

# BELL AUDITORIUM EXPANSION BID PACKAGE INTRODUCTION

## Construction Managers:



McKnight Construction Company  
635 NW Frontage Road  
Augusta, GA 30907  
Phone: (706) 863-7784



J&B Construction  
3550 Gordon Highway  
Grovetown, GA 30318  
Phone: (706) 650-1512

## Owner's Rep:

HB Brantley  
171 17<sup>th</sup> Street NW, Suite 1600  
Atlanta, GA 30363  
Phone: (678) 841-5286

## Architects:

Perkins+Will  
475 Lincoln Street, Suite 100  
Denver, CO 80203  
Phone: (303) 308-0200

Dickinson Architects  
771 Broad Street, Suite 200  
Augusta, GA 30901  
Phone: (706) 722-7488

## **Bid Documents**

- Important Notes from the Construction Manager
- Schedule of Work
- Instructions to Bidders
- Subcontractor Proposal Form
- Description of Bid Package(s)
- 23-0116\_JBA Bell Auditorium Expansion - ISSUE FOR PERMIT - Drawings
- 23-0116\_JBA Bell Auditorium Expansion - ISSUE FOR PERMIT - Project Manual Vol. 01
- 23-0116\_JBA Bell Auditorium Expansion - ISSUE FOR PERMIT - Project Manual Vol. 02
- 2022-11-08 - JBA Bell Expansion - Foundation Loads
- Bell Auditorium Materials Testing HAZ Survey Report June 2022
- All addenda as issued by the Architect and Construction Manager.

**PLEASE COMPLETE A THOROUGH REVIEW OF ALL DOCUMENTS  
PRIOR TO BID SUBMISSION.**

# **BELL AUDITORIUM EXPANSION**

## **IMPORTANT NOTES FROM THE CONSTRUCTION MANAGER**

### **1. Important Notes on Bid Preparation**

- It is the responsibility of the proposers to check for Addenda issued and to include all Addenda in their pricing.
- Specification sections as referenced to in the bid package descriptions are for the convenience of bidders and in no way eliminate work required under the described package. Prospective bidders shall notify the Construction Manager if inconsistencies or discrepancies are discovered. Clarifications will be made upon written receipt prior to the deadline for questions.
- This project is publicly funded, and the owner has a special interest in participation from local, woman-owned, and minority-owned business enterprises. Please indicate if you or any of your subcontractors meet this criteria on your proposal form, so that it can be taken into consideration as bids are awarded.
- Special attention is called to the General Requirements in Division 01 of the Project Manual, as these requirements are to be followed for all bid packages.
- Bidders of all packages shall include the pricing of any alternates affecting their work.
- Bidders certify that in submitting their proposal that they have thoroughly reviewed the contract documents, compared all documents to each other, visited the site, made allowances for the cost of the work and reported any discrepancy prior to submitting their proposal.
- **Payment & Performance Bond** – Special attention is called to bid packages requiring payment and performance bonds. All bonds are 100% Performance and Payment Bonds and the bonding company shall be a surety company certified on the United States Department of the Treasury's Listing of Approved Sureties (Department Circular 570), and rated no less than "A" by A.M. Best ratings agency and acceptable to the Construction Manager. Bonds to be submitted with Seven (7) Days of award of contract.
- All proposals shall include applicable business licenses, permits, impact fees, tie-in fees, and other requirements of the local and state governing authority.
- All proposals for the bid packages shall include competent supervision, material, taxes, installation, permits, fees, cleanup, debris removal and incidental items of cost to perform the work as described in the packages. Although reference is made to the specification sections in the package descriptions, all bids for the designated packages shall include all Bid Documents and subsequent addenda.
- All bid packages shall include progressive clean up and debris removal from the site daily, assistance in composite cleanup one (1) day per week with one (1) laborer per ten (10) workers for a minimum of one (1) hour but until necessary to complete cleanup, and final job clean up.
- All proposers must comply with the bid package description.

### **2. Important Notes concerning subcontractor behavior following contract award**

- Any contractor penetrating a partition, floor or other work shall be responsible for the coordination, patching, and fire stopping.
- Any contractor who demolishes a surface to install new work shall patch back to the surface's original condition if no new work is to be installed on that surface. If new work is to be installed on the patched surface, patching is required to adequately receive the new finish.
- Any contractor disturbing any exterior work is responsible for its replacement.

## **BELL AUDITORIUM EXPANSION**

### **IMPORTANT NOTES FROM THE CONSTRUCTION MANAGER**

- Any contractor disturbing a grassed or finished site area shall restore the area to its original condition.
- Any contractor disturbing existing soils shall compact areas back per the Project Specifications – Earthwork.
- Trade contractors shall provide an onsite supervisor acceptable to the Construction Manager. This onsite supervisor is the only person the Construction Manager's Job Superintendent will give instructions to and coordinate all the work on this project. This onsite supervisor must be onsite at all times while work is being performed by his staff and/or his subcontractors. This site supervisor must be able to speak and understand the English language fluently. The Trade Contractor's Supervisor cannot be replaced without the consent of the Construction Manager.
- All subcontractors must furnish Twenty-Four (24) Hour telephone numbers for Proposer's Project Manager and Job Foreman in case of emergency.
- All subcontractors must develop and maintain a safety program as well as follow the safety program of the Construction Manager.
- All subcontractors must provide a Drug-Free and Alcohol Free Workplace.
- In the event OSHA or other inspecting authority levies a fine against Construction Manager due to violation(s) of a subcontractor, the subcontractor in violation of codes and regulations shall be responsible for the fine levied against the Construction Manager.
- All subcontractors must abide by all laws, ordinances, codes, and schedule inspections through Local Inspection Department and the Architect/Engineer.

#### **3. Important Notes on Payment Terms after contract award**

- Retainage of Ten Percent (10%) will be held on all bid packages. A reduction in retainage may occur per state law and with consent of the Architect, Construction Manager & Owner.
- Pay Requests are DUE to the Construction Manager on the 25<sup>th</sup> of each month. Each pay request must be accompanied by an interim release of lien.
- **Change Orders:** All change orders will include the cost of the work on site plus a maximum of 15% overhead and profit for work performed with a contractor's own forces and 7.5% for subcontract work. A detailed breakdown showing labor, materials, and equipment shall be submitted.
- Completion Date: See Schedule of Work.

#### **4. Important Notes on Schedule**

- Subcontractor will execute subcontracts and provide certificates of insurance and required payment and performance bond within **Five (5) Days** of contract award.
- Subcontractor will submit all closeout documents within **Ten (10) Days** of Substantial Completion.
- Subcontractor will attend weekly or bi-weekly onsite progress meetings with the Proposer's Project Manager and Job Foreman as scheduled by the Construction Manager.
- Subcontractor will advise and consult with Construction Manager regarding the availability of materials, cost analysis, scheduling, and value engineering.
- Subcontractor will arrange for after hours or overtime work if necessary, to meet

## **BELL AUDITORIUM EXPANSION IMPORTANT NOTES FROM THE CONSTRUCTION MANAGER**

mutually agreed upon milestone dates

- Subcontractor will provide Construction Manager with SDS Data as well as your Safety Plan within **Ten (10) Days** of Contract Award. Must be provided prior to personnel being onsite.

### **5. Important Notes on Insurance**

Subcontractor will furnish all insurance as required by law, the Project Manual, Bid Documents and per the following:

#### **Workers' Compensation & Employers Liability Insurance**

This insurance will pay the subcontractor's obligations under appropriate worker's compensation statutes, covering all employees who perform any of the obligations of the Subcontractor under this Subcontract.

Employers Liability coverage shall provide limits of at least \$100,000 each accident for bodily injury and \$100,000 each employee for disease. The policy limit for disease shall be at least \$500,000.

#### **Commercial General Liability Insurance**

The insurance must be written on an "occurrence" basis, responding to claims arising out of occurrences which take place during the policy period. The commercial general liability form should provide limits of at least the following:

- \$1,000,000 each occurrence for bodily injury and property damage
- \$1,000,000 each incident for personal and advertising injury
- \$1,000,000 products-completed operations aggregate
- \$1,000,000 general aggregate

The general aggregate limit shall apply separately to each project. The products and completed operations coverage are to be maintained for a period of at least 2 years following the completion of the work. ISO Form CG 22 94 or its equivalent language (removing the subcontractor exception from the "Your Work" exclusion) shall not be used. There shall be no separate exclusion for liability arising out of explosion, collapse, and underground hazards (XCU) or subsidence, if the scope of Subcontractors work involves digging, excavation, grading, or use of explosives. Any deductibles under this policy must be disclosed and will be fully assumed by the subcontractor. Coverage shall comply with the provisions of standard ISO endorsement forms CG2010 (07/04) for ongoing operations and GC 2037 (07/04) for completed operations or their equivalent. Forms that are limited to "liability arising out of your ongoing operations" or that do not extend to Products and Completed Operations are not acceptable. Said insurance shall name Owner and McKnight Construction Company, Inc. and their respective officers, directors, and employees as additional insureds.

**BELL AUDITORIUM EXPANSION  
IMPORTANT NOTES FROM THE CONSTRUCTION MANAGER**

**Business Automobile Liability Insurance**

This insurance shall apply to any auto, including all owned, hired and non-owned vehicles to a combined single limit of at least \$1,000,000 each accident. Any deductibles under this policy must be disclosed and will be fully assumed by the subcontractor. Said insurance shall name Owner and McKnight Construction Company, Inc. and their respective officers, directors, and employees as additional insureds.

**Commercial Umbrella Excess Liability**

Umbrella Excess Liability coverage with the following minimum limits:

Each Occurrence \$1,000,000

Aggregate Limit: \$1,000,000

Said insurance shall name Owner and McKnight Construction Company, Inc. and their respective officers, directors, and employees as additional insureds.

**Pollution Liability Insurance**

If the Subcontractor's work under this subcontract includes the handling and/or removal of pollutants, contaminants or other hazardous materials, then Subcontractor shall maintain Pollution Liability Insurance covering the Subcontractor's liability for bodily injury, property damage (including the loss of use thereof) and environmental damage resulting from pollution and related clean-up costs incurred arising from the work or services to be performed.

Coverage shall be provided for both work performed on site as well as work performed during the transport and disposal of hazardous materials. The limit of liability shall not be less than \$1,000,000 per occurrence. McKnight Construction Company and Owner and their officers, directors and employees shall be named as additional insureds. If work involves the transportation of hazardous materials subcontractor's pollution liability policy shall include the business auto and trucker's endorsement form CA 99 48 or its equivalent.

## **BELL AUDITORIUM EXPANSION IMPORTANT NOTES FROM THE CONSTRUCTION MANAGER**

### **Other Insurance Provisions**

Certificates of insurance, as evidence of the insurance required by this Agreement and including the required “additional insured” and “primary insurance” endorsements, shall be furnished by Subcontractor to Contractor before any work here under is commenced by Subcontractor. The certificates of insurance shall provide that there will be no cancellation or reduction of coverage without 30 days prior written notice to the Contractor. Failure of McKnight Construction Company, Inc. to demand such certificates or other evidence of full compliance with these insurance requirements or failure of McKnight Construction Company, Inc. to identify a deficiency from evidence that is provided shall not be construed as a waiver of Subcontractor’s obligation to maintain such insurance. McKnight Construction will have the right, but not the obligation, to prohibit Subcontractor or one of its subcontractors from entering the project site until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by McKnight Construction Company, Inc.

The Subcontractor, in its agreements with subcontractors, shall require subcontractors to obtain insurance meeting the minimum limits and incorporating the contractual requirements prescribed by this Section.

McKnight Construction Company, Inc., the owner and (other requested entities) are Additional Insureds under the Commercial General Liability, AutoLiability and Umbrella Policies on a primary and non-contributory basis.

A Waiver of Subrogation in favor of the Owner and McKnight Construction Company, Inc. and their respective officers, directors, and employees shall apply to all policies required under the Subcontract.

Insurance shall be placed with insurers with an A.M. Best rating of not less than A-

- **Proposer must participate in a federal work authorization program in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91 and upon contract award, must execute a Subcontractor’s Affidavit verifying compliance. Affidavit shall be provided by Construction Manager. A copy is available upon request.**

## **BELL AUDITORIUM EXPANSION SCHEDULE OF WORK**

This document describes key dates in the proposed schedule for the Bell Auditorium Expansion.

- **02/10/2023: Deadline for questions concerning the construction documents for all bid packages (2:00PM)**
- **02/16/2023: Bids for all bid packages due to the Construction Manager (2:00PM)**
- **03/01/2023: Anticipated date of Notice to Proceed**
- **04/10/2023: Construction begins**
- **07/03/2023: Interior renovation begins**
- **05/03/2024: Project complete**

# BELL AUDITORIUM EXPANSION

## INSTRUCTIONS TO BIDDERS

### Instructions to Qualify

- Direct all questions to Davis Heigle ([davis@mcknightconstructionco.com](mailto:davis@mcknightconstructionco.com))The deadline for all questions is 2:00PM on Friday, February 10, 2023.
- Project will be awarded to the most competitive, qualified subcontractor.
- Forms should be submitted to the Construction Manager via email.
  - All proposal forms and required bid bonds for must be received by 2:00PM on February 16, 2022.
  - All paperwork should be e-mailed to [bids@mcknightconstructionco.com](mailto:bids@mcknightconstructionco.com)
- Please complete the proposal form in its entirety and include all requested attachments. Any form(s) that appears not to contain enough information will be sent back for resubmission and may risk missing the bid deadline.

### Checklist for Bid Day

- Quote outlining inclusions / exclusions in your bid
- Completed Subcontractor Proposal Form



## BELL AUDITORIUM EXPANSION PROPOSAL FORM

1. Please indicate the bid package(s) for which you are interested in qualifying.

\_\_\_\_\_

2. Company Name: \_\_\_\_\_

3. Costs

A. Base Bid Cost: \$\_\_\_\_\_

4. Bidder acknowledges receipt of the Addenda checked on the list below and confirms that the information within these addenda has been incorporated into the bid amount. *Please note that there may be more boxes than actual addenda. Do not check boxes that do not apply.*

- Addendum 1
- Addendum 2
- Addendum 3
- Addendum 4
- Addendum 5

5. Bid Alternates

- Alternate #1: Cost to obtain a 100% Payment & Performance Bond (only required if noted on bid package): \$\_\_\_\_\_
- Alternate #2: Alternate to delete the shaft wall surrounding the elevator, and replace with masonry walls. For the masonry wall, assume 8" CMU block with #5 vertical bond beams at 16" O.C. and horizontal bond beams every 4' with (2) #5 rebar.  
ADD / DEDUCT \$\_\_\_\_\_

6.

\_\_\_\_\_  
*Authorized Signature*

\_\_\_\_\_  
*Title*

7.

\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*Date*

8. Main Office Locations & Company Contacts Please complete the table below.

<b>Company Name</b>	
<b>Mailing Address</b>	
<b>Office Phone Number</b>	
<b>Project Contact</b>	
<b>Email Address</b>	
<b>Cell Phone Number</b>	

9. Please check any box(es) below that describe your company:

- Woman-owned Business Enterprise
- Minority-owned Business Enterprise

## BELL AUDITORIUM EXPANSION PROPOSAL FORM

10. If your company is not Local, Minority-owned or Woman-owned, please indicate the dollar amount of your base bid that is being performed / supplied by companies that do meet this criteria (subcontractors / suppliers). Backup for this information will be requested from the most competitive bids received for each package.
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11. Please list 3 similar projects that your company has completed in the last 5 years.

<b>Project #1</b>	
Name of Project	
Description of Work Performed	
Owner Name Owner Phone Number Owner Email	
Architect Name Architect Phone Number Architect Email	
GC or CM Name GC or CM Phone Number GC or CM Email	
Final Contract Dollar Value	
Date Complete	

<b>Project #2</b>	
Name of Project	
Description of Work Performed	
Owner Name Owner Phone Number Owner Email	
Architect Name Architect Phone Number Architect Email	
GC or CM Name GC or CM Phone Number GC or CM Email	
Final Contract Dollar Value	
Date Complete	

## BELL AUDITORIUM EXPANSION PROPOSAL FORM

Project #3	
Name of Project	
Description of Work Performed	
Owner Name Owner Phone Number Owner Email	
Architect Name Architect Phone Number Architect Email	
GC or CM Name GC or CM Phone Number GC or CM Email	
Final Contract Dollar Value	
Date Complete	

12. Please list your safety EMR for the past 5 years.

<b>Present Rate</b>	
<b>Last Rate</b>	
<b>Year Before Rate</b>	
<b>Year Before Rate</b>	
<b>Year Before Rate</b>	

13. Has your company filed any claims against a CM at Risk or General Contractor in the past 5 years, whether resolved or still pending resolution? Yes No  
If yes, state the project name(s), year(s), and reason why:

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**Bell Auditorium Bid Package Table of Contents**

#	Title	Division(s)	Spec Section(s)
2	Demolition	2	02 41 19 Selective Demolition
3	Concrete	3	03 10 00 Concrete Forming and Accessories 03 20 00 Concrete Reinforcing 03 30 00 Cast-In-Place Concrete
4	Masonry	4, 7	04 20 00 Unit Masonry 07 21 00 Thermal Insulation (For Masonry Only)
5	Decorative Metal Railings	5	05 73 00 Decorative Metal Railings
6	Misc. Carpentry / Sheathing	6	06 10 53 Miscellaneous Carpentry 06 16 00 Sheathing
7	Finish Carpentry	6	06 20 13 Exterior Finish Carpentry 06 40 23 Interior Architectural Woodwork
8	Millwork / Countertops	6, 12	06 41 16 Plastic-Laminate-Clad Architectural Cabinets 12 36 61.19 Quartz Agglomerate Countertops
9	Sheetrock, ATC Ceilings, Wood Wall Paneling	5, 7, 8, 9	05 40 00 Cold-Formed Metal Framing 07 21 00 Thermal Insulation 07 92 19 Acoustical Joint Sealants 08 31 13 Access Doors & Frames 09 21 16.23 Gypsum Board Shaft Wall Assemblies 09 22 16 Non-Structural Metal Framing 09 29 00 Gypsum Board 09 51 13 Acoustical Panel Ceilings 09 51 33 Acoustical Metal Pan Ceilings 09 78 11 Interior Fabricated Wood Wall Paneling 09 81 13 Acoustic Board Insulation
10	Waterproofing, Air Barrier, Joint Sealats	7	07 11 13 Bituminous Dampproofing 07 16 16 Crystalline Waterproofing 07 21 00 Thermal Insulation 07 27 26 Fluid-Applied Membrane Air Barriers 07 92 00 Joint Sealants
11	Foamed-in-Place Insulation	7	07 21 19 Foamed-in-Place Insulation
12	Fireproofing / Firestopping	7	07 81 00 Applied Fireproofing 07 81 23 Intumescent Fireproofing 07 84 13 Penetration Firestopping 07 84 43 Joint Firestopping
13	Expansion Control Supplier	7	07 95 00 Expansion Control
14	Expansion Control Installer	7	07 95 00 Expansion Control
15	Metal Wall Panels / Roofing	7	07 42 13.23 Metal Composite Material Wall Panels 07 54 23 Thermoplastic Polyolefin (TPO) Roofing 07 62 00 Sheet Metal Flashing and Trim 07 72 00 Roof Accessories
16	Doors, Frames, & Hardware Supplier	8	08 11 13 Hollow Metal Doors and Frames 08 14 16 Flush Wood Doors 08 71 00 Door Hardware
17	Doors, Frames, & Hardware Installer	8	08 11 13 Hollow Metal Doors and Frames 08 14 16 Flush Wood Doors 08 71 00 Door Hardware
18	Storefront / Glazing	8	08 83 00 Mirrors 08 12 19 Interior Aluminum Doors and Frames 08 41 13 Aluminum-Framed Entrances and Storefronts 08 41 26 All-Glass Entrances and Storefronts 08 44 13 Glazed Aluminum Curtain Walls 08 80 00 Glazing 08 81 13 Decorative Glass 08 87 33 Decorative Films

**Bell Auditorium Bid Package Table of Contents**

#	Title	Division(s)	Spec Section(s)
19	Tiling / Flooring	9	09 30 13 Ceramic Tiling 09 65 13 Resilient Base and Accessories 09 65 19 Resilient Tile Flooring 09 68 13 Tile Carpeting 12 48 13 Entrance Mats & Frames 12 48 53 Rugs
20	Terrazzo Flooring	3, 9	03 35 43 Polished Concrete Finishing 09 66 23 Resinous Matrix Terrazzo Flooring
21	Wall Covering Supplier	9	09 72 00 Wall Coverings
22	Felt Wall Cover Supplier	9	09 72 20 Felt Wall Covering
23	Wall Covering Installer	9	09 72 00 Wall Coverings 09 72 20 Felt Wall Covering
24	Paint	9	09 91 23 Interior Painting 09 96 00 High Performance Coatings
25	Signage	10	10 14 19 Dimensional Letter Signage 10 14 23 Panel Signage
26	Toilet Compartments Supplier	10	10 21 13.17 Phenolic-Core Toilet Compartments
27	Toilet Compartments Installer	10	10 21 13.17 Phenolic-Core Toilet Compartments
28	Wall / Door Protection Supplier	10	10 26 00 Wall and Door Protection
29	Wall / Door Protection Installer	10	10 26 00 Wall and Door Protection
30	Toilet Accessories Supplier	10	10 28 13 Toilet, Bath, and Laundry Accessories
31	Toilet Accessories Installer	10	10 28 13 Toilet, Bath, and Laundry Accessories
32	Fire Protection Equipment Supplier	10	10 44 00 Fire Protection Specialties
33	Fire Protection Equipment Installer	10	10 44 00 Fire Protection Specialties
34	Foodservice Equipment	11	11 40 00 Foodservice Equipment
35	Curtains and Drapes	12	12 22 00 Curtains and Drapes 12 24 13 Roller Window Shades
36	Banquette Seating	12	12 64 23 Banquette Seating
37	Fire Suppression	21	21 05 17 Sleeves and Sleeve Seals for Fire-Suppression Piping 21 05 18 Escutcheons for Fire-Suppression Piping 21 05 23 General-Duty Valves for Water-Based Fire-Suppression Piping 21 05 29 Hangers and Supports for Fire-Suppression Piping And Equipment 21 05 48.13 Vibration Controls for Fire-Suppression Piping And Equipment 21 05 53 Identification for Fire-Suppression Piping and Equipment 21 11 00 Facility Fire-Suppression Water-Service Piping 21 11 19 Fire Department Connections 21 12 00 Fire-Suppression Standpipes 21 31 13 Electric-Drive, Centrifugal Fire Pumps 21 39 00 Controllers for Fire-Pump Drivers

**Bell Auditorium Bid Package Table of Contents**

#	Title	Division(s)	Spec Section(s)
38	Plumbing	22	22 05 00 Common Work Results for Plumbing 22 05 13 Common Motor Requirements for Plumbing Equipment 22 05 17 Sleeves and Sleeve Seals for Plumbing Piping 22 05 18 Escutcheons for Plumbing Piping 22 05 19 Meters and Gages for Plumbing Piping 22 05 23 General-Duty Valves for Plumbing Piping 22 05 29 Hangers and Supports for Plumbing Piping and Equipment 22 05 33 Heat Tracing for Plumbing Piping 22 05 53 Identification for Plumbing Piping and Equipment 22 05 93 Testing, Adjusting, And Balancing for Plumbing 22 07 19 Plumbing Piping Insulation 22 11 16 Domestic Water Piping 22 11 19 Domestic Water Piping Specialties 22 11 23 Facility Natural-Gas Piping 22 11 23.13 Domestic-Water Packaged Booster Pumps 22 13 16 Sanitary Waste and Vent Piping 22 13 19 Sanitary Waste Piping Specialties 22 13 23 Sanitary Waste Interceptors 22 14 13 Facility Storm Drainage Piping 22 14 23 Storm Drainage Piping Specialties 22 14 29 Sump Pumps 22 33 00 Electric, Domestic-Water Heaters 22 42 13.13 Commercial Water Closets 22 42 13.16 Commercial Urinals 22 42 16.13 Commercial Lavatories 22 42 23 Commercial Showers 22 47 13 Drinking Fountains 22 47 16 Pressure Water Coolers
39	HVAC	8, 23	08 91 19 Fixed Louvers 23 05 00 Common Work Results For HVAC 23 05 13 Common Motor Requirements for HVAC Equipment 23 05 29 Hangers and Supports for HVAC Piping and Equipment 23 05 48 Vibration and Seismic Controls for HVAC Piping and Equipment 23 05 53 Identification for HVAC Piping and Equipment 23 05 93 Testing, Adjusting, And Balancing For HVAC 23 07 13 Duct Insulation 23 08 00 Commissioning Of HVAC 23 09 93 Sequence Of Operations For HVAC Controls 23 23 00 Refrigerant Piping 23 31 13 Metal Ducts 23 33 00 Air Duct Accessories 23 34 23 HVAC Power Ventilators 23 37 13 Diffusers, Registers, And Grilles 23 74 33 Packaged, Outdoor, Heating and Cooling Air-Conditioners 23 74 33 Dedicated Outside Air Unit 23 81 30 Ductless Split System 23 82 39.19 Ceiling Unit Heaters

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#	Title	Division(s)	Spec Section(s)
40	Electrical	26, 27	26 05 00 Electrical Requirements 26 05 02 Basic Material and Methods 26 05 05 Electrical Demolition and Relocation 26 05 10 Testing 26 05 19 Electrical Power Conductors and Cables 26 05 26 Grounding and Bonding 26 05 29 Hangers and Supports 26 05 33 Raceways and Boxes 26 05 48 Vibration and Seismic Controls 26 05 53 Identification 26 24 16 Panelboards 26 27 26 Wiring Devices 26 28 16 Enclosed Switches, Fuses and Circuit Breakers 26 43 14 Surge Protective Device (SPD) 26 51 13 Architectural Luminaires, Sources, and Components 27 13 43 Distributed Television System 27 41 16 Integrated Audio-Video System and Equipment 27 41 43 Installation of Television Displays and Mounts
41	Site Contractor	31, 32, 33	31 00 00 Clearing, Grubbing, and Demolition 31 20 00 Earthwork 31 23 00 Excavating, Trenching, and Backfilling for Pipelines 31 25 00 Erosion, Sedimentation, and Pollution Control Measures 32 11 23 Graded Aggregate Base Course 32 12 16 Asphalt Paing 32 13 13 Concrete Paving 32 13 16 Decorative Concrete Paving 32 13 73 Concrete Paving Joint Sealants 32 14 00 Unit Paving 32 40 00 Concrete Construction (Civil) 33 40 00 Storm Drainage Utilities 34 40 00 Water Distribution Systems
42	Deep Foundations	31	31 63 33 Micropiles Helical Piers
43	Landscaping	32	32 84 00 Planting Irrigation 32 91 15 Soil Preparation (Performance Specification) 32 92 00 Turf and Grasses 32 93 00 Plants

## BELL AUDITORIUM EXPANSION – BID PACKAGE 2

### DIVISION 2 – 02 41 19 Selective Demolition

- Subcontractor to provide all labor, tools, materials, and equipment required to furnish and install all 02 41 19 Selective Demolition for the entire project per the plans and specs. Subcontractor to reference asbestos report dated July 1, 2022.
- Subcontractor to coordinate work with McKnight Construction and shall investigate existing conditions to ensure all utilities and surfaces to remain are protected without damage. Subcontractor will be responsible for any damages resulting from subcontractor's work to utilities and surfaces to remain.
- Subcontractor responsible for removing and disposal of all demolished materials offsite.
- Upon successful inspection of the new sprinkler system in the auditorium, subcontractor shall demolish the wooden catwalk in the attic (reference A04-46).
- Subcontractor to sawcut and remove slab in existing building for elevator pit and brick wall for elevator landings.
- Subcontractor to clean salvaged bricks for reuse as indicated on demolition drawings.
- Subcontractor to coordinate demolition of door 1602 (reference A10-16) with Construction Manager to ensure elevator can be moved into space.
- Subcontractor to include at least 4 mobilizations – (1) exterior demolition, (2) interior demolition, (3) elevator demolition, and (4) demolition of catwalk in attic.
- Mechanical, electrical, and mechanical subcontractors will make safe and/or shut off utilities prior to the demolition of each area.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor will provide completed submittals within 7 days of contract award.
- Subcontractor required to keep a full-time superintendent on site during installation of its work.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage.
- Subcontractor to provide all warranties, as-builts, and closeout documents per the contract plans and specs.



## **BELL AUDITORIUM EXPANSION – BID PACKAGE 3**

### **DIVISION 3 – 03 10 00 Concrete Forming and Accessories**

#### **03 20 00 Concrete Reinforcing**

#### **03 30 00 Cast-In-Place Concrete**

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 03 10 00 Concrete Forming and Accessories, 03 20 00 Concrete Reinforcing, 03 30 00 Cast-In-Place Concrete required for the entire building.
- Subcontractor to provide all surveyed layout, batter boards, formwork, and all permanent materials including, but not limited to, capillary barriers, vapor barriers, welded wire fabric, concrete reinforcing, concrete, concrete admixtures, nonshrinking grout, waterstops, pour stops, expansion fiber, curing compound, saw cut joints, tooled joints, formed equipment pads and locker bases, stairs, and any other concrete accessories or materials required per Division 3. Subcontractor to include pumps / lights for pours as necessary.
- Subcontractor to dig and pour all foundations for building and building stairs foundations, set anchor bolts, pour all stairs attached to building, backfill all foundations and foundation walls, prep/pour/finish/cure all slab on grades and slab on decks, form/pour equipment pads, form/pour elevator pits, form/pour elevator walls, grout base plates, fill column block outs, sawcut concrete joints, and any other activity required to place concrete inside or outside the structure per the contract plans and specs.
- Subcontractor to include removal of dirt and backfill for elevator pit.
- Subcontractor responsible for dewatering of footings to make concrete pours.
- Subcontractor to patch slab in existing building where it is sawcut for installation of the new plumbing / electrical lines.
- Subcontractor to raise landing at staircase and include cast-in-place stairs as noted on A10-16 and 7 / A41-91.
- All nonshrinking grout to be installed under column base plates shall be completed as soon as approved by the steel erector.
- Subcontractor responsible for properly fixing any damage caused to existing materials required to remain during installation of said work.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor will provide completed submittals within 14 days of contract award.
- Subcontractor required to keep a full-time superintendent on site during installation of its work.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage.
- Subcontractor to provide all warranties, as-builts, and closeout documents per the contract plans and specs.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 4**

### **DIVISION 4 – 04 22 00 Concrete Unit Masonry**

#### **04 26 13 Masonry Veneer**

#### **04 43 13.16 Adhered Masonry Veneer System**

### **DIVISION 7 – 07 21 00 Thermal Insulation (For Masonry Only)**

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all Division 4 Masonry and rigid insulation described in 07 21 00 Thermal Insulation for the entire project per the plans and specs.
- Subcontractor to include pricing for an add alternate to construct the elevator shaft out of 8" CMU masonry. Vertical bond beams at 16" O.C. with 1 #5 rebar and a horizontal bond beams at 48" O.C. with #5 rebar.
- Subcontractor to pay special attention to the patching of existing openings as shown on the demo plan elevations, refinishing the end of the site wall as shown in 01 / A07-01, the indicated brick types / pattern shown on 01 / A20-91.
- Subcontractor responsible for pointing up new openings that are cut in brick by demolition crew (A06-02) and patching / cleaning brick as shown on A06-02.
- Subcontractor to furnish and install all brick, CMU, grout, masonry rebar (including any weldable rebar required, flashing, termination bars, wall ties, column/steel ties, joint reinforcement, masonry accessories, precast, masonry lintels, rigid thermal insulation in wall cavity. Subcontractor to furnish and install BV-01 in all locations shown on plans (reference A13-00).
- Subcontractor to install the following items provided by others: hollow metal frames (in masonry openings), steel embeds, lintel beams, and brick lintels.
- Subcontractor to layout all walls and brick patterns, point up CMU, clean brick, clean foundations prior to laying CMU if needed, provide equipment for scaffolding, and seal walls to deck as shown on drawings.
- Subcontractor to provide all lifts and scaffolding required to complete the job.
- Subcontractor to protect adjacent materials during installation and cleanup any mortar or grout spilled on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site
- Subcontractor will clean up daily
- Subcontractor to top out all walls shown on plans, including fire rated walls
- Subcontractor to provide and install brick mockup panel for owner's review and approval prior to starting brick installation
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide submittals within 10 days of award of contract.
- Subcontractor to provide all warranties, as-builts, and closeout documents per the contract plans and specs.
- Subcontractor to provide performance and payment bonds.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 5**

### **DIVISION 5 – 05 73 00 Decorative Metal Railings**

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 05 73 00 Decorative Metal Railings per the plans and specs.
- Subcontractor responsible for the coordinating the electrical layout with the electrician for lighting associated with railing.
- Subcontractor responsible for core drilling as necessary to install railing(s).
- Subcontractor to provide all required anchors and fasteners.
- Subcontractor to field measure prior to fabrication.
- Subcontractor to protect adjacent materials during installation and cleanup any mortar or grout spilled on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide submittals within 20 days of award of contract.
- Subcontractor to provide all warranties, as-builts, and closeout documents per the contract plans and specs.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 6**

### **DIVISION 6 – 06 10 00 Rough Carpentry 06 16 00 Sheathing**

- Subcontractor to provide all labor, materials, tools and equipment necessary to furnish and install all 06 10 00 Rough Carpentry and 06 16 00 Sheathing for the entire project per the contract plans and specs. This includes (but is not limited to) all lumber, plywood, saws, blades, screws, and fasteners.
- Subcontractor to layout, furnish, and install all wall blocking, roof blocking, field fabricated roof dividers, and any other items requiring miscellaneous rough carpentry for the entire project per the contract plans and specs. Wall blocking should be included for all toilet accessories, TVs, casework, shelving, windows, and plumbing fixtures.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 7**

### **DIVISION 06 – 06 20 13 Exterior Finish Carpentry 06 40 23 Interior Architectural Woodwork**

- Subcontractor to provide all labor, materials, tools and equipment necessary to furnish and install all 06 20 13 Exterior Finish Carpentry (paying special attention to A12-16 and SF101 / A20-51) and 06 40 23 Interior Architectural Woodwork for the entire project per the contract plans and specs.
- Subcontractor to field measure prior to fabrication of all materials.
- Subcontractor to provide all layout, installation, lifts and equipment required for installation, protection of adjacent finishes, caulking of all materials which install against dissimilar finishes and materials
- Subcontractor to provide all required screws and fasteners required for complete installation of finished carpentry.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 8**

### **DIVISION 06 – 06 41 16 Plastic-Laminate-Clad Architectural Cabinets 12 36 61.19 Quartz Agglomerate Countertops**

- Subcontractor to provide all labor, materials, tools and equipment necessary to furnish and install all 06 41 16 Plastic-Laminate-Clad Architectural Cabinets and 12 36 61.19 Quartz Agglomerate Countertops for the entire project per the contract plans and specs.
- Subcontractor to provide all casework, laminate countertops, solid surface countertops and solid surface materials, toekicks, hardware, grommets, backsplashes, filler strips, edge banding, accessories, unloading of materials, and cleanup
- Subcontractor to field measure prior to fabrication of all materials.
- Subcontractor to coordinate with GC, plumber, electrician, and other trades that require blockouts, cutouts, holes, or installation of devices within the cabinets or countertops.
- Subcontractor to ensure that following their installation of lavatories and casework furnished and installed within their scope and prescribed to be accessible by disabled persons meet the applicable requirements under the American with Disabilities Act.
- Subcontractor to provide all layout, installation, lifts and equipment required for installation, protection of adjacent finishes, caulking of all materials which install against dissimilar finishes and materials.
- An elevator will not be available to help take materials to upper floors. Subcontractors shall plan accordingly for staging and installing materials.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 9**

**DIVISION 5 – 05 40 00 Cold-Formed Metal Framing**

**DIVISION 7 – 07 21 00 Thermal Insulation**

**07 92 19 Acoustical Joint Sealants**

**DIVISION 8 – 08 31 13 Access Doors & Frames**

**DIVISION 9 – 09 21 16.23 Gypsum Board Shaft Wall Assemblies**

**09 22 16 Non-Structural Metal Framing**

**09 29 00 Gypsum Board**

**09 51 13 Acoustical Panel Ceilings**

**09 51 33 Acoustical Metal Pan Ceilings**

**09 78 11 Interior Fabricated Wood Wall Paneling**

**09 81 13 Acoustic Board Insulation**

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 05 40 00 Cold-Formed Metal Framing, 07 21 00 Thermal Insulation, 07 92 19 Acoustical Joint Sealants, 08 31 13 Access Doors & Frames, 09 21 16.23 Gypsum Board Shaft Wall Assemblies, 09 22 16 Non-Structural Metal Framing, 09 29 00 Gypsum Board, 09 51 13 Acoustical Panel Ceilings, 09 51 33 Acoustical Metal Pan Ceilings, 09 78 11 Interior Fabricated Wood Wall Paneling, Acoustic Board Insulation for the entire project per the plans and specs.
- Subcontractor to price a deductive alternate for omitting the shaftwall of the elevator shaft.
- Subcontractor to install all hollow metal frames in metal frame walls and top out all walls.
- Subcontractor to include an allowance to furnish and install 20 access doors and frames as outlined in 08 31 13. Locations to be field determined.
- Subcontractor to install all decorative ceilings including wood ceiling system and metal ceiling panel system. Subcontractor to provide mockups of ceilings prior to installation.
- Subcontractor to layout metal stud walls based on points and locations provided from steel, concrete, and masonry control points provided to subcontractor.
- Subcontractor to provide and install exterior sheathing on metal studs, exterior soffit framing, and gypsum board as shown on plans.
- Subcontractor to provide finish level for walls and ceilings as shown on plans and specs.
- Subcontractor responsible for providing required lifts/staging of materials in building.
- Subcontractor to provide acoustical caulking at wall joints as required on plans.
- Subcontractor to install all ceiling tile around MEP and fire penetrations with the exception of sprinkler heads. Subcontractor shall provide ceiling tiles for fire suppression subcontractor to use at sprinkler heads.
- Subcontractor to provide and install all ceiling hanger wires for lights as required.
- Subcontractor shall make partitions "smoke-tight" where shown on plans, including sealing / finishing around MEP penetrations.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.
- Subcontractor to provide performance and payment bonds.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 10**

### **DIVISION 7 - 07 11 13 Bituminous Dampproofing 07 16 16 Crystalline Waterproofing 07 27 26 Fluid-Applied Membrane Air Barriers 07 92 00 Joint Sealants**

- Subcontractor to provide all labor, materials, tools and equipment necessary to furnish and install all 07 11 13 Bituminous Dampproofing, 07 16 16 Crystalline Waterproofing, 07 27 26 Fluid-Applied Membrane Air Barriers, 07 92 00 Joint Sealants for the entire project per the contract plans and specs.
- Subcontractor to provide all materials, equipment, dampproofing, waterproofing, joint sealants, backer rods, joint prep, and any other accessories required by the contract plans and specs to complete said scope of work.
- Subcontractor responsible for protection of adjacent finishes.
- Subcontractor to include labor, materials, tools, and equipment necessary to install joint sealants as required at exterior brick control joints, interior CMU masonry control joints, exterior louvers, hollow metal doors and frames, and sidewalk building joints. Subcontractor to provide and install backer rod as required.
- Subcontractor to exclude the cost of caulking around storefront windows.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 10 days of award of contract.



## **BELL AUDITORIUM EXPANSION – BID PACKAGE 11**

### **DIVISION 7 – 07 21 19 Foamed-in-Place Insulation**

- Subcontractor to provide all labor, materials, tools and equipment necessary to furnish and install all 07 21 19 Foamed-in-Place Insulation for the entire project per the contract plans and specs.
- Subcontractor responsible for protection of adjacent finishes.
- Subcontractor to include all cost associated with multiple mobilizations in order to satisfy the project schedule and as requested by the project superintendent.
- Subcontractor to install mockups as requested by the architect.
- Subcontractor to attend coordination meetings as requested by the General Contractor in order to coordinate design details and installation.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 10 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 12**

### **DIVISION 7 - 07 81 00 Applied Fireproofing**

#### **07 81 23 Intumescent Fireproofing**

#### **07 84 13 Penetration Firestopping**

#### **07 84 43 Joint Firestopping**

- Subcontractor to provide all labor, materials, tools and equipment necessary to furnish and install all 07 81 00 Applied Fireproofing, 07 81 23 Intumescent Fireproofing, 07 84 13 Penetration Firestopping, 07 84 43 Joint Firestopping for the entire project per the contract plans and specs.
- Subcontractor to provide all materials, equipment, applied fireproofing, firestopping, joint sealants, backer rods, joint prep, and any other accessories required by the contract plans and specs to complete said scope of work.
- Subcontractor responsible for protection of adjacent finishes.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 10 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 13**

### **DIVISION 7 – Expansion Control Supplier**

#### **07 95 00 Expansion Control**

- Supplier shall provide all materials required to furnish 07 95 00 Expansion Control for the entire project per the plans and specs.
- Supplier will provide completed submittals within 14 days of purchase order, and complete any revisions based on architect comments within two weeks of receipt.
- Supplier to coordinate deliveries with Construction Manager. Due to limited laydown space, multiple deliveries may be required.
- Supplier shall provide warranties and O&Ms per the specs.

## BELL AUDITORIUM EXPANSION – BID PACKAGE 14

### DIVISION 7 – Expansion Control Installer

#### 07 95 00 Expansion Control

- Subcontractor to provide all labor, tools and equipment necessary to install all 07 95 00 Expansion Control for the entire project per the contract plans and specs.
- Subcontractor responsible for protection of adjacent finishes.
- Subcontractor responsible for unloading all material deliveries related to this scope of work and shall inventory said materials to ensure proper quantities were delivered to complete the project.
- Subcontractor to furnish all layout, fasteners, caulking against dissimilar materials, and any other items required to install said work.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.

## BELL AUDITORIUM EXPANSION – BID PACKAGE 15

### **DIVISION 7 – 07 42 13.23 Metal Composite Material Wall Panels 07 54 Thermoplastic Polyolefin (TPO) Roofing 07 62 00 Sheet Metal Flashing and Trim 07 72 00 Roof Accessories**

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 07 42 13.23 Metal Composite Material Wall Panels, 07 54 23 Thermoplastic Polyolefin (TPO) Roofing, 07 62 00 Sheet Metal Flashing and Trim, and 07 72 00 Roof Accessories required for the entire project per the contract plans and specs.
- Subcontractor to furnish and install all roof insulation including tapered package, roofing, coping, flashings and counterflashing, gutters, downspouts, downspout boots, trims, roof hatches, safety rails, furring strips for soffits or fascia, walk pads as required, composite wall panels, metal furring strips for wall panels, metal soffit panels and associate furring strips, divider curbs, and roof expansion control assemblies per the contract plans and specs. Subcontractor to turn roof membrane up to top of all parapet walls where required. Subcontractor to flash around all roof drains and overflow drains.
- Subcontractor responsible for demolition of roof membrane as noted on A04-76.
- Subcontractor responsible for protecting adjacent construction materials during roof installation.
- Subcontractor responsible for ensuring roofing system drains properly per the contract documents and manufacturer's requirements.
- Subcontractor responsible for temporary dry-in during installation of elevator shaft.
- Subcontractor responsible for providing its own waste removal containers and removing all excess materials, waste and debris from the jobsite.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 30 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents required per the contract plans and specs.
- Subcontractor to provide submittals within 14 days of receipt of this subcontract.
- Subcontractor to provide performance and payment bonds.

**BELL AUDITORIUM EXPANSION - BID PACKAGE 16**

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 17**

### **DIVISION 8 – Doors, Frames & Hardware Supplier**

#### **08 11 13 Hollow Metal Doors and Frames**

#### **08 14 16 Flush Wood Doors**

#### **08 71 00 Door Hardware**

- Supplier shall provide all materials required to furnish all 08 11 13 Hollow Metal Doors and Frames, 08 14 16 Flush Wood Doors, and 08 71 00 Door Hardware for the entire project per the plans and specs.
- Supplier shall coordinate submittals with hardware schedule, plans and specs.
- Supplier responsible for coordinating wall thicknesses shown between the door frame schedule, elevations, details, wall sections, and wall types throughout the contract documents when generating submittals and shall highlight any discrepancies found.
- Supplier shall provide submittals within 14 days of receipt of PO.
- Supplier shall provide temporary construction cores and keys.
- Supplier shall attend keying meeting with owner, architect, and GC to coordinate final keying schedule.
- Supplier shall coordinate deliveries with McKnight. Due to limited laydown space, multiple deliveries may be required.
- Supplier shall provide warranties and O&Ms per the specs.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 18**

### **DIVISION 8 – Doors, Frames & Hardware Installer**

#### **08 11 13 Hollow Metal Doors and Frames**

#### **08 14 16 Flush Wood Doors**

#### **08 71 00 Door Hardware**

- Subcontractor to provide all labor and equipment required to install all 08 11 13 Hollow Metal Doors and Frames, 08 14 16 Flush Wood Doors, and 08 71 00 Door Hardware for the entire project per the plans and specs.
- Subcontractor to unload and properly store materials in the building as they are delivered. Subcontractor responsible for keeping inventory and ensuring proper types and quantities of materials are delivered to the job.
- Subcontractor to make final adjustments on doors and hardware as needed, including shimming, planning, sanding, etc.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor to protect adjacent materials during installation and cleanup any materials left on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site while their work is occurring.
- Subcontractor will clean up daily.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents. Subcontractor shall anticipate making door/hardware adjustments throughout the warranty period.



## **BELL AUDITORIUM EXPANSION – BID PACKAGE 19**

### **DIVISION 8 – 08 12 19 Interior Aluminum Doors and Frames**

#### **08 41 13 Aluminum-Framed Entrances and Storefronts**

#### **08 41 26 All-Glass Entrances and Storefronts**

#### **08 44 13 Glazed Aluminum Curtain Walls**

#### **08 80 00 Glazing**

#### **08 81 13 Decorative Glass**

#### **08 83 00 Mirrors**

#### **08 87 33 Decorative Films**

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 08 12 19 Interior Aluminum Doors and Frames, 08 41 13 Aluminum-Framed Entrances and Storefronts, 08 41 26 All-Glass Entrances and Storefronts, 08 44 13 Glazed Aluminum Curtain Walls, 08 80 00 Glazing, 08 81 13 Decorative Glass, 08 83 00 Mirrors, 08 87 33 Decorative Films for the entire project per the plans and specs.
- Subcontractor to furnish and install all aluminum frames, aluminum framed assemblies, glazing, glass for HM Frames/Doors/Wood Doors, frameless mirrors.
- Subcontractor shall caulk all work on exterior and interior.
- Subcontractor to coordinate and install hardware for storefront that will be purchased by hardware supplier.
- Subcontractor to field verify openings prior to fabrication.
- Subcontractor to protect adjacent materials during installation and cleanup any material spilled on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 20**

### **DIVISION 9 – 09 31 13 Ceramic Tiling**

#### **09 65 13 Resilient Base & Accessories**

#### **09 65 19 Resilient Tile Flooring**

#### **09 68 13 Tile Carpeting**

### **DIVISION 12 – 12 48 13 Entrance Mats & Frames**

#### **12 48 53 Rugs**

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 09 31 13 Ceramic Tiling, 09 65 13 Resilient Base and Accessories, 09 65 19 Resilient Tile Flooring, 09 68 13 Tile Carpeting, 12 48 13 Entrance Mats & Frames, 12 48 52 Rugs for the entire project per the plans and specs.
- Subcontractor to furnish and install all flooring, base, flooring accessories, transition strips, minor floor prep, thin set, thick set, and stair treads required per the plans and specs.
- Subcontractor to furnish and install all concrete sealing.
- Subcontractor to perform all concrete moisture/RH/PH testing required per the contract plans and spec, as well as manufacturer's recommendations for both flooring and adhesive products prior to installation and shall provide those results to McKnight Construction.
- Subcontractor to protect adjacent materials during installation and cleanup any material spilled on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 21**

### **DIVISION 3 – 03 35 43 Polished Concrete Finishing**

### **DIVISION 9 – 09 66 23 Resinous Matrix Terrazzo Flooring**

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 03 35 43 Polished Concrete Finishing and 09 66 23 Resinous Matrix Terrazzo Flooring for the entire project per the plans and specs.
- Subcontractor to perform all concrete moisture/RH/PH testing required per the contract plans and spec, as well as manufacturer's recommendations for both flooring and adhesive products prior to installation and shall provide those results to McKnight Construction.
- Subcontractor to protect adjacent materials during installation and cleanup any material spilled on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 22**

### **DIVISION 9 – 09 72 00 Wall Coverings Supplier**

- Supplier shall provide all materials required to furnish all 09 72 00 Wall Coverings (WC-01, WC-2 on A13-00) for the entire project per the plans and specs.
- Supplier shall provide submittals within 14 days of receipt of PO.
- Supplier shall coordinate deliveries with McKnight. Due to limited laydown space, multiple deliveries may be required.
- Supplier shall provide warranties and O&Ms per the specs.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 23**

### **DIVISION 9 – 09 72 20 Felt Wall Covering Supplier**

- Supplier shall provide all materials required to furnish all 09 72 20 Felt Wall Covering (FP-01 on A13-00) for the entire project per the plans and specs.
- Supplier shall provide submittals within 14 days of receipt of PO.
- Supplier shall coordinate deliveries with McKnight. Due to limited laydown space, multiple deliveries may be required.
- Supplier shall provide warranties and O&Ms per the specs.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 24**

### **DIVISION 9 – Wall Covering Installer**

#### **09 72 00 Wall Coverings**

#### **09 72 20 Felt Wall Covering**

- Subcontractor to provide all labor, tools, and equipment necessary to install all 09 72 00 Wall Coverings (WC-01, WC-2 on A13-00) and 09 72 20 Felt Wall Covering (FP-01 on A13-00) for the entire project per the plans and specs.
- Subcontractor to unload and properly store materials in the building as they are delivered. Subcontractor responsible for keeping inventory and ensuring correct types / quantities of materials are delivered to the job.
- Subcontractor to protect adjacent surfaces during installation and cleanup any material spilled on other surfaces
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.

## BELL AUDITORIUM EXPANSION – BID PACKAGE 25

### DIVISION 9 – 09 91 20 Interior Painting 09 96 00 High Performance Coatings

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 09 91 20 Interior Painting and 09 96 00 High Performance Coatings for the entire project per the plans and specs.
- Subcontractor to prep all surfaces for paint.
- Subcontractor to exclude the cost of joint sealants as required within metal framing assemblies.
- Subcontractor to include the cost of joint sealants around the interior perimeter of door frames.
- Subcontractor to include the cost of joint sealants around the perimeters of all accessories that are mounted directly to the walls; including but not limited to, fire extinguisher cabinets, defibrillator cabinets, and mirrors.
- Subcontractor to paint all interior and exterior paintable surfaces, exposed structure, piping, conduit, wiring and ductwork as required per the contract plans and specs.
- Subcontractor to anticipate the use of multiple colors of paints and the application of multiple mock ups during the selection of final paint colors.
- Subcontractor to protect adjacent surfaces including windows, ceilings, floors, and all other finished materials while painting.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 14 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 26**

### **DIVISION 10 – 10 14 19 Dimensional Letter Signage 10 14 23 Panel Signage**

- Subcontractor to provide all materials, labor, tools, and equipment necessary to furnish & install all 10 14 16 Plaques, 10 14 19 Cast Aluminum Letters, and 10 14 25 Identifying Devices for the entire project per the plans and specs.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.



## **BELL AUDITORIUM EXPANSION – BID PACKAGE 27**

### **DIVISION 10 – Toilet Compartment Supplier**

#### **10 21 13.17 Phenolic-Core Toilet Compartments**

- Supplier shall provide all materials required to furnish all 10 21 13.17 Phenolic-Core Toilet Compartments for the entire project per the plans and specs.
- Supplier shall provide submittals within 14 days of receipt of PO.
- Supplier shall coordinate deliveries with McKnight. Due to limited laydown space, multiple deliveries may be required.
- Supplier shall provide warranties and O&Ms per the specs.

## BELL AUDITORIUM EXPANSION – BID PACKAGE 28

### DIVISION 10 – Toilet Compartment Installer

#### 10 21 13.17 Phenolic-Core Toilet Compartments

- Subcontractor to provide all labor, tools, and equipment necessary to install all 10 21 13.17 Phenolic-Core Toilet Covers for the entire project per the plans and specs.
- Subcontractor to unload and properly store materials in the building as they are delivered. Subcontractor responsible for keeping inventory and ensuring correct types / quantities of materials are delivered to the job.
- Subcontractor to protect adjacent surfaces during installation and cleanup any material spilled on other surfaces
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 29**

### **DIVISION 10 –Wall / Door Protection Supplier**

#### **10 26 00 Wall / Door Protection**

- Supplier shall provide all materials required to furnish 10 26 00 Wall / Door Protection for the entire project per the plans and specs.
- Supplier will provide completed submittals within 14 days of purchase order, and complete any revisions based on architect comments within two weeks of receipt.
- Supplier to coordinate deliveries with Construction Manager. Due to limited laydown space, multiple deliveries may be required.
- Supplier shall provide warranties and O&Ms per the specs.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 30**

### **DIVISION 10 –Wall / Door Protection Installer**

#### **10 26 00 Wall / Door Protection**

- Subcontractor shall provide all labor, tools and equipment required to install all 10 26 00 Wall / Door Protection for the entire project per the plans and specs.
- Subcontractor responsible for unloading all material deliveries related to this scope of work and shall inventory said materials to ensure proper quantities were delivered to complete the project.
- Subcontractor to furnish all layout, fasteners, caulking against dissimilar materials, and any other items required to install said work.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 31**

### **DIVISION 10 –Toilet Accessories Supplier**

#### **10 28 13 Toilet, Bath, and Laundry Accessories**

- Supplier shall provide all materials required to furnish 10 28 13 Toilet Accessories for the entire project per the plans and specs.
- Supplier will provide completed submittals within 14 days of purchase order, and complete any revisions based on architect comments within two weeks of receipt.
- Supplier to coordinate deliveries with Construction Manager. Due to limited laydown space, multiple deliveries may be required.
- Supplier shall provide warranties and O&Ms per the specs.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 32**

### **DIVISION 10 –Toilet Accessories Installer**

#### **10 28 13 Toilet, Bath, and Laundry Accessories**

- Subcontractor shall provide all labor, tools and equipment required to install all 10 28 13 Toilet Accessories for the entire project per the plans and specs.
- Subcontractor responsible for unloading all material deliveries related to this scope of work and shall inventory said materials to ensure proper quantities were delivered to complete the project.
- Subcontractor to furnish all layout, fasteners, caulking against dissimilar materials, and any other items required to install said work.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 33**

### **DIVISION 10 –Fire Protection Specialties Supplier**

#### **10 44 00 Fire Protection Specialties**

- Supplier shall provide all materials required to furnish 10 44 00 Fire Protection Specialties for the entire project per the plans and specs.
- Supplier will provide completed submittals within 14 days of purchase order, and complete any revisions based on architect comments within two weeks of receipt.
- Supplier to coordinate deliveries with Construction Manager. Due to limited laydown space, multiple deliveries may be required.
- Supplier shall provide warranties and O&Ms per the specs.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 34**

### **DIVISION 10 – Fire Protection Specialties Installer**

#### **10 44 00 Fire Protection Specialties**

- Subcontractor shall provide all labor, tools and equipment required to install all 10 44 00 Fire Protection Specialties for the entire project per the plans and specs.
- Subcontractor responsible for unloading all material deliveries related to this scope of work and shall inventory said materials to ensure proper quantities were delivered to complete the project.
- Subcontractor to furnish all layout, fasteners, caulking against dissimilar materials, and any other items required to install said work.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.



## BELL AUDITORIUM EXPANSION – BID PACKAGE 35

### DIVISION 11 – 11 40 00 Food Service Equipment

- Subcontractor to provide all materials, labor, tools, and equipment necessary to furnish & install all 11 40 00 Food Service Equipment for the entire project per the plans and specs.
- Subcontractor to provide all kitchen equipment, shelving, racks, stainless steel trim at pass thru openings, stainless steel ceiling panels where required around hoods, curbs for rooftop equipment, any all-other items required per the plans and specs for the kitchen equipment.
- Subcontractor to field measure prior to fabrication of all materials.
- Subcontractor to provide all layout, installation, lifts and equipment required for installation, protection of adjacent finishes, caulking of all materials which install against dissimilar finishes and materials
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 21 days of award of contract.

## BELL AUDITORIUM EXPANSION – BID PACKAGE 36

### **DIVISION 12 – 12 22 00 Curtains and Drapes 12 24 13 Roller Window Shades**

- Subcontractor to provide all materials, labor, tools, and equipment necessary to furnish & install all 12 22 00 Curtains and Drapes and 12 24 13 Roller Window Shades for the entire project per the plans and specs.
- Subcontractor to provide all blinds, motorized shades, brackets, fasteners, required to furnish and install all materials.
- Subcontractor to provide all layout, installation, lifts and equipment required for installation, protection of adjacent finishes, and final connection to power
- Subcontractor to coordinate electrical requirements for said work with contract documents and electrical subcontractor, layout drawings for coordination with other trades
- Subcontractor to field measure prior to fabrication.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 14 days of award of contract.

## BELL AUDITORIUM EXPANSION – BID PACKAGE 37

### DIVISION 12 –12 64 23 Banquette Seating

- Subcontractor to provide all materials, labor, tools, and equipment necessary to furnish & install all 12 64 23 Banquette Seating for the entire project per the plans and specs.
- Subcontractor to field measure prior to fabrication.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 14 days of award of contract

## BELL AUDITORIUM EXPANSION – BID PACKAGE 38

### DIVISION 21 – Fire Suppression

- Subcontractor to provide all labor, tools, materials, and equipment (including lifts) necessary to furnish and install all Division 21 – Fire Suppression for the entire project per the plans and specs in order to have a complete fire suppression system. Scope of work shall include a fire pump and begin 5' outside of the building.
- Subcontractor shall be responsible for providing, installing, and testing the fire riser into the building.
- Subcontractor to provide shop drawings showing all MEP materials layout within the ceiling systems including a ceiling grid layout, noting that sprinkler heads will be required above and below the sound baffles in the auditorium.
- Subcontractor responsible for all seismic requirements for said system.
- Subcontractor responsible for either providing blockouts/sleeves and patching or core drilling and patching for installation of said system. All penetrations to be sealed by subcontractor compatible with the associated wall rating.
- Subcontractor to layout and form all equipment pads needed.
- Subcontractor responsible for all testing required of said system.
- Subcontractor responsible for all demo of existing fire protection system as required by the contract plans and specs, including removal of old sprinkler heads, disposal offsite of demolished materials, and decommissioning old system to take it out of use. Subcontractor will safe off fire protection equipment / utilities in each area prior to demolition.
- Subcontractor shall attend and participate in an overhead coordination meeting(s). Subcontractor to coordinate all above ceiling rough in heights with other trades.
- Subcontractor shall install ceiling material provided by ceiling contractor around sprinkler heads except in hard ceilings.
- Subcontractor shall be present for all required 3rd party, building inspector, and fire marshal inspections.
- Subcontractor to protect adjacent materials during installation and cleanup any material spilled on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 28 days of award of contract.

## BELL AUDITORIUM EXPANSION – BID PACKAGE 39

### DIVISION 22 – Plumbing

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all Division 22 - Plumbing for a complete plumbing system per the plans and specs.
- Subcontractor's scope of work shall begin 5' outside the building.
- Subcontractor shall be responsible for excavating and backfilling of all underground lines per the contract plans and specs.
- Subcontractor to coordinate all electrical requirements for all equipment requiring power to ensure equipment supplied matches the electrical design.
- Subcontractor responsible for either providing blockouts/sleeves and patching or core drilling and patching for installation of said system. All penetrations to be sealed by subcontractor compatible with the associated wall rating.
- Subcontractor responsible for all demo of existing plumbing system as required by the contract plans and specs including disposal offsite of demolished materials. Subcontractor shall safe off all plumbing equipment / utilities prior to demolition in each area.
- Subcontractor shall attend and participate in an overhead coordination meeting with McKnight and MEP trades.
- Subcontractor to provide and install temporary water supply to jobsite office trailer and for use on site during construction.
- Subcontractor to layout and form all equipment pads
- Subcontractor to sawcut slab and excavate for new pipes in existing building. Concrete patching by others.
- Subcontractor shall be present for all required 3rd party, building inspector, and fire marshal inspections.
- Subcontractor to protect adjacent materials during installation and cleanup any material spilled on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours
- Subcontractor required to keep a full-time superintendent on site while their work is occurring
- Subcontractor will clean up daily
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide performance and payment bonds.
- Subcontractor to provide submittals within 20 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 40**

### **DIVISION 8 – 08 91 19 Fixed Louvers**

### **DIVISION 23 – Heating, Ventilation, and Air Conditioning (HVAC)**

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all Division 23 – Heating, Ventilation, and Air Conditioning (HVAC) for a complete HVAC system and 08 91 19 Fixed Louvers per the plans and specs.
- Subcontractor responsible for investigating existing conditions and shall provide all equipment/hoisting necessary to remove existing HVAC equipment and install new HVAC equipment required for the entire project.
- Subcontractor is responsible for furnishing & installing roof curbs for rooftop equipment.
- Subcontractor shall coordinate rooftop curbs with steel subcontractor and roofer.
- Subcontractor shall form and layout all equipment pads.
- Subcontractor shall provide all required startup of HVAC equipment.
- Subcontractor to provide and install temporary HVAC filters during construction.
- Subcontractor responsible for either providing blockouts/sleeves and patching or core drilling and patching for installation of said system. All penetrations to be sealed by subcontractor compatible with the associated wall rating.
- Subcontractor responsible for all demo of existing HVAC system as required by the contract plans and specs including disposal offsite of demolished materials. Subcontractor shall safe off all HVAC equipment / utilities prior to demolition in each area.
- Subcontractor shall attend and participate in an overhead coordination meeting with McKnight and MEP trades.
- Subcontractor responsible for providing access doors in walls and ceilings as required to access HVAC system.
- Subcontractor shall be present for all required 3rd party, building inspector, and fire marshal inspections.
- Subcontractor to protect adjacent materials during installation and cleanup any material spilled on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site while their work is occurring.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide performance and payment bonds.
- Subcontractor to provide submittals within 20 days of award of contract.

## BELL AUDITORIUM EXPANSION – BID PACKAGE 41

### DIVISION 26 & 27 – Electrical & Communications

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all Division 26 – Electrical for a complete electrical system per the plans and specs.
- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all Division 27 – Communications for a complete communications system per the plans and specs.
- Subcontractor to exclude the cost of switchgear upgrades in base bid. Switchgear has already been ordered by G.C.
- Subcontractor responsible for coordinating and cross-referencing electrical, lighting, EPS, and PS drawings to ensure raceways and conduit is installed properly for each system to properly function.
- Subcontractor shall provide and install wire for each of its systems and pull string in raceways and conduit for systems installed by others.
- Subcontractor to provide all conduit, wire, devices, etc. as required in order to complete the electrical scope of work.
- Subcontractor responsible for all demo of existing electrical and communication systems as required by the contract plans and specs including disposal offsite of demolished materials. Subcontractor shall safe off all electrical equipment / utilities prior to demolition in each area.
- Subcontractor to coordinate electrical requirements for all electrical components provided by other trades.
- Subcontractor shall participate in an overhead coordination meeting with McKnight and MEP trades.
- Subcontractor shall install temporary power and lighting during construction.
- Subcontractor shall install temporary power for the jobsite office trailer.
- Subcontractor shall excavate, install, and backfill all underground utilities required adhering to the specs.
- Subcontractor shall coordinate requirements with McKnight and GA Power on permanent power, transformers, and lighting systems.
- Subcontractor to furnish and install all light pole bases and exterior site lighting.
- Subcontractor responsible for providing access doors in walls and ceilings as required to access electrical/communication systems.
- Subcontractor shall be present for all required 3rd party, building inspector, and fire marshal inspections.
- Subcontractor to protect adjacent materials during installation and cleanup any material spilled on other surfaces.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site while their work is occurring.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide performance and payment bonds.
- Subcontractor to provide submittals within 20 days of award of contract.

## **BELL AUDITORIUM EXPANSION – BID PACKAGE 42**

### **DIVISION 31 – Earthwork**

### **DIVISION 32 – Exterior Improvements**

### **DIVISION 33 - Utilities**

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all Division 31 – Earthwork (except 31 63 33 Micropiles), Division 32 – Exterior Improvements (except 32 84 00 Planting, 32 91 15 Soil Preparation, 32 92 00 Turf and Grasses, and 32 93 00 Plants) and Division 33 - Utilities per the plans and specs.
- Subcontractor to furnish and install all site clearing, site demolition (including concrete / asphalt demolition shown on C200), earth moving, excavation and fill, erosion & sedimentation control, water utilities, fire water utilities, low pressure utility sewerage, storm drainage utilities, hydrants, meters, vaults, and backflows.
- Subcontractor to furnish and install all fine grading, base materials, asphalt paving, concrete paving, concrete sidewalks, curb and gutter, concrete steps, site cast-in-place retaining walls, reinforcing required, formwork, finish materials, and all other items required to complete said scopes of work.
- Subcontractor to furnish and install all wheel stops, bollards, exterior signage, and striping.
- Subcontractor responsible for obtaining all utility locates in order to maintain existing utility supply without interruption unless proper scheduling has occurred for an outage.
- Subcontractor to include haul off for all footing spoils, backfill of building pad, and roof drain leaders.
- Subcontractor responsible for maintaining erosion control BMPs for the duration of the project.
- Subcontractor responsible for correcting any cracking throughout the warranty period not caused by damage from others.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site while their work is occurring.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.



## BELL AUDITORIUM EXPANSION – BID PACKAGE 43

### **DIVISION 31 – 31 63 33 Micropiles Helical Piers**

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 31 63 33 Micropiles per the plans and specs, Subcontractor to provide all labor, tools, materials, equipment necessary to furnish and install all Helical Piers as described / detailed in the structural drawings and details. Subcontractor to reference and incorporate 01 31 32 Geotechnical Information .
- Subcontractor to pay special attention to 01 13 00 Delegated Design, as all micropiles and helical piers shall be designed by subcontractor and approved via submittal by the architect. Subcontractor to reference the provided exhibit that shows loads at each footer location. Alternatives to the piles / piers will be considered if the proposed design meets all load requirements.
- Subcontractor to note that access under elevator pit is restricted (9'-0" head height, 6'0" door opening).
- Subcontractor agrees to separate mobilizations for micropiles and helical piers.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site while their work is occurring.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.

## BELL AUDITORIUM EXPANSION – BID PACKAGE 44

### DIVISION 32 – Exterior Improvements

#### **32 84 00 Planting Irrigation**

#### **32 91 15 Soil Preparation**

#### **32 92 00 Turf and Grasses**

#### **32 93 00 Plants**

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 32 84 00 Planting Irrigation, 32 91 15 Soil Preparation, 32 92 00 Turf and Grasses, 32 93 00 Plants g per the plans and specs.
- Subcontractor to furnish and install all soil prep., seeding, sodding, plantings, mulch, planting bed trim materials, irrigation, any grow-in and maintenance described, and fertilizers required per the contract plans and specs.
- Subcontractor to pay special attention to 01 13 00 Delegated Design, as irrigation system shall be designed by subcontractor and approved via submittal by the architect.
- Subcontractor responsible to include irrigation sleeves required for irrigation system.
- Subcontractor responsible for screening any topsoil that is stockpiled onsite prior to resspreading per the contract plans and specs.
- Space and laydown area around the project are minimal. Subcontractor to plan deliveries, installation, and phasing accordingly. Subcontractor will be responsible for getting equipment and materials in and out of the site while other construction activities take place.
- Subcontractor shall coordinate deliveries with suppliers and McKnight's superintendent.
- Subcontractor agrees to work and provide manpower to fulfill project needs including working non-standard work week hours.
- Subcontractor required to keep a full-time superintendent on site while their work is occurring.
- Subcontractor will clean up daily.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor agrees to complete all punchlist items within 20 days of Substantial Completion or a portion (based on number of punchlist items remaining per subcontractor) of liquidated damages will be deducted from Subcontractor's retainage
- Subcontractor to provide all warranties, as-builts, and closeout documents.
- Subcontractor to provide submittals within 20 days of award of contract.