

**College of Coastal Georgia
Coastal Community Center for the Arts
Bid Package Descriptions**

Bid Package #1 - Concrete

**DIVISION 3 – 032000 Concrete Reinforcing
033000 Cast-In-Place Concrete**

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 032000 Concrete Reinforcing, 033000 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, non-shrink grout, water stops, pour stops, expansion fiber, curing compound, saw cut joints, tooled joints, formed equipment pads, stairs, and any other concrete accessories or materials required per Division 3.
- Subcontractor shall make sure to include house keeping pads, elevator pit, balconies, and roof deck concrete.
- Subcontractor shall include purchase and installation of rigid insulation as shown on details 1, 2, 5, and 6 on sheet S05.06 in order to form and pour cast in place concrete.
- Subcontractor shall price balcony concrete stairs and platforms as cast in place concrete (not precast) as shown on some details.
- Subcontractor to include pumps / lights for pours as necessary.
- Subcontractor to dig and pour all foundations for building, 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, 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 responsible for dewatering of footings to make concrete pours.
- All non-shrink 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.
- Subcontractor shall provide and install aggregate base under slab on grade as shown on plans.
- 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.
- Subcontractor to include a payment and performance bond.

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Bid Package #2 – Precast Masonry

DIVISION 4 – 042613 Masonry Veneer

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all Division 4 Masonry for the entire project per the plans and specs.
- Subcontractor to furnish and install all precast masonry, flashing, mortar, wall ties, and accessories required.
- 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 to provide final cleaning of precast masonry
- Subcontractor required to keep a full-time superintendent on site
- Subcontractor will clean up daily
- 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 20 days of award of contract.
- Subcontractor to provide all warranties, as-builts, and closeout documents per the contract plans and specs.

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Bid Package #3 - Steel

DIVISION 5 - 051200 Structural Steel Framing

051213 Architecturally Exposed Structural Steel Framing

052200 Steel Joist Framing

053100 Steel Decking

055000 Metal Fabrications

This scope work was included in an early release package.

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Bid Package #4 – Decorative and Ornamental Railings

**DIVISION 5 – 057300 Ornamental Railings
057313 Glazed Decorative Metal Railings**

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 057300 Ornamental Railings and 057313 Decorative Metal Railings for the entire project per the contract plans and specs.
- Subcontractor to provide all layout, installation, lifts, and equipment required for installation, protection of adjacent finishes, and final connection to power.
- Subcontractor to field measure prior to fabrication.
- Subcontractor shall coordinate drawings with steel subcontractor and McKnight.
- Subcontractor shall provide submittals and shop drawings within 30 days of receipt of subcontract.
- 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 per the contract plans and specs.

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Bid Package #5 – Cabinets and Countertops & Wood Paneling

DIVISION 6 – 061600 Sheathing

064023 Interior Architectural Woodwork

064113 Wood-Veneer faced architectural cabinets

064116 Plastic Laminate Cabinets

064214 Stile and Rail Wood Paneling

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 061600 Sheathing, 064023 Interior Architectural Woodwork, 064113 Wood Veneer Faced Architectural Cabinets, 064116 Plastic Laminate Cabinets, and 064214 Stile and Wood Paneling for the entire project per the contract plans and specs.
- 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.
- Subcontractor to include all solid surface window stools per plans and specs.
- Subcontractor to include all wood stair treads and risers as shown on the plans.
- Subcontractor to install caulk on all dissimilar 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 to include a mock up of each scope of work.
- Subcontractor shall include all 1x wood blocking and MDF board as part of complete required assembly.
- 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.

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Bid Package #6 – Metal Stud Partitions, Gypsum Board and Ceilings

DIVISION 6 – 061000 Rough Carpentry (Wall Blocking only)

DIVISION 7 – 072100 Thermal Insulation

**DIVISION 9 – 092530 Gypsum Sheathing
092900 Gypsum Board Assemblies
095113 Acoustical Panel Ceilings
097750 Marlite Fiberglass Reinforced Panels**

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 061000 Rough Carpentry (for wall blocking), 072100 Thermal Insulation, 092530 Gypsum Sheathing, 092900 Gypsum Board Assemblies, 095113 Acoustical Panel Ceilings, 097750 Marlite Fiberglass Reinforced panels, for the entire project per the plans and specs.
- Subcontractor to install all hollow metal frames in metal frame walls and top out all walls.
- 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 all Wall Blocking (061000 Rough Carpentry) per plans and specs for all casework, toilet accessories, toilet partitions, division 10 accessories (including marker and tack boards, TV displays, etc.). Subcontractor to coordinate layout with G.C. and other trades.
- Subcontractor to pay special attention to Delegated Design Requirements in plans and specifications.
- Subcontractor to design, provide, and install light gauge framed trusses about stair tower. Subcontractor shall also install metal decking above light gauge trusses (decking supplied by others).
- 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.

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- Subcontractor to provide submittals within 20 days of award of contract.
- Subcontractor to include a payment and performance bond.

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Bid Package #7 Joint Sealants and Waterproofing

DIVISION 7 - 07 13 53 Elastomeric Sheet Waterproofing

07 27 26 Synthetic Fluid-Applied Membrane Air Barriers, Vapor Permeable

07 92 00 Joint Sealants

07 84 46 Fire-Resistive Joint Systems

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 071353 Elastomeric Sheet Waterproofing, 072726 Synthetic Fluid Applied Membrane Air Barriers, 079200 Joint Sealants, 07 84 46 Fire-Resistive Joint Systems 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, EIFS 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 to coordinate with MEP Commissioning Agent.
- 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.

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Bid Package #8 – EIFS

DIVISION 7 – 072400 EIFS

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 072400 EIFS, required for the entire project 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 to coordinate with MEP Commissioning Agent.
- Subcontractor required to keep a full-time superintendent on site.
- Subcontractor will clean up daily.
- Subcontractor responsible for protecting adjacent construction materials during roof 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 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.

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Bid Package #9 – Sprayed Fire-Resistive Materials

DIVISION 7 – 078100 Sprayed Fire-Resistive Materials

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 078100 Sprayed Fire Resistive Materials required for the entire project 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.
- Subcontractor will clean up daily.
- Subcontractor responsible for protecting adjacent construction materials during roof 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 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.

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Bid Package #10 Roofing

DIVISION 7 – 073200 Composite Roof Tile

075400 Thermoplastic Membrane Roofing

076200 Sheet Metal Flashing and Trim

077200 Roof Accessories

DIVISION 6 – 061000 Rough Carpentry (Roof Blocking only)

- Subcontractor to provide all labor, materials, tools, and equipment necessary to furnish and install all 073200 Composite Roof Tile, 075423 Thermoplastic Polyolefin (TPO) Roofing, 076200 Sheet Metal Flashing and Trim, 077200 Roof Accessories and Division 6 – 061000 Rough Carpentry (Roof Blocking only) 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, trims, roof hatches, safety rails, furring strips for soffits or fascia, walk pads as required, 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 to furnish and install all Roof Blocking as required per contract plans and specs.
- Subcontractor to pay special attention to Delegated Design Requirements in plans and specifications.
- 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 labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor to coordinate with MEP Commissioning Agent.
- 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.

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Bid Package #11 Doors, Frames & Hardware Supplier

DIVISION 8 - 081113 Hollow Metal Doors and Frames

**081416 Flush Wood Doors
087100 Door Hardware**

- Supplier shall provide all materials required to furnish all 081113 Hollow Metal Doors and Frames, 081416 Flush Wood Doors, and 087100 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.

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Bid Package #12 - Doors, Frames & Hardware Installer

DIVISION 8 – 081113 Hollow Metal Doors and Frames

**081416 Flush Wood Doors
087100 Door Hardware**

- Subcontractor to provide all labor and equipment required to install all 081113 Hollow Metal Doors and Frames, 081416 Flush Wood Doors, and 087100 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.

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Bid Package #13 – Storefront, Curtainwall, and Glass

DIVISION 8 – 084113 Aluminum-Framed Entrances and Storefronts

084416 Glazed Aluminum Curtain Walls

088000 Glazing

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 084113 Aluminum-Framed Entrances and Storefronts, 084416 Glazed Aluminum Curtain Walls, 088000 Glazing 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 to pay special attention to Delegated Design Requirements in plans and specifications.
- 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 to coordinate with MEP Commissioning Agent.
- 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.

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Bid Package #14 - Flooring

DIVISION 9 – 093000 Tiling

096519 Resilient Floor Tile

096813 Tile Carpeting

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 093000 Tiling, 096519 Resilient Floor Tile, and 096813 Tile Carpeting 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.
- Subcontractor to supply and install all Wall Tile as required by Plans & 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 shall include minor floor prep required to install flooring
- 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.

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Bid Package #15 – Wood Flooring

Division 9 – 096400 Wood Dance Flooring

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 096400 Wood Dance 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 and provide those results to McKnight Construction.
- Subcontractor to protect adjacent materials during installation and cleanup any material spilled on other surfaces.
- Subcontractor shall provide mock up for review by owner
- Subcontractor shall provide transitions as required where wood floor meets other floors.
- Subcontractor to attend concrete preparatory meeting with G.C. and Concrete Installer.
- Subcontractor to provide and install temporary floor covering after installation of floor polishing.
- Subcontractor to perform minor floor prep and crack infill/mitigation for 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.
- Subcontractor to provide submittals within 20 days of award of contract.

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Bid Package #16 Painting

DIVISION 9 – 099113 Exterior Painting

099123 Interior Painting

099600 High-Performance Coatings

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all 099113 Exterior Painting, 099123 Interior Painting, and 099600 High Performance Coatings for the entire project per the plans and specs.
- Subcontractor to prep all surfaces for paint.
- 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 mockups 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 20 days of award of contract.

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Bid Package #17 – Interior Signage

DIVISION 10 – 101400 Interior Signage

- Subcontractor to provide all materials, labor, tools, and equipment necessary to furnish & install all 101400 Interior Signage 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.

**College of Coastal Georgia
Coastal Community Center for the Arts
Bid Package Descriptions**

Bid Package #18 – Dimensional Signage

DIVISION 10 – 101419 Dimensional Letter Signage

- Subcontractor to provide all materials, labor, tools, and equipment necessary to furnish & install all 101419 Dimensional Letter Signage 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 to provide inwall blocking as required for installation of signage
- Subcontractor to provide all fasteners required for installation
- 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.

**College of Coastal Georgia
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Bid Package Descriptions**

Bid Package #19 - Toilet Compartment Supplier

DIVISION 10 – 102113 Toilet Compartments

- Supplier shall provide all materials required to furnish all 102113.19 Plastic Toilet Compartments for the entire project per the plans and specs.
- Supplier shall provide submittals within 20 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.

**College of Coastal Georgia
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Bid Package Descriptions**

Bid Package #20 – Toilet Compartment Installer

DIVISION 10 – 102113 Toilet Compartments

- Subcontractor to provide all labor, tools, and equipment necessary to install all 102113 Toilet Compartments 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.

**College of Coastal Georgia
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Bid Package Descriptions**

Bid Package #21 – Toilet Accessory Supplier

DIVISION 10 – 102800 Toilet and Bath Accessories

- Supplier shall provide all materials required to furnish 102800 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.

**College of Coastal Georgia
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Bid Package Descriptions**

Bid Package #22 – Toilet Accessory Installer

DIVISION 10 –102800 Toilet and Bath Accessories

- Subcontractor shall provide all labor, tools and equipment required to install all 102800 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.

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Bid Package Descriptions**

Bid Package #23 – Fire Protection Specialties Supplier

DIVISION 10 –104416 Fire Protection Specialties

- Supplier shall provide all materials required to furnish 104416 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.

**College of Coastal Georgia
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Bid Package Descriptions**

Bid Package #24 – Fire Protection Installer

DIVISION 10 – 104416 Fire Protection Specialties

- Subcontractor shall provide all labor, tools and equipment required to install all 104416 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.

**College of Coastal Georgia
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Bid Package Descriptions**

Bid Package #25 – Metal Awning and Canopy

DIVISION 10 – 105300 Metal Awnings and Canopies

- Subcontractor to provide all materials, labor, tools, and equipment necessary to furnish & install all 105300 Metal Awnings and Canopies for the entire project per the plans and specs.
- Subcontractor to furnish and install all wall canopies, wall supports, thru bolts, flashings, fasteners to structure.
- Subcontractor to provide layout for 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 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 to provide signed and sealed shop drawings and calculations as required by the contract documents.
- 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.

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Bid Package Descriptions**

Bid Package #26 – Manual and Electronic Intelligent Roller Shade System

DIVISION 12 – 122124 Manual and Electronic Intelligent Roller Shade System

- Subcontractor to provide all materials, labor, tools, and equipment necessary to furnish & install all 122124 Manual and Electronic Intelligent Roller Shade System for the entire project per the 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 and 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 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.

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Bid Package Descriptions**

Bid Package #27 – Elevator

DIVISION 14 – 142400 Elevator

- Subcontractor to provide all materials, labor, tools, and equipment necessary to furnish & install all 142400 Elevator per the plans and specs.
- Subcontractor to provide all layout, installation, lifts, and equipment required for installation and 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 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.

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Bid Package Descriptions**

Bid Package #28 – Fire Suppression

DIVISION 21 – Fire Suppression (Complete Division)

- 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 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.
- Subcontractor shall include fire pump in scope of work
- Subcontractor responsible for all seismic requirements for said system.
- Subcontractor to pay special attention to Delegated Design Requirements in plans and specifications.
- 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 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.
- Subcontractor shall include a cost for a payment and performance bond.

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Bid Package #29 – Plumbing

DIVISION 22 – Plumbing (Complete Division)

- 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 to pay special attention to Delegated Design Requirements in plans and specifications.
- 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 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 shall be present for all required 3rd party, building inspector, and fire marshal inspections.
- Subcontractor to coordinate with MEP Commissioning Agent.
- Subcontractor to protect adjacent materials during installation and cleanup of 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.

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Bid Package Descriptions**

Bid Package #30 - HVAC

DIVISION 23 – Heating, Ventilation, and Air Conditioning (HVAC) (Complete Division)

- 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 per the plans and specs.
- Subcontractor to exclude the cost of supplying Chiller, RTU-1, and RTU-2. General Contractor will be pre-purchase Chiller, RTU-1, and RTU-2 prior to execution of the Subcontractor’s contract. Once subcontract is executed, the equipment will be put under Subcontractors scope and responsibility. Subcontractor will be responsible for reviewing submittals, coordinating delivery, installation, and startup.
- 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 to provide Controls as listed in the drawings and specifications.
- 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 shall attend and participate in an overhead coordination meeting with McKnight and MEP trades.
- Subcontractor to pay special attention to Delegated Design Requirements in plans and specifications.
- 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 coordinate with MEP Commissioning Agent.
- 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.
- Subcontractor to provide performance and payment bonds.

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Bid Package #31 - Electrical

DIVISION 26 – Electrical (Complete Division)

DIVISION 27 – 270528 Pathways for Communications Systems

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all Division 26 – Electrical, Division 27 – 270528 Pathways for Communications Systems, for complete electrical and fire alarm systems per the plans and specs.
- Subcontractor to exclude the cost of supplying MDPA. General Contractor will be pre-purchase 1200 Amp MDPA prior to execution of the Subcontractor's contract. Once subcontract is executed, the equipment will be put under Subcontractors scope and responsibility. Subcontractor will be responsible for reviewing submittals, coordinating delivery, install and startup.
- Subcontractor responsible for coordinating and cross-referencing electrical, lighting, AV, and Comm 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.
- Subcontractor to pay special attention to Delegated Design Requirements in plans and specifications.
- Subcontractor to provide all pathways for Communications & Audio-Visual Systems and install pull strings in all conduits.
- Subcontractor to provide all conduit, wire, devices, etc. as required to complete the electrical scope of work.
- 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 to include removal and demo of electrical as shown on demo drawings
- 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 required site power as shown on drawings, including power to site utilities
- 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 coordinate with MEP Commissioning Agent.
- 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.

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- 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.

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Bid Package #32 Communications

DIVISION 27 – Communications Complete

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all Division 27 –for complete communications systems per the plans and specs.
- Electrician shall provide installation of conduit for use by Division 27 installer.
- Subcontractor shall be present for all required 3rd party, building inspector, and fire marshal inspections.
- Subcontractor to coordinate with MEP Commissioning Agent.
- Subcontractor to protect adjacent materials during installation and cleanup any material spilled on other surfaces.
- Subcontractor shall provide and install wire for each of its systems in raceways and conduit for systems installed by 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.
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Bid Package #33 Sitework

DIVISION 31 – Earthwork

312000 – Earth Moving

312001 – Erosion Control

312002 – Excavation, Trenching, and Backfill for Utility Systems

DIVISION 32 – Exterior Improvements

321216 – Asphalt Paving

321313 – Concrete Paving

321314 – Concrete Sidewalks, curb, and gutter

DIVISION 33 - Utilities

333400 – Sanitary Utility Sewerage Force Mains

334000 – Storm Drainage Utilities

- Subcontractor to provide all labor, tools, materials, and equipment necessary to furnish and install all DIVISION 31 – Earthwork (312000 – Earth Moving, 312001 Erosion Control and 312002 Excavation, Trenching, and Backfill for Utility Systems), DIVISION 32 – Exterior Improvements (321216 – Asphalt Paving, 321313 – Concrete Paving, and 321314 Concrete Sidewalks and Curb and Gutter) and DIVISION 33 – Utilities (333400 Sanitary Utility Sewerage Force Mains and 334000 Storm Drainage Utilities) per the plans and specs.
- Subcontractor to furnish and install all site clearing, site demolition, 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, WWF as required, formwork, finish materials, and all other items required to complete said scopes of work.
- Subcontractor to furnish and install all wheel stops, exterior signage, and striping.
- Subcontractor shall include all decorative paving and sidewalk pavers as shown on site plan and architectural site plan.
- Subcontractor to install all bollards, including concrete. Bollards will be provided by Steel Subcontractor.
- Subcontractor to include all Site Demolition.
- 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.
- Subcontractor to include backfill of building pad and required proofroll.
- Subcontractor to include installation and tie in of roof drain leaders.
- Subcontractor to install temporary grassing as required.
- Subcontractor shall provide and set a minimum of 9 building corner pins, set by a Surveyor. Each corner shall also have offset stakes. Pins to be used by G.C. and other trades to locate the building and act as a reference point for other trades.
- Subcontractor responsible for maintaining erosion control BMPs, including construction entrance, for the duration of the project.
- Subcontractor to abide by Erosion Control Notes and Phasing plans included in the drawings. Erosion Control measure to be in place prior to beginning work and to be maintained throughout the duration of the project.

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- Subcontractor responsible for correcting any cracking throughout the warranty period not caused by damage from others.
- Subcontractor to furnish and install temporary construction drive and regularly maintain entrance as needed throughout the duration of the project to allow vehicular access to the jobsite. Subcontractor shall include the cost of removing the temporary access road at the end of the project.
- Subcontractor shall supply and install downspout boots as required for all downspouts.
- Subcontractor to furnish and install sleeves under new sidewalks and paving as shown on Plans and Specs.
- Subcontractor to furnish and install grinder pump station and force main as shown on Utility Plans.
- 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.
- Subcontractor to provide performance and payment bonds.

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Bid Package #34 Termite Control

DIVISION 31 - 313116 Termite Control

- Subcontractor to provide all labor, tools, materials, and equipment necessary to design, furnish, and install all 313116 Termite Control per the plans and specs.
- Subcontractor shall base proposal on 5 mobilizations.
- Subcontractor shall provide submittals and warranties per specifications.
- Subcontractor responsible for labor force to practice and perform all safety requirements per OSHA for said work.
- Subcontractor to provide all warranties, as-builts, and closeout documents within 20 days of substantial completion.
- Subcontractor to provide submittals within 20 days of award of contract.