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Wrightsville Beach Elementary School
Addition and Renovations
Wilmington, NC



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ALL TRADES TO REVIEW – ALLOWANCES, UNIT PRICES, ALTERNATES

ALLOWANCES

None defined at this time.

UNIT PRICES

**Unit Rate #1: Site Contractor rate for the removal of spoils related to excavations by other trades.
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ALTERNATES

None defined at this time.

PREFERRED BRAND ALTERNATES

Alternate #1: State the amount to be added to the base bid to provide Bogen as specified in section 275116-2.1A. No substitutions permitted.

Alternate #2: State the amount to be added to the base bid to provide Aiphone as specified in section 81300-2.1.A. No substitutions permitted.

Alternate #3: State the amount to be added to the base bid to provide United Security Products as specified in section 281600-2.10.A.1. No substitutions permitted.

Alternate #4: State the amount to be added to the base bid to provide United Security Products as specified in section 281600-2.10.B.1. No substitutions permitted.

Alternate #5: State the amount to be added to the base bid to provide Honeywell / United Security Products as specified in section 281600-2.10.C.2. No substitutions permitted.

Alternate #6: State the amount to be added to the base bid to provide Panasonic as specified in section 282300-1.4.D. No substitutions permitted.

Alternate #7: State the amount to be added to the base bid to provide Notifier as specified in section 283111-2.1.A.1. No substitutions permitted.

Alternate #8: State the amount to be added to the base bid to provide DDC system by Johnson Controls as specified in section 283111-2.1.A.1. No substitutions permitted.

*Wrightsville Beach Elementary School
Addition and Renovations
Wilmington, NC*



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Bid Package #BP 03

03 30 00 Cast-In-Place Concrete

14 21 23 Machine Room-Less Electric Traction Elevator

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

CONCRETE

1. Provide all foundations, slab on grade, foundation walls, elevated / raised concrete, stairs and ramps for interior and exterior for a complete installation of this scope of work.
2. Included excavation of elevator pit and backfill. This bid package responsible for all dewatering needed to complete this work. Coordinate with the waterproofer as needed.
3. Provide infill and patching of existing slab on grade and tie-in for new work. Coordinate with architectural, structural, and PME trades.
4. Raised concrete at existing rooms. Refer to architectural and structural plans.
5. Provide all excavating, digging, backfill and spoil removal as required.
6. Provide all reinforcing.
7. Provide all vapor barrier as required.
8. Provide all base and verify proper grade. Grade will be provided within 1/10" and it will be this subcontractor's responsibility to establish final grade.
9. Provide Epoxy Slab dowels as required
10. Sidewalks, curbs and concrete site paving by site contractor.
11. Provide footings for fenced storage enclosure under the new building.
12. Provide all exterior slabs as indicated on structural drawings.
13. Provide concrete including all necessary admixtures and additives in compliance with specification and hot weather and cold weather concrete procedures including, but not limited to water reducing admixture, hot water, cold water, ice, retardant, super-plasticizer, air entrainment, fly ash, etc.
14. Furnish all vertical protective rebar caps on all reinforcing dowels and turn over to project. Provide (100) additional reinforcing caps for caps anticipated to be lost/damaged during the construction.
15. Prior to construction, if the reinforcing is indicated as embedded in the concrete. Straighten and/or properly align this reinforcing as required for masonry installation and proper fit inside the masonry systems.



16. Include necessary mobilizations and material and equipment (pump, transport, light towers, etc.) locations as required to facilitate construction progress and/or as directed by Construction Manager
17. Set all anchor bolts as indicated, bolts provided by others, include for grouting baseplates.
18. Wash out all concrete materials in concrete washout location.
Maintain washout as needed for removal of concrete materials. Remove all concrete rubble generated by this scope from the site.
19. Stock pile all foundations spoils to central location.
20. Provide expansion and control joints within this work.
21. Provide all tools, equipment, hoisting, lifting, etc. as required to perform the work under this bid package:
 - a. Erection, dismantle, maintenance, and inspections are included.
 - b. Maintenance and inspection requirements remain the responsibility of this Bid Package for the entire duration.
 - c. Multiple deliveries and mobilizations of erection equipment required to fully erect scaffolding as the work of this Bid Package progresses are included.
 - d. Provide safe, controlled access under / through scaffolding into and out of the buildings at exterior door locations.
 - e. Areas will be brought to required subgrades as indicated on the Contract Documents by the Earthwork, Site Utilities, and Site Improvements Subcontractor. Any other required sub-grade preparations to place concrete are the responsibility of this Bid Package.
22. This subcontractor is responsible for backfill against all below grade footings, slabs and walls as required.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.



7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling



and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.

3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 04

04 01 00 Maintenance of Masonry

04 20 00 Unit Masonry

04 72 00 Cast Stone Masonry

07 84 00 Firestopping

14 21 23 Machine Room-Less Electric Traction Elevator

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

MASONRY

1. Provide all masonry work for a complete installation including, but not limited to the following: concrete masonry units (CMU), face brick, precast stone, mortar (include colored mortar if required), mortar admixtures, grout, concrete fill, reinforcing steel bars (within masonry CMU cells), rebar positioners, rebar caps, anchors (including seismic, veneer, dovetail, rigid, etc. anchors where required), ties, horizontal joint reinforcing, weeps, vents, control joints, compressible filler strips, expansion joints, through wall flashing, cavity drainage material, mortar net, pointing, cleaning, mock-ups, etc. as may be required to provide a complete and functional masonry package, whether detailed and/or implied on the Contract Documents, this Subcontractor is responsible for providing that item.
2. Masonry subcontractor will supply brick-ties for metal framed exterior walls to be installed by the drywall scope.
3. Masonry subcontractors are responsible for all point up of masonry of existing school as indicated on the drawings. Subcontractor has visited the site and is aware of existing conditions.
4. Subcontractor to provide and install flood vents per drawings, including all support, flashing, and caulking.
5. Subcontractor to provide brick sealer as necessary.
6. Reinforcing steel bars shall be installed per contract documents, including all epoxy to existing surfaces.
7. Provide UL listed CMU at rated walls as required. Including labeling of rated walls.
8. Prior to construction, if the reinforcing is indicated as embedded in the concrete. Straighten and/or properly align this reinforcing as required for masonry installation and proper fit inside the masonry systems.



9. Installation of all miscellaneous steel within the masonry work including, but not limited to, bearing plates, angles, lintels, anchor bolts, shelf angles, wide flange lintels detailed in Lintel Schedule is by this Subcontractor. Including HC lift brackets, bearing plates and or inserts. Miscellaneous steel items will be furnished by the Structural Steel and Miscellaneous Metals Subcontractor.
10. All grout fill, concrete, insulation, mortar and/or sand fill in masonry is by the Subcontractor.
11. All infill and grouting of structural steel (joist ends, wide flange beam ends, wide flange beams, etc.) set by the Structural Steel and Miscellaneous Metals Subcontractor within the masonry work is by this Subcontractor.
12. Block-outs, embeds, sleeves for penetrations, openings, attachments, etc. will be furnished by other trades for installation in masonry work by this Subcontractor. Including all permanent and or non-permanent materials required for openings. Coordinate with the other trades in regard to locations.
13. Provide all required return air openings in full height interior walls.
14. Provide fire-safing at partition heads of rated masonry walls. Fire-stopping at penetrations to rated walls will be by the Subcontractor making penetration.
15. Installation and grouting of hollow metal frames in masonry is by this Subcontractor. This includes receiving, unloading, inventorying, storing, all required non-permanent materials and protecting frames.
16. All exposed interior wall outside corners shall be bull nosed.
17. This subcontractor is responsible for all bond beams.
18. Ensure exterior block walls are properly reinforced and prepared for window, louver, and/or door frame attachment per wind-loading and governing code requirements.
19. Include all required through-wall flashing and weeps. Provide shop drawings for project specific flashing details for review and approval. Through-wall flashing is to be cut flush with brick veneer wall after wall construction is complete.
20. Provide grouting of cavity in areas as indicated. This includes entire shower bench area to allow for finish materials.
21. Include the removal of concrete block, grout, and brick debris.
22. Provide expansion and control joints within this work. Treatment of joint to be per installation instructions.
23. Provide temporary bracing of all walls as required. Bracing shop drawings are to be submitted for review and approval.
24. Provide all scaffolding, tools, equipment, hoisting, lifting, etc. as required to perform the work under this bid package:
 - a. Erection, dismantle, maintenance, and inspections are included.



- b. Maintenance and inspection requirements remain the responsibility of this Bid Package for the entire duration.
 - c. Multiple deliveries and mobilizations of erection equipment required to fully erect scaffolding as the work of this Bid Package progresses are included.
 - d. Provide safe, controlled access under / through scaffolding into and out of the buildings at exterior door locations.
 - e. Include all necessary equipment to deliver, erect, and dismantle all scaffolding. Any access, dunnage, and other required site provisions for this equipment are the responsibility of this Bid Package. Areas will be brought to required subgrades as indicated on the Contract Documents by the Earthwork, Site Utilities, and Site Improvements Subcontractor. Any other required sub-grade preparations to set scaffolding are the responsibility of this Bid Package.
- 25. Point and patch all new masonry work installed by this Bid Package.
 - 26. Patch all masonry holes and openings left by demolition activities.
 - 27. Caulking the door and window frames for all masonry openings.
 - 28. Clean exposed masonry at work completion. Verify that all cleaning agents do not adversely affect adjacent materials (aluminum, etc.) and include the protection of these adjacent materials to avoid damage of cleaning materials prior to beginning work.
 - 29. Clean off footings, slabs and brick ledges, and dewater excavations or other areas, if necessary, for installation of masonry work.
 - 30. Clean all adjoining surfaces immediately of all mortar splashes.
 - 31. Perform work in such a manner that the cavity wall air space remains clear of mortar / debris. Cavity to be maintained by this Subcontractor throughout construction.
 - 32. This Subcontractor will be provided with a mixing and sand pit location outside the building at a location determined by Monteith Construction. This Subcontractor shall keep the sand pit clean of all mud and debris to avoid contamination of sand. This Subcontractor shall install gravel if necessary, to maintain clean sand pit and/or mixing areas. Remove and dispose of stone, sand, etc. and bring areas back to same condition it was turned over to this Subcontractor.
 - 33. Provide adequate protection at all floor areas during masonry and grouting operations.
 - 34. Include provisions for cold weather work as required including hot water, temporary heat, enclosures, blankets, etc.

GENERAL

- 1. All disruptive construction activities to be performed after school hours as determined by MCC.
- 2. Supply attic stock as required per specifications.
- 3. Provide samples and mock-ups as required.



4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.



SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.
3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 05

05 12 00 Structural Steel

05 31 00 Steel Decking

05 51 00 Metal Stairs

05 51 50 Ladders

05 52 13 Pipe and Tube Railings

14 21 23 Machine Room-Less Electric Traction Elevator

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

METALS

1. This Subcontractor shall provide a complete structural steel and miscellaneous metals package that includes, but is not limited to the following items: steel columns, steel beams, steel joists, steel joist girders, steel bridging, base plates, bearing plates, shear studs, connectors, brace frames and shear plates, channels, beam bracing, brick shelf angles, steel angles, steel angle closures, bent plates edge closures, bent plate members, tube steel, anchor bolts and templates (furnish only – installed by the Cast-In-Place Concrete Subcontractor), lintels (angle, beams, steel plates, stiffeners, etc.), non-shrink grouting of base plates and bearing plates, metal floor deck, metal roof deck, roof opening frames, ladders, connections, clips, bolts and fasteners, embeds in concrete walls and floors slabs, embeds in masonry walls, other rough hardware, slab edge closures and framing, metal stairs, metal landings, metal stair railings, wall mounted railings, and any other metal or steel item required by the Contract Documents for a complete Structural Steel and Miscellaneous Metals under this Bid Package.
2. Include exterior safety cabling and removal. This may be removed in phases.
3. This Subcontractor is responsible for providing all equipment needed to erect and install all structural steel and miscellaneous metals work. This equipment includes but is not limited to the following: cranes, forklifts, boom trucks, hoists, welders, scaffolding, shoring, etc.
4. Anchor bolts and anchor bolt plans will be furnished by the Structural Steel and Miscellaneous Metals Subcontractor for installation by the Cast-in-Place Concrete Subcontractor. The Cast-In-Place Concrete Subcontractor shall be responsible for protection of anchor bolts during concrete placement in order to ensure threads of bolts are free of concrete. The Steel contractor shall be



responsible for setting the elevation of the leveling nuts at each anchor bolt grouping. Include for surveying all steel stairs.

5. This Subcontractor shall provide a complete metal stair and railings package that includes, but is not limited to the following items: steel pan stairs, landings, handrails, and wall railings for all stairs as required by drawings and steel pan stairs and landings. Include all core drilling, drilling, epoxy, and other anchoring requirements. The metal stairs, landings, and integral handrails are to be installed as the structural steel work is erected.
6. Provide all required shop primers, paint, coatings, and field touch-up all stairs.
7. Include all equipment supports and roof opening frames as detailed on the structural drawings.
8. Provide angles / bent plates for metal deck and joist support that are anchored in CMU. Include all drilling, epoxy, anchors, etc. as required.
9. Provide top of interior CMU wall bracing.
- ~~10. Subcontractor to provide all tie-off anchors. – Removed~~
11. Provide miscellaneous steel and metal items shown on any and all Contract Drawings, not limited to structural drawings. Miscellaneous metal items shall include, but not be limited to, the following:
 - a. Loose angle lintels (furnish only). Include cast stone support angles per architectural details , install if bolted or welded.
 - b. Door, window, and louver support
 - c. All steel lintels in Lintel Schedule
 - d. Stair nosings
 - e. Embedded angles, plates, channels, etc.
 - f. Steel grates and embedded angles at elevator sump pits
 - g. Pit ladders and roof Ladders
 - h. Roof opening frames
 - i. Bollards
 - j. CMU wall support bracing
 - k. Any other miscellaneous steel noted
 - l. Embed for truss connection.
 - m. Lenton Rebar Coupler as Indicated.
 - n. Brick relieving angles.
 - o. Supply of shoring angles as indicated to demolition contractor
 - p. Supply steel at new door opening where indicated to masonry subcontractor.
 - q. Ladder at Storage room S1 is included as well as support framing.
12. All exterior metals shall be galvanized unless noted otherwise in the Contract Documents.
13. Include and install all metal wall railings, handrails, and guard rails at the exterior of the building.



14. Provide connections, fasteners, and embedded items required for the installation of the work in this package. Furnish embedded items and anchor bolts to the Cast-In-Place Concrete and Masonry Subcontractors for installation. Furnish anchor bolt templates to the Cast-In-Place Subcontractor.
15. All embed plates in cast-in-place concrete shall have nail holes for installation in concrete forms by the Cast-In-Place Concrete Subcontractor. Provide holes in anchor bolt templates for pumping / placing concrete.
16. Include all required shop primers, paints, coatings, galvanizing, and field touch-up.
17. This Subcontractor shall provide a complete metal decking package that includes, but is not limited to the following items: composite metal floor deck, metal roof deck, closure pieces, fasteners, etc., and any other metal or steel item required by the Contract Documents.
18. Cut deck to fit around openings and projections, including plumbing, HVAC, fire protection, and electrical work and provide closures to prevent concrete overspill. Include reinforcing / structural framing of openings where required. Carefully examine the Architectural, Structural, and Mechanical drawings to determine the size, type and quantity of openings required. It shall be this Subcontractor's responsibility to provide all such holes and/or openings in proper locations. Every effort shall be made by this Subcontractor to obtain all necessary information as to openings from all other trades so that openings can be made under this section and to avoid cutting by other trades.
19. Connection of new beam at existing building to existing roof planks.
20. Truss subcontractor will handle all decking above metal trusses.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.



8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.



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Wilmington, NC*

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3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 06

06 10 00 Rough Carpentry

06 41 00 Architectural Wood Casework

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

MILLWORK

1. This Subcontractor shall provide all architectural woodwork that includes but is not limited to the following: base cabinets, wall cabinets, countertops, restroom vanities, teacher work room cabinets, benches, high pressure laminate fabrications, quartz, slate, and solid surface tops & sills, etc. as may be required to provide complete and functional architectural woodwork package whether detailed and/or implied on the Contract Documents.
2. Provide all casework and cabinets, including countertops, base cabinets, wall cabinets, etc. whether specified in Division 6 or Division 12. Include all costs for field measuring where required.
3. Provide cutouts in millwork for plumbing, electrical, mechanical, data, appliances, equipment, and other trades with work that penetrates the work of this Bid Package. All edges must be sealed.
4. Provide fillers, scribed pieces, shims, or other as required for proper installation.
5. All architectural casework items are to be shop finished by this Subcontractor. Final touchup, cleaning, and polishing will be done after installation by this Subcontractor. No field finishing by others will be required.
6. Include brackets, hardware, support, fasteners, standards, grommets and accessories as required.
7. All blocking and backing located inside drywall partitions required for the installation of this Subcontractor's scope of work shall be provided by the Drywall Subcontractor, except as noted herein. This Subcontractor is responsible for submitting blocking and backing requirements. These requirements and location drawings shall be provided in a timely manner to allow for installation in accordance with the Project Schedule. Any blocking and backing that is not submitted but is required for installation of this Subcontractor's scope of work will be provided by this Subcontractor at no additional cost (including costs for repairing the drywall). All blocking



or backing shown to be applied to the outside face of drywall or metal studs and / or otherwise required for the installation of this scope of work will be by this Subcontractor.

8. Caulking of all work installed within this Bid Package to adjoining surfaces is by this Subcontractor.
9. This Subcontractor shall be responsible for providing mock-ups associated with this Bid Package.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued



by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.

12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Package's scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.
3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations.
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the following:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 07A

07 01 50 Preparation for Reroofing

07 21 00 Thermal Roof Deck

07 22 30 Insulation Protection Layer

07 25 00 Weather Barriers

07 41 13 Metal Roofing

07 51 20 SBS Modified Bitumen Roofing

07 54 00 Thermoplastic Sheet Roofing

07 62 00 Sheet Metal Flashing

07 72 00 Roof Accessories

07 84 00 Firestopping

07 92 00 Joint Sealants

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

ROOFING AND SHEET METAL

1. This Subcontractor shall provide all roofing and sheet metal work that includes but is not limited to the following: Demolition of existing roof and sub systems as required, OSB board, Polyiso insulation, underlayment materials, ice and water shield, gutters and downspouts, roof related flashing, counter-flashing, roof curb flashing, roof hatch, equipment support flashing, pipe flashing, metal coping, gravel stops, fascia, rosin paper, coverboard, metal caps, trim, sheet metal, fasteners, adhesives, caulking and sealants (within roofing system), plywood sheathing, , expansion joints and covers, warranties, etc. as may be required to provide complete and functional roofing and sheet metal system whether detailed and/or implied on the Contract Documents.
2. Work shall be performed in such a manner that building dry in status shall not be breached for more than a day.
3. At canopies, this subcontractor is to provide vertical insulation at the exterior wall, termination bar, and counter-flashing per detail 12 on A5.1.



4. Where exterior canopies tie-in to brick, this subcontractor to provide the installation of the aluminum counter-flashing, saw-cutting for the masonry reglet, and all associated sealants per detail 16 on A5.1
5. Provide flashing of roof curbs and equipment support penetrations on the roof that are furnished by other Subcontractors.
6. Provide flashing and pockets as required for other trades in contact with or penetrating roof.
7. Provide roof-related flashing and embeds installed integrally with other materials such as reglets / receivers in masonry, reglets / receivers behind metal panels, etc.
8. Provide project specific flashing details for all conditions. Detail interfaces with work provided by other trades.
9. Provide warranties as described in specifications.
10. Include inspection and observation by manufacturers' representatives / inspectors as required.
11. This Subcontractor shall provide all flashing, pockets, and seal all mechanical, plumbing, electrical, and other penetrations through roof so as to make all assemblies completely waterproof. This includes flashing of roof curbs and equipment support penetrations on the roof that are furnished by other Subcontractors.
12. Roofing materials shall be distributed such that unacceptable concentrated loads on the roof structure are eliminated. Coordinate the location of materials to be placed on the roof with the Construction Manager.
13. This Subcontractor is responsible for making all cuts and patching penetrations in roofing materials required by others.
14. Provide temporary roofing and weather protection as required that includes but is not limited to plywood, roofing membrane, caulking and sealants, etc. at all roof openings, curbs, etc. until permanent equipment and/or roofing system is installed to keep the building weather tight.
15. This Subcontractor is responsible for cleaning all surfaces receiving roofing materials prior to placing roofing system.
16. This Subcontractor shall prepare a written journal of any roof defects and listings of corrective action taken to remedy throughout the project until Owner acceptance.
17. This Subcontractor is responsible for keeping the roof cleaned on a continual basis during installation to prevent stains and damage and shall provide a final cleaning of the roofing system upon completion of this work.
18. Curbs for any required mechanical equipment will be provided by the Mechanical Subcontractor.
19. Any tapered insulation required for cants (see 6/R2.2.)
20. Metal fascia and soffit are by the Metal Panel Subcontractor.



GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.



2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.
3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 07B

07 42 13 Metal Wall Panels

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

METAL WALL PANELS

1. This Subcontractor shall provide all metal composite material wall panels, fascia, soffit panel, and screen wall work as indicated on the drawings. Insulation, z-girts, and hat channel furring will be provided by the drywall subcontractor. Air/Vapor barrier will be provided by the waterproofing subcontractor.
2. Caulking of your material to the adjacent material.
3. Provide all flashing and embeds installed integrally with other materials, such as reglets / receivers in masonry, reglets / receivers behind metal panels.
4. Provide project specific flashing details for all conditions. Detail interfaces with work provided by other trades.
5. Provide warranties as described in specifications.
6. Include inspection and observation by manufacturers' representatives / inspectors as required.
7. This Subcontractor is responsible for making all cuts and patching penetrations in wall panel materials required by others.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.



7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling



and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.

3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 08A

08 12 13 Hollow Metal Frames

08 14 16 Flush Wood Doors

08 71 00 Door Hardware

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

DOORS AND DOOR HARDWARE

1. This Subcontractor is responsible for providing all hollow metal doors and frames, hollow metal sidelites, hollow metal transoms, and hollow metal window frames including the installation of hollow metal doors, wood doors and hardware. All wood doors are also by this Subcontractor.
2. This Subcontractor is responsible for supply and install of glass and glazing in all hollow metals and frames, hollow metal sidelites, hollow metal transoms, wood doors, and hollow metal window frames.
3. Prior to starting work, this Subcontractor should examine / inspect the wall openings. If there are problems with the wall openings that would prevent satisfactory installation of this Subcontractor's scope of work, it should be noted to the Construction Manager immediately. This inspection must be done prior to this Subcontractor starting work. This inspection will be done early enough in advance so that repairs, if required, will not impede the Project Schedule.
4. Provide any additional bracing, framing, reinforcing, support, and anchorage of work in this package as required for structural attachment, seismic requirements, and all governing codes and requirements.
5. Include expedited delivery on all exterior frames.
6. All hoisting and placement of materials is by this contractor. No elevator or lifting services will be provided by construction manager.
7. Provide coping, flashing, counter flashing, thresholds, blind pockets and other trim pieces in contact with work in this package.
8. This Subcontractor is responsible for removing all labels from all exposed surfaces furnished under this Bid Package. Wipe down surfaces and provide initial cleaning of interior and exterior work provided by this Subcontractor. Subcontractor is responsible for removal of all stickers and mastic.



9. This Subcontractor is responsible for providing protection of all installed finished products, doors and hardware. It is this Subcontractors responsibility to determine the best means and methods to accomplish this and must provide this information to Monteith Construction prior to performing.
10. Provide all accessories for doors and frames as listed in the specifications, on the door frame installation schedule and the door & frame notes.
11. Provide all required finish hardware for work in this package. The Aluminum Door Hardware will be provided by others.
12. Include for all minor adjustments to doors for complete installation.
13. Provide louvers in doors as required.
14. Provide touch-up of frame finishes on any damaged surfaces to the satisfaction of Construction Manager, Architect, and Owner.
15. Include temporary construction cores and permanent cores per keying as specified by New Hanover County schools.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.



10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.
3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks



*Wrightsville Beach Elementary School
Addition and Renovations
Wilmington, NC*

*Project Bid Manual
Revised: March 21, 2019
Revision: 1*

- c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 08B

08 43 13 Aluminum-Framed Storefronts

08 44 13 Glazed Aluminum Curtain Walls

08 44 35 Protective Framed Glazing Assemblies

08 56 59 Service and Teller Window Units

08 71 00 Door Hardware

08 80 00 Glazing

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

GLASS, GLAZING AND ALUMINUM

1. Provide all glass, glazing, and aluminum work for a complete installation including, but not limited to the following: Removal of all exterior storefront and windows, exterior aluminum storefront and exterior aluminum wall systems (aluminum framing, reinforcing, glass, insulation, attachments, etc.), exterior aluminum windows, interior aluminum windows, aluminum / glass doors and finish hardware, glass and glazing, caulking, hardware, equipment, break metal, opaque window film, accessories, and items of incidental nature required to provide a complete and functional and weather-tight system whether detailed and/or implied on the Contract Documents.
2. Included in this bid package is the demolition of all existing storefront and windows on exterior of building. Interior glass and glazing to be demolished by others.
3. Include service and teller window units.
4. Provide all required finish hardware for work in this package. This includes all finish hardware at aluminum doors as listed in Specification 08 71 00. Provide temporary cylinders and keys for use during construction. Permanent cylinders and keying is by others.
5. AD400 locks to be provided and installed as part of this package, and programmed by others.
6. Provide for all flashing and trim at heads, jambs, and sills. Include additional mobilization to install flashing before rigid insulation is installed. Flashing to match storefront/curtain wall finish.
7. This Subcontractor shall provide all interior and exterior glass and glazing as required per the Contract Documents.



8. Prior to starting work, this Subcontractor should examine / inspect the wall openings. If there are problems with the wall openings that would prevent satisfactory installation of this Subcontractor's scope of work, it should be noted to the Construction Manager immediately. This inspection must be done prior to this Subcontractor starting work. This inspection will be done early enough in advance so that repairs, if required, will not impede the Project Schedule.
9. Provide any additional bracing, framing, reinforcing, support, and anchorage of work in this package as required for structural attachment, wind-loading requirements, seismic requirements, and all governing codes and requirements.
10. Provide coping, flashing, counter flashing, end dams, thresholds, blind pockets, sills, drip edges, and other trim pieces in contact with work in this package.
11. Provide mock-ups as required. The mock-up will show workmanship for glass and aluminum, flashing, caulking, etc. and will also be used for final material color and quality selections and approvals.
12. This Subcontractor is responsible for removing all labels from all exposed surfaces furnished under this Bid Package. Wipe down surfaces and provide initial cleaning of interior and exterior work provided by this Subcontractor. Subcontractor is responsible for removal of all stickers and mastic. A final cleaning of the interior and exterior window systems will be by the cleaning Subcontractor.
13. All blocking and strapping required for the installation of this Subcontractor's scope of work shall be provided by this Subcontractor.
14. Fire-stopping at edge of slab to aluminum / glass conditions where required at storefront and/or curtain wall systems shall be by this Subcontractor.
15. Temporary weather protection and security at all exterior aluminum doors and aluminum window systems shall consist of wood framing and plywood sheathing which is securely attached to the wood framing. It will be the responsibility of the Glass, Glazing, and Aluminum Subcontractor to provide, remove and dispose of all the temporary weather protection measures required prior to installing the permanent systems.
16. This Subcontractor is responsible for providing protection of aluminum storefronts, aluminum doors, and aluminum window systems prior to masonry cleaning. As a minimum requirement, wrap and/or cover all aluminum and glass system with polyurethane, peel and stick membrane, coating, etc. for protection. It is this Subcontractors responsibility to determine the best means and methods to accomplish this and must provide this information to Monteith Construction prior to performing.
17. Provide load information to Drywall Subcontractor for design of structural metal framing where the work of this Bid Package is supported by metal stud framing.
18. Provided caulking and sealants integral to work in this package. Caulking at transitions of aluminum frame to dissimilar material, interior and exterior, included in this package.



19. Provide touch-up of frame finishes on any damaged surfaces to the satisfaction of Construction Manager, Architect, and Owner.
20. Removal of protective material from pre-finished surfaces.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.



SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.
3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 09A

05 40 00 Cold-Formed Metal Framing

05 12 13 Architecturally-Exposed Structural Steel Framing

05 31 00 Steel Decking

06 10 00 Rough Carpentry

06 10 00.1 Rough Carpentry, Wood Posts

06 16 00 Sheathing

07 14 00 Fluid-Applied Waterproofing

07 21 00 Thermal Insulation

07 84 00 Firestopping

09 22 16 Gypsum Board Assemblies

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

DRYWALL

1. This Subcontractor shall provide a complete drywall package in accordance with the Contract Documents that includes, but is not limited to the following items: structural metal studs, non-load bearing metal studs, cold formed metal framing, metal roof trusses, metal decking to roof trusses, bridging, metal strapping (16ga or thicker), all interior in-wall wood blocking, wood blocking at perimeter walls, all other required wood blocking in metal stud walls, bracing, track, channels, furring, corner beads, gauge metals, trims, fasteners, accessories, horizontal and vertical shaft assemblies, acoustical assemblies, fire resistant assemblies, acoustical sealants, gypsum board (abuse-resistant, fire-resistant, moisture-resistant, regular, etc.), water resistant board, cement board, backer board, expansion joints, control joints, reveals, trim pieces, metal backing, batt insulation (thermal and sound), rigid insulation, spray foam insulation, Blown in fiberglass insulation, taping, bedding, finishing of drywall, etc. as may be required to provide a complete and functional drywall package, whether detailed and/or implied on the Contract Documents, this Subcontractor is responsible for providing that item.
2. Design and provide all cold formed structural metal framing as required by Contract Documents.



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Wilmington, NC

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Revision: 1

3. Provide all mockups per specifications listed above and coordinate with mockup requirements of other trades.
4. Include engineering of all trusses, cold-formed metal framing, & structural light gauge metal framing on this project (exterior walls, framing, support framing, etc.). Submit shop drawings and calculations signed and sealed by a registered Professional Engineer in the state of North Carolina for approval by the Structural Engineer and Architect. Include fully dimensioned plans and elevations with cross sections and details depicting all component member locations, orientations, and layout. Indicate member sizes and gauge designations, number, type, and spacing. Indicate supplemental strapping, bracing, bridging accessories, and details required for proper installation. Include details of connections which indicate screw types, quantities, locations, and weld size and locations, and any other fastener requirements.
5. Stud details shown Contract Documents indicate general installation and connection methods. Complete detailing of components for all loads and forces are shown on the shop drawings. It is the responsibility of this Subcontractor to obtain all information on all loads and connections at structural stud system. Any additional re-work required to incorporate all loads and connections into the design will be the responsibility of this Subcontractor.
6. Coordinate and provide openings and special framing required by this Bid Package and other trades.
7. Provide rigid, thermal batt, and sound batt insulation contained on, within, or above work installed under this Bid Package.
8. All penetrations shall be properly sealed by this Subcontractor.
9. Provide required suspension systems for drywall ceilings, bulkheads, soffits, light coves, and for all other work provided under this Bid Package.
10. Access doors indicated on the drawings or locations referenced in the specifications or on the drawings are the responsibility of this subcontractor.
11. Installation of access doors not shown on the drawings but required by MEP trades is by this subcontractor.
12. Fire-tape all drywall joints at rated drywall assemblies.
13. Provide rated top-of-wall assemblies and deflection track at all GWB partitions. Provide the top track in a sufficient depth to allow for deflection in the deck, as required at partitions and / or soffits.
14. Provide fire-stopping and/or smoke stopping at top and bottom of all rated walls as required by the Contract Documents. Penetrations in walls will be fire-stopped and smoke stopped by the Subcontractor making the penetration.
15. Provide labeling and identification markings for priority, fire, smoke, smoke-tight and / or sound partition walls as specified or required by code.
16. Install gypsum board $\frac{1}{4}$ " maximum off concrete floors to prevent moisture on drywall board.



17. Provide framing and block outs at drywall ceilings, soffits, etc for projection screens and projectors. Refer to Electrical Drawings for locations required.
18. Provide any seismic bracing and/or suspension requirements for work under this Bid Package.
19. This Subcontractor shall provide moisture resistant board at the exterior of all electrical, data, and mechanical rooms to allow for installation of drywall and equipment prior to the complete dry-in of the building. Moisture resistant board should also be installed at all other areas requiring early installation before dry-in of the building.
20. Seal all voids at perimeter edges of electrical boxes, etc. in all sound partition walls.
21. Provide holes, cutouts framing, and related requirements for miscellaneous specialties, light fixtures, electrical, and mechanical work, etc. as required.
22. This Subcontractor shall include patching and repair to drywall for reasonable damage. Reasonable damage includes wear and tear to drywall, corner bead repair, knicks, and other minor repairs.
23. Where drywall is indicated to be applied over existing surfaces, all required surface preparation, shimming, etc. is the responsibility of this Bid Package.
24. Provide taping, bedding, and finishing of drywall to a Level 5 finish at all areas except ceiling plenum areas, concealed areas, or as otherwise indicated.
25. Provide metal studs, furring, shaft wall studs, and gauge metals as required.
26. Provide all suspension systems for drywall ceilings, bulkheads, soffits, light coves, and work provided under this Bid Package.
27. Provide expansion joints, control joints, reveals, trim pieces within the work of this Bid Package.
28. Hollow metal frames will be delivered to the jobsite under Doors, Frames, and Finish Hardware Bid Package. This Subcontractor will receive / unload, distribute to the required locations on each floor, and install the hollow metal frames that are installed in metal stud walls. These frames are to be installed by this Subcontractor. Hollow metal frames that are to be installed in masonry walls are to be received /unloaded, distributed to the required locations on each floor, and installed by others.
29. Provide acoustical sealants within or adjacent to the work of this Bid Package.
30. Coordinate framing around work installed by other trades and existing conditions as required. Provide holes, cutouts, framing and related requirements for miscellaneous specialties, light fixtures, electrical and mechanical work, etc. as required. It is the responsibility of this Bid Package to request any required framing block-outs prior to framing walls and ceilings (access panels, lights, etc). Any re-framing required due to lack of coordination will be the responsibility of this Bid Package.
31. Seal openings above ceiling through non-rated drywall partitions. Finish or mud tight to all mechanical, electrical, telecomm, plumbing, fire protection, structural penetration, etc. in drywall above ceiling. Fire-stopping in rated drywall partitions of MEP/FP through-penetrations



is by the Subcontractor making the penetration. Provide return air openings at full height walls to deck at locations indicated on Mechanical Drawings.

32. Provide moisture resistant drywall as required.
33. Point-up will be done in two phases - once after prime painting before the first finish coat, then a second point-up just before the second finish coat. During the second point-up, the painter shall assist in directing the finishers.
34. Provide fit and finish caulking at acoustical ceiling wall mold where gaps between the wall and wall mold result due to imperfections in the wall surface.
35. Typical, minor point-up resulting from the punch list is included.
36. Bidder is responsible for reviewing existing conditions and all contract documents to determine amount of patching and point-up.
37. Provide task lighting as required for the work of this Bid Package.
38. Provide all trade work that is associated with this bid package, for any mockups, as specified.
39. Include all interior blocking for plumbing, toilet accessories, toilet compartments, visual display boards, or any other items as coordinated with CM.
40. Include all rigid insulation, insulation under second floor decking, interior walls, etc.
41. Include all exterior furring for insulation and metal panel installation.
42. Include all hold-down clips and anchors and associated embeds as required.
43. All exterior blocking included in this package.
44. Include fire treated plywood backerboard in data room.
45. Include all roof decking where applied on top of light gauge trusses.
46. Brick ties to be provided by masonry subcontractor and installed as part of this bid package. Coordinate brick tie locations and coursing with masonry subcontractor.
47. Flashing to be provided and installed by others prior to installation of rigid insulation
48. Include **\$10,000.00 for un-attributable damages** incurred during construction. This Subcontractor shall submit daily work tickets to Monteith Construction's Superintendent to sign when this work is being performed. Any portion of the money that is not used by the end of project shall be credited back to Monteith Construction.
49. This Subcontractor shall include patching and repair to drywall work for reasonable damage. Reasonable damage includes wear and tear to drywall, corner bead repair, knicks, and other minor repairs.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.



4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.



SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.
3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 09D

09 05 61 Common Work Results for Flooring Preparation

09 65 00 Resilient Flooring

09 68 13 Tile Carpeting

12 48 13 Entrance Floor Mats and Frames

14 21 23 Machine Room-Less Electric Traction Elevator

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

RESILIENT FLOORING AND CARPET

1. Provide all resilient flooring and carpet work for a complete installation including, but not limited to the following: VCT, LVT, rubber base, outside corners, rubber stair treads and risers, carpet tile, special shapes, adhesives, trim, transitions, floor leveling / floor prep, etc. as may be required to provide a complete and functional resilient flooring and carpet package, whether detailed and/or implied on the Contract Documents, this Subcontractor is responsible for providing that item.
2. Demolition of existing flooring will be by others.
3. Scarify all existing flooring prior to installation of remedial floor coatings in accordance with the manufacturer's recommendations.
4. Subcontractor is to assume two coats of remedial floor coating at all existing floors.
5. Resilient tile adhesive must be compatible with remedial floor coating.
6. Provide carpet tile, transitions strips, trim, adhesives, related accessories, etc. as may be required to provide a complete and functional carpet package and complete installation as indicated on the contract documents.
7. Provide all patterns, inlays, and borders as required.
8. Provide elevator cab flooring as specified.
9. Subcontractor to confirm consistent dye lot coloration and tile sizing. Material shall be ordered in such a way as to ensure all tiles are of similar dye lot and run number.
10. Vacuum carpets at completion of work at each area and replace any damaged or stained carpeting.
11. Review substrates at areas to receive resilient flooring and carpet at least (2) weeks prior to the scheduled start of work for each area. Immediately notify the Construction Manager in writing



of any unacceptable substrates, allowing adequate time for corrective work to be performed prior to the scheduled start of your work for that area. Start of work indicates acceptance of substrate conditions and full responsibility for completed work.

12. Include in base bid a 20% complete skim value up to quarter inch of variance. This is in addition to any floor prep required to furnish a complete installation.
13. Carry an additional **\$5,000 for additional floor prep** beyond what is deemed reasonable. This Subcontractor shall submit daily work tickets to Monteith Construction's Superintendent to sign when this work is being performed. Any portion of the money that is not used by the end of project shall be credited back to Monteith Construction. This should be in addition to the minor, reasonable floor leveling included in base scope.
14. Provide all testing of concrete slabs a minimum of 2 weeks prior installation in accordance with the specifications.
15. Coordinate installation of flooring and any required underlayment compound at building expansion joints provided by others.
16. Prior to installing underlayment at column isolation joints, wall isolation joints, and other joints in concrete, clean out bond breaker and any other debris in the joint. Fill entire joint with approved underlayment compound in accordance with the manufacturer's instructions.
17. Provide rubber base, manufacturer outside corners, and job formed inside corners. This Subcontractor shall assure that the base is tightly adhered throughout the length of each piece. Where base is being installed along masonry walls, install adhesive filler (approved by manufacturer) in voids.
18. As part of this bid package, subcontractor to include a minimum of 5 coats of floor wax approved by NHCS.
19. Clean and protect flooring surfaces installed by this Bid Package in accordance with the specifications. Leave protection in place for removal by Final Cleaning Subcontractor. The floor protection is to be Ram Board (or equal as approved by Construction Manager), installed wall to wall with taped joints.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.



6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the



scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.

3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 09E

09 91 13 Exterior Painting

09 91 23 Interior Painting

14 21 23 Machine Room-Less Electric Traction Elevator

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

PAINTING

1. This Subcontractor shall provide a complete painting system package that includes, but is not limited to the following items: paint gypsum wallboard walls, ceilings, soffits, and bulkheads; paint exposed interior CMU; paint exposed interior concrete walls; paint hollow metal doors, door frames, and window frames; paint exposed surfaces of steel pan stairs and railings; paint unfinished MEP/FP items required to be field painted in MEP/FP specifications; paint exposed exterior CMU; paint exterior railings; paint exterior angle lintels; paint exterior steel pipe bollards; provide concrete floor sealer; etc. as may be required to provide a complete and functional painting system, whether detailed and/or implied on the Contract Documents, this Subcontractor is responsible for providing that item.
2. Provide all temporary protections and masking required to protect other surfaces.
3. Provide all interior and exterior painting required by the Contract Documents, including specialty coatings, epoxy, and special finishes if required.
4. Provide concrete sealer on slabs, including any required cleaning, surface preparation, and buffing of concrete floors for a smooth finish.
5. Provide stain and finish any millwork / casework, wood trim, and/or wood doors that are not furnished pre-finished.
6. All exterior painting includes but is not limited to hollow metal doors and frames, lintels, exposed steel, pipe bollards, rails, downspout boots, ladders, grilles, and all other related items.
7. Include caulking of interior dissimilar material transitions of all painted surfaces.
8. Include painting all roof penetrations to match the color of the roof.
9. Include painting of exposed steel decking, mechanical, electrical, plumbing, and sprinkler work as indicated and/or required. This Subcontractor shall include any prep work or priming of steel or MEP/FP materials that have galvanized coatings to which paint will not adhere. All surfaces must carry painting warranties as specified.



10. Provide painting of exposed mechanical, electrical, plumbing and sprinkler work as required. Refer to Specification Divisions 21, 22, 23, and 26 for requirements.
11. Coordinate painting of exposed, high ceiling work. Protection from overspray and all associated clean-up is the responsibility of this Bid Package.
12. Clean any overspray or paint on items not scheduled to be painted immediately after painting.
13. Refer to Contract Documents for general location, color, and finish materials for items scheduled to receive paint. Notify Monteith Construction of any item where a paint color is not specified such that an appropriate paint color can be selected by the architect and in sufficient time to meet the requirements of the project schedule.
14. Include all surface preparation and cleaning as necessary for painting, including but not limited to surface abrasion, sanding, and scraping. Review substrates at areas to be painted at least (2) weeks prior to the scheduled start of work for each area. Immediately notify the Construction Manager in writing of any unacceptable substrates, allowing adequate time for corrective work to be performed prior to the scheduled start of your work for that area. Start of work indicates acceptance of substrate conditions and full responsibility for completed work. Re-priming of areas requiring substrate repairs after acceptance of substrate condition will be by the Painting Subcontractor regardless of timing. Repainting of areas not achieving acceptable finish results shall be redone at the Painting Subcontractor's expense.
15. Provide mock-ups as required for work under this Bid Package. The Painting Subcontractor shall coordinate with the Masonry Subcontractor to provide a mock-up of a masonry wall with block filler applied for review of acceptable finish standards by the Architect prior to start of block fill work. Once block filler has been installed on masonry walls, the Masonry Subcontractor will be required to point up walls. The Painting Subcontractor will be required to block fill any pointed areas prior to final surface paint applications.
16. This Subcontractor shall include all miscellaneous touch up of walls occurring between prime coat and finish coat and must obtain consensus of Monteith Construction prior to beginning final coat. The final paint coat shall be installed after flooring and ceilings are in place. The Painting Subcontractor shall include minor touch-up of drywall partitions and ceilings (i.e. small nicks shall be repaired by the Painting Subcontractor).
17. Provide all labor and materials required to fill in minor dents in hollow metal doors and frames including sanding smooth to be ready for final finish paint. Notify the Construction Manager if any frames are damaged beyond minor bondo work.
18. Prepare ferrous metal surfaces prior to starting painting operations. Solvent clean all galvanized and aluminum surfaces scheduled to receive paint. Finishes on wood and metal surfaces to be sanded between coats to assure smoothness and adhesion of subsequent coats.
19. The Painting Subcontractor shall field verify that the moisture content of all surfaces receiving paint are within paint manufacturer's acceptable limits.



20. This Subcontractor shall adhere strictly to the number of coats of all fillers, primers, and paints as indicated in the specifications. Larger thicknesses in fewer coats will not be accepted.
21. This subcontractor to scarify, clean, and prime existing block that has been painted to properly receive new paint. In place mock-up to confirm adhesion will be done prior to start of work.
22. Provide wall stenciling at all rated wall assemblies. Fire and smoke caulking and sealants will be by others.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued



by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.

12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Package's scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.
3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations.
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the following:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 21

21 00 00 Fire Protection

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

FIRE SUPPRESSION

1. Install Tamper and Flows. Electrical Subcontractor will provide and terminate all Tamper and Flow switches as needed for complete monitoring of Fire Protection System.
2. Provide a complete and operational fire protection system. Include all sprinkler piping, heads, valves, caps, control valve assemblies, and fire department connections according to the contract documents and the NC DOI Requirements for Automatic Fire Sprinkler Systems. Fire protection system complete from 1' above finish floor where fire service water lines enter building, including final service connections.
3. Install wet and dry system as indicated in the contract documents.
4. Controls and switches and all associated control wiring (regardless of voltage) as required.
5. Motor starters, fuses and disconnects integral with fire protection equipment.
6. Review electrical drawings to verify that power shown to be provided for equipment furnished by this Bid Package is adequate. If equipment furnished requires different power than that shown on the electrical drawings, the cost to revise the power is the responsibility of this Bid Package.
7. Design and submit all shop drawings, calculations, catalog cuts, etc. as required to appropriate state and local authorities and insurance company to obtain all approvals as required.
8. Perform flow tests prior to starting design of fire protection system. Submit report to Construction Manager.
9. Pads, curbs, inertia bases and other concrete work necessary for the installation of the work within this package. All interior pads are to be painted yellow.
10. Vibration isolation and seismic control devices and calculations required by regulations for seismic site class as indicated on the contract documents.
11. Blocking / backing is provided by the Drywall Subcontractor. Submit blocking / backing requirements and location drawings in drywall partitions to the Drywall Subcontractor. Blocking / backing that is not submitted prior to the commencement of wall framing will be the responsibility of this Bid Package.



12. Coordinate installation of sprinkler heads such that the heads are located in the center of acoustical ceiling tiles and symmetrically installed.
13. Coordination of sprinkler head layout prior to installation with other overhead work.
14. The Acoustical Ceilings Subcontractor is responsible for cutting holes in ceiling tiles for sprinkler heads. The cut tiles will be installed in the grid in each room. This subcontractor is responsible for installing the sprinkler head in the cut tiles. This includes removing the tile from the grid and reinstalling in the correct location if necessary. The cost to repair or replace any tiles damaged by this subcontractor will be the responsibility of this Bid Package.
15. Provide cages on sprinkler heads in rooms with exposed ceilings (mechanical, electrical, etc.).
16. Provide caulking, sealants, and fire-stopping for all work installed under this Bid Package.
17. Provide and locate access doors as necessary or specified for work within this package.
18. Furnish and install sleeves, block-outs, coring, and supports necessary for the work within this Bid Package.
19. Provide coding of piping, systems, and equipment as necessary for work within this Bid Package.
20. Painting of exposed piping is by the Painting Subcontractor. This subcontractor to protect sprinkler heads prior to painting.
21. Install all piping and sleeves parallel to or at right angles to the building structure.
22. Install hangers prior to fireproofing when possible and patch otherwise at the expense of this Bid Package.
23. Testing and Inspections, and system certifications/verification at conclusion of project. Provide personnel to conduct tests of the fire suppression systems. Include testing and inspections on a per phase basis.
24. Subcontractor should provide seismic restraints and associated engineering for this scope of work.
25. This subcontractor to provide all core drilled penetrations through existing block walls and concrete roof deck.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.



6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the



scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.

3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.

Bid Package #BP 22

14 21 23 Machine Room-Less Electric Traction Elevator

22 00 00 General Plumbing

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

PLUMBING

1. Provide plumbing systems complete and operable per applicable codes and as indicated on the drawings, specifications, and bid scope of work. Includes related work within five feet of building lines including final service connections.
2. Provide domestic water, sanitary sewer, waste and vent piping systems, and storm drainage piping systems.
3. Provide sterilization of water lines per contract documents.



4. Provide elevator sump pump and all associated sensors and controls. Electrical contractor to power control panel.
5. Provide condensate drains per plans and specifications. Extend condensate piping 5' outside of building pad for stormwater connection by site subcontractor.
6. Subcontractor is to provide dewatering of any trenches under this scope of work.
7. Plumbing subcontractor to provide all heat trace wire, and controls. Termination of heat trace in junction box provided by electrical subcontractor. Coordinate location of heat trace power between trades.
8. Include for all wall and ceiling cutting and patching as needed to complete this work.
9. Natural gas piping system complete from the house side of the gas meter provided by the local utility. Coordinate with the Mechanical & Electrical Subcontractors for the gas piping system and interfacing.
10. Plumbing fixtures, hose bibs, drains, vents, cleanouts, valves, arrestors, trap primers, heat tracing, and all other plumbing related hardware, equipment and accessories required for a complete system.
11. Domestic hot water system including water heaters, tanks, pumps, sump pumps, circuit setters, pressure reducing valve assembly, backflow preventers, pressure regulators, etc.
12. Include all demolition and removal of plumbing systems as required and shown on drawings.
 - a. Include layout for concrete floor cutting.
 - b. All concrete floor cutting and removal will be done by demolition contractor.
13. Motor starters, fuses, and disconnects integral with plumbing equipment.
14. Furnish variable frequency drives to Electrical Subcontractor for installation.
15. Review electrical drawings to verify that power shown to be provided for equipment furnished by this Bid Package is adequate. If equipment furnished requires different power than that shown on the electrical drawings, the cost to revise the power is the responsibility of this Bid Package.
16. Connect owner-furnished equipment that is related to this scope of work. Provide connections, fittings, valves, etc. as necessary for installation.
17. Provide connections to all commercial and residential appliances. Include all necessary valves, fittings, etc. as necessary.
18. Provide makeup water connections for mechanical equipment as required and as indicated on the mechanical drawings. Coordinate with the Mechanical Subcontractor.
19. Disconnection and demolition and removal of existing plumbing systems (including fixtures, piping, insulation, hangers & supports, etc.) as indicated and as required for the installation of the new plumbing work. Include all necessary valves, stops, caps, etc. to make the system safe for demolition. Natural gas system demolition is included.
20. Excavation, backfill, compaction and spoils removal necessary for the work within this package.



21. Dewatering necessary for the work within this package.
22. Vibration isolation and seismic control devices and calculations required by regulations for seismic site class as indicated on the contract documents.
23. Pads, curbs, inertia bases and other concrete work necessary for the installation of the work within this package. Paint all pads yellow.
24. In wall blocking to be provided and installed by drywall subcontractor. Provide blocking layout plan for drywall subcontractor prior to framing starting. If no coordination effort is made or blocking is missed as a result of improper coordination, it is this subcontractors responsibility to install necessary blocking.
25. Roof curbs & vent flashings as required for work under this package.
26. Caulking, sealants and fire-stopping for all work installed under this Bid Package.
27. Furnish and locate access doors as necessary or specified for work within this package.
28. Sleeves, block-outs, coring and supports necessary for the work within this package.
29. Attachment to roof deck is not allowed. Attachments must be made to roof joists and main structural framing members.
30. Insulation for plumbing systems.
31. Include for temporary water service to CM trailer. Include removal at end of project.
32. Coding, valve tags, and labeling of piping, systems, and equipment as necessary for work within this package. Painting of exposed piping is by others. Labels to be installed after painting.
33. Install all piping and sleeves parallel to or at right angles to the building structure.
34. Authorized factory start-up and owner training.
35. Testing and system certifications as required.
36. Temporary water distribution system within the building as directed by Construction Manager.
37. Layout and engineering as required for work in this Bid Package.
38. Commissioning of plumbing system.
39. Include final connection to exterior utility.
40. Include a **\$3,000.00 allowance for Coordination Drawings.**

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.



6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.
9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the



scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.

3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 23

14 21 23 Machine Room-Less Electric Traction Elevator

23 05 00 Heating and Air Conditioning

23 09 13 Instrumentation and Control Devices for HVAC

23 09 23 Direct Digital Control System for HVAC

23 09 24 OEM Controls

23 09 93 Sequences of Operation

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

MECHANICAL

1. Provide mechanical systems complete and operable per applicable codes and as indicated on the drawings, specifications and bid scope of work.
2. This subcontractor to supply all starters, Disconnects, VFDs, and required fuses necessary for the complete functioning of equipment, to be installed by others.
3. This subcontractor to include final termination of load side wiring in equipment.
4. Inspect and document operation of existing heat pumps prior to start of construction. Provide written report to CM of any defects or deficiencies of units. Protect existing heat pumps shown to remain during construction. Complete start up and testing of existing units after construction activities have completed.
5. Include **\$5,000 allowance** for repairs to existing heat pumps damaged during construction.
6. Provide and install closure panels for WMHPs to conceal all supply air duct below ceilings.
7. Rigid insulation to be installed under all duct hangers per detail E/M.01
8. Provide all tie down straps on outdoor units per plans and specs.
9. Provide all curbs, rails, etc for mounting of new ductless heat pumps on roof. Curbs and rails to be flashed by roofer.
10. Power requirements for DDC controls panels, controllers, etc. to be coordinated with electrical. Electrical contractor to bring power to junction box or general points, and mechanical/controls contractor to bring power wiring from this point to equipment.
11. Provide labels on all new units as part of this bid package.



12. Disconnection and demolition and removal of existing HVAC systems (including ductwork, piping, insulation, hangers & supports, etc.) as indicated and as required for the installation of the new HVAC work. Include all necessary valves, stops, caps, etc. to make the system safe for demolition.
13. Include protection of existing roof in all areas where HVAC is located on roofing to remain. All penetrations to roof membrane to be cut and repaired by roofing subcontractor.
14. This subcontractor to coordinate with owner and construction manager for BAS controls interface. Regular progress reports on integration of new units to existing interface to be provided to construction manager.
15. Include for all wall and ceiling cutting and patching to complete this work.
16. Ensure climate control in occupied areas during construction including temp cooling and heat as necessary.
17. Variable frequency drives, insulation, mechanical piping, underground pre-insulated piping, pumps, water treatment, air distribution, fans, terminal units, louvers, boilers, heat pumps, chillers, air handling units, commissioning, electric unit heaters, condensing units, tanks, fire / smoke dampers, fire dampers, balancing dampers, valves, switches, reducers, exhausts, flues and caps, pre-manufactured expansion loops, access doors, and all mechanical equipment as indicated on the contract documents and / or needed to provide a complete operational system.
18. Deliver and keep open ends of ductwork closed off to prevent debris / dust from entering until building is completely enclosed.
19. This subcontractor to install duct-mounted smoke detectors provided by electrical subcontractor. Coordinate with Electrical Subcontractor for location and requirements.
20. This subcontractor to provide and install sampling tubes.
21. Mechanical control systems, including the complete building automation system and all associated control / interlock wiring (regardless of voltage), etc. Review fire protection, plumbing, and electrical documents for equipment furnished by other trades that must be monitored by the building automation system.
22. Wiring of dampers, VAVs, other control devices from junction boxes provided by the Electrical Subcontractor in locations indicated on the electrical drawings.
23. Review electrical drawings to verify that power shown to be provided for equipment furnished by this Bid Package is adequate. If equipment furnished requires different power than that shown on the electrical drawings, the cost to revise the power is the responsibility of this Bid Package.
24. Provide louvers and vents that are integral with mechanical equipment. Architectural louvers are provided by others. Coordinate louver sizes and location with framing subcontractor.
25. Connect owner-furnished equipment that is related to this scope of work. Provide connections, fittings, valves, etc. as necessary for installation.



26. Provide complete testing of mechanical systems.
27. Support commissioning of systems installed under this Bid Package as required.
28. Provide excavation, backfill, compaction and spoils removal necessary for the work within this package.
29. Provide vibration isolation and seismic control devices and calculations required by regulations for seismic site class as indicated on the contract documents.
30. Provide pads, curbs, inertia bases and other concrete work necessary for the installation of the work within this package.
31. Provide bracing, framing, support and anchorage of work in this package as required for structural attachment, wind-loading requirements, and all governing codes and requirements. Steel and miscellaneous metals shown and sized on the structural drawings will be provided by the Structural Steel and Miscellaneous Metals Subcontractor. Any additional or supplemental requirements are the responsibility of this Bid Package. Provide hanger wires where required to support diffusers, devices, etc.
32. Blocking / backing is provided by the Drywall Subcontractor. Submit blocking / backing requirements and location drawings to the Drywall Subcontractor. Blocking / backing that is not submitted will be the responsibility of this Bid Package.
33. Provided roof curbs as required for work under this Bid Package. Coordinate curb height with Roofing and Sheet Metal Subcontractor and the slope of the roof deck to ensure adequate flashing height is provided.
34. Provide caulking, sealants, and fire-stopping for all work installed under this Bid Package.
35. Provide metal angles at duct penetrations as required.
36. Provide access doors as necessary or specified for this work.
37. Provide sleeves, block-outs, coring and supports necessary for the work within this package.
38. Provide embeds, sleeves, block-outs, etc. to be cast in concrete floors and walls. Verify all openings shown on structural drawings for mechanical ductwork / piping are correct and verify locations in the field prior to concrete being poured.
39. Provide mechanical openings required in the existing construction shall be provided by this Bid Package, including any support steel as shown or required by the Architect / Engineer. This bid Package to include all cutting and patching required for this work.
40. Attachment to roof deck is not allowed. Attachments must be made to roof joists and main structural framing members
41. Provide layout and engineering as required for all work in this Bid Package.
42. Provide insulation for mechanical systems.
43. Provide coding and labeling of piping, systems, and equipment as necessary for work within this package. Painting of exposed mechanical work is by the Painting Subcontractor. Labels are to be installed after painting by the Mechanical Subcontractor.



44. Install all piping, ductwork, and sleeves parallel to or at right angles to the building structure.
45. Install hangers prior to fireproofing when possible and patch otherwise at the expense of this package.
46. Coordinate controls graphics requirements with CM. Provide weekly updates and screenshots of controls progress after startup of mechanical units.
47. Provide factory start up and owner training.
48. Provide and install new filters in all units at completion of project. Supply and maintain temporary filter media for all units running during construction.
49. Provide testing and system certifications as required.
50. Provide filters and extended warranties as required for use of mechanical system during building construction. Replace filters during construction as required. Include set of clean filters for balancing and if required, a new set prior to Owner acceptance.
51. Provide electrical distribution in excess of the temporary electric provided for the project as required for welders, hoists, etc.
52. Provide hoisting for setting equipment at equipment yard after masonry walls are constructed.
53. Attendance at weekly subcontractor meetings by all second-tier subcontractors under this Bid Package is required at least two weeks prior to and during their work onsite.
54. Include a **\$3,000.00 allowance for Coordination Drawings.**

TEST AND BALANCE

1. This Subcontractor shall provide complete test and balance of mechanical systems that includes but is not limited to the following items: providing all labor, material, equipment, and hoisting necessary and/or incidental as required to complete the scope of work identified in the Construction Documents.
2. Perform testing, adjusting, and balancing for all HVAC and domestic water systems.
3. Perform a complete design review of the Construction Documents, shop drawings, and submittal information for discrepancies.
4. Perform testing and adjusting for pressurization from space to space with complete documentation.
5. Coordinate testing requirements and reports with the Mechanical, Electrical Subcontractor, and Commissioning Agent.
6. Use test instruments that have been calibrated within a time period as recommended by the certifying agency or the manufacturer, whichever is more recent. Instruments shall be checked for accuracy prior to the start of the testing, adjusting, and balancing activity. The Subcontractor shall be responsible for the selection of the test instruments used to perform this work, and shall submit a complete list of instruments it proposes for approval. The list shall include the manufacturers name, model, and serial number of each instrument and copies of calibration



certificates prior to beginning work. No work shall commence until the list has been approved by Monteith Construction. Re-measurement of air distribution devices shall be accomplished utilizing the same instruments used in the original balance report.

7. Measure up to ten percent (10%) of air distribution devices (or more if required by Contract Documents) in the presence of the Owner, Architect, Engineers, and Monteith Construction to demonstrate the final balance report is correct.
8. Submit the final balancing report for approval. Promptly address all listed deficient items including re-balancing as necessary. Resubmit a revised final report if required. This process shall be repeated at the Subcontractor's expense until the report is accepted by the Architect and Engineers without corrections needed.
9. Include the cost to replace sheaves and belts required for correct balance.
10. Participate in and provide guidance during the development of coordination drawings. Identify and locate where additional dampers, valves, etc. are needed for proper execution of this scope of work.
11. Provide all platform ladders, scaffolding, and other means to access required areas.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.



9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Package's scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.
3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations.
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.
5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:



*Wrightsville Beach Elementary School
Addition and Renovations
Wilmington, NC*

*Project Bid Manual
Revised: March 21, 2019
Revision: 1*

- a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 26

- 14 21 23 Machine Room-Less Electric Traction Elevator*
 - 26 00 00 Electrical Basics*
 - 26 05 00 Basic Materials and Methods*
 - 26 05 19 Conductors and Cables*
 - 26 05 33 Raceways and Boxes*
 - 26 05 48 Seismic Controls for Electrical Systems*
 - 26 05 53 Electrical Identification*
 - 26 09 23 Lighting Control Devices*
 - 26 22 00 Dry-Type Transformers*
 - 26 24 13 Switchboards*
 - 26 24 16 Panelboards*
 - 26 27 26 Wiring Devices*
 - 26 43 13 Surge Protection Devices*
 - 26 51 19 LED Interior Lighting*
 - 27 00 00 Communications*
 - 27 00 00A NHCS Design Guidelines*
 - 27 11 00 Communication Equipment Room Fittings*
 - 27 13 00 Communications Backbone Cabling*
 - 27 15 00 Communications Horizontal Cabling*
 - 27 51 16 Intercom Public Address Systems*
 - 27 51 53.50 Educational Intercommunications & Progra..*
 - 28 13 00 Video Intercom and Access Control System*
 - 28 16 00 Intrusion Detection*
 - 28 23 00 Electronic Video Surveillance*
 - 28 31 11 Digital Addressable Fire Alarm System*



Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

ELECTRICAL

1. This subcontractor to provide and install grid wires for light fixtures per specifications.
2. This subcontractor to provide complete access control and security systems per specifications.
3. Plumbing subcontractor to provide all heat trace wire, and controls. Termination of heat trace in junction box provided by electrical subcontractor. Coordinate location of heat trace power between trades.
4. This subcontractor to include supply and install of PIM devices and AI phones. Door releases, electric strikes, AD400 locks provided and installed by others.
5. Complete all final programming of AD400 locksets through coordination with CM and NHCS locksmith.
6. All conduit, boxes, wiring, and termination of all electric strikes, PIM devices, door releases, AI phones, etc. is to be included in this bid package.
7. Coordinate relocation of all panic buttons and silent alarm infrastructure with CM.
8. Coordinate all POTS line requirements for elevator, burglar alarm, and fire alarm with CM and construction documents.
9. This subcontractor to provide all Fire alarm relays as needed for mechanical unit shutdown, duct detectors as needed. Sampling tubes to be provided and installed by Mechanical subcontractor.
10. This subcontractor to provide and install all lineside and load side wiring and conduit.
11. This subcontractor to install all starters, Disconnects, VFDs, and required fuses supplied by others. Final termination of load side wiring in equipment to be completed by others.
12. Removal and salvage of all low voltage devices and AV equipment prior to demolition to be turned over to owner. Equipment scheduled to remain to be stored and re-installed. Prior to removal of any equipment, this subcontractor to provide testing of current operation and shall submit a written report of asset numbers currently stored and operation test results.
13. This subcontractor to include re-cable existing PA speaker infrastructure to new data room.
14. Security Cameras to be provided by NHCS and installed/terminated as part of this bid package.
15. Include all concrete encased conduit and duct bank as part of this bid package.
16. Touchscreen television to be furnished by owner and installed as part of this bid package.
17. Provide all house-keeping pads as needed for installation of equipment in this bid package.



18. Demolish and relocate existing service and all associated conductors and raceways. Coordinate service disconnect with Duke Energy.
19. Provide Unistrut bracing to mechanical rails for mounting of disconnects and GFCIs (detail A/M0.1)
20. Provide PVC sleeves and goosenecks to RTUs. Coordinate size of sleeve with mechanical contractor to ensure adequate sizing for wiring and refrigerant line sets. Pipe boots and sealant provided by roofing contractor.
21. Provide all Tamperers, Flow switches, and monitoring modules as needed for complete monitoring of Fire Protection Systems and Elevator. Tamperers and Flows to be installed by Fire Suppression Subcontractor and terminated by Fire Alarm Vendor.
22. Include for all wall and ceiling cutting and patching to complete this work.
23. Removal, storage, and reinstallation of all electrical and AV devices to be reused.
24. Installation of owner provided equipment.
25. Disconnection and demolition and removal of existing electrical systems (including lighting, boxes, receptacles, hangers & supports, etc.) as indicated and as required for the installation of the new electrical work. Include all necessary items to make the system safe for demolition.
26. Provide demolition of existing primary feed in conduits as shown on the Contract Documents. This includes backfill and compaction to required subgrades.
27. Provide site lighting that is not noted as being provided by the utility company. This work includes poles, engineering and design of new poles, drilling and installation of poles, concrete bases, backfill of poles and removal of spoils, installation of lighting, conduit, wiring, terminations, lighting controls, etc.
28. Re-support existing to remain low voltage cabling above ceiling as needed for code compliance.
29. Completely demolish all surface mounted raceways, cables, and devices not currently in service.
30. The work of this Bid Package shall include patching and repairs required for existing roadways, paving, walks, and landscaping that are disturbed outside of the construction fencing limits solely for the installation of site electrical work. At a minimum, provide orange construction fencing around all site utility work.
31. Motor starters and disconnects where not integral with mechanical, plumbing, or fire protection equipment.
32. Power rough-in, wiring and final connection of all owner-furnished equipment and equipment furnished by others. Coordinate new electrical services with the local utilities, local authorities, Engineer, Owner, and Construction Manager.
33. Disconnection, demolition and removal of existing electrical and low voltage systems (including devices, cover plates, conduit, raceways, wiring, panels, disconnects, transformers, equipment, equipment curbs / pads, etc.) as indicated and as required for the installation of the new



electrical work. Coordinate demolition of energized equipment with the Mechanical Subcontractor to ensure items are safe for demolition prior to removal.

34. Coordinate any shutdowns with Construction Manager.
35. Provide complete fire alarm system including rough-in, cabling, devices and equipment.
36. Wire sprinkler flow and tamper switches, including wiring, conduit, tie-into the fire alarm system. Provide and wire tamper switch at backflow.
37. Provide complete telephone / data systems including rough-in, cabling, devices and head end equipment. Termination of all equipment or devices installed in this bid package shall be terminated in head end equipment as part of this package.
38. Provide cable support system.
39. Provide excavation, trenching, trench shoring, backfill, compaction and spoils removal necessary for the work within this package.
40. Provide dewatering necessary for the work within this package.
41. Provide support as required for electrical panels and telephone equipment, including backboards, independent supports, etc. Include fire-retardant paint as indicated on plywood provided by this Bid Package.
42. In-wall blocking / backing is provided by the Drywall Subcontractor. Submit blocking / backing requirements and location drawings to the Drywall Subcontractor. Blocking / backing that is not submitted will be the responsibility of this Bid Package.
43. Provide caulking, sealants, fire-stopping, putty pads for all work installed under this Bid Package.
44. Provide color coding and labeling of conduit, boxes, systems, and equipment as required for work within this Bid Package.
45. Provide access doors as necessary or specified for work within this package.
46. Provide sleeves, block-outs, coring and supports necessary for the work within this package.
47. Furnish sleeves for all masonry wall penetrations in new masonry construction. The Masonry Subcontractor is to install. The Electrical Subcontractor is to clearly indicate the exact location for the sleeves and verify location. This contractor is responsible for all cutting and patching Of this trade.
48. Furnish embeds, sleeves, block-outs, back boxes, etc. to be cast in concrete floors and walls to the Cast-In-Place Subcontractor.
49. Attachment to roof deck is not allowed. Attachments must be made to roof joists and main structural framing members. This applies to all work installed by this Bid Package, including hanger wires for light fixtures. Provide hanger wires where required to support light fixtures, devices, etc.
50. All raceways and sleeves shall be coordinated with adjacent walls to ensure that all penetrations enter and exit walls at 90 degree angles.
51. Provided authorized factory start up and owner training.



52. Provide testing and system certifications as required.
53. Provide extended warranties as required for use of electrical items during construction.
54. Provide temporary power, wiring, lighting and distribution in accordance with current OSHA requirements. Includes installation, maintenance, and removal. Include temporary power and removal of temporary Power to CM trailer.
55. The Electrical Subcontractor is to provide 120V temporary power service at one location on each floor for use by all Subcontractors.
56. Attendance at weekly subcontractor meetings by all low voltage, second-tier subcontractors under this Bid Package is required at least two weeks prior to and during their work onsite.
57. During the priming and finish painting process, provide temporary cover plates over all junction boxes and devices. These plates shall be installed backwards to allow trimming around boxes. Upon completion, remove temporary plates and install permanent cover and device plates.
58. Include a **\$3,000.00 allowance** for Coordination Drawings.
59. Include **\$10,000.00 for un-attributable damages** incurred during construction. This Subcontractor shall submit daily work tickets to Monteith Construction's Superintendent to sign when this work is being performed. Any portion of the money that is not used by the end of project shall be credited back to Monteith Construction.

GENERAL

1. All disruptive construction activities to be performed after school hours as determined by MCC.
2. Supply attic stock as required per specifications.
3. Provide samples and mock-ups as required.
4. Field dimensions, layout, measurements, and engineering required for this scope of work shall be provided by this Subcontractor.
5. Clean-up all debris created by this Subcontractor on a daily basis. If this subcontractor fails to do so, the Owner and the Construction Manager reserves the right to hire a cleaning company to clean these areas at this Subcontractor's expense.
6. Submittals, samples, and shop drawings shall be provided by this Subcontractor for all materials being furnished and/or installed for this scope of work. They are to be submitted within sixty (60) days from Notice to Proceed or sooner if required so that they will enable all affected parties to meet the Project Schedule.
7. Multiple mobilizations may be required to perform this scope of work and all costs to perform the work in accordance with the Project Schedule are included.
8. It is the responsibility of this Subcontractor to review the other Bid Packages to ensure that the work scope included herein is not duplicated in other Bid Packages. If it is included in other Bid Packages, notify the Construction Manager immediately so that this work can be removed from



one of the Bid Packages. If no notification is made, this Subcontractor will be responsible for the duplicated work.

9. Review architectural details with civil and structural details to ensure coordination has been made. Report any design discrepancies discovered to the Construction Manager immediately.
10. This Subcontractor is responsible for the quality of all work associated with this Bid Package and is responsible for any and all costs associated with any non-conformance with specified requirements.
11. The Owner will employ an independent testing agency (ITA) to perform all testing and inspection services required. This Subcontractor will be required to cooperate with ITA during all inspections. This Subcontractor will be responsible to notify the Construction Manager twenty-four (24) hours in advance of any required inspections. The Construction Manager will be responsible for scheduling all inspections. All results are to be reported in a field report issued by the ITA to the Construction Manager for distribution to this Subcontractor, the A/E, the Owner, and the Building Inspector.
12. Must follow Monteith Construction's Waste Management Policy.

SPECIAL CONDITIONS

1. Reference the Special Conditions to the Contract section for temporary measures, hoisting, clean-up, and other additional requirements under this Bid Package.
2. Include expected durations for delivery and installation of this scope of work.
3. All deliveries must be coordinated and scheduled with the Construction Manager's project superintendent prior to delivery on site.

SAFETY

1. Subcontractors and their lower tier subcontractors will be required to comply with Temporary Facilities and Controls, all applicable OSHA standards, and other local, state, and federal regulations. The more stringent of these will apply.
2. This Subcontractor is fully responsible and accountable for safely performing this Bid Packages scope of work. The following items are typical safety requirements that shall be included in the scope of work, but is not intended to exclude any safety related item that may be required: personal protective equipment, fall arrest systems, fall protection barricades, scaffolding and ladder safety, lift safety, electrical safety, hoist way and machine room safety, material handling and equipment safety, proper tool use training, hazardous material safety, etc. and other required safety provisions.
3. All scaffolding, erection, dismantling, access and use of scaffolding are to be in full compliance with local and state regulations
4. Provide all traffic control (barricades, fences, flagmen, temporary signage, etc.) as required by the Town of Wrightsville Beach, NCDOT, etc. to complete all work under this Bid Package.



*Wrightsville Beach Elementary School
Addition and Renovations
Wilmington, NC*

*Project Bid Manual
Revised: March 21, 2019
Revision: 1*

5. Subcontractor is responsible to comply with Monteith Construction Safety Manual. Items include, but are not limited to the follow:
 - a. New employee training
 - b. Weekly toolbox talks
 - c. Task specific training
 - d. Drug and alcohol screening
 - e. Background checks
 - f. Injury management
6. This contractor to provide all drinking water for employees.



Bid Package #BP 31

31 10 00 Site Clearing
31 22 Grading
31 22 16 Subgrade and Roadbed
31 23 00 Excavation
31 23 23 Fill and Backfill
31 23 33 Trenching for Site Utilities
31 31 16 Termite Control
31 37 00 Rip Rap
32 11 23 Aggregate Base Course
32 11 26 Bituminous Concrete Paving
32 16 13 Concrete Curbing
32 17 23 Pavement Markings
33 10 00 Water Distribution
33 30 00 Gravity Sanitary Sewer System
33 40 00 Storm Drainage Piping
33 40 50 Metal Downspout Boots
33 46 00 Subdrainage
33 49 13 Manholes and Covers

Description of Work

The following information is provided to define and describe the scope of work required of the successful Bidder and is intended to be complementary with the requirements of all other Contract Documents.

The scope of the work shall include, but not necessarily be limited to, providing the following:

EARTHWORK

1. This subcontractor is responsible for all work indicated in the above listed specification section.
2. This subcontractor to provide and maintain all tree protection fencing and signage for duration of project.



3. Provide and maintain 6' temporary fencing with privacy screen per site logistics plan. Stake fence at 10' intervals.
4. This subcontractor to provide and maintain all erosion control and erosion control maintenance for the duration of the project, this includes but is not limited to all silt fencing, inlet protection, baffles, etc.
5. This subcontractor to perform all required site demolition & removal, including but not limited to all structures, brush, trees, existing utilities, etc. and as indicated on Drawing C2.0
6. Include demolition of all modular classrooms, existing utilities, site sidewalks, ramps, stairs, storage shed, railings, and entrance canopy.
7. Remove and relocate existing sign to outside edge of new asphalt
8. Included in this bid package is all asphalt paving, patching, milling, striping, etc.
9. Include for all site signage.
10. Include removal and relocation of existing flag pole. Provide new sleeve and footer at location coordinated with CM.
11. Include replacement for all site sidewalks up to building ramps and stairs. Replacement of ramps and stairs by others.
12. Include relocation and reinstallation of existing site furnishings as needed for the scope of this package.
13. This contractor to include all cutting and patching of all surfaces.
14. Subcontractor to set grade within 1/10" of final grade.
15. Subcontractor is responsible for all traffic control during their operations.
16. This subcontractor is responsible for all surveying required for this scope of work. General contractor to provide control points.
17. This subcontractor is responsible for all import and export as required.
18. This subcontractor is responsible to remove all spoils from site as a result of this scope work. Include for removal of spoils related to excavations by others. Spoils to be consolidated in accessible location for removal from site.
19. This subcontractor is responsible for all dewatering during the project.
20. This subcontractor to include re-spreading topsoil and seed over disturbed areas.
21. Provide all tools, equipment, hoisting, lifting, etc. as required to perform the work under this bid package:
 - a. Erection, dismantle, maintenance, and inspections are included.
 - b. Maintenance and inspection requirements remain the responsibility of this Bid Package for the entire duration.
 - c. Multiple deliveries and mobilizations of equipment required to fully execute the work of this Bid Package progresses are included.
22. Complete surveyed as-built to be updated and provided by this subcontractor at the completion of work.



UTILITES

1. This subcontractor is responsible for all work indicated in the above listed specification section.
2. This subcontractor to make safe all existing site electrical, plumbing and gas.
3. Cap and seal demolished sanitary sewer piping per code requirements.
4. This subcontractor is responsible for all dewatering in compliance with state and local discharge requirements for the completion of their scope of work.
5. This subcontractor is responsible for all locates for work in this package. Include for all private and public utilities.
6. This subcontractor responsible for all downspout boots and underground storm piping connection. Refer to architectural elevations for downspout locations.
7. This subcontractor to provide all backflows, meters, vaults, heated enclosures, and concrete pads necessary for completion of their scope of work.
8. Work in the public ROW shall be coordinated with the Town of Wrightsville Beach. Work hours related to this work shall include weekends, nights, or extended hours as required by the Town of Wrightsville Beach.
9. This subcontractor shall coordinate and complete all taps to existing water mains as part of this section. Subcontractor is required to attend all necessary pre-construction meetings with relevant authorities prior to start of work.
10. This subcontractor to provide the fire water system to 1' above FFE, fire lines, hydrants, and signage at FDC.
11. Include saw cutting and patching of all concrete or asphalt surfaces as a result of work in this section. All concrete to be cut and removed to nearest existing control joint. All asphalt to be cut to clean edge prior to asphalt patching.
12. Provide all thrust blocks per the City of Wilmington standards and details.
13. Complete surveyed as-built to be updated and provided by this subcontractor at the completion of work.

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