

Kent State University - College of Business Administration Bid Event 2 BID PACKAGE #21A Fire Suppression		INCLUDED: Y/N	Clarifications, Assumptions, & Exclusions
<i>Items formatted in blue italics font added in Bid Supplement #1 dated June 23rd 2022</i>		Y	
<i>Items formatted in green italics font added in Bid Supplement #2 dated June 30th 2022</i>		Y	
<i>Items formatted in red italics font added in Bid Supplement #3 dated July 19th 2022</i>		Y	
<i>Items formatted in purple italics font added in Bid Supplement #4 dated July 20th 2022</i>		Y	
SPECIFICATIONS INCLUDED (Included in their entirety unless otherwise clarified)			
	Division 1 Specifications	Y	
	210500 Common Work Results for Fire Protection	Y	
	210501 Basic Mechanical Materials and Methods for Fire Protection	Y	
	210513 Common Motor Requirements for Fire Protection Equipment	Y	
	210517 Sleeves and Sleeve Seals for Fire Suppression Piping	Y	
	210518 Escutcheons for Fire Protection Piping	Y	
	210529 Hangers and Supports for Fire Protection Piping and Equipment	Y	
	210553 Identification for Fire Protection Piping and Equipment	Y	
	211100 Facility Fire-Suppression Water-Service Piping	Y	
	211119 Fire Department Connections	Y	
	211200 Fire-Suppression Standpipes	Y	
	211313 Wet-Pipe Sprinkler Systems	Y	
WORK INCLUDED			
<i>The following are included as it relates to this scope of work:</i>			
<i>The Scopes of Work attachment is not intended to be an all inclusive listing of the specified Contract Scope of Work, but merely to highlight the major items of work. This subcontractor is to include all supplemental work required to install all components of a package. This subcontractor shall provide (furnish and install) the following work:</i>			
1	Provide equipment, material and labor to provide the Fire Protection work associated with this bid package. This includes, but is not limited to, receiving the service from the site work subcontractor, fire protection piping, fire pumps, jockey pumps, transfer switches, controllers, fire protection equipment, fire protection fittings, fire protection valves, fire department connections, alarm tamper & flow switches, sprinkler systems, alarm devices, pressure gages, backflow preventers, cover plates, grout, bases, supports and anchors, splash blocks, drain piping, escutcheons, sleeves, sleeve Seals, etc. for a complete Division 21 system per the plans and specifications and related sections.	Y	
2	This Subcontractor shall design the sprinkler piping system to satisfy the design criteria and fire protection narrative, the architectural provisions and all applicable codes and regulations. This Subcontractor shall provide a copy of the Engineer's Professional Liability Insurance Certificate which covers the Design Work. The Professional Engineers License for the engineer performing the work will also be submitted with this proposal.	Y	
3	Subcontractor shall provide any offsets or accessories not shown on the drawings or specifications but required for a proper and complete installation of the Fire Protection work.	Y	
4	Final sprinkler pipe routing, valve locations, etc. will be dependent on coordination with other trades. This will not be cause for change order.	Y	
5	Receive all fire protection site utility lines 5' outside the building from the site work subcontractor. This contractor will be responsible for continuing the system into the building, including all excavation and backfill, to the riser location. This Subcontractor shall provide a flanged connection for tie-in. Provide the double detection check valve per code. Fire Protection, Plumbing, and Site Utility Subcontractors to coordinate locations, timing, and flushing requirements prior to installations.	Y	\$7,080.00 included in bid price for 5' outside on 8" fire line.
6	Expedite and make available the fire hose cabinet and associated piping for installation with the installation of the wall assembly. This subcontractor is to also expedite the riser installation and fill it to provide fire protection at each level prior to the completion of this scope. If additional valves, connections, and testing are required to complete this task it will be this subcontractor's responsibility.	Y	
7	This Trade subcontractor shall be responsible to furnish all access doors to the General Trades subcontractor required by this scope of work that are not shown on the architectural drawings. Please note Sound absorbing plaster (092615) ceiling spaces access panels are custom and should be avoided. In the event there is no other option it will be this subcontractor's responsibility to provide.	Y	
8	All access doors are managed by KSU University Facilities Maintenance (UFM) and they require a Corbin Russ Cylinder and Cores and should be keyed per the KSU requirements. This Hardware takes a minimum of 8 weeks to get. This subcontractor is to order extra hardware to prevent delays.	Y	Per contract documents
9	This subcontractor shall be responsible to furnish and install all supplemental steel supports for work installed under this bid package. All cutting and patching to complete this work will be the responsibility of this trade contractor.	Y	
10	This subcontractor will participate in the commissioning process maintain and update QA/QC reports/ findings submit Installation Verification Reports, Pre-functional Start-up Reports, Functional Performance Test Reports and other Commissioning relate reports in compliance with the Commissioning Specifications requirements for all work and equipment furnished under this scope of work.	Y	
11	Prior to filling sprinkler lines this subcontractor it's to provide an air pressure test per zone verify the system is does not leak and is to be witnessed by the construction manager. This does not supersede this subcontractor's responsibility to perform the any testing required by division 21 specifications and local authorities having jurisdiction.	Y	
12	This subcontractor is to provide all testing and reporting requirement per the division 21 plans and specifications and related sections. This contractor must be prepared to participate in multiple life safety testing exercises with all parties involved to ensure proper operation of all building systems as a whole.	Y	
13	Fire/smoke sealing of wall, floor and ceiling penetrations required by this trade regardless of sequence of work.	Y	
14	In addition to the fire/smoke sealing requirements this subcontractor is to provide all interior sealants (079200) adjacent to this scope of work in areas that remain exposed regardless of the sequence of work and whether it is shown in the document or not. Provide nicely taped and tooled transitions between all adjacent work.	Y	
15	This subcontractor will be responsible to cut and place all acoustic ceiling tiles provided by the general trade's contractor. All cuts are to be completely concealed and clean by this contractor trim or escutcheons. Sprinkler Heads should maintain alignment and be placed Center of Tiles for all spaces with Suspended ceilings including the interior office occupancies.	Y	

16	This subcontractor is to not assume that they will mobilize set there system and demobilize. This project has many unique custom architectural components, therefore strict coordination with other trades work and the building design to provide a complaint fire protection system is this contractor's responsibility and will require several mobilizations to provide adjustments as necessary to comply with the design intent.	Y	
17	Provide all concrete bases and pads for all equipment requiring a base per contract documents or manufacturers recommendations. Provide alignment and grouting for Fire Protection equipment.	Y	
18	This subcontractor is to participate in the multi trade BIM coordination process. The 23A HVAC contractor will act as lead. All contractors are required to participate in a weekly coordination meeting with all contractors involved and hire a full time BIM employee to complete all BIM drawings for this scope of work. The architect will distribute Revit drawings which will need to be adjusted, refined, and clash detection software must be run. All clashes are to be inputted in BIM360 and discussed/resolved during the coordination meetings. Contractors must complete modeling in phases to comply with project schedule requirements and must not impact other trades work. All bulletins must be entered into the model in a timely fashion and an updated complete model must be turned over to the owner/architect at the end of the project. Reference Front End BIM coordination packet for additional requirements.	Y	
19	This subcontractor is to extensively review all construction disciplines work and unique architectural features to ensure that proper coverage is being provided.	Y	
20	Provide additional sprinkler heads required by code under all ductwork, platforms, entries, lowest stair landing, over floating ceilings, and all other areas as required to provide a complete system meeting all applicable codes.	Y	
21	This subcontractor is responsible for all permits required for this scope of work.	N	Included in State of Ohio General Permit
22	Performance and acceptance testing of the Division 21 fire protection equipment and sprinkler systems as required by the Drawings and Specifications and by the authorities having jurisdiction. This testing may require "off hour", nighttime, and weekend testing if required by the Owner, Project conditions, Project schedule, the Engineer, and/or by the authorities having jurisdiction. Provide all labor, materials, and documentation necessary to obtain the required "Temporary Certificates of Occupancy" (TCO).	Y	
23	Provide onsite technical assistance by a factory certified/qualified technician fully versed in the construction and installation of the Fire Protection equipment including but not limited to Fire Pumps, Jockey Pumps, Pre-Action and Dry Fire Protection Systems. This technical support shall be available as needed and at a minimum shall be onsite: a. During setting of equipment, sections and joining of sections. b. For full inspection of installation prior to startup with signoff. c. During startup. (Please note that these services may require multiple trips)	Y	
24	Subcontractor to include any out of sequence or temporary work necessary to provide sprinkler service to the permanent elevators in accordance with the selected Subcontractor's schedule.	Y	
25	Prior to filling sprinkler lines this subcontractor it's to provide an air pressure test per zone verify the system is does not leak and is to be witnessed by the construction manager. This does not supersede this Subcontractor's responsibility to perform the any testing required by division 21 specifications and local authorities having jurisdiction.	Y	
26	Provide a Temporary Fire protection utilizing the permanent risers in the building in accordance with code. Standpipes must be available during construction as a dry standpipe, complete with Fire Department valves and Fire Department Connections and signage indicating it is a Dry Standpipe System. Provide all additional fittings as necessary to isolate standpipes for temporary use and to accommodate the continual extension of standpipes during construction. Provide a final tie-in to water supply upon completion of building enclosure; building heating systems are active; and after receiving Fire Department approval. Modify signage to indicate use as a wet-standpipe system as soon as tie-in to water supply occurs. Valves at each floor shall closed, chained and locked.	Y	
WORK NOT INCLUDED			
1			
2			
3			
UNIT PRICES			
1			
2			
COST BREAKDOWN			
1	Total Material		
2	Total Labor		
3	All Fire-stopping & Fire-safing of penetrations.	\$	8,500.00
4	Fire Suppression Insulation	\$	4,600.00
5	BIM Coordination	\$	43,000.00
ALTERNATES			
1	Deduct to remove All Fire-stopping & Fire-safing of penetrations in 21A Package	\$	(8,500.00) To Be Decided
2			
3			
ALLOWANCES			
1			
2			
PROJECT MANUAL DOCUMENTS			
1	General Instructions to Bidders	Y	
2	Bid Bond Form	Y	
3	Invitation to Bid	Y	
4	Sample Trade Contract Agreement(s)	Y	
5	Contract between Construction Manager and Trade Contractor	Y	
6	State of Ohio Subcontract Form	Y	
7	Trade Contract Conditions	Y	
8	Project Quality Plan	Y	
9	Owner Contract Agreement (REDACTED)	Y	
10	A201 or Owner Contract General Conditions	Y	
11	Owner Contract Special Conditions (Russian War)	Y	
12	Economic Inclusion Plan	Y	
13	Gilbane Project Safety Plan	Y	
14	Gilbane Non-Negotiables	Y	
15	GOCContractor User Set-up and Learners Guide	Y	
16	Emergency Action Plan	Y	

17	Business Credentialing Service (BCS) Insurance Tracking Procedures	Y	
18	Sample Certificate of Insurance	Y	
19	Standard Performance & Payment Bond Form	Y	
20	Standard Supply Bond	Y	
21	Billing Instructions	Y	
22	Textura-CPM Subcontractor Overview	Y	
23	Partial and Final Waiver Forms	Y	
24	Stored Material Forms	Y	
25	Certified Payroll Instructions	Y	
26	Prevailing Wage Requirements	Y	
27	Tax Exempt Certificate	Y	
28	Project Schedule - Baseline Schedule	Y	
29	Advanced Planning & Scheduling Procedures	Y	
30	Site Logistics, Site Utilization, and/or Phasing Plan(s)	Y	
31	Existing Building / Site Conditions Report	Y	
32	Drawing Log	Y	
33	Specification Log	Y	
34	BIM Standards	Y	
35	Technology Usage - Software Utilization / Technology Requirements	Y	
36	Technology Usage - Subcontractor OAKS-CI	Y	
37	General Scope Items	Y	
38	Bid Package Specific Scope Items	Y	
39	Labor Breakdown Sheet	Y	
40	Project Procurement Log	Y	
41	Waste Management Plan	Y	
42	Bid Package Supplement #1	Y	
43	Bid Package Supplement #2	Y	
44	Bid Package Supplement #3	Y	
45	Bid Package Supplement #4	Y	
46	6.17.22 KSU ACCOBE PreBid RFI Answers #1	Y	
47	6.30.22 KSU ACCOBE PreBid RFI Answers #2	Y	
48	7.08.22 KSU ACCOBE PreBid RFI Answers #3	Y	

Contractor Acceptance Signature

Date

8-25-22

21A, 22A, 23A

Combined Contract

Value:

\$

\$12,862,523

Kent State University - College of Business Administration Bid Event 2 BID PACKAGE #22A Plumbing		INCLUDED: Y/N	Clarifications, Assumptions, & Exclusions
<i>Items formatted in blue italics font added in Bid Supplement #1 dated June 23rd 2022</i>		Y	
<i>Items formatted in green italics font added in Bid Supplement #2 dated June 26th 2022</i>		Y	
<i>Items formatted in orange italics font added in Bid Supplement #3 dated June 29th 2022</i>		Y	
<i>Items formatted in purple italics font added in Bid Supplement #4 dated July 20th 2022</i>		Y	
SPECIFICATIONS INCLUDED (included in their entirety unless otherwise clarified)			
	Division 1 Specifications	Y	
	220500 Common Work Results for Plumbing	Y	
	220501 Basic Mechanical Materials and Methods for Plumbing	Y	
	220513 Common Motor Requirements for Plumbing Equipment	Y	
	220517 Sleeves and Sleeve Seals for Plumbing Piping	Y	
	220518 Escutcheons for Plumbing Piping	Y	
	220523 General Duty Valves and Strainers for Plumbing Piping	Y	
	220529 Hangers and Supports for Plumbing Piping and Equipment	Y	
	220553 Identification for Plumbing Piping and Equipment	Y	
	220719 Plumbing Piping Insulation	Y	
	220800 Commissioning of Plumbing Systems	Y	
	221113 Facility Water Distribution Piping	Y	Pro Press
	221116 Domestic Water Piping	Y	
	221119 Domestic Water Piping Specialties	Y	
	221123.21 Inline, Domestic-Water Pumps	Y	
	221313 Facility Sanitary Sewers	Y	Cast Iron Above, PVC Below
	221316 Sanitary Waste and Vent Piping	Y	
	221319 Sanitary Waste Piping Specialties	Y	
	221319.13 Sanitary Drains	Y	
	221413 Facility Storm Drainage Piping	Y	Cast Iron Above, PVC Below
	221423 Storm Drainage Piping Specialties	Y	
	223400 Fuel Fired Water Heaters	Y	
	224000 Plumbing Fixtures	Y	
	224500 Emergency Plumbing Fixtures	Y	
WORK INCLUDED			
The following are included as it relates to this scope of work:			
<i>The Scopes of Work attachment is not intended to be an all inclusive listing of the specified Contract Scope of Work, but merely to highlight the major items of work. This subcontractor is to include all supplemental work required to install all components of a package. This subcontractor shall provide (furnish and install) the following work:</i>			
1	Provide all labor, material and equipment to complete the plumbing work as shown on the contract documents and as required for complete, workable and acceptable plumbing system (domestic water, sanitary, storm water, gas, etc.) This includes but is not limited to all related piping, hangers, valves, traps, pumps, venting, insulation, expansion loops/fittings, vibration isolation, backflow preventers, hammer arrestors, floor drains, plumbing equipment, plumbing fixtures, water heaters, testing, natural gas piping systems, and associated piping, and other miscellaneous appurtenances as required to provide a complete plumbing system. The submitted bid proposal shall be assumed to be complete and inclusive of all required work, however incidental, and not mentioned within, for complete integrated and whole systems unless specified otherwise.	Y	
2	If any items are not shown, but required for a complete and functional plumbing system, they must be clarified with the bid. Any items not shown and not clarified with the bid are the responsibility of this subcontractor.	Y	
3	A journeyman plumber shall be on standby to monitor all concrete pours to ensure pipe sub-ups and drain bodies do not break or move. Include overtime required for concrete pours.	Y	
4	The Elevator subcontractor will make available one elevator car for construction usage. Provide expedited install of all permanent plumbing systems to facilitate this usage. All associated costs for this out of sequence work shall be included in the base bid.	Y	
5	Provide all access doors as required for applicable equipment and devices installed in walls and above drywall ceilings as suitable for each application. Furnish access doors to the Drywall subcontractor for install as required to provide full access to any items furnished and installed under this scope of work. Access doors as specified shall be coordinated with the adjacent finishes and shall be appropriately rated. Ratings on access doors shall match the rating of the wall or ceiling in which it is installed.	Y	
6	Assume core drilling, pilot holes will be required. Provide appropriate crew size to complete the work: drilling and core removal from below.	Y	
7	Provide drip pans as required where plumbing piping crosses over electrical and other work as required /allowed by Code and AHJ. Provide piping for these drip pans to a safe point of discharge.	Y	
8	Furnish to the Concrete subcontractor any sleeves to be installed in core walls for penetrations. This subcontractor is to provide any penetrations and sleeves needed at non-core walls and floors for their scope of work.	Y	
9	Provide all firestopping, sound caulk and sealing at all penetrations through all surfaces. Firestopping at rated assemblies, acoustical/elastomeric at all other locations.	Y	
10	All pipe penetrations at floor/ceiling level shall be watertight to prevent the passage of water in the event of a leak. Maintain weather tight conditions at all times at all penetrations, arrange temporary protection as required to provide same.	Y	
11	Furnish, layout, and install all sleeves in concrete decks. Lay out with Trimble or equivalent instrument. This work will be in sequence with the concrete schedule and will require overtime.	Y	
12	All sleeves to be capped flush with the concrete by this Subcontractor for fall protection and falling object protection. If caps break through construction, replace as needed. Protect pipe stub-ups from damage during construction.	Y	
13	Provide all steel angle supports, roof curbs, framed equipment supports, piping supports, etc. for all piping equipment. Provide shop drawings showing equipment and support details and locations coordinated with structural members and other components.	Y	
14	All unpainted exposed support steel installed as part of this scope of work shall be primer painted prior to installation.	Y	
15	Provide all unspecified (illustrated or noted on contract drawings) structural bracing and miscellaneous metals required for penetrations at walls and slab on deck.	Y	
16	Provide cutting for all needed roof penetrations.	Y	
17	Coordinate all roof penetrations and materials with the Roofing subcontractor. Coordinate with Roofing subcontractor to provide and/or install pipe boots (provided by this subcontractor), flashing, counter flashing, insulate, and seal all penetrations at the time they are made and the subcontractor has completed the penetration. This is to eliminate the possibility of water damage to facilities and equipment. This subcontractor shall be responsible for covering and protecting all roof openings as required during construction.	Y	
18	Each subcontractor is responsible for providing all housekeeping pads (interior and exterior) required for their scope of work.	Y	

19	Provide all VFDs/VFCs, disconnects, motors, and motor starters required for equipment provided under this Contract. Installation and final electrical equipment connections are by the Electrical subcontractor. This subcontractor will be responsible for control wiring, start up, programming, and testing of this equipment.	Y	
20	All package equipment provided by this subcontractor shall be fully coordinated with electrical for a complete operational system. The Electrical Contractor will provide power to disconnect. Coordinate power loads with the Electrical subcontractor.	Y	
21	Provide all heat tracing for the work of this bid package to prevent freezing pipes, including any controllers and alarm points. The Electrical subcontractor will have single point of connection.	N/A	
22	Provide all equipment and supports required to complete the scope of work. This includes any miscellaneous metals, frames, etc. All equipment and systems must be rigidly supported and anchored. subcontractor is responsible for providing all supplementary bracing members as required.	Y	
23	All outdoor, damp location, or mechanical space floor mounted supports shall have 4 hole base plates. Plates shall be anchored with approved galvanized or equal concrete studs, nut and washers on both sides of the plate. The bottom of the plate shall be held at least 1" off the floor for grout. Grout shall be tapered from bottom of plate to the floor in a neat workmanship manner. This subcontractor shall be responsible for grouting all installed support for this scope of work with non-shrink grout.	N/A	
24	Earthwork subcontractor will bring the domestic water, sanitary, and storm to within 5' of the building footprint, this bid package is to extend from 5' outside the building throughout the building. Include all excavation, daily removal of spoils, and any other work to complete the installation of the underground work. Backflow preventer by this subcontractor inside the building. Water meter provided by this subcontractor.	See Clarification	Sanitary & Storm 5' Outside, Domestic Water Connection inside building.
25	Provide link-seal at any subgrade penetrations into building space.	Y	
26	Provide identification labels for all equipment, valves, pipes, etc. for the work in your bid package in accordance with the contract documents.	Y	
27	Provide all required mockups as listed per contract documents & specs.	Y	
28	If there is an oversight in the coordination process and/or on the coordination drawings that causes conflicts with the field installation, each subcontractor involved will be responsible for redesigning and relocating their systems at their own expense. If the conflict cannot be settled by the subcontractors in the field, Gilbane will make a final decision as to which system will need to be moved (decision will be based on the amount of work and the complexity of moving systems). Gilbane's decisions will be final and at the expense of the subcontractor as applicable. If a subcontractor fails to properly follow the coordination drawings and cause conflicts with other systems, the subcontractor in error shall immediately rework his installation or arrange for other subcontractors to immediately rework their systems at the (in error) subcontractor's expense. No additional costs will be authorized by the CM for rework caused by lack of field coordination or errors in the coordination drawings or process.	Y	
29	All MEP subcontractors are to install systems (above ceiling etc.) so that access is not blocked to other systems & equipment such as cable tray, valves, dampers, VAV Boxes, electrical boxes, etc. In addition all such items must be installed so they are easily accessible for operation and maintenance. Gilbane will monitor installations for accessibility. If determined by Gilbane that MEP installations installed under this scope of work are not accessible, this subcontractor shall relocate equipment/systems at no additional cost to the project.	Y	
30	Participate in the commissioning. Complete all pre-functional checklists, perform functional testing, and submit reporting as required by Commissioning agent.	Y	
31	Provide all insulation.	Y	
32	Accelerate installation of roof drains to provide drainage of all roofing systems. Provide temporary storm piping as required through the building construction to remove water from the building, including tees and branch lines to pick up temporary drains.	Y	
33	Provide all excavation, spoils removal, bedding, aggregate backfill, compaction, and related work for underground plumbing work. Provide link-seal at any subgrade penetrations. Spoils are to be trucked off daily to a specified location by the CM, no stockpiling of spoils onsite.	Y	
34	Provide all sump pumps, settling basins, sewage ejectors, booster pumps, elevator sump pumps, associated sensor controls and alarms, contacts, other related pumps, water heaters, pressure relief valve stations. All pumps to be monitored by Building Management System.	Y	
35	Provide excavation for all pumps with the exception of the elevator sump pump. Excavate, haul-off spoils daily and provide premium backfill.	Y	
36	Provide temporary sump pumps/ejector pumps in all locations where permanent pumps are specified. Provide maintain and remove prior to permanent pump install and commissioning.	Y	
37	Provide all fixtures on the fixture and equipment schedule. Plumbing fixtures include, but are not limited to, sinks toilets, drinking fountains, faucets. Provide all undermount sinks, any sinks that are integral with the countertop will be provided by the Countertop subcontractor.	Y	
38	Provide all site and building natural gas, temporary and permanent, for a complete system from the manifold location. Refer to M drawings for more info. Provide manifold, meter setting, emergency power solenoid valves, regulators, etc. This includes the containment piping. Provide gas piping and distribution throughout the site and building.	See Clarification	Picking up natural gas from outlet flange from Meter Ohio Dominion
39	Provide gas and final connections to all interior equipment/appliances. This includes, but is not limited to, boilers air handlers, fireplaces, gas powered appliances. Provide hose for any gas feed appliances.	Y	
40	Provide gas and final connections to all exterior equipment/appliances.	Y	
41	Provide all roof drain assemblies for all roofs, terraces and pedestal paver areas. Refer to Architecturals for all locations. Coordinate location and elevation with roofer to ensure drains will be positioned at lowest point in the roof profile.	See Clarification	No Steel framing included for roof drains
42	Provide all overflow drains.	Y	
	This subcontractor is to provide the complete under slab drain tile system per plumbing design documents including the trenching of the drain tiles as shown on drawing S3-04. Trenching, installation of under slab drainage piping system, clean outs, trench backfill by this subcontractor. 03A Concrete contractor will provide the 12" to 18" layer of rock.	Y	
43	Provide all floor drains, and all trench drains shown for building.	Y	
44	Provide water for irrigation systems with backflow preventer, submeter, and stub 5 feet outside of the building. Coordinate Tie in with 23A	Y	
45	Make final plumbing connections to all equipment, regardless if connections are for own work or by others.	Y	
46	All Kitchen appliances will be furnished by others. Appliances will be unloaded from the truck and delivered to each room by the 06A General Trades subcontractor. The MEP subcontractors are to provide all final connections/install listed on "Kitchen Equipment Schedule" on drawing E8-04 and any other appliance which has a plumbing connection.	Y	
47	All garbage disposals and controls/switches to be installed by this subcontractor. General trades to furnish. Coordinate install with cabinet/countertop subcontractors for appropriate location/install. Final location to be provided by AE and Owner and General Trades subcontractors.	Y	
48	Provide under cabinet pipe protection where required.	Y	
49	This subcontractor is responsible for all permits required for this scope of work.	N/A	

50	Flush water lines before connecting to building piping to avoid sediment in lines. Flush, chlorinate, and test plumbing systems. Provide documentation and witness signatures for all.	Y	
51	Provide all temporary plumbing systems. Include extension of warranties, routine maintenance, and restoration to a like new condition of all base building equipment utilized during the construction period. Restoration of equipment shall be in a manner acceptable to the Architect and Owner and shall be completed prior to Substantial Completion.	Y	
52	Provide floor protection for all sleeves or penetrations over 2". 3/4" plywood minimum to be cast flash into the slab.	Y	
53	This subcontractor is to participate in the multi trade BIM coordination process. This 23A HVAC contractor will act as lead. All contractors are required to participate in a weekly coordination meeting with all contractors involved and hire a full time BIM employee to complete all BIM drawings for this scope of work. The architect will distribute Revit drawings which will need to be adjusted, refined, and clash detection software must be run (Navisworks). All clashes are to be inputted in BIM360 and discussed/resolved during the coordination meetings. Contractors must complete modeling in phases to comply with project schedule requirements and must not impact other trades work. All bulletins must be entered into the model in a timely fashion and an updated complete model must be turned over to the owner/architect at the end of the project. Reference Front End BIM coordination packet for additional requirements.	Y	
55	Provide under slab drainage system under entirety of slab as detailed on S3.04. 03A Contractor to pickup perimeter footing drain.	Y	
56	Full Compliance with LEED Silver Requirements	Y	
57	Provide temporary water into KSU ACCOBE building, Gilbane Project site Trailer and (1) one truck wash down station at existing Terrace Drive exit to Main Street. No water usage fees included by subcontractor.	Y	Temporary water into building will be from installed water main

WORK NOT INCLUDED

1			
2			
3			

UNIT PRICES

1			
2			

COST BREAKDOWN

1	Total Material		
2	Total Labor		
3	All Fire-stopping & Fire-safing of penetrations.	\$72,000	\$29,000 AS SAC 8-25-22
4	Plumbing Insulation	\$94,000	
5	Domestic Water System	\$500,000	
6	Sanitary System	\$600,000	
7	Storm System	\$300,000	
8	Natural Gas System	\$100,000	
9	Underslab Drain Tile	\$280,000	
10	Plumbing Fixtures	\$400,000	
11	BIM Coordination	\$52,000	

ALTERNATES

1	Deduct to remove All Fire-stopping & Fire-safing of penetrations in 22A Package	\$ 72,000.00	To Be Decided
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29,000 AS SAC 8-25-22

2			
ALLOWANCES			
1			
2			
PROJECT MANUAL DOCUMENTS			
1	General Instructions to Bidders	Y	
2	Bid Bond Form	Y	
3	Invitation to Bid	Y	
4	Sample Trade Contract Agreement(s)	Y	
5	Contract between Construction Manager and Trade Contractor	Y	
6	State of Ohio Subcontract Form	Y	
7	Trade Contract Conditions	Y	
8	Project Quality Plan	Y	
9	Owner Contract Agreement (REDACTED)	Y	
10	A201 or Owner Contract General Conditions	Y	
11	Owner Contract Special Conditions (Russian War)	Y	
12	Economic Inclusion Plan	Y	
13	Gilbane Project Safety Plan	Y	
14	Gilbane Non-Negotiables	Y	
15	GOCContractor User Set-up and Learners Guide	Y	
16	Emergency Action Plan	Y	
17	Business Credentialing Service (BCS) Insurance Tracking Procedures	Y	
18	Sample Certificate of Insurance	Y	
19	Standard Performance & Payment Bond Form	Y	
20	Standard Supply Bond	Y	
21	Billing Instructions	Y	
22	Textura-CPM Subcontractor Overview	Y	
23	Partial and Final Waiver Forms	Y	
24	Stored Material Forms	Y	
25	Certified Payroll Instructions	Y	
26	Prevailing Wage Requirements	Y	
27	Tax Exempt Certificate	Y	
28	Project Schedule - Baseline Schedule	Y	
29	Advanced Planning & Scheduling Procedures	Y	
30	Site Logistics, Site Utilization, and/or Phasing Plan(s)	Y	
31	Existing Building / Site Conditions Report	Y	
32	Drawing Log	Y	
33	Specification Log	Y	
34	BIM Standards	Y	
35	Technology Usage - Software Utilization / Technology Requirements	Y	
36	Technology Usage - Subcontractor OAKS-CI	Y	
37	General Scope Items	Y	
38	Bid Package Specific Scope Items	Y	
39	Labor Breakdown Sheet	Y	
40	Project Procurement Log	Y	
41	Waste Management Plan	Y	
42	Bid Package Supplement #1	Y	
43	Bid Package Supplement #2	Y	
44	Bid Package Supplement #3	Y	
45	Bid Package Supplement #4	Y	
46	6.17.22 KSU ACCOBE PreBid RFI Answers #1	Y	
47	6.30.22 KSU ACCOBE PreBid RFI Answers #2	Y	
48	7.08.22 KSU ACCOBE PreBid RFI Answers #3	Y	

Subcontractor Acceptance Signature



Date

8-25-22

21A, 22A, 23A

Combined Contract Value:

\$

\$12,862,523

Kent State University - College of Business Administration		INCLUDED: Y/N	Clarifications, Assumptions, & Exclusions
Bid Event 2 BID PACKAGE #23A HVAC			
<i>Items formatted in blue italics font added in Bid Supplement #1 dated June 23rd 2022</i>		Y	
<i>Items formatted in green italics font added in Bid Supplement #2 dated June 30th 2022</i>		Y	
<i>Items formatted in orange italics font added in Bid Supplement #3 dated July 13th 2022</i>		Y	
<i>Items formatted in purple italics font added in Bid Supplement #4 dated July 20th 2022</i>		Y	
SPECIFICATIONS INCLUDED (included in their entirety unless otherwise clarified)			
Division 1 Specifications		Y	
230500 Common Work Results for HVAC		Y	
230501 Basic Mechanical Materials and Methods for HVAC		Y	
230513 Common Motor Requirements for HVAC Equipment		Y	
230517 Sleeves and Sleeve Seals for HVAC Piping		Y	
230518 Escutcheons for HVAC Piping		Y	
230519 Meters and Gages for HVAC Piping		Y	
230523 General Duty Valves and Strainers		Y	
230529 Hangers and Supports for HVAC Piping and Equipment		Y	
230548 Vibration and Seismic Controls for HVAC		Y	
230553 Identification for HVAC Piping and Equipment		Y	
230593 Testing, Adjusting, and Balancing for HVAC		Y	
230713 Duct Insulation		Y	
230716 HVAC Equipment Insulation		Y	
230719 HVAC Piping Insulation		Y	
230800 Commissioning of HVAC Systems		Y	
230900 Electronic Control Systems		Y	
230910 Digital Control System		Y	
232113 Hydronic Piping		Y	
232116 Hydronic Piping Specialties		Y	
232123 Hydronic Pumps		Y	
232125 Radiant Heating system		Y	
232214 Heating Terminal Units		Y	
232300 Refrigerant Piping		Y	
232500 Chemical Treatment		Y	
233113 Metal Ducts		Y	
233126 Split System Air Conditioning Units		Y	
233300 Air Duct Accessories		Y	
233423 HVAC Power Ventilators		Y	
233433 Hydronic Air Curtains		Y	
233600 Air Terminal Units		Y	
235216 Condensing Boilers		Y	
235701 Snow Melting Systems		Y	
236500 Factory Fabricated Cooling Towers		Y	
237100 Variable Frequency Drives		Y	
237313 Central Station Air Handling Units		Y	
238239.13 Cabinet Unit Heaters		Y	
238239.16 Propeller Unit Heaters		Y	
WORK INCLUDED			
The following are included as it relates to this scope of work:			
The Scopes of Work attachment is not intended to be an all inclusive listing of the specified Contract Scope of Work, but merely to highlight the major items of work. This subcontractor is to include all supplemental work required to install all components of a package. This subcontractor shall provide (furnish and install) the following work:			
1	Provide all labor, supervision, material and equipment to complete the scope of work as per plans and specifications as indicated in the Division 23 and related sections. Provide all sections highlighted in the specific scopes, related work sections to provide a completely functioning system. Include all HVAC controls.	Y	
2	Provide all labor, material and equipment to complete the HVAC System as shown on the contract documents and as required for complete, workable and acceptable system. This includes but is not limited to: sleeves & seals, escutcheons, meters & gages, valves & strainers, hangers and supports, vibration & seismic controls, all HVAC insulation, control systems, hydronic piping & pumps, radiant heating system, terminal units, refrigerant piping, chemical treatment, metal ducts, split system units, duct accessories, HVAC power ventilators, hydronic air curtains, air terminal units, HVAC load reduction modules, condensing boilers, snow melt system, centrifugal water chillers, factory fabricated cooling towers , variable frequency drives, air handling units, cabinet unit heaters, and propeller unit heaters.	Y	
3	Provide all concrete bases for equipment requiring a pad including referenced in the Mechanical documents, specifications and manufacturers recommendations. Provide alignment and grouting for HVAC equipment. All pads must be finished per spec and include a beveled edge. Seal per concrete spec.	Y	
4	Anchor bolts, bases and supports made of steel for plumbing equipment to be supplied and set by this trade subcontractor and coordinated with other trades.	Y	
5	Including all roof curbs, flashings and counter-flashings, pre-manufactured sound attenuating curbs, fiberglass insulation, wood blocking (nailers), fasters, and gasketing as it pertains to this scope.	Y	
6	Include all concrete curbs at penetrations. Include the angles, sealants and accessories to provide a complete rated system.	Y	
7	Provide sleeves and sleeve seals for HVAC piping as shown on the contract documents. If core drilling is the chosen method this subcontractor will contain all slurry and have a man on and below/ above the floor being drilled. Xray's will be required to drill through all concrete. Coordination with concrete contractor and other trades is required. This subcontractor shall be responsible for all misc. metals required to maintain structural integrity of the floor or wall at installed penetrations.	Y	
8	Provide all supports, anchors, blocking, steel plates, steel bases, vibration pads, sealant, firestopping, etc. as required for pipe/duct risers.	Y	

9	Fire/ smoke sealing of wall, floor and ceiling penetrations is required by this trade regardless of sequence of operation per contract documents and Ohio Building Code. In addition to the fire/smoke sealing requirements this subcontractor is to provide all interior sealants (079200) adjacent to this scope of work in areas that remain exposed regardless of the sequence of work and whether it is shown in the document or not. Provide nicely taped and tooled transitions between all adjacent work.	Y	
10	This Trade subcontractor shall be responsible to furnish access doors to the General Trades and provide layout. Clearly mark on the concrete floor or wall. This Trade subcontractor shall be responsible to furnish all access doors to the 09A Framing subcontractor required by this scope of work that are not shown on the architectural drawings.	Y	
11	All access doors are managed by KSU University Facilities Maintenance (UFM) and they require a Corbin Russ Cylinder and Cores and should be keyed per the KSU requirements. This Hardware takes a min of 8 weeks to get. This subcontractor is to order extra hardware to prevent delays.	Y	Per Contract Documents
12	Provide escutcheons for HVAC piping and other penetrations through ceilings or walls at exposed areas or finished spaces.	Y	
13	Provide a complete electronic set of all operation and maintenance manuals, bookmarked by specification in addition to bound sets included in the specification section.	Y	
14	The VFDs will be provided by the HVAC subcontractor. This subcontractor shall receive and install all VFD's and provide all associated support. Close coordination with the HVAC controls subcontractor will be required to ensure proper path ways can be accomplished with the mounting arrangement.	Y	
15	Provide expansion fittings and loops for HVAC piping.	Y	
16	Provide Hangers and Supports for HVAC Piping, Ducts and Equipment Systems. Seal or correct all supports that penetrate other peoples work regardless of sequence of installation. Provide all misc. steel required for hangers not shown on documents. Patch/Seal/Paint as required.	Y	
17	Provide Identification for HVAC Piping and Equipment.	Y	
18	Provide Testing, Adjusting and Balancing for HVAC. Prepare a schedule showing when each system is expected to be ready for testing and balancing. Indicate specific building area and system. Coordinate with other trades, balancing agency, the University, AE and CM to establish a schedule for testing and balancing.	Y	
19	Provide HVAC insulation. All field installed insulation to be delivered just in time and cleaned up daily.	Y	
20	Provide Metal Ducts, HVAC Casings and Plenums, Dampers, Silencers and Acoustic Treatment, Plenum Mounted Access Doors and Flexible Connectors.	Y	
21	All plenums secured to underside of cellular deck are to be air tight. subcontractor is responsible for all angles, stiffener steel, continuous caulking, gasketing, access doors, etc. for all plenums as shown on the contract documents.	Y	
22	Provide HVAC fans, Air Terminal Units, Diffusers, Registers, Grilles, Air Filtration Products and Breechings/Chimneys and Stacks	Y	
23	Provide HVAC commissioning and coordinate with KSU's hired commissioning agent. This Trade subcontractor will participate in the commissioning process, maintain and update QA/QC reports/ findings submit Installation Verification Reports, Pre-functional Start-up Reports, Functional Performance Test Reports and other Commissioning relate reports in compliance with the Commissioning Specifications.'	Y	
24	Prior to final startup and commissioning, clean all duct-work, equipment and devices used during temporary heating and cooling.	Y	
25	Provide and install all interior and exterior louvers shown on the contract documents per "Fixed Louver" specification 080110. Include all coordination, cutting, patching, support steel, lintels, sealants, accessories, trim, flashing, blocking, counter flashing and paint for a complete weather tight system. Coordinate with mason, general trades, concrete subcontractor, etc. for all louvers being placed. This subcontractor will provide temp weather tight seal on all openings if louver is not installed as in sequence with construction. Provide as alternate	N	Not Accepted Alternate. In 05B Misc. Metals
26	Provide maintenance to the required temperatures and humidity within sufficient ranges as required by the manufacturers an subcontractors performing the interior finish work. Failure of the HVAC subcontractor to properly maintain the required temperatures and humidity may result in replacement of damaged interior finishes at the HVAC subcontractor's expense. Perform any out of sequence work necessary to meet this requirement. All costs to support this effort shall be included in the base bid. Provide and maintain temporary filters to protect the permanent systems.	Y	
27	Provide temporary heat for the entire building after the building is enclosed for 1 heating season. Temp heat shall be maintained at 50 degrees or higher. Include heaters, fans for circulation, metering, fuel, consumption, hoses, regulators, coordination with electrical subcontractor for power, etc. for a complete system. Fuel is to be natural gas, not propane. Provide temporary cooling per SA Comunale 8/16/22 proposal for a duration of 5 months.	Y	Consumption by Gilbane
28	Provide temporary maintenance and extended warranties for all equipment turned on prior to final acceptance from the Owner. All final warranties shall begin upon Owner Acceptance for the project.	Y	
29	Manufacturer's representatives shall monitor and advise via on site visits the subcontractor on proper installation of all equipment provided under this scope of work.	Y	
30	This subcontractor is to participate in the multi trade coordination process. Coordinator shall be required to attend weekly coordination meetings on site and have authority to edit Cad files to relocate services found to be in conflict with other building components.	Y	BIM Coordination in house by SA Comunale
31	This subcontractor is to participate in the multi trade BIM coordination process. This 23A HVAC subcontractor will act as lead. All contractors are required to participate in a weekly coordination meeting with all contractors involved and hire a full time BIM employee to complete all BIM drawings for this scope of work. The architect will distribute Revit drawings which will need to be adjusted, refined, and clash detection software must be run (Navisworks). All clashes are to be imputed in BIM360 and discussed/resolved during the coordination meetings. Contractors must complete modelling in phases to comply with project schedule requirements and must not impact other trades work. All bulletins must be entered into the model in a timely fashion and an updated complete model must be turned over to the owner/architect at the end of the project. Reference Front End BIM coordination packet for additional requirements.	Y	
32	All skid mounted equipment provided by this trade, shall be fully coordinated with electrical controls and security systems and be complete operational systems. Electrical subcontractor to provide main power to local disconnect point. This subcontractor shall coordinate power load with electrical subcontractor. Coordinate with plumbing subcontractor for all work containing plumbing connections.	Y	
33	This subcontractor is to participate in coordination efforts and provide additional layout for all items located in ceilings, including but not limited to vestibules, gyp board ceilings, Decorative acoustic ceilings, and light coves. This subcontractor is to cut holes as necessary to complete scope of work. Providing and installing of clips and supports needed for devices must be included in this bid package.	Y	
34	This subcontractor is responsible for all permits required for this scope of work.	N/A	State of Ohio

35	Provide all snow melt work including but not limited to manifolds, valves, piping, insulation, etc. for a complete and operational system. Extensive coordination is required with the concrete and site subcontractors.	Y	
36	Provide installation of chilled water line with connection at site limit, including excavation, hookup, backfill.	Y	
37	Full Compliance with LEED Silver Requirements	Y	
38	This subcontractor is responsible for MMT-02, MMT-03. See detail A4 on Drawing A4.10.	Y	
WORK NOT INCLUDED			
1			
2			
3			
UNIT PRICES			
1			
2			
COST BREAKDOWN			
1	Total Material		
2	Total Labor		
3	All Fire-stopping & Fire-safing of penetrations.		
4	Temporary Heating & Cooling		
5	HVAC Insulation		
6	BIM Coordination		
7	DDC Controls		
8	Chilled Water Line		
9	Snowmelt System		
10	Ductwork		
11	Diffusers		
12	Boilers		
13	Air Handling Units		
ALTERNATES			
1	Add to provide Interior & Exterior Louvers	\$ 104,500.00	Not Accepted
2	Add to provide installation of chilled water line from site limit to White Hall.	\$ 209,600.00	To Be Decided
3	Radiant Flooring System	\$ 70,808.00	To Be Decided
4	Air Enterprises Air Handling Unit - Per Addendum #2	\$ 626,918.00	To Be Decided
5	Deduct to remove All Fire-stopping & Fire-safing of penetrations in 23A Package	\$ (33,000.00)	To Be Decided
ALLOWANCES			
1			
2			
3			
PROJECT MANUAL DOCUMENTS			
1	General Instructions to Bidders	Y	
2	Bid Bond Form	Y	
3	Invitation to Bid	Y	
4	Sample Trade Contract Agreement(s)	Y	
5	Contract between Construction Manager and Trade Contractor	Y	
6	State of Ohio Subcontract Form	Y	
7	Trade Contract Conditions	Y	
8	Project Quality Plan	Y	
9	Owner Contract Agreement (REDACTED)	Y	
10	A201 or Owner Contract General Conditions	Y	
11	Owner Contract Special Conditions (Russian War)	Y	
12	Economic Inclusion Plan	Y	
13	Gilbane Project Safety Plan	Y	
14	Gilbane Non-Negotiables	Y	
15	GOContractor User Set-up and Learners Guide	Y	
16	Emergency Action Plan	Y	
17	Business Credentialing Service (BCS) Insurance Tracking Procedures	Y	
18	Sample Certificate of Insurance	Y	
19	Standard Performance & Payment Bond Form	Y	
20	Standard Supply Bond	Y	
21	Billing Instructions	Y	
22	Textura-CPM Subcontractor Overview	Y	
23	Partial and Final Waiver Forms	Y	
24	Stored Material Forms	Y	
25	Certified Payroll Instructions	Y	
26	Prevailing Wage Requirements	Y	
27	Tax Exempt Certificate	Y	
28	Project Schedule - Baseline Schedule	Y	
29	Advanced Planning & Scheduling Procedures	Y	
30	Site Logistics, Site Utilization, and/or Phasing Plan(s)	Y	
31	Existing Building / Site Conditions Report	Y	
32	Drawing Log	Y	
33	Specification Log	Y	
34	BIM Standards	Y	
35	Technology Usage - Software Utilization / Technology Requirements	Y	
36	Technology Usage - Subcontractor OAKS-CI	Y	
37	General Scope Items	Y	
38	Bid Package Specific Scope Items	Y	
39	Labor Breakdown Sheet	Y	
40	Project Procurement Log	Y	
41	Waste Management Plan	Y	
42	Bid Package Supplement #1	Y	
43	Bid Package Supplement #2	Y	
44	Bid Package Supplement #3	Y	
45	Bid Package Supplement #4	Y	
46	6.17.22 KSU ACCOBE PreBid RFI Answers #1	Y	

47	6.30.22 KSU ACCOBE PreBid RFI Answers #2	Y	
48	7.08.22 KSU ACCOBE PreBid RFI Answers #3	Y	

Subcontractor Acceptance Signature



Date

8-25-22

21A, 22A, 23A

Combined

Contract Value:

\$

\$12,862,523



Kent State University - College of Business Administration
Bid Event 2
General Scope of Work
8/25/2022

Architect: The Collaborative Inc.
One SeaGate, Park Level 118
Toledo, OH 43604

Construction Manager: Gilbane Building Company
950 Main Avenue, Suite 1410
Cleveland, OH 44113
Phone: (216) 535-3000

SCOPES OF WORK

The scope of work for each bid package is defined by the General Scopes of Work for contract requirements

Kent State University - College of Business Administration Bid Event 2 General Scopes of Work - for ALL BIDDERS		
SAFETY	Included Y/N	Comments/Notes
1 Comply with The Project Safety Plan and all OSHA safety rules and regulations. Mandatory use of appropriate safety equipment such as hard hats, eye protection, hand protection, high visibility vests, and tie off protection to comply with the six (6) ft. fall rule, to be strictly enforced. The Subcontractor shall at all times conduct his operations and confine equipment and personnel to areas within the limits of the Work, taking care to protect all persons working and accessing the Project. The Subcontractor shall maintain and protect the perimeter fall protection installed and provide any additional protection, including temporary fall protection as required, to accomplish the Work.	Y	
2 Subcontractors at all levels are required to use safety helmets with fastened chin straps that comply with the following standards: ANSI Z89 (Type I or Type II) and EN12492 performance standards 4.2.1.2 (front energy absorption), 4.2.1.3 (side energy absorption), 4.2.1.4 (rear energy absorption), 4.2.3 (retention system strength), and 4.2.4 (retention system effectiveness)	Y	
3 Each individual working onsite must attend a 1-hour safety orientation meeting held at the Construction Manager's jobsite trailer, prior to performing any work onsite.	Y	
4 Each Subcontractor on the Project shall be required to participate in the Gilbane Cares safety program. In addition to the requirements outlined in the Project Safety Plan, each Subcontractor shall be required to participate in a Supervisory Skills workshop. This workshop is required for each Subcontractor's and major Sub-subcontractor's lead field personnel as well as the Subcontractor's Project Manager. The workshop will be conducted in two separate sessions each lasting four hours.	Y	
5 Drug Testing: Each individual working onsite must be in compliance with the Project's Substance Abuse Policy. The Subcontractor is responsible for pre-screening each of their employees who will be working on site immediately prior to assignment and all cost associated with this screening. Any employee failing this drug test will not be permitted on the jobsite and will be removed immediately.	Y	
6 In accordance with the Safety Plan, all prime contractors are required to have a full-time, dedicated safety person on site at all times once their manpower has reached 20 persons (including subcontractor personnel) or as the Construction Manager sees fit. This full-time safety person must submit a resume and be qualified with over 1 year of specific safety training. This person must be fully dedicated to safety (i.e. not someone who will be performing other tasks on the project).	Y	
USE OF SITE		
7 The Subcontractor is responsible to review existing site conditions and state of construction progress and coordinate such adaptation of process and work as required to fully integrate the work of this Package to the	Y	
8 No smoking or use of tobacco products is permitted on the Owner's property. Any individual found to be using tobacco products on the Owner's property will be permanently removed from the project site.	Y	
9 Each Subcontractor is responsible for lines, grades, its own field engineering and layout required for the execution of the Work. Perform field verification and measurements as required for proper integration of the Work. Each Subcontractor is cautioned that layout for construction must be taken from survey control lines established by the Construction Manager: not from column centerlines or other building elements. All work, specifically slab edges, perimeter studs, openings, penetrations, walls, masonry, etc. must utilize the control lines established or theoretical centerlines. Report any discrepancies which will affect construction tolerances to the CM immediately. Protect and maintain permanent horizontal and vertical layout controls installed by the Construction Manager. The cost to re-establish control lines disturbed or destroyed by the Subcontractor or its Subcontractors will be the Contractor's responsibility	Y	
10 Each Subcontractor shall provide its own field office, if necessary, telephones, fax machine, copy machine and any other office equipment required to complete their work. The Construction Manager's jobsite office shall not be used by the contractors for these purposes. Subcontractors shall not send, or have sent to the project, packages, payroll checks, faxes, etc. addressed "in care of Gilbane". The Construction Manager will not be responsible for any items sent to the project site addressed in this manner. The Subcontractor may be required to relocate or remove its job trailers as job conditions change. Any work associated with this shall be at no additional cost to the Project.	Y	

11	Subcontractor trailer locations are designated on the Site Utilization Plan. The size and placement of the trailer is subject to approval of the Construction Manager. The Construction Manager via another subcontractor will make available temporary power connections (meter sockets & disconnecting means) for field office trailers from a common service point. Connection of field office trailers to the service point is the responsibility of each subcontractor. Electrical service points for field trailers are limited. subcontractor shall coordinate requirements and availability with the Construction Manager.	Y	
12	Due to limited laydown area at the jobsite, the Subcontractor shall schedule deliveries to minimize space and time requirements for storage of materials and equipment onsite. Materials stored onsite must be installed within a two (2) week period, unless otherwise approved by the Construction Manager prior to delivering materials to the project site. The Subcontractor shall move any stored products under the Subcontractor's control which interferes with the operations of the Project or the Owner, as directed by the Construction Manager at no additional cost. All staging and material storage areas must be approved by the Construction Manager a minimum of one (1) week prior to material delivery. All materials determined to no longer be necessary due to design revisions, etc. will not be allowed to accumulate. These materials will be promptly identified and addressed by the Subcontractor as directed by the Construction Manager and removed from site if necessary.	Y	
13	Subcontractor shall include any costs for off-site storage. The Owner and/or Construction Manager will not be responsible for any storage costs, regardless of the reason for the need to store materials.	Y	
14	Onsite parking is limited. All Subcontractor Employees, Subcontractor Employees, Vendor Employees, Visitors, etc. will park in the designated Contractor Parking Areas as directed by Construction Manager. Parking for individual workers will be off site and is the responsibility of each Subcontractor.	Y	
15	Due to the Owner's existing operation immediately adjacent to the Project, any activity that produces excessive noise or otherwise prevents the Owner from operating under normal business conditions shall be performed at off hours or as otherwise directed by the Construction Manager. Subcontractors shall take additional measures to minimize the noise to a level which is acceptable to the Owner and Construction Manager.	Y	
16	The Subcontractor shall obtain prior approval thru the Construction Manager prior to utilizing mechanical lifts or equipment on concrete slabs. The Subcontractor shall submit the lift or equipment specifications (i.e. weight, point loads, etc.) to the Construction Manager a minimum of ten (10) days prior to using on the Project. Any equipment without prior approval by the Construction Manager shall be removed from the Project at the Subcontractor's expense.	Y	
17	Normal working hours for the Project are Monday through Friday from 7:00 am to 4:00 pm. Any subcontractor needing to perform work outside of these normal hours will require prior approval from the Construction Manager.	Y	
18	The Subcontractor shall protect existing construction and the work of other contractors from damage during the performance of its work. Any work damaged by this Subcontractor, or its employees or agents, shall be the responsibility of this Subcontractor to replace, at no additional cost.	Y	
19	Subcontractors shall exercise care when working around spray-on fireproofing previously applied to the structure. Subsubcontractors shall be responsible for patching fireproofing damaged during the installation of its work, through the onsite Fireproofing subcontractor. If arrangements are not made to repair the damage, the Construction Manager will make arrangements and backcharge the responsible Subsubcontractors as determined by the Construction Manager.	Y	
20	Subcontractors requiring access to roof must provide any required fall protection equipment and take measures to protect roofing systems. Damage to roofing systems as a result of work of this package will be the responsibility of this contractor to correct. Damage that cannot be identified and assigned to a particular subcontractor will result in the costs of repairs to be proportioned and assigned to the subcontractors working on the roof as deemed appropriate by the Construction Manager.	Y	
21	Each subcontractor will be responsible for the security of his own stored material, trailers, work, equipment, tools, etc.	Y	
22	No food or drinks are permitted within the building footprint. The Construction Manager will designate a communal Break Area for all construction personnel. With prior approval from the Construction Manager, each subcontractor may provide a Break / Change trailer for their personnel. The Construction Manager will NOT be providing a trailer for break or changing areas.	Y	
SCHEDULE			
23	The Subcontractor shall follow the Advanced Planning & Scheduling Procedures Document and provide monthly Material Status Reports, including status of shop drawings and material deliveries to ensure that materials are on schedule to maintain the Project Milestones. Participation in weekly work planning sessions and the Material Status report is a condition precedent to approval of the monthly application for payment.	Y	
24	Time extensions for adverse weather conditions will only be considered if the conditions are beyond the ten-year average weather conditions for the geographic area of the Project site as established by the United States Weather Service. Extensions for adverse weather conditions will be for time only and the Subcontractor shall not be entitled to additional compensation.	Y	
25	Subcontractor acknowledges that they fully understand the complexity of a project of this size and scope, recognizes that multiple mobilizations/demobilizations and/or multiple crews, out of sequence and come back work is necessary to accommodate the general flow of the work and to coordinate with the sequences described in the project schedule and has included in his bid price all costs of same. No additional cost will be considered for multiple mobilizations/demobilizations and/or multiple crews. They further agree to fully cooperate and coordinate their work with that of the other trades.	Y	
26	All contractual warranties will commence on the date of Substantial Completion. Provide all necessary extended warranties to account for the time period from completion of your work through this date.	Y	
COORDINATION			
27	All correspondence, submissions, etc., shall be routed through the Construction Manager's field office. There shall be no deviation without prior approval by the Construction Manager.	Y	
28	Provide all necessary fasteners, supports, and attachments as necessary for the proper installation of your Work. This Subcontractor shall be responsible for the paint/primer touch-up of all materials or patching of any work installed by others which are damaged as a result of this Subcontractor's fasteners, clips, hangers, supports, and/or other attachments installed during the performance of its Work.	Y	

29	Coordinate penetrations required for your work with the work of others. Coordinate locations and provide all required sleeves and/or miscellaneous metal prior to the installation of the wall, floor, ceiling or other system that will be penetrated by your work. All costs for saw cutting, coring, patching and/or repairs due to a lack of coordination shall be the responsibility of the Subcontractor that requires the penetration.	Y	
30	This Subcontractor shall provide all applicable sealants, caulking, flashing, trim pieces, or other expansion joint material when this Subcontractor's work abuts or penetrates the work of another Subcontractor. All materials shall make for a weather tight or fire rated assembly as required; be in compliance with the specifications and codes; and be compatible in color to the installed assemblies or as directed by the Architect, Owner, or Construction Manager.	Y	
31	Provide fire stopping system at all penetrations required for your work as required to maintain the fire rating of walls, floors, ceilings, or other rated assemblies in accordance with the Drawings and Specifications and to the satisfaction of the governing authority. Prior to installation of the fire stopping, proper documentation must be submitted for review by the A/E.	Y	
PAYMENT			
32	Labor Rate Breakdown sheets for all potential trade classifications are required to be completed and submitted prior to the first month's pay application.	Y	
33	A schedule of rental rates for machinery and/or equipment of the Subcontractor shall be provided to the Construction Manager for review and approval by the Construction Manager/Owner prior to the commencement of work on the site.	Y	
34	All time and material tickets must be submitted daily, on the day the work was performed, to the Construction Manager using the appropriate form. All tickets must show the date, description of work performed, the authorized potential change item (PCI) number, materials and equipment used, hours worked, names and trade classifications of the workers, and be sequentially numbered. Payment will not be made for tickets that are submitted and do not adhere to the requirements above. Verbal direction for T&M work is not allowed and costs will not be approved without written approval with an authorized PCI number. Each Subcontractor shall notify the Construction Manager in advance of performing any Time and Material work and receive approval from the Construction Manager to do so.	Y	
35	Potential Change Item Proposals: The RFQ form issued by the Construction Manager must be completed and returned with every proposal, along with all sub/supplier documentation as well as a copy of the applicable equipment rate sheets.	Y	
CLEANUP			
36	Each Subcontractor shall provide dust control to minimize dust around the project site as required for its work.	Y	
36	Perform daily cleanup of waste and debris resulting from your work. This includes placing all debris and trash in the dumpsters provided, neatly stacking all materials, and leaving the building in a broom clean condition daily. Failure by any Contractor to keep the facility clean on a daily basis will not be tolerated, as it is a direct hazard to a safe working environment. Failure to keep the building and site in an acceptable state of cleanliness will result in formal notification to the Subcontractors responsible, and performance of the required cleanup work by a third party cleaning service. The costs for this service will be suitably apportioned to the Subcontractors responsible.	Y	
37	In addition to the daily, clean up provide 1 man day per week per 10 workers (including subcontractors of this Subcontractor) for a joint Subcontractor clean-up team (usually Friday) as directed by the Construction Manager. Failure to provide the required laborers will result in a back-charge for cost incurred by the Construction Manager to supplement the clean up crew.	Y	
MISCELLANEOUS			
38	Subcontractor shall include all necessary means, methods, equipment, tools and services required to accomplish the Work of this Package, per the schedule including all required services, engineering, layout, hoisting, staging, scaffolds/personnel lifts, communications, portable electric power for welding, task lighting, localized dewatering, snow removal, temporary heat and weather protection.	Y	
39	Include all costs for permits, fees, bonds, tap-in fees, waste removal fees, assessments and inspections (exclusive of the general building permit) as applicable to your Work as levied or required by public authorities have jurisdiction. Include all re-inspection costs, as necessary, to complete the Work of this project.	Y	
40	Provide welding certificates for any individual performing welding prior to commencing work.	Y	
CLOSEOUT			
41	Punchlist: Contract must include working every affected trade on all Saturdays when there are outstanding punchlist items, if directed by the Construction Manager, at no additional cost.	Y	
WORK NOT INCLUDED			
42	See individual bid packages	Y	

Subcontractor Acceptance Signature

Date

8-25-22