

November 6, 2024

## Addendum #001

Project: Tulsa Public Schools – Transition Academy at Grimes  
Interior Renovation  
Tulsa, Oklahoma

Owner: Tulsa Public Schools  
From: Tulsa Public Schools  
To: Prospective Bidders

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated 10/29/2024 as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. This Addendum consists of the below items including attachments.

### **Bidding**

1. **All contractors should note this is a federally funded project and all contractors and subcontractors MUST comply with the most current Davis-Bacon Act per the State of Oklahoma, Tulsa County.** See attached document. At the time of construction, more current documents may be available. It is the responsibility of the contractor to verify the most current documents are being used.
2. See attached CM Bid Packages.
3. Pre-Bid Walks are scheduled for **Friday, November 8, 2024, at 2:30pm**, and again on **Friday, November 15, 2024, at 2:30pm** at Grimes Elementary located at 3213 E 56<sup>th</sup> Street, Tulsa, Oklahoma, 74105.

### **Architectural and Specifications**

1. Sheet A601: Add drinking fountains elevation.
2. Remove Spec Section 06400 Architectural Woodwork Specifications. Millwork will not be bid out.

**End of Addendum #001**

"General Decision Number: OK20240053 10/04/2024

Superseded General Decision Number: OK20230053

State: Oklahoma

Construction Type: Building

Building Construction -does not include residential construction consisting of single family homes and apartments up to and including 4 stories. (Including building projects on industrial sites and treatment plants)

County: Tulsa County in Oklahoma.

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 14026 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$17.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2024.</li></ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 13658 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$12.90 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2024.</li></ul>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/05/2024
1	04/05/2024
2	07/05/2024
3	08/23/2024
4	10/04/2024

BROK0005-004 06/01/2023

	Rates	Fringes
BRICKLAYER.....	\$ 26.92	13.09

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ELEC0584-006 06/01/2024

	Rates	Fringes
ELECTRICIAN (Excludes Low Voltage Wiring and Installation of Alarms and Sound and Communication Systems).....	\$ 36.38	7%+10.20

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ELEV0083-003 01/01/2024

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 49.05	37.885+a+b

PAID HOLIDAYS:

a. New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the Friday after Thanksgiving, and Christmas Day.

b. Employer contributes 8% of regular hourly rate to vacation pay credit for employee who has worked in business more

than 5 years; 6% for less than 5 years' service.

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\* ENGI0627-020 06/01/2024

	Rates	Fringes
POWER EQUIPMENT OPERATOR:		
Group 1.....	\$ 36.84	18.05
Group 2.....	\$ 34.86	18.05
Group 3.....	\$ 34.15	18.05
Group 4.....	\$ 32.82	18.05
Group 8.....	\$ 27.52	18.05
Group10.....	\$ 26.00	18.05

POWER EQUIPMENT OPERATOR

GROUP 1: All Crane Type Equipment 200 ton and larger and including 400 ton capacity cranes. All Tower Cranes.

GROUP 2: All Crane Type Equipment 100 ton capacity and larger cranes, and less than 200 ton capacity.

GROUP 3: All Crane Type Equipment 50 ton capacity and larger cranes, and less than 100 ton capacity. Crane Equipment (as rated by mfg.) 3 cu. yd. and over Guy derrick Whirley Power Driven Hole Digger (with 30' and longer mast).

GROUP 4: CRANES with Boom Incl. Jib less than 100 ft and less than 3 cu. Yd.; Overhead Monorail Crane and Bulldozer.

GROUP 8: ForkLift

GROUP 10:Oiler; Semi- Trailer Truck Driver

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IRON0584-025 06/01/2023

	Rates	Fringes
IRONWORKER (Ornamental, Reinforcing and Structural).....	\$ 29.00	16.50

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PLUM0430-010 07/01/2024

	Rates	Fringes
PLUMBER (Excludes HVAC Pipe and Unit Installation).....	\$ 36.65	17.60

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PLUM0430-019 07/01/2024

	Rates	Fringes
HVAC MECHANIC (Installation of HVAC Unit Only, Excludes Installation of HVAC Pipe and Duct).....	\$ 36.65	17.60
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PLUM0430-020 07/01/2024		

	Rates	Fringes
PIPEFITTER (Including HVAC Pipe Installation, excluding HVAC Unit Installation).....	\$ 36.65	17.60
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ROOF0143-001 07/01/2024		

	Rates	Fringes
ROOFER.....	\$ 26.30	10.34
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SHEE0270-006 06/01/2020		

	Rates	Fringes
SHEET METAL WORKER (HVAC Duct Installation Only).....	\$ 35.49	14.60
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* SUOK2012-033 07/30/2012		

	Rates	Fringes
CARPENTER (Drywall Hanging Only).....	\$ 15.08 **	1.21
CARPENTER, Excludes Drywall Hanging, and Form Work.....	\$ 14.96 **	1.55
CAULKER.....	\$ 20.00	1.61
CEMENT MASON/CONCRETE FINISHER...	\$ 13.72 **	1.27
DRYWALL FINISHER/TAPER.....	\$ 13.00 **	0.00
ELECTRICIAN (Alarm Installation).....	\$ 19.48	3.34
ELECTRICIAN (Low Voltage Wiring).....	\$ 20.65	3.06

ELECTRICIAN (Sound and Communications Systems Installation).....	\$ 21.11	2.47
FORM WORKER.....	\$ 12.69 **	0.38
LABORER: Common or General.....	\$ 12.44 **	2.71
LABORER: Mason Tender - Brick...	\$ 12.43 **	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 13.00 **	1.91
LABORER: Pipelayer.....	\$ 12.39 **	0.00
OPERATOR: Asphalt Paver.....	\$ 16.25 **	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 16.96 **	4.22
OPERATOR: Bulldozer.....	\$ 21.07	2.48
OPERATOR: Grader/Blade.....	\$ 14.28 **	1.70
OPERATOR: Loader (Front End)....	\$ 16.18 **	0.00
PAINTER: Brush, Roller and Spray, Excludes Drywall Finishing/Taping.....	\$ 12.22 **	0.00
SHEET METAL WORKER, Excludes HVAC Duct Installation.....	\$ 22.11	4.93
SPRINKLER FITTER (Fire Sprinklers).....	\$ 21.86	1.19
TRUCK DRIVER: Dump and Flatbed Truck.....	\$ 11.00 **	0.00

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.20) or 13658 (\$12.90). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not

currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198

indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

#### State Adopted Rate Identifiers



Classifications listed under the ""SA"" identifier indicate that the prevailing wage rate set by a state (or local) government was adopted under 29 C.F.R. §1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 01/03/2024 reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

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#### WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.

Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"

# **TPS – Transition Academy at Grimes Elementary**



## **Bid Package #1 Interior Renovation Re-issued**

10/30/2024

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

# REQUEST FOR BIDS

## TPS - Transition Academy at Grimes Academy

### **BID PACKAGE #1**

Crossland Construction Company, hereinafter called the (CM) Construction Manager, will receive bids in care of Tulsa Public Schools at the Education Service Center at 2:00 PM on November 19, 2024, for Bid Package #1.

#### **Bid Package #1 Includes the Following Trade Contracts.**

Demolition, Door Assemblies Supply & Install, Glazing, Flooring & Wall Tile Gypsum Board Assemblies, Painting, Specialty Items, Window Treatments, Plumbing, HVAC and Electrical.

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

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

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

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

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

Tulsa Public Schools  
Education Service Center  
3027 S New Haven Ave  
Tulsa, OK. 74114  
Attention: Jerece Daniels  
Bond Dept: Room 625

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

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

Jobsite visits can be arranged through Shelley Almeida: [salmeida@crossland.com](mailto:salmeida@crossland.com)

The Plans & Specifications are available in the following bid rooms: Building Connected, Construct Connect, ARC Document Solutions. They are also available via the following link:

<https://crosslandconstruction.box.com/s/llb60mbs4vwm24qj60j6p8nvcyr9r59p>

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

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

All questions shall be furnished in writing via email to:

Shelley Almeida [salmeida@crossland.com](mailto:salmeida@crossland.com) or call 918-712-1441.

## **Trade Package Summaries**

### **TPS – Transition Academy**

### **Bid Package #1 – Re-Issued**

**BID DATE: November 19, 2024, at 2:00 PM**

**Bid Location:**

Tulsa Public Schools Education  
Service Center 3027 S New Haven  
Ave Tulsa, OK. 74114  
Attention: Jerece Daniels  
Bond Dept: Room 625

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

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

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

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

1. The Sealed Bid Envelope to be addressed and filled out as outlined on page 1.
2. Write in your bid amounts on the Bid Form
3. Include in your sealed envelope a bid bond, cashier's check, or certified check for 5% of your bid if over \$50,000.
4. Include costs for payment and performance bonds in your bid amount if your total bids exceed \$50,000.
5. Sign and complete all information and include attachments A, B, C, D, & E in your sealed envelope. Make sure you identify receipt of all addenda on attachment A.
6. Items #1 - #5 above to be included in your sealed bid and hand delivered to the location identified on page 1 before 2:00 PM on November 19, 2024.

## TRADE CONTRACT 2A Demolition

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

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

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

- 1) Remove all TV's, Monitors, Projector Screens, Clocks, Speakers, and all associated components from walls and ceilings.
- 2) Remove all abandoned conduit from walls and ceilings.
- 3) Remove all window blinds, roller shades, and components.
- 4) Remove all markerboards, chalkboards, tackboards, and chair rails.
- 5) Remove all floor covering, wall base & floor adhesives.
- 6) Remove tack/map rail from corridor walls.
- 7) Remove all existing floor vents throughout (capping by others).
- 8) Remove all existing surface mounted devices in classrooms.
- 9) Remove existing millwork & all associate components.
- 10) Remove lockers & concrete bases.
- 11) Remove select walls.
- 12) Include all saw-cuts & removal of walls for new/modified openings.
- 13) Trade contractor to include glue removal from all walls where markerboards, tackboards, and chalkboards are shown to be removed.
- 14) Remove millwork and sinks installed in millwork in rooms.
- 15) Remove sinks and toilets and components.
- 16) Remove drinking fountains and components.
- 17) Remove all remaining uni-vents.
- 18) Remove select doors and frames as noted.
- 19) Remove stage and stairs.
- 20) Remove all mechanical items after "Make Safe" by others.
- 21) Return all removed MEP items back to the owner as noted.

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

- 1) Include selective or entire demolition of the existing buildings and structures, inclusive of all contents shown to be demolished, including but not limited to; the structure as noted, foundations, masonry, all interior framing, sheetrock, ceilings, fire sprinklers and pipe, ductwork and HVAC devices, electrical, fixtures, conduit, glazing and storefront, doors, frames

TPS – Transition Academy at Grimes – Bid Package #1

and hardware, toilet partitions, accessories, flooring, millwork and casework, kitchen equipment in accordance with the contract documents. Trade Contractor is responsible for the disconnection of all Mechanical, Electrical, and Plumbing included within the demolition scope as a requirement to proceed with demolition. Contractor is to take care in avoiding disruption of service to existing facilities during normal business hours. Trade Contractor to coordinate with MEP subs to avoid disruption of respective systems.

- 2) Include demolition of existing structural steel and concrete slabs if shown on the contract document. Include steel joists, girts, beams, columns, decking, bracing, etc. as indicated. Structural members shown to remain in place shall be shored and supported as needed.
- 3) Remove any existing slabs including sawcut, paving (asphalt or concrete), and foundations. Infill existing foundation voids with dirt from the site to leave the areas smooth and free of debris. Trade contractor to provide a clean, straight line for all saw cutting.
- 4) Asbestos abatement, if necessary and, if an asbestos survey is available, will be the responsibility of this Trade Contract.
- 5) Trade Contractor is to properly dispose of demolished items per contract documents and local municipality requirements. Include all fees and/or permits required for proper waste removal. Provide plan of disposal, including dump locations.
- 6) Include door openings required to be cut into existing walls. Doors and frames by others. Support openings, as necessary. Trade contractor to provide clean, straight lines for all wall demo.
- 7) Trade Contractor shall provide, install, and remove all shoring and temporary supports if required for demolition. Include all associated with the delegated engineered design for the shoring and signed and sealed shop drawings.
- 8) This Trade Contract will be responsible for maintaining a weather-proof exterior for openings created by the demolition of this contract. Care is to be taken to prevent water and humidity damage to materials that are to remain.
- 9) Trade Contractor shall coordinate with Construction Manager and, other trades on all items to remain are properly protected, capped, temporarily supported, and/or removed prior to demolition.
- 10) All demolition and construction activities shall be coordinated with the Construction Manager and Owner. Contractor shall take necessary precautions to prevent damage to Owner's occupied areas adjacent to areas of construction or occupied areas where various system connections or extensions are required.
- 11) Provide protection for all existing materials or items shown to remain, to salvage, to be re-used, or relocated during demolition. Disconnect or remove all items, load, and relocate to a location on site as provided by the Construction Manager. Repair of damaged items to remain will be the responsibility of this Trade Contract.
- 12) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 13) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 14) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 15) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

TPS – Transition Academy at Grimes – Bid Package #1

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

**Exclusions:** Sales tax and abatement.



## **TRADE CONTRACT**

### **8A Door Assemblies – Supply & Install**

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

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

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

- 1) Furnish and install all doors & hardware.
- 2) All doors are to have accessible hardware.
- 3) Include new thresholds.
- 4) Include patch/Bondo of existing frames after installation of new doors.
- 5) Include prep and modification of existing frames to accommodate new doors.
- 6) This trade contractor to include demo of existing doors.
- 7) Undercut doors as required and/or as shown on plans.

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

- 1) Furnish and install all doors, frames, & hardware associated with the project aside from Aluminum doors & frames.
- 2) Furnish and install all doors including, but not limited to wood doors, FRP doors, hollow metal doors, steel doors, storm doors, & composite doors.
- 3) Furnish and install all frames including, but not limited to hollow metal, hollow metal windows, steel, storm, rated, & hollow metal cased openings.
- 4) Furnish and install all hardware as listed in the hardware schedule. Include all hinges, pivots, lock, and latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders and keys, power supplies, electrified hardware, anchors, astragals, glazing stops, door silencers, and weather sealants.
- 5) Furnish and install all doors with construction cores to allow the building to be lockable during construction. Include final keying for all locks and cylinders to existing or new system.
- 6) Include pre-finishing of doors as specified.
- 7) This Trade Contractor provides all electric devices and power supplies. Installation & wiring by others.
- 8) Provide all hardware for aluminum doors to be installed by the storefront & glazing Trade Contractor.
- 9) All materials to be shipped FOB jobsite. Materials to be unloaded and placed in a location as directed by the CM with dunnage included.
- 10) Creation of the submittal package shall include coordination between the architectural plan pages and the applicable schedules. Discrepancies between the two shall be provided to the CM in RFI format. Failure to do so will result in replacement of the material in question at no expense to the owner or CM.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.

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

**Exclusions:** Sales tax

## TRADE CONTRACT

### 8C Glazing

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

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

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

- 1) Furnish and install aluminum storefront systems as noted on the door schedule.
- 2) Trade Contractor to include glass as noted at wood and FRP doors.
- 3) Provide tempered glass for doors as noted.
- 4) Include sentry guard hardened glass for doors 1,2,3 and 4.

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

- 1) Provide all labor, material, and equipment to install all aluminum storefronts, windows, doors, glass & glazing, weather-stripping, caulking, and flashings required for a complete, operational, and weather tight system.
- 2) Include all aluminum doors, hardware, silencers, glass, glass stops for aluminum doors, compression insulation, glass in wood doors and hollow metal frames.
- 3) Install all hardware for aluminum doors. Hardware is to be supplied by door trade contractor.
- 4) Provide construction core for use during construction. Final cores will be provided by the door hardware trade contract.
- 5) Include all colored glass.
- 6) Provide and install all automatic handicap door operators include low voltage wiring in this trade contract
- 7) Included all bathroom mirrors except the framed mirrors.
- 8) Provide and Install Aluminum Pre-finished sunshades to match storefront material.
- 9) Furnish and install all glass in wood doors, hollow metal doors, hollow metal frames.
- 10) Include all caulking for aluminum frames both inside and out.
- 11) Include all one-way mirrors.
- 12) All equipment, freighting, & permits required to deliver material to jobsite.
- 13) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 15) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 16) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

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

**Exclusions:** Sales tax and hardware by others.

## **TRADE CONTRACT**

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

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

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

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

- 1) Trade contract to include all floor plan keynotes and plan notes related to this trade contract scope of work of gypsum board walls (drywall), metal stud framing and ceilings.
- 2) Include skim coating of walls as noted, and at all locations where wall protection was removed.
- 3) Trade contract to coordinate with demo plans and include repair of adjacent walls as necessary where demo occurs.
- 4) All CMU walls are to be furred out per plans.
- 5) Install new gypsum ceilings in all multiple stall restrooms.
- 6) Supply and install 6' wall protection at all exposed gyp board corners. Include stainless-steel corner guards in the restrooms.
- 7) Include all backing and blocking for a complete project. This includes solid plywood sheets for all upper cabinets and interactive boards.
- 8) Patch and repair all holes in walls larger than a quarter.
- 9) Infill/repair exterior wall at all locations where HVAC units have been removed.
- 10) Include all water-resistant gyp/tile backer boards as shown.

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

- 1) Trade Contractor to provide all labor, material, and equipment to install all interior stud wall framing, exterior stud wall framing, structural studs, metal channel, ceiling framing, hat channel framing, batt insulation, gypsum board, high impact, moisture resistant, cement board gypsum board, exterior sheathing, air barriers, tape & bed, acoustical sealants, fasteners, suspension systems, gypsum board ceilings and acoustical ceilings as required for a complete and finished system.
- 2) Trade Contractor to include all layout for metal stud framing and bracing of metal stud walls as required.
- 3) Coordinate with other trades all openings from ductwork, piping, and cable trays. If not coordinated this Trade Contractor is responsible to modify framing accordingly. Cut gypsum board tightly around all penetrations unless trade contractors cut opening after walls have gypsum board installed.
- 4) Trade contractor to provide and install all fabric wrapped acoustical panels when applicable.
- 5) Provide and install any expansion joints in framing system. Include all expansion joint covers and assemblies to be installed in gypsum board walls and gypsum board or acoustical ceilings.

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- 6) Include all drywall control joints and reveals.
- 7) Include all foamed in place insulation at all exterior wall crevices, between walls and metal decking and junctions between walls. Include top of CMU filler.
- 8) Trade Contractor to provide and install all insulation and sound insulation as required.
- 9) Trade contractor to include and install all fire treated wood blocking in correct locations for architectural woodwork, future TV's, mirrors, toilet partitions, marker boards, tack boards, smart boards, toilet accessories, exterior building signage, windows, chair rail, lockers, storage bins, fire extinguisher cabinets, water fountains, and overhead coiling doors.
- 10) Trade contract to provide and install all gypsum soffits and furr downs.
- 11) Provide all slide clips, studs, tracks, top track, metal trims, runners, channels, expansion tracks, fasteners, and welding shim studs as required to achieve straight, plumb walls.
- 12) Trade Contractor shall check and review all work in which this Trade Contractor's work attaches.
- 13) Treat all joints, nail heads, and other depressions in the surface of the wallboard, in accordance with the recommended manner, with a taped joint system by the gypsum wallboard manufacturer and as per the contract documents.
- 14) Furnish and install all wood blocking for roof systems and under parapet cap flashings, behind metal fascia's, plywood at parapets and, any other wood associated with the metal or roofing system.
- 15) Install all hollow metal frames in framed walls. (Frames to be provided by others).
- 16) Furnish and install access panels as necessary for, and, to adjust/offset framing as required for structure, mechanical, plumbing, and electrical systems as approved by Architect and Construction Manager.
- 17) Furnish and install plywood in any mechanical/data/electrical/IT rooms as shown.
- 18) Furnish and install fire resistant plywood on the back of the parapet walls.
- 19) Provide and install exterior gypsum sheathing under soffit panels and overhangs.
- 20) Fire rated and nonrated caulking at top and bottom of wall types as shown.
- 21) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 22) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 23) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 24) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 25) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and professional manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 26) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by the project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 27) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.

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

**Exclusions:** Sales tax and door/frame supply

## TRADE CONTRACT

### 9B Flooring & Wall Tile

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

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

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

- 1) Skim coat & level all floors prior to new flooring installation. No change orders will be issued for added floor leveling and/or preparation.
- 2) Install duct board where existing floor grilles are removed. Infill opening with concrete; concrete to be flush with floor.
- 3) Patch and repair floor and wall base as necessary where demo occurred.
- 4) Infill recesses at old walk off mats. Infill to be level with adjacent floor, prepare for new flooring.
- 5) Include all flooring, and wall tile as shown on the finish schedule.
- 6) Trade Contractor to include all transition strips.
- 7) Include new rubber base throughout remodeled area.
- 8) Include walk off carpet.

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

- 5) Trade Contractor to furnish and install all VCT, resilient flooring, rubber base, ceramic wall tile, ceramic floor tile, carpet and all miscellaneous work required for a complete and finished installation.
- 6) Trade Contractor shall provide all grout, base, and trim as required for a complete and finished ceramic tile system. If applicable, Trade Contractor shall provide all rock and glass tile, base, and trim as required for complete and finished ceramic tile systems.
- 7) Provide patterning in all applications as shown/indicated in contract documents.
- 8) Trade Contractor shall provide all resilient sheet flooring, resilient floor coverings, carpet floor covering, rubber base/tile, grates, and miscellaneous work required for a complete and finished system.
- 9) Furnish and install all carpet, sub floor filler, adhesive, edge strips, Schluter trim, transition strips, seaming cement, and miscellaneous as required for complete and finished systems.
- 10) Include all floor preparation; including floor filler, floor leveling compound, adhesive primer, trim, grout, sealants, solid surfacing thresholds, installation adhesives, trim, and miscellaneous materials required for complete and finished systems.
- 11) Include all epoxy grout, epoxy mortar bed, mortar bed, mortar bed bond coat, and miscellaneous for complete and finished systems.
- 12) Furnish and install all VCT, static dissipative tile, sub floor filler, adhesive, edge strips, seaming cement, and miscellaneous as required for complete and finished systems.
- 13) This trade contract to install rubber tread and risers at the stage stairs as indicated in the plans.
- 14) Provide all certified test reports, certifications, samples, shop drawings, and miscellaneous as required by



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contract documents.

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

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- 37) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:** Sales tax

## **TRADE CONTRACT**

### **9C Painting**

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

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

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

- 1) Paint all walls in corridors, classrooms, restrooms & all other remodeled areas.
- 2) Patch/Bondo existing door frames; paint.
- 3) Include prep and paint of hollow metal doors as shown.
- 4) Paint gyp board restroom ceilings.
- 5) Restrooms to receive epoxy paint above tile.

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

- 1) Trade Contract to include all labor, material and equipment for all painting including but not limited to the painting of all gypsum board walls, gypsum board ceilings, block filler at CMU, deck and ceiling structure, exposed MEP, hollow metal doors and frames, pipe bollards, metal handrails and guardrails, exterior structure, canopies, and all exposed structure.
- 2) All exposed steel structure, non-acoustic decking, and ductwork to be painted at all exposed ceiling locations, unless noted otherwise; refer to reflected ceiling plan.
- 3) Provide and install all wallcovering for a complete system including any adhesives and trim.
- 4) Painting all non-prefinished wood doors and doors as shown.
- 5) Preparation of all doors, walls and ceilings as required providing a completed and acceptable finished product. Includes any scraping, cleaning, priming, bonding, and caulking as required to provide a complete and finished product.
- 6) Include all sealed concrete and epoxy paint as noted in the plans and specifications.
- 7) Include protection and cleanup of all floors and other adjacent materials from paint or overspray.
- 8) Trade Contractor shall provide all touch-up work prior to, and after, the painting is completed.
- 9) Trade Contractor shall remove or protect all electrical plates, hardware, light fixtures, escutcheons, and fittings prior to painting.
- 10) Trade Contractor shall caulk all hollow metal door and window frames to sheetrock for a smooth and finished transition.
- 11) Cover all HVAC return air grilles and fire sprinkler heads to protect from overspray.
- 12) Include all painting of steel pipes, bollards, exposed steel joist, and any misc. exposed steel.
- 13) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.

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

**Exclusions:** Sales tax

## **TRADE CONTRACT**

### **10A Specialties**

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

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

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

- 1) Supply and install all specialties listed on schedule.
- 2) Supply and install all toilet partitions
- 3) Supply and install electric hand dryers.
- 4) Include all FE/FEC's as shown.
- 5) Include mirrors in all restrooms.
- 6) Furnish and install wall protection and corner guards.

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

- 1) Furnish and install all visual display surfaces, markerboards, tack boards, signage, exterior letters, plaques, lockers, fire extinguishers & cabinets, toilet partitions/compartments, urinal screens, doors, panels, toilet accessories, mop and broom holders, flag poles, and utility shelves as required for a complete and finished package.
- 2) Include all signage, plaques, metal letters, flat cut metal signage, laser cut acrylic signage, panel signs, vinyl die-cut lettering & graphics, dimensional characters, acrylic signs including all anchors and accessories.
- 3) Include toilet compartments, urinal screens, doors, panels, pilasters, brackets, overhead bracing, hardware, accessories, anchors, and fasteners.
- 4) Include all toilet, bath and laundry accessories including all mirrors, toilet tissue dispensers, paper towel dispensers (include towel dispensers in Kitchen/culinary also), grab bars, sanitary napkin dispensers, shower curtains, shower rods, folding shower seats, towel pins, towel hooks, coat hooks, toilet seat cover dispensers, waste receptacle trim, baby changing stations, mop and broom holders, utility shelves and all fasteners & anchors.
- 5) Furnish and install flagpoles, metal collars, flagpole sleeves and all components and accessories per the contract documents. Include pier drilling and necessary equipment to set flagpoles.
- 6) Include all lockers and benches including all base blocking, frames, doors, hardware, base steel, handles, latches, identification plates, sloping tops, filler panels, boxed end panels, clothes hooks, bench tops & pedestals. Include all fasteners and accessories for a complete and finished system.
- 7) Include all fire extinguishers, brackets, cabinets, hose valve cabinets, including all trims, glazing, hardware, locks & accessories. Include all tagging/inspections of fire extinguishers. Include coordination of determining what size recessed cabinet is to be installed in each location to properly fit each wall type.
- 8) Trade Contractor is responsible for all equipment, freight, & permits required to deliver material to jobsite.

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

**Exclusions:** Sales tax, wood doors, power for hand dryers by others and signage

## **TRADE CONTRACT**

### **12A Window Treatments**

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

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

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

- 1) Furnish and install all manual roller shades as noted.

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

- 1) Trade Contractor shall include all labor, material, and equipment to furnish and install all roller window shades as shown in the contract documents.
- 2) Include all bead chains, rollers, fascia, fabric, hardware, closure panel, wall clips, side channels, and associated accessories for complete installation.
- 3) Include all roller window shades, brackets, fabrics, bottom bars, end caps and all components and accessories.
- 4) Include site visits as necessary for field dimensioning.
- 5) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 6) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 7) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 8) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 9) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and professional manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 10) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 11) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.

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

**Exclusions:** Sales Tax



## TRADE CONTRACT

### 22A Plumbing

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

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

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

- 1) Furnish and install all plumbing fixtures per the schedule on P001.
- 2) Modify existing water, waste, and vent piping to accommodate new fixture locations.
- 3) Connect new vent system to existing vent through roof.
- 4) Connect new sewer to existing as shown on plans.
- 5) Sleeve all piping through footings.
- 6) Include isolation valves for each restroom, coordinate with CM and TPS.
- 7) Include cleaning of lines from construction debris.
- 8) Include all items required for new washer/dryer location.
- 9) Include “Make Safe” of all plumbing items to be demolished.
- 10) Include disconnecting plumbing equipment to be removed by others.
- 11) Trade contractor to include coordination with demo contractor on all plumbing items to be removed.

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

- 1) Trade Contractor to provide all labor, material and equipment to furnish and install all plumbing fixtures, plumbing specialties, water piping, water treatments, sanitary waste, vent piping, roof drainage piping, natural gas piping, water heaters, mechanical identification, recirculating pumps, grease interceptors, floor and roof drains, solids interceptors, piping, pipe expansion fittings and loops, supports, equipment, roof drain piping and underground piping to existing storm system, insulation, under-slab drainage required for complete, operational, and finished plumbing systems.
- 2) Trade Contractor to include all piping, fittings, sleeves, valves, escutcheons, expansion joints, framing systems, hanger shield inserts, pipe stands, pipe positioning systems, equipment supports, alignment guides, fasteners, hangers, supports and all associated structural steel and grout alignment guides for this scope of work.
- 3) Trade Contractor shall include all electric and fuel fired water heaters, drain pans, piping, regulators, expansion tanks, shock absorbers, venting, supports, anchors, burners, shut off valves and all components and accessories.
- 4) Trade Contractor to furnish and install all fixtures, water closets, urinals, lavatories, sinks, electrical water coolers, service sinks, mop basins, drinking fountains, showers, bathtubs, washer boxes, emergency eye wash stations, recirculating pumps, electric water coolers, water heaters, faucets, flushometers, toilet seats, protective shielding guards, fixture supports, emergency showers and all associated components

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and accessories.

- 5) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
- 6) Trade Contractor to include all condensate piping, meters, gages, thermometers, test plugs and thermowells.
- 7) Include all identification, equipment labels, warning signs, pipe labels, direction arrows, stencils, valve tags and warning tags.
- 8) Include all insulation including foam insulation, cellular glass, flexible elastomeric, mineral fiber, cements, adhesives, mastics, joint sealants, jackets, fabric reinforced mesh, field applied jackets, tapes, securements, and corner angles.
- 9) Include all domestic water piping and water pumps including all vacuum breakers, backflow preventers, valves, mixing valves, strainers, hose bibs, hydrants, drain valves, water hammer arrestors, trap seal primer valves and regulators. Include connection of site water piping to 5' beyond building perimeter (site water trade contractor pipes all site water to within 5' of building).
- 10) Include all sanitary waste and vent piping including all piping, fittings, gaskets, couplings, floor drains, sleeve flashings and vent caps.
- 11) Include all sump pumps, sump pump basins, covers and connectors.
- 12) Install systems, material, and equipment level and plumb, parallel, and perpendicular to other building systems.
- 13) Routing and concealing of all water, sanitary sewer, and storm sewer as required by the contract documents, for an aesthetically pleasing appearance.
- 14) Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.
- 15) Purging and disinfecting as required.
- 16) Include all acid neutralization tanks and associated piping and limestone chips.
- 17) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
- 18) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
- 19) Settlement of trenches associated with this scope of work to be repaired by this trade contractor.
- 20) Include all excavation, suitable bedding material, backfilling, compaction, and final grading at disturbed area to within +/- one tenth of final specified grades.
- 21) Trade Contractor shall immediately remove all excess materials (spoils) from Work areas to a location designated by the Construction Manager. Any spoils damaged, overly wet, contaminated, or not suitable for backfill or fill will be this Trade Contractor's responsibility to remove to an offsite location. Trade Contractor shall be responsible for coordinating, spreading, and compacting materials (spoils) into finished work.
- 22) Include all site underground and building natural gas piping as well as all gas connections to equipment, valves, regulators, roof piping to HVAC equipment, meters, regulators, supports, unions, reducers, concrete bases and shut offs. Coordinate with ONG for location of site gas meter.
- 23) Include all foundation, elevator pit piping and under-slab drainage piping per plans.
- 24) Include installation of all kitchens and, or, culinary floor troughs and grates, furnish and install temporary plywood covers and associated piping as per the kitchen plans and specifications.
- 25) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
- 26) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be

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performed by plumber in addition to all other plans and specifications.

- 27) Include all Ansul fire system piping, water supply lines, reducers and associated fittings and components at kitchen hoods as identified in the kitchen plans / specifications.
- 28) Furnish and install food disposal systems, grease interceptors, internal air relief bypass, cleanouts, baffles, trap seals, gasketing and fittings.
- 29) Furnish and coordinate with other Trades all penetrations through grade beams and foundations.
- 30) Include access panels for all work under this scope where required.
- 31) Trade Contractor shall re-finish and touch-up all equipment installed as part of this work as required.
- 32) Work shall include caulking, fire caulking, and sealing of all penetrations made by the execution of the work provided by this Trade Contractor.
- 33) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 34) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 35) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 36) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 37) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and professional manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 38) All work included in this trade contract shall be according to the project/progress schedule provided by the Construction Manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 39) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 40) Coordination and phasing of work as required by Crossland Construction Co.
- 41) Include all ADA requirements applicable to system(s) and project.
- 42) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 43) Include travel and mobilizations for field measuring.
- 44) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 45) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 46) Trade Contractor shall include a final clean of all materials installed by this contract.
- 47) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 48) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 49) Trade Contractor shall include any dewatering as necessary to perform scope of work.

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

**Exclusions:** Sales tax

## TRADE CONTRACT 23A HVAC

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

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

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

- 1) Demo and remove ALL abandoned ductwork and piping systems throughout area of remodel.
- 2) Condensate piping to be fully insulated.
- 3) Trade contractor to “make safe” all HVAC items to be demoed by others.
- 4) Include coordination with demo contractor on all HVAC items to be demoed.
- 5) Contractor shall include cleaning of existing RTU’s casing. Clean coils, heat exchanger, lubricate bearing, replace any belts and change filters, labeling of units (new and existing), check refrigerant charge and report findings to the owner.
- 6) Trade contractor responsible for coordination with TPS controls contractor.
- 7) Install heat pump unit on roof with equipment rails.
- 8) Furnish and install kitchen range hood and associated ductwork.
- 9) Include all required roof curbs, cap curbs with insulated sheet metal as shown
- 10) Trade contractor responsible for providing and installing temporary filters/filter fabric to be replaced as needed for the duration of the project.
- 11) Replace existing ceiling mounted exhausts with new units and controls.
- 12) Install new toilet exhaust fan.
- 13) Relocate existing temperature sensors as noted.
- 14) Install new transfer duct and grilles as noted.

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

- 1) Provide all packaged heating and cooling units, air-to-air energy recovery units, ductless split systems, fan coil units, AHUs, RTUs, DACs, MAUs, DCUs, EUITs, HRUs, and rooftop units.
- 2) Provide all work required for a finished and operational heating, ventilating, and air conditioning system. Include phasing, delivery, off-loading, setting, adjusting, lifting, rigging, storage, and clean up as required to provide complete, finished, and operational systems.
- 3) Furnish and install all heat pumps, variable air volume terminal units, unit heaters, integral electric heating coils, factory mounted electronic controls, fan powered terminals with electric heat, and misc. accessories required for complete, operational, and finished systems.
- 4) Provide all ductwork system insulation and jacketing, condensate line insulation, refrigerant line insulation/jacketing, duct insulation/jacketing, grease duct insulation/jacketing, fire master blankets, and miscellaneous as required for complete finished and operation systems.

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- 5) Furnish and install all ductwork accessories, dampers, volume control dampers, fire dampers, back draft dampers, air turning devices, flexible duct connections, duct access doors, duct test holes, smoke dampers, access doors, U-belt drives, drip pans, metal supports, wood supports, anchors hardware, access doors, flexible connections, mounting angles, duct connections, supports, closure plates, anchors, connections, registers, diffusers, grilles, louvers, bird screen, and miscellaneous accessories required for a complete, operational and finished systems.
- 6) Trade Contractor shall provide all HVAC piping, refrigerant piping, expansion tanks, heat trace, checks, valves, stands, and miscellaneous required for complete, finished, and operational systems.
- 7) Trade Contractor shall furnish and install all make-up air units, heat exchangers, pumps, fan powered boxes, fans, VFDs and miscellaneous required for complete, operational, and finished systems.
- 8) Furnish and install all curbs, roof curbs, flashings, roof flashing, boots, roof boots, and wall flashings for Work provided by this Trade Contract as required for complete, finished, and operational systems.
- 9) Provide all power and gravity ventilators, louvers, roof mounted and wall mounted exhaust fans/relief fans, roof and wall mounted supply fans, propeller fans, in-line fans, relief roof hoods, intake roof hoods, and all Work associated as required to provide complete, finished, and operational systems. This Trade Contractor will be responsible for cutting any louvers into existing walls.
- 10) Trade Contractor shall provide all noise, vibration control, and vibration isolation required for this work.
- 11) Trade contractor to include demolition or removal of existing equipment & pipe as shown.
- 12) Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract.
- 13) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
- 14) Trade Contractor shall include all work required for complete, finished, and rated wall, floor, and ceiling penetrations.
- 15) This Trade Contract shall be responsible for coring any/all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, sleeves, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.
- 16) Trade Contractor shall provide testing and balancing of air moving equipment, air distribution, and exhaust systems. Trade Contractor shall be present to supervise the balancing and adjustment of these systems. All testing and balancing to be performed by an approved testing agency. Testing and balancing reports, and re-testing as needed. Operator training will also be this Trade Contractor's responsibility.
- 17) Trade Contractor shall provide wiring diagrams and temperature control drawings of all equipment furnished to the Electrical Contractor.
- 18) Provide all control systems including all valves, dampers, thermostats, clocks, sensors, controllers, instrument wells, valve bodies, dampers, transmitters, low-voltage control system, operator interface, networking/communications, facilities management system, standalone
- 19) Contractor shall include cleaning all diffusers, registers, and grilles prior to Owner occupancy or as directed by the Construction Manager.
- 20) Include cleaning exterior of all ductwork and fittings, and removal of all tags, markings and stitches exposed to view.
- 21) Provide all testing equipment, extra material and supplies as defined by the contract documents.

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- 22) Include all offsets as required to coordinate with other trades. Provide all labeling mechanical identifications, pipe markers, line markers, valve tags, valve schedule frames, signage, lettering, graphics, nameplates and miscellaneous as required for complete, finished, and operational systems.
- 23) Provide all supporting devices, steel plate, shapes, bars, trapezes, hangers, clamps, hanger rods, building attachments, saddles, shields, supports and anchors as required for execution of the work and as required for complete, finished, and operational systems.
- 24) Coordinate the locations of roof penetrations with the Construction Manager and Steel Contractor. If not coordinated this trade will be responsible for all cost due to changes in the duct work and caused by other trades that are incurred.
- 25) Install systems, material, and equipment level and plumb, parallel, and perpendicular to other building systems.
- 26) Install mechanical to facilitate servicing, maintenance, and repair or replacement of equipment components.
- 27) Provide access panel/doors as required to access work supplied by the Contract.
- 28) Trade Contractor shall start up equipment prior to substantial completion as directed by the Construction Manager.
- 29) Trade Contractor shall include the cost of warranty extension as required to provide a full one-year warranty on equipment, commencing from the date of substantial completion.
- 30) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 31) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 32) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 33) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 34) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 35) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 36) Coordination and phasing of work as required by Crossland Construction Co.
- 37) Include all ADA requirements applicable to system(s) and project.
- 38) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 39) Include travel and mobilizations for field measuring.
- 40) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 41) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 42) Trade Contractor shall include a final clean of all materials installed by this contract.

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

**Exclusions:** Sales tax



## TRADE CONTRACT

### 26A Electrical System

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

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

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

- 1) Remove existing residential panelboard and replace it with a commercial panelboard.
- 2) Remove receptacles and data/telephone outlets from removed walls.
- 3) Coordinate work in MDF/IDF Closets with TPS and CM to expand existing racks, patch-panels etc.
- 4) Remove wiring devices in existing backboxes and ready for new work.
- 5) Reuse existing low-voltage raceways along existing teaching walls to be relocated to accept new work.
- 6) Include installation of special receptacles for new washer/dryer location.
- 7) Provide power receptacles for electric hand dryers, water coolers, and Bradley sinks.
- 8) Include temp lighting at all locations where ceilings are removed.
- 9) Include receptacles as shown on millwork elevation drawings.
- 10) Trade contractor to include coordination with demo contractor on all electrical items to be removed.
- 11) Include new wall plates at all outlets and switches.
- 12) Include "Make Safe" of all electrical items to be demoed by others.

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

- 1) This Trade Contract shall include all electrical distribution, equipment feeders, panels, switchgears, raceways, electrical rough-ins, underfloor raceways, cable trays, underground ducts & raceways, conduits, boxes, fittings, wire cables, fuses, switchboards, panelboards, contactors, motor starters, wiring devices, disconnects, motor starters, branch circuit wiring, building & site lighting, emergency generators, surge protection equipment, grounding, transient voltage suppression, transformers, transfer switches, low voltage cabling (not identified in separate Trade Contracts), control wiring, data conduit, electrical power monitoring & control, lighting control, temporary power & lighting, identification and all Work required to provide these systems complete, finished, and fully operational.
- 2) Include all site underground conduit/PVC for low voltage.
- 3) Include all camera poles, base plates, anchor bolts and leveling nuts. (Concrete bases by others)
- 4) Include wind turbine and all associated conduit, wiring, junction boxes, grounding system, panels, and components.
- 5) Include all electrical duct banks and all associated excavation, fill material, duct supports, spacer supports, tracer wires, warning tapes and backfilling. Include compaction of backfill material to meet structural guidelines. All spoils to be removed from site by this Trade Contractor.
- 6) Trade Contractor to include wiring and connections to all automatic flush valves including any additional wire necessary to make connection.
- 7) Provide and install all disconnects, motor starters, wiring and power to all mechanical equipment. (All

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- variable frequency motor controllers required by HVAC Trade Contractor)
- 8) Include all low-voltage electrical power connections, conductors and cables, connectors and splices, sleeves, and sleeve seals.
  - 9) Include all control voltage electrical power cables including all pathways, cable trays, backboards, plywood, UTP Cable, UTP Cable hardware, optical fiber cable & hardware, low-voltage control cable, conductors & identification. (Unless specifically included in another Trade Contract Scope)
  - 10) All site underground electrical and communications conduits in “green spaces” (areas that are not beneath any roads, parking, or hardscapes) shall be installed to a depth of 36”.
  - 11) Include all grounding and bonding for electrical systems including all conductors, connectors, and grounding electrodes.
  - 12) Include all hangers and supports for electrical systems including all steel slotted support systems, raceway cable supports, conduit and cable support devices, support for conductors in vertical conduit, structural steel for fabricated supports and restraints, fasteners, inserts, bolts, and rods.
  - 13) Include all raceway and boxes for electrical systems, metal conduit & tubing, nonmetallic conduit & tubing, metal wireways, nonmetallic wireways, surface raceways, boxes, enclosures, and cabinets, handholes and boxes for exterior underground wiring, sleeves for raceways and sleeve seals.
  - 14) Include all cable trays for electrical systems including all fittings, covers, barrier strips, supports, connectors and warning signs.
  - 15) Include all underfloor raceways, trenching, cover plates, supports, fittings, hardware, junction boxes and service fittings.
  - 16) Including all underground ducts and raceways, conduits, duct accessories, concrete encased duct banks, handholes, pull boxes, utility holes, steel conduit, plastic utilities duct, pre-cast utility holes, knockout panels, and joint sealants.
  - 17) Include all vibration and seismic controls including all isolation pads, channel support systems, restraint cables, hanger rod stiffeners, anchorage bushings and washers.
  - 18) Include all identification for electrical systems including all warning tapes, labels, signs, instruction signs, labels, tags, floor marking tapes and cable ties.
  - 19) Include all electrical power monitoring and control including all PC based workstations and software, communication network and interface modules and all components as per the contract documents.
  - 20) Include all lighting control devices, time switches, photoelectric switches, indoor occupancy sensors, outdoor motion sensors, lighting contactors, emergency shunt relays, conductors, and cables.
  - 21) Include all modular dimming controls and all associated components and accessories, conductors, and cables.
  - 22) Include all network lighting controls, panels, relays, switches, interfaces, and clocks.
  - 23) Include all low voltage transformers.
  - 24) Include all switchboards, suppression devices, protective devices, instrumentation, and control power.
  - 25) Include all panelboards and components.
  - 26) Include all motor control centers, main lugs and OCPDs, full & reduced voltage magnetic controllers, VFCs, TVs, instrumentation, and auxiliary devices.
  - 27) Include all rough-in for security system and card readers (wiring and devices by others)
  - 28) Include all enclosed bus assemblies.
  - 29) Include all wiring devices, receptacles, device plates, wall-box motion sensors, snap switch and wall box dimmers, fan speed controls, sensors, outlets, connector devices, cord and plug sets and floor service outlets.
  - 30) Include lockable covers on all shunt trips.

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- 31) Include all fuses, fuse adaptors and spare fuse cabinets.
- 32) Include all enclosed switches and circuit breakers, fusible switches, non-fusible switches, molded-case circuit breakers, molded case switches and enclosure.
- 33) Include all enclosed controllers, full voltage manual & magnetic, reduced voltage magnetic & solid state, multispeed controllers, and accessories.
- 34) Include all engine generators, cooling systems, controls, monitoring, load banks, outdoor enclosures, muffler silencers, air-intake filters, starting systems, overcurrent & fault protection, exciter & voltage regulators, vibration isolator devices.
- 35) Include all transfer switches, wiring, enclosures, and components.
- 36) Include all transient voltage suppression for low-voltage electrical power conduits including all suppressors, surge protection devices, panelboard suppressors and enclosures.
- 37) Include all conduit/raceway/cable tray(s) shown on the drawings including those for mounting: projectors, loudspeakers, touch panels.
- 38) Include all rough-in, conduits, raceways, pathways for all electronic safety and security systems.
- 39) Include all electrical connections, wiring, feeders, controls, raceways, rough ins, pull boxes, starters, overload protection, disconnects, coordination and all electrical work identified as being performed by this trade in the kitchen plans and specifications.
- 40) Include all smoke evacuation controls and power wiring.
- 41) Include all plywood backing required at data, and, or electrical rooms.
- 42) Include all floor boxes and specialty plates. Include all core drilling at elevated slabs as required.
- 43) Include all electrical wiring and connections for food service equipment as identified in the Kitchen plans and specifications.
- 44) Include all shunt trips, disconnects and breakers.
- 45) Include all power and electrical connections for all mechanical equipment, elevators, overhead doors, automatic doors, motorized window shades & drapery, monumental signs and any other electric powered equipment being installed by other trades.
- 46) Include all underground feeders and piping from transformer secondary termination cabinets and to building including all utility holes and pull boxes, trenching and backfilling with suitable material to within +/- 1/4" of the specified elevation.
- 47) Include any required shunt trip disconnects for kitchen hoods, elevators, or other equipment.
- 48) Electrical Trade Contractor shall provide and maintain temporary lighting, covers, and electricity throughout the new facility. Lamps not functioning properly are to be replaced immediately. Include removal of all temporary lighting as directed by CM.
- 49) Electrical Trade Contractor shall be responsible for all safety barricades and safety covers for electrical panels as required by OSHA, NEC, the Owner, and/or CM. All temporary panels/receptacles shall be "GFI" protected by this Contract.
- 50) Trade Contractor shall provide a temporary electric panel to two locations (in the main building as necessary for construction in all areas and one at the southeast parking lot for contractor trailers) and provide all maintenance of panels as required. Include all cost of getting power service to panels. Panels shall be large enough to accommodate construction activities.
- 51) Include all site underground conduits for communications and power including conduit, ducts, ducts accessories, duct banks, boxes, warning tapes and trace wire.
- 52) Include all building wires, cables, and associated connectors, splices, and terminations for wiring systems as required for complete, operational, and finished systems.
- 53) Include all raceways, fittings, boxes, enclosures, cable trays and cabinets for electrical systems, telephone/data conduit, audio visual, fire alarm, security, and all electrical and low voltage systems.

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- 54) Include all unistrut rack mounting.
- 55) Include wiring of all access controls, overhead doors, and electric strikes.
- 56) Include all power & wiring for fire pump.  
Provide oversized trim plates as required. Provide blank cover plates on all boxes not used.
- 57) Trade Contractor to include pull strings in conduits that are for future use or cabled by other trades.
- 58) Trade Contractor shall be responsible for terminating all power at mechanical equipment, including equipment furnished by other trades. Test to verify equipment is wired correctly.
- 59) Furnish and install all steel supports as required for mounting the electrical equipment.
- 60) Work shall include caulking, fire caulking, fire stop, "link-seal," fire barrier, penetration seals, sealing, and waterproofing of all penetrations by the execution of the Work provided by this Trade Contractor.
- 61) Trade Contractor shall be responsible for coordinating, scheduling, delivery, receiving, unloading, storage, inventorying, placement, protection, and cleanup.
- 62) It shall be the responsibility of this Trade Contractor to obtain and pay all licenses, permits, fees, inspections, and certification required for the execution of this Work.
- 63) Trade Contractor shall set all boxes in walls to enable a flush mount to be made with a cover plate to the wall. It is the responsibility of this Trade Contractor to install all boxes to this, and the contract documents requirements. Any boxes not meeting these requirements will be corrected, with the cost to be met by this Trade Contractor.
- 64) Trade Contractor shall review all mechanical/plumbing schedules and provide all electrical work required for complete, finished, and operational systems.
- 65) Trade Contractor shall provide fireproofing around recessed fixtures installed in fire rated ceilings.
- 66) Trade Contractor shall secure all lay-in fixtures into the ceilings and install all additional wire hangars as required.
- 67) Include conduit, wiring, power, connections, transformers to site water feature lights, jets & pumps, power to fountains at ponds.
- 68) Furnish and install any/all access panels as required by this work.
- 69) Provide all labeling, nameplates, markings, identification, and signage as required for work provided by this Trade Contract.
- 70) Provide all supporting devices as required for work provided under this Trade Contract.
- 71) This Trade Contract shall be responsible for coring any/all penetrations required for execution of this Work. Include all coring, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the electrical in the concrete, and miscellaneous walls will be the Electrical Trade Contractors' responsibility. Any missed penetrations will be the responsibility of the Electrical Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of the Electrical Contractor to repair to original condition.
- 72) Electrical Trade Contractor shall be responsible for all layout required for work provided under this Trade Contract including any necessary surveying.
- 73) Contractor shall provide a representative at all startups to assist as needed.
- 74) Trade Contractor shall not mark or damage walls, ceiling finishes, floors, or any other finishes. All repairs to damaged finishes due to failure to meet these requirements shall be corrected and paid by this Trade Contract.
- 75) Trade Contractor shall refinish, restore, and touchup damaged paint on equipment and materials to original condition.
- 76) This trade contractor to perform and provide the Construction Manager an inventory of light fixtures as they arrive on site as well as identify long lead time light fixtures and their status throughout the course of the project.
- 77) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in

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accordance with applicable codes.

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

**Exclusions:** Sales tax and fire alarm.

## **BID PACKAGE GENERAL CONDITIONS**

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

### **1) SUBMITTALS:**

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

### **2) CONSTRUCTION:**

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

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

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

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

Contractor to the Owner's designated charity. All Trade Contractor and subcontractors' employees shall abide by this policy. Smoking will be permitted in designated areas only.

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

**4) CLEANUP & HOUSEKEEPING:**

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

**5) PROJECT SCHEDULE:**

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



**6) TAXES:**

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

**7) DAILY REPORTS:**

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

**8) PROJECT CLOSEOUT:**

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

**9) WEATHER:**

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

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

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

**11) DAMAGES:**

- A. If the Trade Contractor refuses, neglects, or fails to complete the Work within the time stated at each Phase in the Trade Contract Schedule, then the Trade Contractor and the Trade Contractor's surety, if any, shall be liable for and shall pay the Construction Manager, not as a penalty but as liquidated damages, the sum of two-hundred fifty dollars (\$2500.00) for each calendar day that the Trade Contractor is in default after the time stipulated in the Trade Contract Schedule for completing the Work of each Phase until the Work is Substantially Complete. The Construction Manager may withhold from payments due the Trade

Contractor, such amounts as may be assessed as liquidated damages. Upon Substantial and Final Completion of the Work, the Construction Manager may adjust the Contract Sum by the amount of the assessed liquidated damages.

**12) UNIT PRICES:**

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

**13) CHANGES:**

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

**14) CONTRACT SECURITY/BONDS:**

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

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

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

all actual expenses incurred by reason of bidder's default and the difference between the low bid of the bidder to whom the contract is subsequently awarded.

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

## **16) PAYMENT:**

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

## **17) DEFINITIONS:**

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

TPS – Transition Academy at Grimes – Bid Package #1

for its intended use.

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



## BID FORM

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

**Company Name:** \_\_\_\_\_

**Estimator Name:** \_\_\_\_\_

**Estimator Phone:** \_\_\_\_\_

**Estimator E-Mail:** \_\_\_\_\_

### **Trade Contract 2A – Selective Demolition**

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

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

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

### **Trade Contract 8A – Door Assemblies – Supply & Installation**

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

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

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

### **Trade Contract 8C – Aluminum Storefront Doors**

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

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

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

**Trade Contract 9A – Gypsum Assemblies & Ceiling System**

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

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

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

**Trade Contract 9B – Flooring & Wall Tile**

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

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

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

**Trade Contract 9C – Painting**

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

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

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

**Trade Contract 10A - Specialties**

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

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

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

**Trade Contract 12A –Window Treatments**

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

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

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

**Trade Contract 22A – Plumbing**

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

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

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

**Trade Contract 23A – HVAC**

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

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

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

**Trade Contract 26A – Electrical**

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

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

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

**Trade Contract – Combination Pricing**

List Trade Contracts in Combination Pricing.....\_\_\_\_\_

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

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

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

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

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

## Trade Contract Attachment “A”

### Addendum/Addenda Acknowledgment

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

**The Owner (Tulsa Public Schools) and/or Crossland Construction Co. reserve the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.**

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

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

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

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

#### **Attachments:**

- Attachment “A” – Addendum/Addenda Acknowledgment
- Attachment “B” - The Affidavit of Non-Discrimination & Non-Segregation
- Attachment “C” – Safety Requirements & Jobsite Policies
- Attachment “D” - List of Drawings/Specifications
- Attachment “E” – Insurance Minimum Requirements

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

Respectfully Submitted by,

Affix Seal

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

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

\_\_\_\_\_  
Signature

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



## TRADE CONTRACT ATTACHMENT “B”

### AFFIDAVIT OF NONDISCRIMINATION, NON-SEGREGATED FACILITIES

#### ANTI-COLLUSION AND BUSINESS RELATIONSHIPS

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

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

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

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

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

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

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

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

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

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

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

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

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

## **TRADE CONTRACT ATTACHMENT “C”**

### **Safety Requirements & Site Policies**

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

regardless of their depth at intervals that provide no more than 25 feet of lateral travel.

C. A competent person shall always be present while excavation work is performed.

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

33. Concrete trucks shall have all concrete chutes removed, with top chute in the raised and locked position while traveling on the jobsite.
34. Storage required by the Contractor shall be in areas designated by the Owner. All materials on the construction site shall be stored/staged on dunnage.
35. No one will be allowed to move a trailer or any other device for living on site.
36. It is a policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Contractor and Subcontractor employees shall abide by this policy.
37. There will be no smoking/tobacco products, eating or drinking (except for water) when the roof of the building is installed. There will also be no smoking/tobacco products, eating, or drinking (except for water) on the finished floors. Smoking will be permitted in designated areas only.
38. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
39. No parking in the construction area. Designated parking areas only.
40. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site.
41. Permission shall be obtained from Construction Manager prior to taking any vehicle into the building.
42. All employees shall conduct themselves in a worker like manner at all times. Any other personnel, horseplay or disruptive activities of any kind shall result in immediate dismissal/removal from the job site.

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

Respectfully Submitted by,

Affix Seal

---

Bidding Firm

Corporation, Partnership, etc.

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Signature

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Printed Name and Title

TRADE CONTRACT  
ATTACHMENT “D”

**Trade Contract  
Drawing/Specification Package**

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

PROJECT NAME: **TPS Transition Academy at Grimes**

- **Drawings:** 10/29/24 and may be amended via addendum/addenda

Drawing Number	Description	Date Issued
A001	GENERAL NOTES & OVERALL FLOOR PLAN	10/29/24
AD101	ENLARGED DEMO PLAN	10/29/24
AD102	ENLARGED DEMO PLAN	10/29/24
AD103	ENLARGED DEMO PLAN	10/29/24
A101	PARTIAL FLOOR PLAN	10/29/24
A102	PARTIAL FLOOR PLAN	10/29/24
A103	PARTIAL FLOOR PLAN	10/29/24
A104	ENLARGED OFFICE & RESTROOM PLANS	10/29/24
A411	MILLWORK ELEVATIONS	10/29/24
A601	FINISH & SPECIALTIES SCHEDULES	10/29/24
A611	DOOR SCHEDULES AND FRAMES & DOOR TYPES	10/29/24
A612	SIGNAGE TYPES	10/29/24
M001	MECHANICAL GENERAL NOTES AND SCHEDULES	10/29/24
M101	HVAC FLOOR PLAN	10/29/24
PD101	PLUMBING DEMO PLAN	10/29/24
P101	PLUMBING PLAN	10/29/24
P102	ENLARGED PLUMBING PLANS	10/29/24
P103	ENLARGED PLUMBING PLANS	10/29/24
P104	ENLARGED PLUMBING PLANS	10/29/24
PD101	PLUMBING DEMOLITION PLAN	10/29/24
E001	ELECTRICAL GENERAL NOTES AND SCHEDULE	10/29/24
E101	OVERALL ELECTRICAL PLAN	10/29/24
E201	EAST ENLARGED ELECTRICAL PLAN	10/29/24
E202	WEST ENLARGED ELECTRICAL PLAN	10/29/24
E301	ELECTRICAL DETAILS	10/29/24
E302	ELECTRICAL DETAILS	10/29/24
E401	ELECTRICAL PANEL DETAILS	10/29/24
ED101	ELECTRICAL DEMOLITION PLAN	10/29/24

**Specifications: Dated 10/29/24 and may be amended via addendum/addenda.**

Spec Number	Description	Date Issued
00010	SOLICITATION AND NOTICE FOR BIDS	10/29/24
00020	INSURANCE REQUIREMENTS	10/29/24
00100	INSTRUCTIONS TO BIDDERS	10/29/24
00110	SPECIAL CONDITIONS OF THE CONTRACT	10/29/24
00120	SUPPLEMENTAL CONDITION TO THE CONTRACT	10/29/24
00130	FORM OF PROPOSAL	10/29/24
00140	BID BOND FORM	10/29/24
00150	NON-COLLUSION AFFIDAVIT	10/29/24
00160	BUSINESS RELATIONSHIPS AFFIDAVIT	10/29/24
00170	NON-DISCRIMINATION FORM	10/29/24
00180	FELONY AND DRUG FREE AFFIDAVIT FORM	10/29/24
00190	ASBESTOS COMPLIANCE FORM	10/29/24
00191	CONTRACTORS QUALIFICATIONS STATEMENT	10/29/24
00260	NO KICK-BACK STATEMENT	10/29/24
00270	VENDOR REGISTRATION FORM	10/29/24
01300	ADMINISTRATIVE REQUIREMENTS	10/29/24
01600	PRODUCT REQUIREMENTS	10/29/24
01250	SUBSTITUTION PROCEDURES	10/29/24
020410	SELECTIVE DEMOLITION	10/29/24
03300	CAST IN PLACE CONCRETE	10/29/24
06400	ARCHITECTURAL WOODWORK	10/29/24
068200	FRP	10/29/24
07840	FIRESTOPPING	10/29/24
07900	JOINT SEALERS	10/29/24
08200	WOOD DOORS	10/29/24
08255	FRP FLUSH DOORS	10/29/24
08710	DOOR HARDWARE	10/29/24
08715	FINISH HARDWARE SCHEDULE	10/29/24
09261	GYPSUM BOARD ASSEMBLIES	10/29/24
09310	PORCELAIN-CERAMIC-QUARRY TILE	10/29/24
09511	SUSPENDED ACT	10/29/24
09650	RESILIENT BASE AND FLOORING	10/29/24
096516	RESILIENT HOMOGENOUS VINYL SHEET FLOORING	10/29/24
096519	RESILIENT TILE FLOORING	10/29/24
09901	PAINTS AND COATINGS	10/29/24
10100	VISUAL DISPLAY BOARDS	10/29/24
10430	INTERIOR SIGNAGE	10/29/24
10520	FIRE CABINETS & EXTINGUISHERS	10/29/24
12492	MANUAL ROLLER SHADES	10/29/24
102113	TOILET COMPARTMENTS	10/29/24
102800	TOILET, BATH & LAUNDRY ACCESSORIES	10/29/24
220400	PLUMBING	10/29/24
230600	HEATING VENTILATION AND AIR CONDITIIONING	10/29/24
260400	ELECTRICAL SYSTEMS	10/29/24
260450	ELECTRICAL DEMOLITION	10/29/24

# TRADE CONTRACT ATTACHMENT “E”

## Insurance Minimum Requirements

### EXHIBIT 9.2.2.1

#### Insurance Minimum Requirements

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

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

**2. Automobile Liability**

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

**3. Commercial Umbrella**

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

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

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

**5. Builder's Risk**

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



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

**6. Installation Floater**

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

**7. Professional Liability**

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

**8. Pollution Liability**

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

## **9. Equipment Floater**

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

### **Waiver of Subrogation**

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

### **Number of Policies**

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

### **Cancellation, Renewal and Modification**

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

### **Continuation of Coverage**

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

### **Special Provisions**

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

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

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

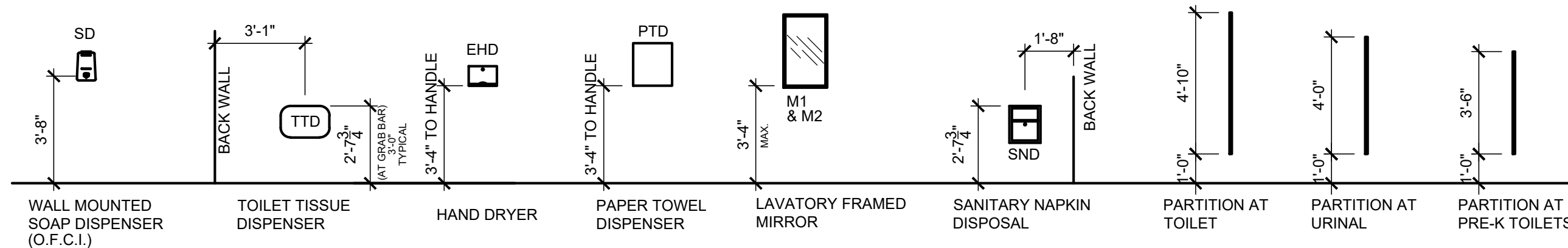
The Subcontractor shall require all sub-subcontractors to procure and maintain all insurance as set forth in this contract.

TPS – Transition Academy at Grimes – Bid Package #1

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

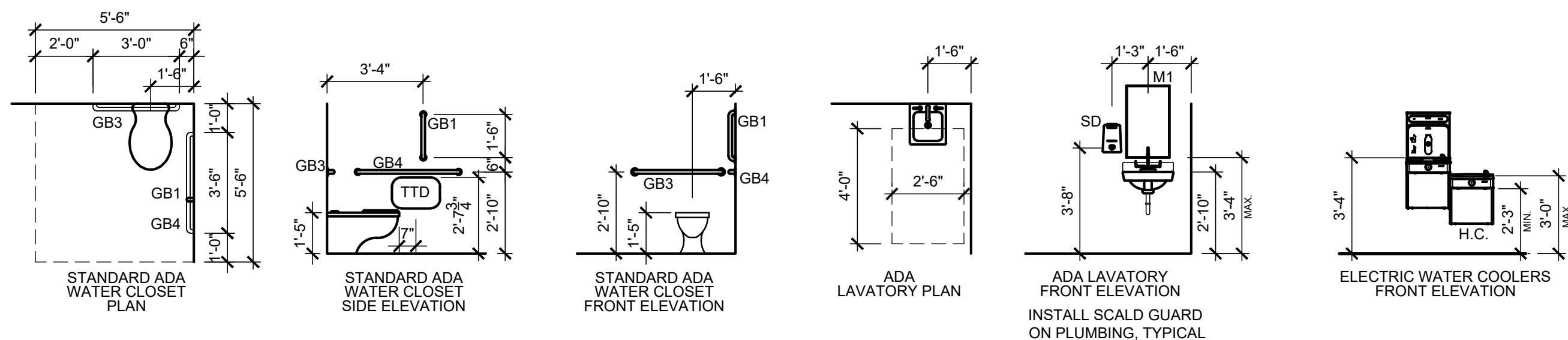
## SPECIALTIES SCHEDULE

MARK	DESCRIPTION	MFG.		(W X H X D) DIMENSIONS	MOUNTING	FINISH	(C.F.C.I. U.N.O.) REMARKS
GB1	GRAB BAR 1 1/2" DIA.	RE: SPECIFICATIONS		18" VERTICAL	1 & 2/A9.1	S.S. W/ SATIN FINISH	C.F.C.I.
GB3	GRAB BAR 1 1/2" DIA.	RE: SPECIFICATIONS		36" HORIZONTAL	1 & 2/A9.1	S.S. W/ SATIN FINISH	C.F.C.I.
GB4	GRAB BAR 1 1/2" DIA.	RE: SPECIFICATIONS		42" HORIZONTAL	1 & 2/A9.1	S.S. W/ SATIN FINISH	C.F.C.I.
M1	MIRROR W/ ANGLE FRAME	RE: SPECIFICATIONS		18" x 30"	1 & 2/A9.1	S.S. W/ SATIN FINISH	C.F.C.I.
SD	SOAP DISPENSER	(O.F.C.I.)		-	1 & 2/A9.1	-	O.F.C.I.
EHD	ELECTRIC HAND DRYER	RE: SPECIFICATIONS			1 & 2/A9.1	STAINLESS STEEL	C.F.C.I.
TTD	TOILET TISSUE DISPENSER	RE: SPECIFICATIONS		20"W x 13"H	1 & 2/A9.1	CHROME	C.F.C.I.
TS	TACK STRIP 6' LONG ( IN CORRIDORS ABOVE LOCKERS)	RE: SPECIFICATIONS		72" W x 14" H			QTY: 0 C.F.C.I.
TB6	TACK BOARD 6' LONG	RE: SPECIFICATIONS		72" W x 48" H			QTY: 20 C.F.C.I.
MB6	MARKER BOARD 6' LONG	RE: SPECIFICATIONS		72" W x 48" H		WHITE W/ ALUM. TRIM	QTY: 40 C.F.C.I.



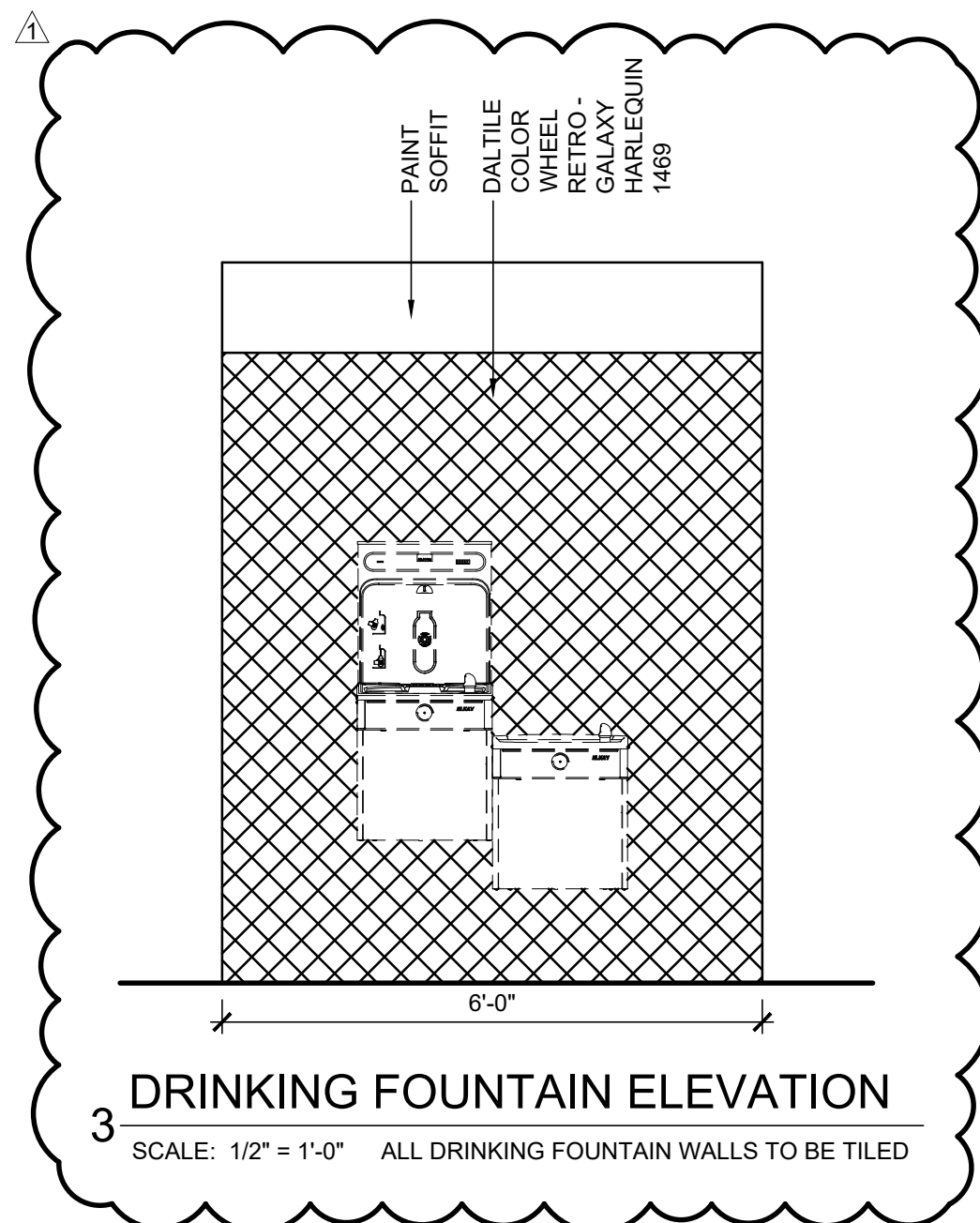
## 4 ACCESSORIES INSTALLATION HEIGHT STANDARDS

SCALE: 1/4" = 1'-0" (C.F.C.I.; CONTRACTOR FURNISH, CONTRACTOR INSTALL, UNLESS NOTED OTHERWISE)

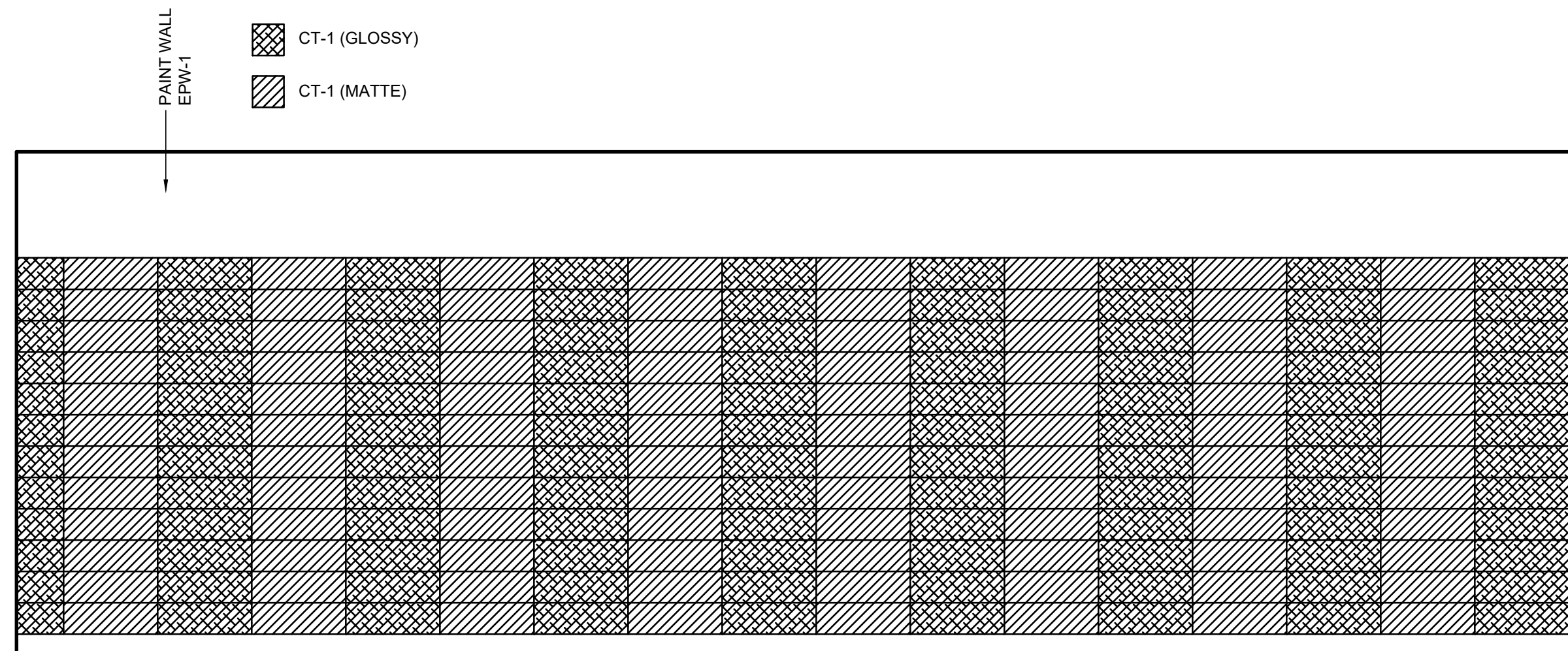


## 3 STANDARD PLUMBING FIXTURE MOUNTING HEIGHTS & LOCATIONS

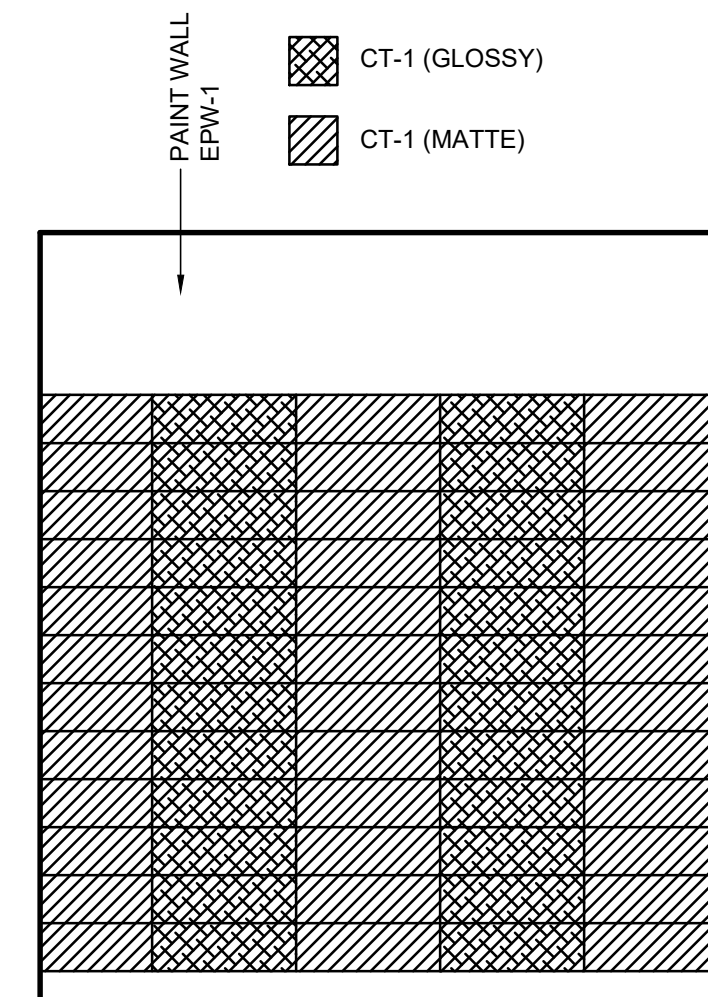
SCALE: 1/4" = 1'-0"



3 DRINKING FOUNTAIN ELEVATION  
SCALE: 1/2" = 1'-0" ALL DRINKING FOUNTAIN WALLS TO BE TILED



2 MULTI-STALL RESTROOM WALLS ELEVATIONS  
SCALE: 1/2" = 1'-0" ALL RESTROOM WALLS TO BE TILED



1 SINGLE RESTROOM WALLS ELEVATIONS  
SCALE: 1/2" = 1'-0" ALL RESTROOM WALLS TO BE TILED

## FINISH SCHEDULE

CODE	ITEM	MANUFACTURER	DESCRIPTION	COLOR	SIZE
<b>FLOORING</b>					
VT-1	VINYL (RESTROOMS)	TARKETT	IQ OPTIMA	TO BE SELECTED	ROLLED
LVT-1	LUXURY VINYL TILE (FIELD)	MOHAWK GROUP	SECOYA C0009	936 CONVERSE BASIN	9" X 59"
TS-1	TRANSITION STRIP	SCHLUTER, BRUSHED ALUMINUM	STYLE APPROPRIATE PER MATERIAL CHANGE		
<b>WALLS</b>					
EPW-1	EPOXY WALL	SHERWIN WILLIAMS		SW7644 GATEWAY GRAY	
PT-1	PAINT (FIELD)	SHERWIN WILLIAMS		SW7644 GATEWAY GRAY	
PT-2	PAINT (ACCENT)	SHERWIN WILLIAMS		SW9149 INKY BLUE	
PT-3	PAINT (ACCENT)	SHERWIN WILLIAMS		SW6228 REFUGE	
PT-4	PAINT (ACCENT)	SHERWIN WILLIAMS		SW9042 VERDIGREEN	
PT-5	PAINT (DOOR FRAMES)	SHERWIN WILLIAMS		SW7069 IRON ORE	
CT-1	CERAMIC TILE	DALTILE	COLOR WHEEL LINEAR	DESERT GRAY X114 (50%), X714 (50%)	6" X 18"
<b>WALL BASE</b>					
RB-1	RUBBER BASE	JOHNSONITE	PINNACLE, 100% TYPE TS VULCANIZED RUBBER; COVE	#63 BURNT UMBER (NO SUBSTITUTION)	4" H
<b>MISCELLANEOUS</b>					
DOORS - WOOD	VT INDUSTRIES	RED OAK VENEER	FINISH TO BE SELECTED		
WP-1	WALL PROTECTION	INPRO	WALL PROTECTION	TO BE SELECTED	
CG-1	CORNER GUARD	INPRO	TWO-PIECE SURFACE MOUNTED SNAP-ON COVER WITH 3" RETURN	TO BE SELECTED	6'-0"