conditions and difficulties under which it is to be performed; (iii) enters into this Subcontract on the basis of its own examination, investigation and evaluations of all such matters; (iv) does not rely upon any opinions or representations of Contractor or Owner or of any of their officers, agents, partners, members, shareholders or employees except as expressly set forth in the Contract Documents; and (v) is licensed to perform the Work (if so required by applicable law) and, otherwise, is qualified to perform the Work. Subcontractors must provide evidence of their Worker's Compensation Experience Modification Rating (EMR) to Frank Rewold & Sons Inc. prior to award of any subcontract and any EMR exceeding 1.0 will require explanation, which is subject to review and approval. Subcontractor is to notify Frank Rewold & Sons Inc. if at any time during the term of the subcontract its EMR rises above 1.0. Contractor makes no warranty or representation that the Plans or Specifications meet all governmental laws, codes, ordinances or regulations now existing or hereafter promulgated.

3. **Terms of Payment.** The Owner's payment to Contractor for the Work is an express condition precedent to Contractor's obligations to pay Subcontractor hereunder. The contract amount shall be payable to Subcontractor as follows:

(a) Not less than ten (10) days prior to Subcontractor's first application for payment, Subcontractor shall provide to Contractor a Schedule of Values allocating the entire contract amount among the various portions of the Work, which Schedule of Values shall be prepared in such a form and supported by such data to substantiate its accuracy as Contractor may require. The Schedule of Values shall be used as a basis for reviewing each application for payment.

(b) Contractor shall pay Subcontractor within ten (10) business days following Contractor's receipt of (i) payment from the Owner of the Project with respect to that portion of the Work for which Subcontractor seeks payment; and (ii) proper waivers of lien and sworn statements from Subcontractor and any subcontractors, suppliers and laborers furnishing labor or material through or under Subcontractor.

(c) Applications for payment shall show the percentage completion of each portion of the Work as of the end of the period covered by the application for payment. The percentage completion shall be the lesser of (i) the percentage of that portion of the Work which has actually been completed or (ii) the share of the contract amount allocated to that portion of the Work in the Schedule of Values.

(d) Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

(i) Take that portion of the contract amount properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the contract amount allocated to that portion of the Work in the Schedule of Values, less retainage of ten percent (10%).

(ii) Subtract aggregate of previous payments made by Contractor.

(iii) Subtract amounts that are determined to have been improperly paid to Subcontractor pursuant to previous applications for payment as a result of errors subsequently discovered by Contractor.

(e) Retainage and the unpaid balance of the contract amount shall be paid within ten (10) days after the last of the following to occur:

(i) Final completion of the Work in accordance with the Contract Documents (including, without limitation, all punch list work).

(ii) Acceptance of the Work by Contractor, the Owner of the Project and the Project Architect.

(iii) Proper evidence that all entities supplying labor and/or material in connection with the Work have been fully paid (including all fringe benefits) and Contractor's receipt of as-built drawings of the Work and all operation manuals and written warranties and guaranties contemplated by the Contract Documents.

(f) No payments made under this Subcontract shall be construed as evidence of Subcontractor's proper or complete performance of the Work or Subcontractor's obligations hereunder, and no payment shall be construed to be an acceptance of defective Work.

(g) Subcontractor agrees to promptly pay the amounts due to all subcontractors, consultants, suppliers and laborers furnishing labor and/or materials to the Project through or under Subcontractor.

(h) Subcontractor shall not stop the Work in the event of a dispute as to payments owed provided that all uncontested amounts properly due Subcontractor have been paid in accordance with this Subcontract.

(i) All payment requests shall be submitted on AIA G702/G703 Application and Certificate for Payment forms or such other form as required by Contractor with an accompanying Sworn Statement in accordance with the billing date set forth in this Subcontract. Said request shall not include unapproved change order work and may be rejected if unapproved change order work is included on the payment request.

4. **Commencement and Completion.** Subcontractor agrees that its Work will be begin by the start date set forth in the Project schedule prepared by the Contractor and shall be completed by the date set forth in the Contractor's most recent schedule for completion of the Subcontractor's Work. Subcontractor shall sequence and complete the Work as to insure that the Contractor completes the entire Project by the Completion Date as required under the Prime Contract. Subcontractor recognizes that Contractor shall suffer financial loss if the Work is not completed within the time specified above and further agrees that Subcontractor shall be liable to Contractor therefore.

5. **Attendance at Meetings; Updated Work Schedule.** A duly authorized representative of Subcontractor shall attend all periodic job meetings held on site at Contractor's field office or such other location as reasonably may be designated by Contractor, at which time Subcontractor shall present an updated Work Schedule subject to Contractor's approval and be prepared to discuss the details of the Work. In addition to Subcontractor's obligation to provide updated Work Schedules to Contractor at periodic job meetings, Subcontractor shall provide Contractor with updated Work Schedules at such other times as Contractor may request from time to time through the course of construction.

6. **Supervision of Construction.** Subcontractor shall supervise the Work using its best skill and attention. Subcontractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work or the requirements of the Plans and Specifications. Subcontractor shall be responsible to Contractor for the acts and omissions of its employees, subcontractors and their agents and employees, and other persons performing any of the Work through or under Subcontractor. Subcontractor shall at all times enforce strict discipline and good order among its employees and those under it performing work, and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him or her. Subcontractor shall also be liable for any fines/violations/remediation for causing or allowing employees to work in an unsafe environment as deemed by MIOSHA/OSHA requirements.

7. **Work of Others.** Should Subcontractor, its subcontractors or suppliers cause damage to the Work of any other contractor, subcontractor and/or supplier on the Project, Subcontractor agrees to compensate such other contractor, subcontractor and/or supplier to the extent of its/their damage. If Subcontractor fails to pay such costs within ten (10) days after receipt of written notice from Contractor, Contractor may deduct the amount thereof from any sums due or to become due Subcontractor hereunder.

8. **Cleanup and Removal.** Subcontractor shall maintain the areas in which it performs the Work in a clean, neat and safe condition and shall comply promptly with instructions from Contractor with respect thereto, upon completion of each stage, or when requested by Contractor. Subcontractor shall remove from the areas in which it performs the Work, to the satisfaction of Contractor, all of Subcontractor's rubbish, debris, materials, tools and equipment; and if Subcontractor fails to do so promptly, Contractor may, after twenty-four (24) hours' notice to Subcontractor, remove the same to any place of storage or dumping ground, at Subcontractor's risk and expense and without responsibility for loss, damage or theft. All storage or removal costs incurred by Contractor shall be deductible from any payment or balance due Subcontractor hereunder.

9. **Theft, Loss, and Damage to Work.** Subcontractor shall be responsible for any loss, damage, or theft of its materials, work performed, and equipment pending completion of the Work. In the event such loss, damage, or theft should occur; Subcontractor shall not be relieved of its contractual responsibility to perform all Work prior to the Completion Date and in accordance with the Schedule.

10. **Lien Waivers; Trust Fund; Miscellaneous Rights of Contractor.**

(a) Subcontractor shall pay, or cause to be paid in full, for all materials, labor, and any and all obligations incurred in its performance under this Subcontract, or by its agents, suppliers, contractors or subcontractors, working under or through Subcontractor. Any and all payments to Subcontractor are conditioned upon prior delivery to Contractor of full waivers of liens, lien rights and payment bond rights for all labor and materials furnished by Subcontractor, its subcontractors, suppliers and any person or entity working through or under them for Work completed at the time of such payment. No payment hereunder shall be made until and unless said waivers are furnished with each payment request.

(b) Subcontractor agrees that all payments received by it shall be deemed to be, and constitute, a trust fund, and shall be first used and applied by Subcontractor in payment for all materials, labor and any and all other obligations incurred in connection with the Work, prior to their use and application by Subcontractor for its own or any other purpose.

(c) In addition, Subcontractor hereby grants to Contractor the following rights: (i) to request names, phone numbers, copies of agreements and account status reports as to any of Subcontractor's own suppliers, subcontractors, labor unions or workmen; (ii) to audit Subcontractor's records to verify the account status of any Subcontractor's own suppliers, subcontractors, labor unions or workmen; and (iii) to make direct payment of amounts properly payable to any of Subcontractor's own suppliers, subcontractors, labor unions, or workmen where Contractor determines that Subcontractor has failed to make required payments to such entities. Any such payments so made by Contractor shall be deemed a proper credit in like amount against amounts due from Contractor to Subcontractor. Payment by Contractor to any subcontractor, laborer or supplier of Subcontractor shall not relieve Subcontractor of any obligations to Contractor under this Subcontract. Contractor, in its sole discretion, may make payment by checks payable jointly to Subcontractor and any subcontractor, laborer or supplier of Subcontractor.

(d) With each invoice submitted, the Subcontractor shall furnish a Sworn Statement listing each of its subcontractors, suppliers, laborers and union funds relating to the Project showing the amounts due and unpaid to each, together with waivers of liens from all sub/subcontractors and suppliers.

11. **Permits, Bonds and Taxes.** Subcontractor, at its own expense and cost, shall apply for and obtain all necessary permits and inspections as required by law for the performance of the Work. Subcontractor is responsible for paying all required taxes, bonds and licenses relating to the Work.

12. **Warranty.** NEITHER THE FINAL NOR ANY PROGRESS PAYMENTS SHALL RELIEVE SUBCONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP. SUBCONTRACTOR HEREBY WARRANTS THAT THE WORK SHALL BE WITHOUT FAULT OR DEFECT FOR THE PERIOD SET FORTH IN THE PRIME CONTRACT OR FOR A PERIOD OF ONE (1) YEAR FROM FINAL COMPLETION OF THE PROJECT, WHICHEVER IS LONGER. SUBCONTRACTOR AGREES TO COMMENCE CORRECTIVE ACTION WITHIN FIVE (5) BUSINESS DAYS OF BEING NOTIFIED BY CONTRACTOR OF WORK WHICH IS INCOMPLETE OR DEFECTIVE. SUBCONTRACTOR AGREES TO PERFORM AND COMPLETE AT ITS COST ANY WARRANTY WORK WITH ALL DUE DILIGENCE. IF SUBCONTRACTOR FAILS TO PERFORM THE REQUIRED CORRECTIVE ACTION IN A TIMELY FASHION, CONTRACTOR MAY CAUSE THE WORK TO BE PERFORMED BY OTHERS AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF SAME AND CONTRACTOR MAY DEDUCT SUCH COSTS FROM ANY PAYMENTS DUE SUBCONTRACTOR, WHICH REMEDY SHALL BE IN ADDITION TO AND NOT A LIMITATION OF ALL RIGHTS AND REMEDIES OF CONTRACTOR UNDER THE APPLICABLE SUBCONTRACT, THESE GENERAL TERMS AND CONDITIONS, OR UNDER LAW OR IN EQUITY.

13. **Insurance and Indemnification.**

Subcontractor shall, at its own expense, maintain at least the following minimum insurance coverages or such greater coverages or limits as referenced in the Prime Contract:

A. Provide for and maintain through an insurance company licensed in the state of Michigan WITH A BEST'S RATING OF A-, VIII OR BETTER and acceptable to the Contractor, COMMERCIAL general liability, employer's liability and worker's compensation, comprehensive automobile insurance AND UMBRELLA/EXCESS for the Subcontractor and its employees with limits in amounts and other coverages as set forth below and to furnish Certificates of Insurance of such insurance coverages to the Contractor. The Subcontractor shall not perform work on the site until an insurance certificate evidencing coverages, limits, and other requirements outlined below has been provided to the Contractor.

1. Provide Contractor with a Certificate of Insurance on an Accord Certificate Form 25-S, or a comparable form, which is satisfactory to Contractor. A 30-Day notice of cancellation is required. The words "Endeavour to" and "but failure to mail such notice shall impose no obligations or liability of any kind upon the company, its agents or representative" shall be stricken or removed from the notice of cancellation.

2. The Insurance Certificates shall reflect the following types of coverages in amounts not less than that stated:

i. Worker's Compensation Insurance covering your statutory obligation in the state(s) which the work for us is to be performed and Employer's Liability Insurance with limits of \$500,000.00 Each Accident, \$500,000.00 Disease – Policy Limit and Disease – Each Employee \$500,000.00.

ii. Automobile Liability Insurance with a combined single limit for bodily Injury and Property Damage Liability of \$1,000,000.00 per accident covering your owned, non-owned, and hired automobiles.

iii. Commercial General Liability Insurance written on an Occurrence Policy Form which includes coverage for your operations, personal injury, CU (explosion, collapse and underground), Independent contractors, contractual and products/completed operations with the following limits of liability; PER JOB SITE AGGREGATE.

a.	General Aggregate	\$2,000,000.00
	Products/Comp.	2,000,000.00
	Personal and Adv. Injury	1,000,000.00
	Each Occurrence	1,000,000.00

b. Products/Completed Operations Liability must be maintained for not less than three (3) years after acceptance of your work.

iv. Excess or Umbrella Liability Insurance with occurrence/aggregate limit displayed below.

a. Type I, Subcontractors – Asphalt Paving, Curtain Walls AND Windows, Demolition, Drywall, Electrical, Elevator, Erection, Excavation, Fencing, Fireplace, Fire Protection, Masonry, Mechanical, Plumbing including excavation, Pool, Roofing, Rough Carpentry, Concrete Flatwork, Sewer/Water, Structural Steel, Underground Utilities, and similar.

\$5,000,000.00 occurrence/aggregate excess/umbrella or

b. Type II, Subcontractors – Cabinets, Caulking, Finish Carpentry, EIFS, Flagpoles, Floor Covering, Floor Finishes, Glass and Aluminum, Insulation, Kitchen Equipment, Landscaping, Metal or Vinyl Siding, Millwork, Miscellaneous Specialties, Overhead Doors, Painting, Plastering, Plumbing without excavation, Signs, Telephone/Security/Audio Systems, Tile, Toilet Partitions, Wallpaper, Waterproofing, and similar.

\$2,000,000.00 occurrence/aggregate excess/umbrella.

v. PROFESSIONAL LIABILITY INSURANCE WITH LIMITS OF \$1,000,000.00 PER CLAIM AND AGGREGATE WHEN PROVIDING PROFESSIONAL DESIGN SERVICES ASSOCIATED WITH THIS AGREEMENT.

3. **FRANK REWOLD & SONS INC., AND THE OWNER SHALL BE NAMED AS PRIMARY ADDITIONAL INSURED ON THE GENERAL LIABILITY POLICY USING FORM CG-2010 11-85 OR AN ENDORSEMENT(S) PROVIDING EQUIVALENT "ARISING OUT OF" COVERAGE, AUTOMOBILE AND UMBRELLA POLICIES REQUIRED HEREUNDER. SUBCONTRACTOR AGREES THAT THE ADDITIONAL INSURED ENDORSEMENTS SHALL COVER COMPLETED OPERATIONS.**

4. The General Liability coverage for the additional insureds shall be "work performed" and "shall be primary and noncontributory for ongoing completed operations with other insurance maintained by the additional insured being excess and noncontributing to the Subcontractor's insurance." Language to this effect shall be provided on the Certificate of Insurance. Any deviation

in coverage provided by the Standard 1986 ISO Simplified General Liability Policy must be clearly noted and shall be finding hereunder until accepted in writing by the Contractor.

5. General LIABILITY and auto liability limits may be attained by individual policies or by a combination of individual, umbrella, and/or excess liability policies.

6. THERE SHALL BE NO RESIDENTIAL EXCLUSION IN ANY POLICY THAT IS PROVIDED TO SATISFY THESE REQUIREMENTS IF THE PROJECT IS OF A RESIDENTIAL NATURE.

7. Subcontractor shall maintain product/completed operations coverage through the longer of three (3) years or the longest period of the last applicable statute of limitation or repose for construction defects and products liability claims in the state where the work is performed.

B. Waiver of Subrogation: SUBCONTRACTOR SHALL WAIVE AND REQUIRE ITS INSURERS PROVIDING COVERAGE BY THESE REQUIREMENTS TO WAIVE SUBROGATION RIGHTS AGAINST THE CONTRACTOR, OWNER AND ALL OTHER ADDITIONAL INSURED FOR LOSSES AND DAMAGES INCURRED AND/OR PAID UNDER THE INSURANCE POLICIES REQUIRED BY THESE REQUIREMENTS OR OTHER INSURANCE APPLICABLE TO SUBCONTRACTOR OR ITS SUBCONTRACTORS, SUPPLIERS, ETC. AND WILL INCLUDE THIS SAME REQUIREMENT IN CONTRACTS WITH THESE PARTIES. IF THE POLICIES OF INSURANCE REFERRED TO IN THIS PARAGRAPH REQUIRE AN ENDORSEMENT TO PROVIDE FOR CONTINUED COVERAGE WHERE THERE IS A WAIVER OF SUBROGATION, THE OWNERS OF SUCH POLICIES WILL CAUSE THEM TO BE SO ENDORSED.

Contractor and Subcontractor waive all rights they may have against each other, the Owner, the Architect/Engineer and other consultants, and other subcontractors for damages covered by builder's risk or other property insurance, except rights they may have to the proceeds of such insurance. Subcontractor shall require its vendors, suppliers, and sub-subcontractors, by written agreement, to waive all rights they may have against the same parties for damages covered by builder's risk or other property insurance except the rights to proceeds of such insurance.

C. Subcontractor assumes and undertakes the entire risk of any and all personal injuries and/or property damage arising out of or in any connected with the Work. To the fullest extent permitted by law, Subcontractor shall indemnify, hold harmless and defend Contractor and the Owner of the Project, their respective officers, members, directors, employees, agents and representatives from and against any and all damages, expenses, claims and suits of whatever kind or nature (including attorney fees) arising out of or in any way connected with the Work, unless the injuries or damages are caused by the sole negligence of the party to be indemnified. The provisions of this section shall survive termination of this subcontract.

**14. Time is of the Essence.** Time is of the essence of Subcontractor's performance of the Work. Subcontractor agrees to complete the Work by the Completion Date, and to do the Work at greater or lesser speeds and at such times and in such quantities as in Contractor's judgment are required for the best possible progress of the construction of the Project or as shall be specifically requested by Contractor. Subcontractor also shall so conduct the Work as to facilitate and so as not to interfere with or delay the work of Contractor any other subcontractor or contractor employed on the job.

**15. Alterations/Change Orders/Claims.**

(a) No additions, deductions, changes or alterations shall be made to the Work and no claim for changed or extra work or materials in any event (Additional Work) shall be recognized except on written order signed by the Project Manager or an officer of Contractor. No other employee of the Contractor will be authorized to alter or issue change orders to this Contract. The amount to be paid by, or credited to, Contractor as a result of any such additions, deductions, changes or alterations shall be stated in the order.

(b) All claims by Subcontractor for (i) loss or damage against Contractor; and/or (ii) an extension of the completion date, however arising, shall be made to Contractor within fourteen (14) days from (i) the date Subcontractor first sustains any such loss or damage; or (ii) the date on which the event giving rise to an alleged delay or need for an extension of the Completion Date first occurs. If Subcontractor fails to make such claim within that time by a written statement setting forth all items of loss, damage and/or delay, as applicable, the amount and details thereof, or if Subcontractor fails to render each day thereafter a written itemized statement of the details and amounts of any continuing claim for each loss, damage or delay duly verified by Subcontractor, its rights to damages and reimbursement therefore and any rights to any extension of the Completion Date shall be deemed to have been waived and forfeited and Subcontractor shall not be entitled to any payment, or any extension of the Completion Date, on account of any such claimed loss, damage or delay, notwithstanding anything to the contrary herein. Subcontractor shall only be entitled to payment for any such claims upon Contractor's actual receipt of payment from the Owner for Subcontractor's claim(s).

**16. Subcontractor's Default.** If Subcontractor (i) fails to perform the Work or any part thereof with promptness and diligence; (ii) delays the progress of the Project; (iii) becomes bankrupt or insolvent; (iv) fails to sufficiently supply properly skilled workmen or materials of proper quality; (v) fails to pay its subcontractors, suppliers or laborers the amounts properly due said persons or entities; (vi) fails to pay workers' compensation or other employee benefits; (vii) fails to comply with the safety provisions of the Subcontract or Project, its own safety plan or any safety plan of Contractor, or with any safety order, regulation or requirement of any governing authority having jurisdiction over this Project; (viii) shall file a voluntary petition in bankruptcy or be adjudicated insolvent, obtain an order for relief under Section 301 of the Bankruptcy Code, file any petition or fail to contest any petition filed seeking any reorganization or similar relief under any laws relating to bankruptcy, insolvency or other relief or debtors, or seek or consent to or acquiesce in the appointment of any trustees, receiver or liquidator of any of its assets or property, make an assignment for the benefit of creditors; or make an admission in writing of its inability to pay its debts as they become due; (ix) defaults on any other contract with Contractor, or (x) fails in any other respect to comply with the Contract Documents, then, in addition to any other remedies available at law or in equity and/or under this Subcontract:

(a) Contractor may require that Subcontractor utilize, at Subcontractor's own expense, additional labor, overtime labor (including Saturday and Sunday work) and additional shifts as necessary to overcome the consequences of any delay attributable to Subcontractor's default; and/or

- (b) After forty-eight (48) hours' written (or oral, confirmed in writing) notice to Subcontractor, Contractor may remedy Subcontractor's default by whatever means Contractor may deem necessary or appropriate, including, without limitation, providing such labor and materials as may be necessary to properly complete the Work, whereupon Contractor may deduct the cost and expense thereof from any money then due or thereafter to become due Subcontractor under the applicable Subcontract; and/or
- (c) After giving Subcontractor forty-eight (48) hours' written (or oral, confirmed in writing) notice, terminate the applicable Subcontract, without thereby waiving or releasing any rights or remedies against Subcontractor or its sureties; and/or
- (d) Contractor may recover from Subcontractor all costs incurred by Contractor to complete the Work plus a ten percent (10%) markup for overhead and profit, and further recover from Subcontractor all losses, damages, penalties and fines, whether actual or liquidated, direct or consequential, and all reasonable attorneys' fees suffered or incurred by Contractor as a result of said default(s); and/or
- (e) Contractor may bar Subcontractor from the job site and to take possession for the purpose of completing the Work included under the Contract Documents, all materials, tools, scaffolding, apparatus, machinery and equipment thereon, and to employ or contract with any other person or persons to finish the Work.
- (f) Subcontractor shall not be entitled to receive any further payment under this Subcontract until the Work shall be wholly finished, at which time if the unpaid balance of the amount to be paid on this Subcontract shall exceed the expense incurred by Contractor in finishing the Work, then such unpaid balance, after deducting any loss, damage or expense, by reason of Subcontractor's failure to adequately perform, including damages for delays, and expense for attorney's fees, shall be paid to Subcontractor by Contractor. In case the costs, expenses, losses and damage of such work exceeds the unpaid balance, Subcontractor shall immediately pay the amount of such excess to Contractor.
- (g) If, as a matter of law, the Contractor does not have the right, due to a bankruptcy proceeding involving the Subcontractor, to exercise the remedies provided for in this Subcontract, then if Subcontractor, as debtor or its trustee, wishes to assume the applicable Subcontract, in addition to curing or adequately assuring the cure of all the Subcontractor's defaults existing under this Subcontract on the date of filing of the proceedings and thereafter, Subcontractor, as debtor, or its trustee, must also furnish adequate assurances of future performance under this Subcontract.
- (h) In the event that Contractor is later determined to have improperly terminated this Subcontract under this Article 16, such termination shall be deemed to have occurred under the following Article 17.

**17. Contractor's Right to Terminate Contract.** Anything to the contrary herein notwithstanding, Contractor, in its sole discretion, may terminate this Subcontract at any time, without cause, by giving at least forty-eight (48) hours' prior written notice of such termination to Subcontractor. Upon any termination of a Subcontract, and subject to all of the terms and provisions herein contained, Subcontractor shall be entitled to payment for all accepted Work furnished and installed by it pursuant to this Subcontract on a pro-rata basis. No profits shall be allowed on the uncompleted portion of the Work. Contractor shall only be liable for labor and materials properly furnished up to the date of termination and no profits shall be allowed on the uncompleted portion of the Work. Contractor shall only be liable for labor and materials properly furnished up to the date of termination and/or materials ordered for Project, but only to the extent Subcontractor is liable for the cost thereof and has no ability to return uninstalled material. In the event of the termination of the contract between Contractor and the Owner of the Project, this Subcontract shall also be terminated. It is also understood and agreed that the Owner may have the right to approve or disapprove the employment of Subcontractor if the Owner does not approve Subcontractor, this Subcontract shall become null and void.

**18. No Liability for Delays.** Contractor shall not be liable to Subcontractor for any extra compensation or for any damages or additional costs that Subcontractor suffers or incurs from delays, interruptions and/or accelerations in performing the Work or furnishing materials, or other causes attributable to Contractor, Contractor's other Subcontractors or Owner. Subcontractor's sole remedy for delay, accelerations and/or interruptions shall be an extension of the Completion Date.

**19. Waiver and Remedies.** The waiver by Contractor of any default or of any breach of the terms of this Subcontract shall not be deemed a waiver of any subsequent breach.

**20. Assignment.** Subcontractor shall not assign all or any part of this Subcontract, nor any Work, nor any payments due or to become due hereunder, without first obtaining Contractor's written consent. In the event that Owner requests assignment of this Subcontract, Subcontractor consents to such assignment.

**21. Entire Agreement; Amendments; Governing Law.** Contractor and Subcontractor acknowledge that this Subcontract constitutes the whole agreement between them concerning the subject matter hereof. **This Subcontract may not be modified or amended unless the modification or amendment is made in writing by duly authorized representatives of the Subcontractor and either (i) the representative who executed this Subcontract on behalf of Contractor or (ii) an Officer of Contractor.** This Subcontract shall be governed by and construed in accordance with the laws of the State of Michigan.

**22. Fees of Collection.** If Contractor shall incur any cost or expense, including attorney fees, in preparing or prosecuting any claim against the Owner or in securing payment of the contract balances for work done by Subcontractor, Contractor shall be entitled to deduct Subcontractor's pro rata share of such costs and expenses from the amount due to Subcontractor.

**23. Mediation/Arbitration.** At Contractor's sole discretion, any dispute between Contractor and Subcontractor in any way relating to the Work or this Subcontract, may be submitted to mediation and/or arbitration pursuant to the Construction Industry Rules of the American Arbitration Association then in effect. Such Mediation/Arbitration shall take place in Oakland County, Michigan. Any decision of any Arbitrator rendered pursuant to an arbitration initiated or consented to by the Contractor may be enforced by a court of competent jurisdiction.

**24. Surety Bonds.** The Contractor shall have the right to require the Subcontractor to furnish payment and/or performance bonds covering the Work in such form and amounts as the Contractor requires and with sureties that are reasonably acceptable to the Contractor. If bonds are required in connection with Subcontractor's initial performance of the Work, all surety bond premiums shall be the obligation of the Subcontractor. If bonds are required by Contractor subsequent to the Subcontractor beginning its work, the actual costs of such premiums shall be reimbursed to Subcontractor by Contractor.

Subcontractor Agreement (Revised 2-24-2020)







Name: \_\_\_\_\_  
Please Print Name

Pledge to respect students, staff  
and support safety during construction

### **HOSPITALITY PROGRAM:**

*Providing a safe and secure environment for our students and staff is the focus of everything we do. Our Hospitality Program is centered on the values of safety, service, friendliness, helpfulness, courtesy, communications, response, privacy, dignity, respect, listening and professionalism. The purpose of this pledge is to inform you, and to obtain your acknowledgment and agreement, that everyone working in and around Rochester Community Schools, has a stake in providing a quality education environment and to insure student and staff safety. By supporting and following these values, you will have a direct and positive impact on our students and staff.*

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### **IDENTIFICATION BADGES:**

Contractors who will be working on a Rochester Community School campus, for more than one day, shall wear a Rochester Community School identification badge everywhere they go. The badges will be obtained through the RCS Facility Management Department, located at 1402 Hamlin Road, Rochester Hills.

### **OPEN FLAMES:**

Open flames of any kind require a burn permit obtained through RCS Facility Management or the General Contractor on your job prior to using any open flames. This also applies to cutting and welding forms. A recent, inspected and approved "Class C" fire extinguisher shall be kept at the work site at all times. *Refer to the **Rewold Contractual Safety Rules** and the **Site Specific Safety Plan for Hot Work Permit requirements***

### **PARKING:**

Parking space at Rochester Community School campus is limited to designated parking areas for contractor employees. *Please refer to **Rewold Method of Procedures Manual** and **site logistics' Plan for instruction***

### **TELEPHONES:**

Rochester Community School telephones are off limits without prior approval. Please use job site designated phones or cell phones.

### **OPEN CEILINGS:**

Ceiling removal for access to mechanical and electrical work or investigation is often necessary. When the work is complete, the ceiling must be put back immediately. Ceilings in occupied areas that need to be left open for more than 1 day must have protection or approval from RCS Facilities Management.

### **SMOKE DETECTORS:**

Rochester Community School is protected by a network of smoke detectors. The detectors can be set off by dust, fumes, smoke or heat. Smoke alarms may be temporarily disconnected after contacting RCS Facilities Management and receiving approval.

**HEALTH & SAFETY:**

All construction personnel are expected to have been trained and follow health and safety practices as required by law. Rochester Community Schools will be providing periodic review of all job sites. It is expected that they will receive full cooperation. Contractors will contact the District Security Phone in the event of an emergency at (248) 789-2188.

**CAFETERIA:**

Access to the cafeteria is allowable only for the purchase of food and beverages. Consumption of food and beverages in the cafeteria is not allowed, as the cafeteria is reserved for student use only.

**KEYS:**

Keys or access to mechanical spaces and other locked areas are available from Facility Management only. The recipient's valid driver's license shall be copied by Facility Management department. Keys are required to be returned upon completion of use. Contact Facility Management at (248) 726-4600. *Please Coordinate all access with **Rewold** Site Superintendent*

**SMOKING:**

Rochester Community Schools are Smoke Free Campuses. Smoking is prohibited within any Rochester Community School building, campus or construction site.

**UTILITY SHUTDOWNS:**

No mechanical or electrical systems may be shut down or turned off for any reason without approval from RCS Facilities Management or without RCS Facilities Management's assistance. Plan your work so that three (3) calendar days' notice can be given for all shutdowns.

**HOUSEKEEPING:**

The construction area shall be kept in a neat condition at all times. Combustible boxes, debris and scrap materials shall be disposed of daily. Provisions shall be made to avoid the tracking of dust outside of the construction area. No refuse is to be left at any entry. Contractors will not use Rochester Community School equipment to clean up their projects.

**OCCUPIED AREAS:**

It is expected that contractor employees working in occupied areas, including corridors, be sensitive to students, staff and the public and to take measures to insure their safety and to protect the surrounding environment. Loud noises, yelling, foul language, dirt and debris, working without barricades, unattended ladders, toolboxes and material are not permitted.

**TOILETS:**

Contractor personnel shall only utilize staff toilets as directed by your Supervisor or Facility Management. It is expected that use of toilets by contractor personnel will be kept clean at all times and not result in any additional cleaning requirements. *Direction will be given by the **Rewold** Site Superintendent during contractor Orientation.*

**NOISE:**

Every effort shall be made to control noise from construction activities. A minimum of 24 hour notification to the Project Manager/Project Engineer, or RCS Facility Management and the adjacent departments shall be provided prior to noise generating activities. Pay particular attention to "Hilti" type guns, hammer drills, sledge hammers and saw cutting. Radios and/or personal sound systems are not permitted on the job within the schools. If uncertain, see your Supervisor.

**DRUGS & ALCOHOL:**

Rochester Community School is committed to maintaining a safe, productive work environment. Any contractor who is under the influence of drugs or alcohol poses a serious threat to his or her own safety and the safety of others. Also, a person cannot do his or her job properly while working under the influence of drugs or alcohol. Any contractor taking drugs or other medication, whether or not prescribed by a physician, who is known or publicized as possibly impairing judgement, coordination or other senses important to the safe, productive performance of work must notify his/her supervisor prior to starting work. The General Contractor and Construction Forman will decide whether the contractor may continue to work and/or will impose any necessary work restrictions. Contractors are prohibited from being at work with any detectable amount of alcohol or illegal drug in their system. Any contractor violating this will be subject to removal from the construction job site. Rochester Community School reserves the right to conduct drug/alcohol testing on any contractor.

**CONCURRENCE:**

*I have read, understand and pledge, to support providing a safe workplace for students and staff as outlined above.*

**EMERGENCY PREPAREDNESS:**

- To report a fire or a chemical spill, call the District Security phone at (248) 789-2188.
- If a fire alarm is announced in your work area, pull all equipment and work carts out of the hall to allow emergency exit.
- Review and understand any specific work site policies and procedures.

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Signature

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Company

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Date