



**W. M. JORDAN COMPANY'S ADDENDUM NO. 1**

**PROJECT: CFCC SA ADDITION**

**DATE: MARCH 17, 2025**

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Please reference this Addendum on the bid form.

1. Reminder to review the "Instructions to Bidders". Bids are to be submitted on the **project bid form** in a **sealed envelope** per the plans/specifications in conjunction with the trade specific **bid scopes of work** provided in the planroom. Emailed bids will not be accepted. Proper bid submission requirements are listed in the "Instructions to Bidders".
2. Bid bonds: A bid bond of an amount equal to or not less than five percent (5%) of the bid amount is to be included with the bids for bid packages that are \$300,000 and above. Refer to "Instructions to Bidders" for more information.
3. The project bid form to use has been issued in this addendum. Bids must be submitted on this form in a sealed envelope as mentioned above. All trades to review the bid form for alternates related to your scope of work.
4. Bid package scopes of work listed below have received various edits. Please see revised scope sheets included with this addendum.
  - BP-01A General Trades
  - BP-03A Concrete
  - BP-04A Masonry Turnkey
  - BP-05A Metal Fabrications
  - BP-06A Wood Framing/Trusses
  - BP-06B Labor to Install Only Div 8 & 10
  - BP-07A Exterior Cold Fluid Applied Waterproofing and Joint Sealants
  - BP-07B Roofing and Soffit Metal Panels
  - BP-08A Doors, Frames & Hardware
  - BP-08B Aluminum Storefront, Glass and Glazing
  - BP-09A Drywall/Insulation/ACT/Wallprotection
  - BP-09B Flooring and Hard Tile
  - BP-09C Paint
  - BP-10A Visual Display
  - BP-10B Signage
  - BP-12B Laboratory Casework, Countertops and Fume Hoods
  - BP-22A Plumbing
  - BP-23A HVAC, Controls, Balancing
  - BP-26A Electrical Systems, Security, Audio, Visual, Fire Alarm, Tele and Data
  - BP-31C Landscaping
  - BP-31A Site Demo, Sitework, Grading, Utilities

5. The site logistics plan has been revised. Please see the revised logistics plan included with this addendum.
6. Dates for items in the bid manual were miss dated. 1.1 Project Team, 1.2 Instructions to Bidders, 1.3 Supplementary Instructions to Bidders were mistakenly dated 2/24/24 instead of 2/24/25. Those dates have been revised and those documents are included in this addendum.
7. The list of prequalified subcontractors has been updated. Please see the revised 7.1 document included in this addendum.
8. NCDEQ SWM modification permit is included in this addendum for reference.
9. The pre-bid meeting and preferred brand alternate meeting documents have been included in this addendum.
10. The civil CAD files were requested and have been included in this addendum.
11. There are clarifications, adding specification 085413 Fiberglass Windows and revised civil sheet C-401. Please see this additional information provided by Becker Morgan Group attached to this addendum.
12. Question: Specification 064116 Plastic-Laminate-Clad Architectural Cabinets is referenced as a Technical Specification in BP12B Scope of Work and shown in the Table of Contents of the Project Manual. However, the specification is not in the Project Manual. Please provide or confirm it is not applicable
  - Answer: Section 123553.19 Wood Laboratory Casework and Section 123552.16 Plastic Laminate Clad Laboratory casework have been added to the bid documents and are attached to this RFI. The intent is for the manufacturer to provide the most cost-effective solution using one of the mentioned scopes. Elevation 3 on A-402 should be included in the base bid. Please provide alternate pricing to furnish and install the most cost-effective solution. Base bid is for plastic laminate, alternate will be for wood. See bid form.
13. Question: 123553.16 Plastic-Laminate-Clad Laboratory Casework is referenced in the Table of Contents of the Project Manual, but the spec is not included. Further, BP12B Scope of Work references 123553.19 Wood Laboratory Casework. Please provide the correct specification and confirm what is applicable to BP12B.
  - Answer: Section 123553.19 Wood Laboratory Casework and Section 123552.16 have been added to the bid documents. The intent if for the manufacturer to provide the most cost-effective solution using one of the mentioned scopes. Elevation 3 on A-402 should be included in the base bid. Please provide alternate pricing to furnish and install the most cost-effective solution. Base bid is for plastic laminate, alternate will be for wood. See bid form.
14. Question: There is significant overlap with BP06C Millwork and BP12B Lab Casework for the 064116 Plastic-Laminate-Clad Architectural Casework Cabinets (and potentially Div. 12 pending above RFI's)
  - Answer: BP-06C has been combined with BP-12B

15. Question: BP12B Lab Casework Item #6 indicates BP12B is responsible for providing the Exhaust Hood Control Panel to communicate with the Exhaust Fans (which are furnished installed by the Mechanical Sub). This is an uncommon and unrecommended coordination as the Mechanical sub should furnish-install the Control Panel to be 100% compatible with the system they are providing. Please confirm Mechanical is responsible for. If not, please provide specific direction on the make/model of the control panel required to communicate with the Mechanical sub's system.
- Answer: Scope item 6 on BP12B has been revised to state: Provide and install switch on hoods for mechanical contractor to connect to in order to turn on associated exhaust fans. Wiring to be by mechanical subcontractor, but provide coordination for proper installation.
16. Question: per Bid package: 08B Entrances & Storefronts, I believe the storefront doors Hardware sets: #3 & #9 are required to be included in our total bid value, please advise?
- Answer: Correct
17. Question: if this job is requiring Hurricane Impact glazing and per the storefront spec listing the storefront doors as THERMALLY broken storefront wide style doors, we'll have an issue with producing both as the only alum. Storefront door Manuf./ vendor that carries BOTH a hurricane impact & thermal storefront door is Kawneer, all other spec vendors listed e.g. YKK, Oldcastle, Efco all does not have this option as it would have to be either thermal or hurricane rated, please advise? Also, we would have to supply all Hurricane Impact Tested storefront doors with the compatible Manufacturers standard Impact Tested Door hardware, to honor all warranties, etc, please advise
- Answer: See clarification within attachment provided by Becker Morgan Group provided in this addendum.
18. Question: Is the preferred fire alarm supplier and installer for this project Notifier supplied by any Notifier vender or Notifier supplied and installed by Keller's only?
- Answer: New Fire Alarm system needs to meet specifications, be compatible and tied into existing Notifier system per plans and specifications. No specific installer is required.
19. Question: Who does CFCC presently use for their IT maintenance, repairs and additions?
- Answer: CFCC currently performs this work in-house. There are several companies in the area that regularly conduct new installations for CFCC, however with this being an addition to the existing IT closet, CFCC will perform this work in-house.
20. Question: Has a mortar color been chosen?
- Answer: Specific color hasn't been selected yet. The goal is to match the existing building, so a mockup will need to be done and approved.

21. Question: A002 Wall Type 2A, 2C, and 2E. Will these walls that are non-bearing be framed to the bottom of the trusses or taken through the trusses? The assumption is that they will be taken to the bottom of the trusses based on the "Underside of Beam or Structural Deck" note. If they are taken to the bottom of the trusses, then there will be a cavity for sound. The reason for the question is whether or not drywall/insulation needs to be accounted for above the truss bearing elevation for these specific all tags.
- Answer: The structural drawings show the trusses running plan north and south. This is scope #4 for BP06A: "Include all interior walls, bulkheads, soffit framing, etc." See revision to BP06A #4. "For all walls shown to extend to the underside of the roof deck and all fire rated walls that run perpendicular to the trusses, include wood framing on top of the top track to the underside of the roof deck for attachment of drywall and install of insulation by BP09A." See revised scope item #20 for BP09A "Provide all fire caulk / fire stopping / fire safing at tops, perimeters, sills, penetrations (other than mechanical, electrical, plumbing, and fire sprinklers systems which will be by others), openings, control, and expansion joints, etc. of all assemblies provided under this agreement. Provide sealant at all drywall to dissimilar materials above ceiling, ie: trusses."
22. Question: A102 Shows a Ceiling at 8' in the Mechanical Room 143. A104 and A604 Shows it as Exposed. Which is correct?
- Answer: Mechanical Room 143 should not have a ceiling.
23. Question: Are multiple layers of sheathing required at the backside of the parapets for the 2 hour wall? There is no wall section through this side of the building to illustrate what the requirements are above the trusses.
- Answer: No, only one layer of 5/8" plywood by the framer BP 06A.
24. Question: 1/A502 who is responsible for the wood blocking between the brick and the sheathing?
- Answer: See BP 06A scope item #7.
25. Question: BP09A – Scope Line Item 1. Please advise if we are to include ALL wood panel sheathing on the outside of the building, including on the roof? Scope Line Item # 7 says to "Coordinate installation of Insulation in top of parapet walls framed and sheathed by others."
- Answer: See revised scopes of work: BP-09A and BP-06A "The building is wood framed. BP06A will include all "Coated Wood Panel Sheathing with Integral Air / Weather Barrier – Tape Joints" and "Wood Panel Sheathing" for exterior assemblies. This subcontractor is responsible for furnishing and installing all Exterior Type X drywall and interior drywall associated with the exterior assemblies. Fluid Applied Air Barrier to be by BP-07A."
26. Question: BP09A – Scope Line Item 3 specifically related to the "framing for metal soffit by others". Is this going to require just studs, just furring channels, or both studs and furring channels for this scope? There is very limited information in the drawings with what to assume at the walkway.
- Answer: BP09A to assume metal stud framing for support of metal soffit. WMJ does not believe furring channels will be sufficient enough structurally to accommodate load of metal soffits, lights and conduit under the canopy.

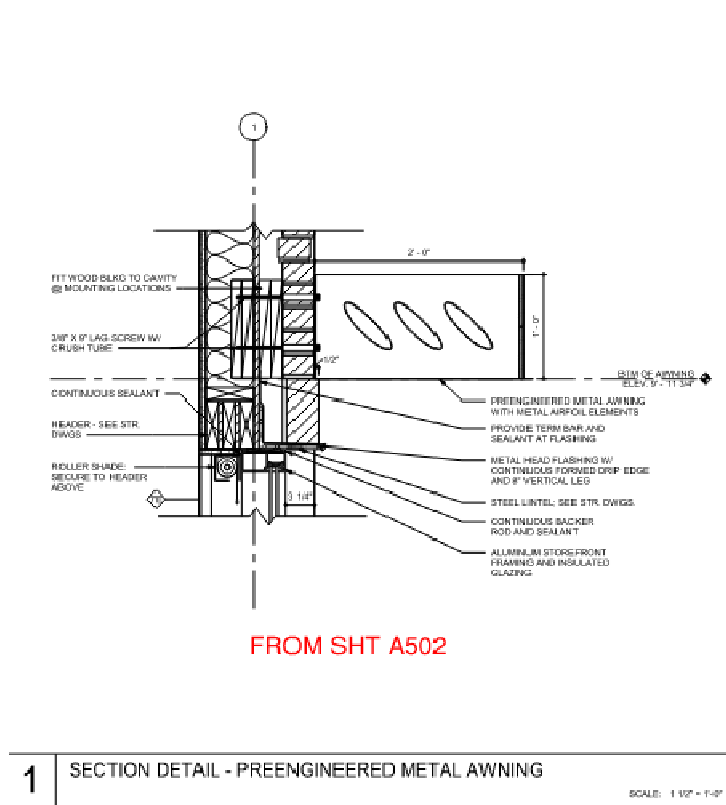


27. Question: BP09A – Scope Line Item 25. Please advise if there are any locations where this is required. I do not see on the drawings where insulation is required over the acoustical ceilings.
- Answer: This item has been removed from the scope of work. See revised bid package BP-09A.
28. Question: BP09A – Scope Line Item 28. I do not see any expansion joint covers in the new building. Please advise. There is a cover at the Pre engineered walkway cover (2 and 5/A502). Please advise who is responsible for those.
- Answer: BP07B Roofing has this expansion joint and cover.
29. Question: Page A-604 calls for a QTZ-1 and QTZ-2 and stats to have an “installation patterned.” The finish plan does not show any patterns. Is there a rough suggestion on what these patterns may consist of?
- Answer: 80% field color, 20% accent color - pattern blocked out of full sized tiles. Also see revised A-104, A-402 and A-604 which is attached to this addendum for more information.
30. Question: Spec section 096519 Resilient Tile Flooring calls to supply a resilient terrazzo floor tile. Please advise on a basis of design. A QTZ is usually a quartz flooring
- Answer: 096519- intent is Kahr's Upofloor Quartz Mosaic- it is called Quartz as the name of the style but is a fully vinyl product. We do not intend for it to be actual terrazzo tile or Fritztile. Also see revised A-104, A-402 and A-604 which is attached to this addendum for more information.
31. Question: Spec section 096519 Resilient Tile Flooring calls to apply two base coats of liquid sealer and two finish coats of liquid floor finish. Please advise if this will be required with the basis of design selected.
- Answer: sealer - not desired at resilient flooring.
32. Question: 093013 Ceramic tile call for Daltile to be the basis of design with a 1 x 1 mosaic, but does not call out an actual product
- Answer: See revised A-104, A-402 and A-604 which is attached to this addendum for more information.
33. Question: A-604 calls for one PFT on the finish schedule, but lists PFT-1 and PFT-2 on the finish finished legend.
- Answer: See revised A-104, A-402 and A-604 which is attached to this addendum for more information.
34. Question: A-604 call for CWT-1 in the finish legend, but the specs call out for a CT-1 and CT-2
- Answer: See revised A-104, A-402 and A-604 which is attached to this addendum for more information.
35. Question: QTZ-1 is shown on Finish Legend as 24”x24” Quartz Tile and QTZ-2 is shown as 12”x12” Quartz Tile. Both state “multiple colorways/patterned with QTZ-1/QTZ-2”. Can you please advise if pattern will be provided? Hard to accurately calculate materials without pattern.
- Answer: See answer above

36. Question: I see the specs for Quartz Tile is Section 096519 – Resilient Tile Flooring; however, it calls out Terrazzo Flooring in this section and not Quartz Tile. Please advise.
- Answer: See answer above
37. Question: No BOD listed for Quartz Tile. Will need direction on BODs for QTZ-1, QTZ-2.
- Answer: See answer above
38. Question: No BOD listed for Hard Tile and specs (Section 093013) do not align with what's shown on plans as far as materials. Will need direction on BODs for PFT-1, PFT-2, PTB, CWT-1.
- Answer: See revised A-104, A-402 and A-604 which is attached to this addendum for more information.
39. Question: Scope Note #14 in 09B Scope Package states "Provide alternate to seal exposed concrete floors in rooms 127 and 128. Include cleaning and caulking of all control joints prior to sealing." Should we pick up sealed concrete in 143 and 144 as well? CONC listed on Finish Legend as "Concrete with sealer/hardener: sealer to be penetrative and film forming, finish to be a translucent gray tint" and references Section 033000. Please advise if 09B Scope package is to pick up Sealed Concrete.
- Answer: Per sheet A-604 sealed concrete should be in all rooms with "Conc" for the floor finish. BP-09C Painting is to include this work in all locations per plans and excluded from BP-09B Flooring scope. See revised scope of work.
40. Question: Bid Package BP10B Please provide specifications, including overall size, of the required "Building Dedication Plaque" (Scope Item 2)
- Answer: Scope item #2 of BP-10B Signage is deleted

41. Question: Inquire as to which we are to bid:

1. That which is detailed below (a 12" deep profile with a 2'-0" projection from the wall) or
2. That which is depicted on the elevations (a 6" deep profile with a 3'-0" projection from the wall)?



- Answer: The intent is that they match the existing. Field visit pictures have been provided in this addendum to more clearly show intended design to bid to. Projection and depth dimensions should be priced as shown on 1/A502.

42. Question: Are the door openings hurricane rated, as the hardware does not have the codes to indicate a hurricane rated opening.-- Please confirm whether the applicable hardware needs to be modified with the HH codes?

- Answer: See clarification within attachment provided by Becker Morgan Group provided in this addendum.

43. Question: If the doors are to be hurricane impact rated, then the applicable hardware will need to be supplied only from the storefront door manuf. to meet the manuf. impact tested door+HW requirements, please advise?

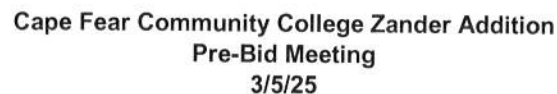
- Answer: See clarification within attachment provided by Becker Morgan Group provided in this addendum.

44. Question: The cylinder product number is not a complete product number, please issue complete product #, we assume this could be what is req.; Corbin Russwin 1000-234-A06-6-N23 606 Mortise Cylinder Satin Brass, please advise?

- Answer: The lock cylinders are to match existing and be keyed the same. It appears to be a Corbin Russwin product, but we have no more information than that.

Thank you,

W. M. Jordan Company  
Ph: (910) 679-4551

[illegible]



## **OWNER PREFERRED BRAND ALTERNATES MEETING**

**PROJECT: Cape Fear Community College Surf City SA Addition  
SCO # 24-28220-01A**

**LOCATION: Cape Fear Community College Surf City**

**3/5/25 at 1:00PM**

1. Introduction
  - Distribution of sign-in sheet & agenda
  - Meeting Objective: Identify preferred brand alternates that the owner will consider for approval on this project.
2. The preferred brand items listed in the schedule below are being considered as Alternates by the owner for this project.
3. **Schedule of Owner's Preferred Brand Alternates**
  - BP-08A-Alt#1
    - o Base Bid: Provide Door Hardware by acceptable manufacturers per project specifications.
    - o Alternate: Change "Basis of Design" for Mechanical Locks and Latches to Schlage for Owner's locksets.
  - BP-23A-Alt#1
    - o Base Bid: Provide controls by acceptable manufacturer per project specifications.
    - o Alternate: Provide equipment to be connected to and controlled by Schneider Electric in lieu of other acceptable manufacturers. Deductive change order for controls will be issued after award.
  - BP-26A-Alt#1
    - o Base Bid: Provide fire alarm system by acceptable manufacturer per project specifications.
    - o Alternate: Ensure that fire alarm system is compatible with existing Notifier fire alarm system per plans and specifications. This is in lieu of other acceptable manufacturers.
4. Are there any objections?
5. End of owner preferred brand alternates meeting.



Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – 31A Site Demo / Sitework / Grading / Utilities  
SCO ID # 24-28220-01 A

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB:*

*Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01:*

*General Requirements*

*Section 011000:*

*Summary*

*Section 012300:*

*Alternates*

*Section 012500:*

*Substitution Procedures*

*Section 012600:*

*Contract Modification Procedures*

*Section 012900:*

*Payment Procedures*

*Section 013100:*

*Project Management and Coordination*

*Section 013200:*

*Construction Progress Documentation*

*Section 013233:*

*Photographic Documentation*

*Section 013300:*

*Submittal Procedures*

*Section 014000:*

*Quality Requirements*

*Section 014200:*

*References*

*Section 015000:*

*Temporary Facilities and Controls*

*Section 016000:*

*Product Requirements*

*Section 017300:*

*Execution*

*Section 017329:*

*Cutting and Patching*

*Section 017419:*

*Construction Waste Management and Disposal*

*Section 017700:*

*Closeout Procedures*

*Section 017823:*

*Operation and Maintenance Data*

*Section 017839:*

*Project Record Documents*

*Section 017900:*

*Demonstration and Training*

**Technical Specifications:**

*Section 311000*

*Site Clearing*

*Section 312000:*

*Earth Moving*

*Section 321216:*

*Asphalt Paving*

*Section 321313:*

*Concrete Paving*

*Section 321373:*

*Concrete Paving Joint Sealants*

*Section 321713:*

*Parking Bumpers*

*Section 321723:*

*Pavement Markings*

*Section 321726:*

*Tactile Warning Surfacing*

*Section 330500:*

*Common Work Results for Utilities*

*Section 331415:*

*Site Water Distribution Piping*

*Section 334200:*

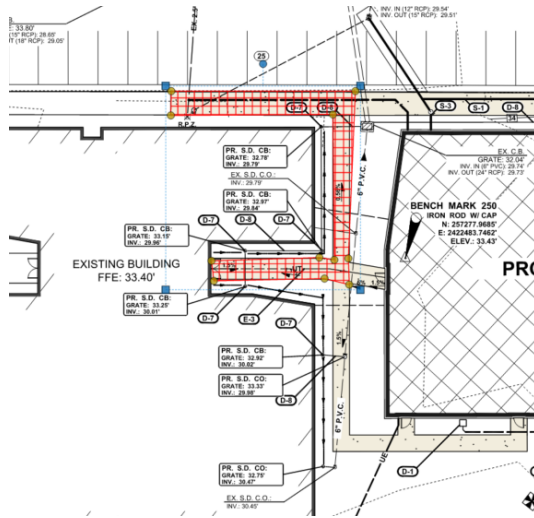
*Stormwater Conveyance*

*Appendix 1:*

*Geotechnical Report*

***B. Subcontractor's work specifically includes:***

1. Site professional surveying: Layout for own work. Including layout limit of disturbance, building pad (10 feet offset at all inside and outside corners), building column lines for controls to be used by others, sidewalks curb and gutter. Includes provide onsite survey control points to be used by other trades.
2. All site demo including but not limited to concrete sidewalks, asphalt, stone, tree removal, retention pond spoils. This includes the sidewalk around the existing building shown.
3. Clear and grub site.  
Provide broken out cost for all items associated with the new parking lot, including cut, stone, curb, storm structures and pipe.
4. Stockpile useable material onsite site in a location mutually agreed upon with CM for re-spread.
5. Import borrow as needed to bring site to subgrade elevations.
6. Import and spread screened amended soil or manufactured topsoil at lawn and landscaped areas per specification depth requirements. This will be at the end of the project, so assume separate mobilization.
7. Fine grading of lot subgrade. It is the intent to use the new parking lot as a material laydown area and contractor parking during construction and install the stone at the end of the project for a clean appearance. Propose best method in bid with cost understanding the above intent.
8. Import fill of building pad, fine grade bldg. pad subgrade to +/- one tenth (1/10). Provide broken out cost for this item in the event that material onsite can be used as structural fill.
9. Install all Curb, sidewalks, concrete hardscapes.
10. Furnish and install all Storm & Sewer and boxes.
11. Line striping in parking lot (for demoed areas being restored)
12. Install Silt fence with continued maintenance of silt fence.
13. Sediment and erosion control installation and maintenance for project duration. Keep all required book -keeping as required by DENR.
14. Furnish and Inlet Protectors on all storm structures in parking lot from main road to jobsite and upkeep for project duration
15. Install temp seeding of site and retention pond prior to permanent stabilization.
16. Retention Pond Skimmers and maintenance for project duration
17. Remove or spread all spoils from site due to excavations for underground work within building pad. Concrete subcontractor to place all spoils in agreed upon location outside of building pad.
18. Backfill of footings after subgrade masonry is installed.
19. This contractor to tie in roof leader system connecting to down spouts at building exterior wall. Assume custom color painted galvanized cast iron boots to be installed by site contractor at both the building and covered walkway.
20. Cutting of asphalt, demo, excavation, backfill, stone base and replacement of asphalt and or concrete paving for new utilities.
21. This contractor needs to leave the attached sidewalk area that is hatched in place as it is the emergency egress from the existing building. This sidewalk to be demolished, plumbing placed and concrete re-poured during separate mobilization and during non-school hours. Coordinate with CM.
22. Install (9) NINE Bollards per detail. Bollards provided by others. Site in ground and fill with concrete.



22. Water, Sanitary and Storm Sewer Utilities included in this scope. Site contractor is responsible for installation of new fire line around school and new fire hydrants.
23. Subcontractor shall include all cutting, coring, and patching associated with their work.
24. Subcontractor shall include all traffic control, and associated permitting, required for their scope of work in compliance with authority having jurisdiction.
25. Site contractor is responsible for permanent exterior signage
26. Site contractor to connect Covered Walkway roof downspouts, to 6" storm line between new and existing building with the same detail as the new building downspouts ([assume costume color cast iron boot] installed by site contractor)
28. Site Contractor is responsible for potholing existing conditions as needed.
29. Assume concrete apron for the walkway between existing parking lot and new parking lot (currently shown as stone with striping)
30. Provide new parking lot per latest plans and specifications.
31. Site Contractor to provide warning tapes for open excavations
32. Site contractor to install proposed sanitary pipe to and connect to shown ANT-1 (Acid Neutralization Tank) . (acid tank installed by Plumber)
33. Install all storm, sanitary and water lines to within 5' of building façade for connection by Plumber.
34. Site contractor is responsible for installing all items shown and specified associated with the retention pond after clearing and grubbing but simultaneously with construction of the building pad.
36. See the attached site logistics plan. Include set up and removal of temporary parking in empty lot in front of the existing building a shown. Include installation, rental of good condition 6' high temporary construction fencing with top rail, gate and 4' high safety fencing with caps on the t-bars around site as shown. Secure temporary fencing with driven posts as needed to ensure that it does not fall down and is plumb throughout construction. Installation at initial mobilization and keep in place until approximately the end of October or upon building being secured, whichever is longer.
37. Remove (Approximately 4) wooden picnic tables and bike rack from back of existing building to agreed upon location onsite and out of the way of construction activities. Installation at initial mobilization and keep in place until approximately the end of October or upon building being secured, whichever is longer.

C. Subcontractor's work specifically excludes:

**1. Dumpsters**

D. Subcontractor Specific Requirements:

1. Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.

2. *Delivery Requirements: As coordinated by Subcontractor with WMJ on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP01A General Trades / Final Cleaning  
SCO ID # 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

***Division 00:***

***Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects***

***Division 01: General Requirements***

***Section 011000: Summary***

***Section 012300: Alternates***

***Section 012500: Substitution Procedures***

***Section 012600: Contract Modification Procedures***

***Section 012900: Payment Procedures***

***Section 013100: Project Management and Coordination***

***Section 013200: Construction Progress Documentation***

***Section 013233: Photographic Documentation***

***Section 013300: Submittal Procedures***

***Section 014000: Quality Requirements***

***Section 014200: References***

***Section 015000: Temporary Facilities and Controls***

***Section 016000: Product Requirements***

***Section 017300: Execution***

***Section 017329: Cutting and Patching***

***Section 017419: Construction Waste Management and Disposal***

***Section 017700: Closeout Procedures***

***Section 017823: Operation and Maintenance Data***

***Section 017839: Project Record Documents***

***Section 017900: Demonstration and Training***

**Technical Specifications:**

**Section 093013: Ceramic Tiling (For Cleaning References Only)**

**Section 096519: Resilient Tile Flooring (For Cleaning References Only)**

- B. Subcontractor's work specifically includes:

- 1.) Provide cost to provide competent laborer(s) for 550 hours over a 6-month period of time. This is to be used at the CM's discretion. Any un-used money will deducted from the contract via a deductive change order. Provide hourly rate in bid.
- 2.) Provide separate pricing for final cleaning services complete of interior and exterior of the new addition. Provide two separate mobilizations. First mobilization will be for construction cleaning of all surfaces. Second mobilization will be final cleaning for turn-over to owner. 2<sup>nd</sup> mobilization will include power-washing / soft washing of the exterior, including the roof, façade, windows, awnings, walkways and all new concrete, asphalt and exterior surfaces. 3<sup>rd</sup> Mobilization will include a “Power Puff Clean” Touch up clean after final punch list of all surfaces on the interior and exterior windows and storefronts.
- 3.) Prior to cleaning all surfaces, all applicable specifications for surfaces to be cleaned will be examined to ensure that cleaner products will not damage final exposed surfaces.

C. Subcontractor's work specifically excludes:

*1. Dumpsters*

D. Subcontractor Specific Requirements:

- 1. Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
- 2. Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors..*
- 3. It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
- 4. All requirements for mockups for approval of assemblies on this project are fully included.*
- 5. Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
- 6. This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
- 7. All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
- 8. Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*



Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP03A Concrete  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

*Section 012900: Payment Procedures*

*Section 013100: Project Management and Coordination*

*Section 013200: Construction Progress Documentation*

*Section 013233: Photographic Documentation*

*Section 013300: Submittal Procedures*

*Section 014000: Quality Requirements*

*Section 014200: References*

*Section 015000: Temporary Facilities and Controls*

*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 033000: Cast-In-Place Concrete*

*Section 312000: Earth Moving*

*Appendix 1: Geotechnical Report*

- B. Subcontractor's work specifically includes:

- 1. Subcontractor is responsible for own layout, bench point to be provided by Civil Contractor.*
- 2. Building pad to be received at two-tenths (2/10) +/- final subgrade elevation, prior to foundation excavation. Subcontractor is responsible to re-grade after foundation and under slab rough-in are complete. Spoils removal to central stockpile outside of building pad.*
- 3. Subcontractor to provide add alternate to provide 4" of compacted natural fill or stone above sub-grade and below concrete slab.*
- 4. Provide and install concrete rebar; please note any rebar embedded in footings or slab should be included.*

5. *Provide and install vapor barrier. Vapor barrier will be extended beyond the edge of footing and transition up the exterior face of the footing where BP07A will transition to Cold Fluid Applied Waterproofing and transition. Protection of this vapor barrier is by this subcontractor. Any patching will be by this subcontractor until BP07A arrives onsite.*
6. *Provide and install W.W.F. Synthetic fiber is not be used as several areas of the slab are to be left exposed and sealed in the future by others.*
7. *Subcontractor to furnish and install all housekeeping pads for mechanical, electrical, and plumbing equipment, to be laid out by Equipment Supplier.*
8. *Pour-stop / forming at locations where no structural steel or masonry is shown.*
9. *Dewatering for own work.*
10. *Provide and install grout at steel column base plates.*
11. *Saw-cutting of concrete joints.*
12. *Forming of own work*
13. *Provide termite treatment per specs and related certifications*
14. *Install steel embedded angles, sill plate anchors, etc. within concrete provided by others.*
15. *Layout and Install of all Canopy Footings. Topping slab by sitework contractor.*
16. *Subcontractor shall be responsible for water curing and keeping slab covered during slab curing time. No curing compound will be allowed.*
17. *Subcontractor is responsible to ensure slab finish and tolerances are compatible with floor finishes as specified in Division 9.*
18. *Subcontractor is responsible to install plywood column block out covers (after the slab is poured) in accordance with prevailing safety authority requirement.*
19. *Subcontractor is responsible for minor demo to tie in foundation systems or structural concrete components of building. This is related to any slab that will need to be removed to install footings for canopy.*
20. *Subcontractor to provide insulated concrete cylinder curing box for Special Inspections Agency.*
21. *Subcontractor shall provide as-built survey of anchor bolts as installed prior to erection of the canopy columns. .*
22. *Subcontractor to include cost of material and labor to form and pour 5 yards of 4" concrete housekeeping pads under mechanical, plumbing, and electrical equipment. Concrete material may need to be wheel barreled through building to location.*
23. *Include immediate removal of all formwork from site. Dumpster to be provided by WMJ for all items not being re-used.*
24. *Install all Simpson MASA Mudsill Anchors provided by Framer.*
25. *Install continuous mud strip per detail on 4/A-501 at any location where exterior façade is not masonry and sidewalk is not adjacent to building.*

C. Subcontractor's work specifically excludes:

1. *Dumpster*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope. This includes the existing building.*

6. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
7. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP04A Masonry Turnkey  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

*Section 012900: Payment Procedures*

*Section 013100: Project Management and Coordination*

*Section 013200: Construction Progress Documentation*

*Section 013233: Photographic Documentation*

*Section 013300: Submittal Procedures*

*Section 014000: Quality Requirements*

*Section 014200: References*

*Section 015000: Temporary Facilities and Controls*

*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 042613: Masonry Veneer*

*Section 076200: Sheet Metal Flashing and Trim*

*Section 081113: Hollow Metal Doors and Frames*

- B. Subcontractor's work specifically includes:

- 1. Layout for own work, brick corners will be provided.*
- 2. Cold weather protection.*
- 3. Setting of all masonry lintels provided by BP 05A.*
- 4. Safety rails and scaffolding for own work.*
- 5. Provide and install all masonry and brick products.*
- 6. Supply and install rebar for own work.*
- 7. Custom color mortar.*
- 8. Wall ties, through-wall flashing, termination bar, stainless steel through-wall flashing, brick weeps and all other masonry related material shown or referenced on contract documents.*
- 9. Daily debris clean-up to W. M Jordan dumpster.*
- 10. Cleaning of brick.*

11. *Masonry rebar, above slab, and horizontal joint reinforcement.*
12. *High-lift or low-lift reinforcing steel.*
13. *Vertical and horizontal grouting.*
14. *Supply and install all wall ties Framing contractor to provide vapor barrier flashing materials.*
15. *Layout and installation of inserts, embeds, sleeves, and bolts and bearing plates.*
16. *Expansion and control joints. All masonry to be returned at openings to the face of the sheathing to allow for attachment of storefronts and doors to jambs. Assume all openings will be recessed further into building.*
17. *Supply and install all masonry accessories.*
18. *Supply and maintain rebar caps for own work.*
19. *Install and maintain wall bracing for own work.*
20. *Mason is responsible to clean foundation off before work starts and after weather events.*
21. *Mason to install and grout hollow metal doors frames in all masonry locations, checking for plumb and opening size prior to demobilizing from site.*
22. *Setting of non-welded in-place lintels. (Lintel material provided by others)*
23. *Added 3.7.25, On separate mobilization, include removal of approximately 2'X2' of brick from the façade of the existing building outside of the electrical room for penetration of electrical feeder conduit. Existing brick is onside and should be reinstalled after penetrations are made and flashing of conduits to moisture barrier is completed.*
24. *Mason to include all rigid insulation between masonry and footing / exterior wall.*

C. Subcontractor's work specifically excludes:

1. *Dumpsters*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP05A Metal Fabrications  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

<i>Division 00:</i>	
<i>Section OC-15-15DB:</i>	<i>Standard Form for Design-Build and Design-Build-Bridging Projects</i>
<i>Division 01:</i>	<i>General Requirements</i>
<i>Section 011000:</i>	<i>Summary</i>
<i>Section 012300:</i>	<i>Alternates</i>
<i>Section 012500:</i>	<i>Substitution Procedures</i>
<i>Section 012600:</i>	<i>Contract Modification Procedures</i>
<i>Section 012900:</i>	<i>Payment Procedures</i>
<i>Section 013100:</i>	<i>Project Management and Coordination</i>
<i>Section 013200:</i>	<i>Construction Progress Documentation</i>
<i>Section 013233:</i>	<i>Photographic Documentation</i>
<i>Section 013300:</i>	<i>Submittal Procedures</i>
<i>Section 014000:</i>	<i>Quality Requirements</i>
<i>Section 014200:</i>	<i>References</i>
<i>Section 015000:</i>	<i>Temporary Facilities and Controls</i>
<i>Section 016000:</i>	<i>Product Requirements</i>
<i>Section 017300:</i>	<i>Execution</i>
<i>Section 017329:</i>	<i>Cutting and Patching</i>
<i>Section 017419:</i>	<i>Construction Waste Management and Disposal</i>
<i>Section 017700:</i>	<i>Closeout Procedures</i>
<i>Section 017823:</i>	<i>Operation and Maintenance Data</i>
<i>Section 017839:</i>	<i>Project Record Documents</i>
<i>Section 017900:</i>	<i>Demonstration and Training</i>

**Technical Specifications:**

<i>Section 055000:</i>	<i>Metal Fabrications</i>
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- B. Subcontractor's work specifically includes:

1. *Furnish and install of all, this includes, but is not limited to:*
  - *Furnish and install angles mounted within concrete. (i.e.: section 4 – S311.*
  - *Furnish all masonry lintels to be installed by mason. These are to be galvanized.*
  - *Furnish and install roof ladder with lockable access cage*
  - *Furnish and install galvanized steel angles around the overhead door openings as shown on A603. Include a 6" 90-degree welded leg (not rounded) that returns on the interior jambs (not shown on the drawings) attach per J9 on A603. This is to weld OHD rails to on the interior.*
  - *Furnish five (9) 7'-6" long metal bollards loose. Reference C-901. Sitework contractor to install.*



2. *In all cases, all connection details, embedded materials, and other auxiliary materials are included for complete installation.*
3. *Subcontractor will only provide benchmarks and control lines including establishing building as plumb; W. M. Jordan will review and confirm*
4. *Any required field measurements are included*
5. *Provide signed shop drawings by a registered and licensed engineer in State of North Carolina as indicated in Contract Documents*
6. *Subcontractor shall provide shop drawings indicating member size, camber, location, etc. as well as indicating anchorage details, etc.; also indicate all required connections to each different building condition as indicated by the Contract Drawings and Manufacturer's recommendations*

C. Subcontractor's work specifically excludes:

1. *Dumpsters*
2. *Metal Decking, Cold-Formed Metal Framing, Cold-Formed Metal Trusses*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP06A Wood Framing / Trusses / Add Alternate for Windows  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

*Section 012900: Payment Procedures*

*Section 013100: Project Management and Coordination*

*Section 013200: Construction Progress Documentation*

*Section 013233: Photographic Documentation*

*Section 013300: Submittal Procedures*

*Section 014000: Quality Requirements*

*Section 014200: References*

*Section 015000: Temporary Facilities and Controls*

*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 061000: Rough Carpentry*

*Section 061600: Sheathing*

*Section 061753: Shop-Fabricated Wood Trusses*

*Section 079200: Joint Sealants*

*Section 085413: Fiberglass Windows*

*Section 088000: Glazing*

- B. Subcontractor's work specifically includes:

1. *Provide all framing assemblies including, but not limited to, the following general outline: All structural and wood framing including but not limited to, strapping, plywood, lumber, sheathing, fasteners, nails, screws, hold down clips, interior anchor bolts, air barrier, anchors within or attached to building structure or slab, lateral wall bracing, and all other incidental items required and in strict accordance with Contract Documents, manufacturer's written instructions, and local building codes.*

- All wood framing, sheathing and trusses shall meet the wind load requirements outlined in the Contract Documents.*
- 2. Subcontractor shall have a full-time supervisor on site 100% of the time any work that falls within this scope is required*
  - 3. Prior to demobilization from the project, this subcontractor shall participate in a walkthrough with W.M. Jordan and BP-09B subcontractor to accept wall studs prior to installation of drywall. Any discrepancies out of industry standards shall be corrected prior to demobilization.*
  - 4. Include all interior walls, bulkheads, soffit framing, etc. For all walls shown to extend to the underside of the roof deck and all fire rated walls that run perpendicular to the trusses, include wood framing on top of the top track to the underside of the roof deck for attachment of drywall and install of insulation by BP09A.*
  - 5. Include exterior blocking at two locations above storefront and on the exterior of the Coated Wood Panel Sheathing shown, wrap with the same weather proofing tape as the exterior sheathing for the exterior metal awnings to be mounted to within the masonry facade.*
  - 6. Include all exterior building parapets and two layers of wood blocking at the top of the parapets.*
  - 7. Include all in-wall blocking for toilet accessories, toilet partitions, shelving, millwork, casework, overhead coiling doors, exterior canopies and fire extinguisher cabinets.*
  - 7. Include all roof sheathing on top of trusses.*
  - 8. Furnish and install all "Coated Wood Panel Sheathing with Integral Air/Weather Barrier- Tape Corners", and "Wood Panel Sheathing" shown. "Coated Wood Panel Sheathing with Integral Air/Weather Barrier" is specified as a Zip System Continuous Air Barrier. Furnish and install all accessories on the exterior vertical sheathing and openings. Include additional penetration taping material to be turned over to the CM for the mason for use during installation of brick ties and for other trades for penetrations. All framed openings by this subcontractor to be treated for airtight system.*
  - 9. All required storefront and curtain wall framing support system and shown blocking and air barrier of all corners associated with penetrations per manufacturer's recommendations.*
  - 10. Subcontractor shall assume a complete wood stud framing system. Coordination will be required at all storefront and window assemblies whether indicated on contract drawings or not (all storefront and window / door openings at framed walls or masonry locations), including plywood at back side of parapet walls*
  - 11. Provide alternate pricing to furnish and install W-1 Windows. Sizes should be standard and close to size shown on drawings, but does not need to be exact unless custom size does not impact lead time.*
  - 12. Provide alternate pricing to furnish and install SF-2 and SF-6 windows in same material as specified for W-1 windows. Sizes should be standard and close to size shown on drawings, but does not need to be exact, unless custom size does not impact lead time.*
  - 13. Subcontractor shall provide all required framed openings in drywall assemblies installed under this agreement for all trades including, but not limited to, ductwork, MEP items, cable trays, toilet accessories, fire extinguisher cabinets, drinking fountains, etc. This Subcontractor shall verify with other subcontractors the required quantities, locations, and sizes of openings to be provided*
  - 14. Subcontractor shall provide all in-wall wood blocking in drywall assemblies installed under this agreement for all trades including, but not limited to:*
    - Plastic Toilet Compartments*
    - Toilet and Bath Accessories*
    - Fire Protection*
    - MEP equipment*
    - Signage*
    - Windows*
    - Exterior Awnings*
    - Door Hardware*
    - Ladders*
    - Tack Boards, Smart Boards and Marker Boards*
    - Casework*
    - Overhead Doors*
  - 15. This Subcontractor shall verify with other Subcontractors through W. M. Jordan the required quantities, locations and sizes of in-wall blocking to be provided*
  - 16. All wood framing shall meet the wind load requirements outlined in the contract documents. Provide signed and sealed engineered wood framing and truss shop drawings and calculations by a licensed*

- and registered engineer in the State of North Carolina as required by Contractor Documents*
17. *Supplying and installing wood roof trusses, including wood decking to be included in this scope. Coordination during truss and building design needs to be accomplished with mechanical rooftop equipment for weight and penetrations.*

C. Subcontractor's work specifically excludes:

1. *Dumpsters*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP06B Labor to Install Only Div. 8 & 10 Items  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

***Division 00:***

***Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects***

***Division 01: General Requirements***

***Section 011000: Summary***

***Section 012300: Alternates***

***Section 012500: Substitution Procedures***

***Section 012600: Contract Modification Procedures***

***Section 012900: Payment Procedures***

***Section 013100: Project Management and Coordination***

***Section 013200: Construction Progress Documentation***

***Section 013233: Photographic Documentation***

***Section 013300: Submittal Procedures***

***Section 014000: Quality Requirements***

***Section 014200: References***

***Section 015000: Temporary Facilities and Controls***

***Section 016000: Product Requirements***

***Section 017300: Execution***

***Section 017329: Cutting and Patching***

***Section 017419: Construction Waste Management and Disposal***

***Section 017700: Closeout Procedures***

***Section 017823: Operation and Maintenance Data***

***Section 017839: Project Record Documents***

***Section 017900: Demonstration and Training***

**Technical Specifications:**

***Section 081113: Hollow Metal Doors and Frames***

***Section 081416: Flush Wood Doors***

***Section 087100: Door Hardware***

***Section 102113: Plastic-Laminate-Clad Toilet Compartments***

***Section 102600: Wall and Door Protection***

***Section 102800: Toilet, Bath and Laundry Accessories***

***Section 101100: Visual Display Units***

***Section 104413: Fire Protection Cabinets***

- B. Subcontractor's work specifically includes:

***NOTE: SUBCONTRACTOR SHOULD PROVIDE INDIVIDUAL PRICING FOR EACH SPECIFICATION SECTION REFERENCED AS STAND-ALONE PRICING FOR EACH ITEM; PLEASE SEE BID FORM FOR ALL LISTED BID REQUIREMENTS***

1. ***Installation of wood doors, metal doors and hardware provided by BP-08A:***
  - ***Installation of all Doors, Frames and Hardware in spec section 081113.***

- *Installation of all HMD Hardware in spec section 087100*
- *Installation includes all wood doors included in Section 081416 and all door hardware included in Section 087100*
- *Include installation of door glazing kits*
- *Includes unloading and itemization of all door hardware and components*
- 2. *Installation of BP-10A – Visual Display Boards*
  - *Furnish and install all marker boards, including all accessories, as indicated in plans and specifications. There are three (3).*
- 3. *Installation of BP-10C – Door and Wall Protection, Toilet Compartments, Miscellaneous Accessories and FEC*
  - *Includes install of toilet accessories provided by Others.*
  - *Includes caulking of FEC to adjacent surface*
- 4. *Installation of all components in above-referenced specification is per manufacturer's recommendation; material referenced in specification shall be provided*
- 5. *Subcontractor shall provide own mastic, sealant, fasteners and protection for installation of said materials*
- 6. *Award of installation contract may be broken up to several bidders based on pricing of individual specification sections.*
- 7. *Confirm that all installation locations have required blocking per shop drawings; BP-06B to notify W. M. Jordan of any missing blocking prior to drywall close-in*
- 8. *Provided allowance for 20-man hours of carpentry labor to be used at the discretion of W. M. Jordan superintendent (on the bid form, these hours would be applied towards miscellaneous scope items); Subcontractor will be responsible to turn in daily work tickets for said time; tickets not receive the same as work is performed will not be acknowledged as additional work performed*

C. Subcontractor's work specifically excludes:

*1. Dumpster*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
6. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*



Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP-07A – Exterior Cold Fluid Applied Waterproofing and Joint Sealants  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

***Division 00:***

***Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects***

***Division 01: General Requirements***

***Section 011000: Summary***

***Section 012300: Alternates***

***Section 012500: Substitution Procedures***

***Section 012600: Contract Modification Procedures***

***Section 012900: Payment Procedures***

***Section 013100: Project Management and Coordination***

***Section 013200: Construction Progress Documentation***

***Section 013233: Photographic Documentation***

***Section 013300: Submittal Procedures***

***Section 014000: Quality Requirements***

***Section 014200: References***

***Section 015000: Temporary Facilities and Controls***

***Section 016000: Product Requirements***

***Section 017300: Execution***

***Section 017329: Cutting and Patching***

***Section 017419: Construction Waste Management and Disposal***

***Section 017700: Closeout Procedures***

***Section 017823: Operation and Maintenance Data***

***Section 017839: Project Record Documents***

***Section 017900: Demonstration and Training***

**Technical Specifications:**

***Section 071416: Cold-Fluid Applied Waterproofing***

***Section 072726: Fluid Applied Membrane Air Barriers***

***Section 079200: Joint Sealants***

- B. Subcontractor's work specifically includes:

- 1. Caulking all exterior masonry joints and fiber cement joints, masonry to exterior door frames, masonry to storefront, masonry to window frames, masonry to canopy bracket penetrations, masonry to fiber cement, fiber cement to fiber cement and fiber cement to dissimilar surfaces or penetrations.***
- 2. Caulking of expansion / control joints in exposed slab on grade / masonry. This is to include around the pre-engineered awning columns through the concrete.***
- 3. Provide 100' of additional caulking as directed to be used by CM in addition to other scope items.***
- 4. Caulking of exterior concrete sidewalk to building, caulking of control joints in sidewalk***
- 5. Damp proofing/waterproofing from and foundation waterproofing per details. Transition will occur on the horizontal surface of the brick ledge to the vapor barrier and then transition to the exterior***

*vapor barrier on the horizontal brick ledge below the sill plate. These transitions will be by this subcontractor.*

- 6. Caulking of window head flashing and sill flashing to adjacent surfaces*
- 7. Furnish and Install all "Fluid-Applied Air / Weather Barrier" on the exterior wall types as indicated on plans and specifications. Install a complete system and wrap the interior / coordinate with other trades at all penetrations and transitions. The "Coated Wood Panel Sheathing With Integral Air/ Weather Barrier – Tape Joints" shall be by BP 09A. This is shown on wall types 7B, 7C, 7E and 7F, which is the South exterior wall and small returns on the North and South elevations only.*
- 8. Added 3/7/25 – There will be (2) conduits for the main electrical feed that will penetrate next to the electrical room on the existing building. Include flashing around these conduits upon arrival onsite.*

C. Subcontractor's work specifically excludes:

*1. Dumpsters*

D. Subcontractor Specific Requirements:

- 1. Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
- 2. Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
- 3. It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
- 4. All requirements for mockups for approval of assemblies on this project are fully included.*
- 5. This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP-07B – Roofing and Soffit Metal Panels  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

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*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

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*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 055000: Metal Fabrications (Metal Downspout Boot Only)*

*Section 07210: Thermal Insulation*

*Section 074293: Soffit Panels (For Underside of Pre-Engineered Walkway Cover)*

*Section 075423: Thermoplastic-Polyolefin (TPO) Roofing*

*Section 076200: Sheet Metal Flashing and Trim*

*Section 079200: Joint Sealants*

*Section 107326: Walkway Covers (For Soffit Reference Only)*

- B. Subcontractor's work specifically includes:

1. *Roofer must provide Performance and Payment Bond*

2. *Subcontractor scope includes the following:*

- *Gutters, downspouts, parapet caps, scuppers, sheet metal conductors and all associated sealants, prefinished metal copings, bent metal flashing. Terminate downspout into cast iron downspout boot provided by site contractor.*
- *Metal panel Soffit panels on the underside of the Pre-engineered walkway. Color to match pre-engineered walkway. Framing will be by others, but attachment to framing to be coordinated*

*with framer as well as any supplemental edge trim needed and not shown on the drawings at this time. Please clarify in bid what is provided and assumed with corresponding cost for furnish and installation.*

- *Coordinate, furnish and install downspout into color matching cast iron boot by site contractor.*
  - *Any roof expansion joint shown or required by Roofing Material Manufacturer*
  - *Provide roof flashing to all mechanical penetrations, supports and curbs. Provide temporary covering over future penetrations during initial mobilization and re-mobilization for permanent roofing to curbs and MEP penetrations. All walk-off mats shown or required by Roofing Manufacturer*
3. *Rofer shall include flashing to guide wire supports for two (2) exhaust fans on the roof. Guide wire supports to be provided by mechanical contractor.*
  4. *Include custom color match expansion joints and covers as shown for the covered walkway.*
  5. *Please Note:*
    - *Not all plumbing vents are shown on roof plan, coordinate with Plumbing drawings*
    - *Roof drawing does not portray crickets at all roof top equipment or at parapet walls; if crickets are required to divert water for positive drainage, the Roofer is expected to include the cost in the base contract value and qualify in bid.*

C. Subcontractor's work specifically excludes:

*1. Dumpsters*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with WMJ on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP08A Doors, Frames &  
Hardware (Alternate to Install)  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

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*Section 012600: Contract Modification Procedures*

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*Section 013233: Photographic Documentation*

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*Section 014000: Quality Requirements*

*Section 014200: References*

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*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 081113: Hollow Metal Doors and Frames*

*Section 081416: Flush Wood Doors*

*Section 087100: Door Hardware*

*Section 088000: Glazing*

*Section 088813: Fire-Rated Glazing Assemblies*

- B. Subcontractor's work specifically includes:

1. *Supply all hollow metal frames.*
2. *Provide all hollow metal doors*
3. *Provide wood doors*
4. *Provide all door hardware on hollow metal doors and frames and wood doors*
5. *Coordination will be required with BP-08B and BP-26 and Fear Community College for installation of electronic hardware planning raceways, card readers and other requirements on exterior door #126/1 only.*

6. *Supplier to provide add alternate price to install all doors, all frames and all hardware. Assume two (2) separate mobilizations for exterior and interior installations.*
7. *Door Installer is responsible to check all frames to ensure they are plumb and level prior to installing door frame; the Installer will provide a list to W. M. Jordan to remedy prior to doors being installed*
8. *Scope includes providing a key storage box to turn over room keys in an organized manner*
9. *Provide alternate pricing to use Corbon Russwin cylinders with Schlage locksets. Construction cores and temp keys provided by CFCC.*
10. *Provide add alternate to furnish and separate to install all glass lite kits within hollow metal frames.*

C. Subcontractor's work specifically excludes:

1. *Dumpsters*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *All requirements for mockups for approval of assemblies on this project are fully included.*
4. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
5. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
6. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
7. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP08B Aluminum Storefront, Glass and Glazing  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

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*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 084113: Aluminum-Framed Entrances and Storefront*

*Section 087100: Door Hardware*

*Section 088000: Glazing*

*Section 088813: Fire-Rated Glazing Assemblies*

*Section 076200: Sheet Metal Flashing and Trim*

*Section 079200: Joint Sealant – As Applicable*

- B. Subcontractor's work specifically includes:

- 1. Subcontractor is responsible to ensure window materials can be obtained in accordance with the dates on the construction schedule, otherwise the Window Subcontractor will be responsible to provide temporary protection for said opening*
- 2. Supply and install all hardware, including thresholds associated with the door, hardware, access control rough-in prep, Assume Corbin Russwin cylinder with Slage locksets by CFCC, electronic locks and powered openers to be furnished and installed by this bid package on all aluminum doors. Coordinate with CFCC and WMJ on installation of all access control wiring and testing by CFCC.*



3. *Subcontractor is responsible for any blocking or steel clips or framing to support their system not shown on the contract documents but required by Window Manufacturer*
4. *Provide water testing of windows at two (2) locations as directed by W. M. Jordan; if window test fails at either location, W. M. Jordan can direct tests to be done at all windows; no additional cost will be paid for testing*
5. *Subcontractor to visit site prior to bid submission and provide pricing in order to allow several 2" conduits to penetrate thickened mullion between transom glass and spandrel glass as shown in the attached/below photo.*



6. *Provide hemmed edge head flashing for all windows and storefronts to be installed by Mason. Material is to be color matched to storefront and window colors.*
7. *Provide and install all sill and jamb flashing to cover gap between framed wall and brick joint. Color to match storefront material. Provide and install all glazing angles to match material of storefront.*
8. *Provide and install all glass glazing in wood doors, hollow metal doors and hollow metal frames with certifications of ratings per specifications.*
9. *Provide separate price to install all W-1 and W-2 windows out of storefront material.*
10. *Caulk interior and exterior joints at windows and storefront*
11. *Daily debris clean-up to W. M. Jordan dumpsters*

C. Subcontractor's work specifically excludes:

1. *Dumpsters*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*



3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP09A Drywall /  
Insulation / ACT / Wall Protection.  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

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*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 092216: Non-Structural Metal Framing*

*Section 092900: Gypsum Board*

*Section 095113: Acoustical Panel Ceilings*

*Section 072100: Thermal Insulation*

*Section 078413: Penetration Firestopping*

*Section 078443: Joint Firestopping*

*Section 079200: Joint Sealants*

*Section 083113: Access Doors and Frames*

*Section 102600: Wall and Door Protection*

- B. Subcontractor's work specifically includes:

1. The building is wood framed. BP06A will include all "Coated Wood Panel Sheathing with Integral Air / Weather Barrier – Tape Joints" and "Wood Panel Sheathing" for exterior assemblies. This subcontractor is responsible for furnishing and installing all Exterior Type X drywall and interior drywall associated with the exterior assemblies. Fluid Applied Air Barrier to be by BP-07A.
2. Subcontractor has option to include as add alternate for furnishing and installing all Fluid Applied Air Barrier on exterior walls per drawings and specifications.
3. Provide all Gypsum Board Assemblies including, but not limited to, interior drywall, interior insulation, ACT ceiling assemblies, drywall ceiling assemblies and framing for metal soffit by others under Pre-Engineered Walkway Cover.
4. Subcontractor shall have a full-time supervisor on site 100% of the time any work that falls withing this scope is required.
5. ACT ceiling tile shall be humidity resistant, tegular edge with 15/16 grid
6. Subcontractor should visit the site to check plumbness of all framed walls immediately after framing is completed for acceptance. All items found to be out of plumbness as a result of this not being done will be the responsibility of this subcontractor during drywall installation.
7. Coordinate installation of insulation in top of parapet walls framed and sheathed by others. Separate mobilization may be required to perform this in sequence.
8. Include drywall on all interior soffits, fascia and bulkheads
9. Include all hard ceilings to be framed by others.
10. All gypsum wall board, tile backing panels, cementitious backing panels, sag resistant wallboard, water resistant, fire resistant, impact/abuse resistant drywall etc. at all walls, ceilings, soffits, bulkheads, etc.
11. Tape and finish all drywall including accessories (corner bead, control joints, j-bead, u-bead, L-C beads, edge trims, regrets, reveals, etc.), fire-taping of fire walls and rated sub-ceilings, etc. All finishing shall be per the finish levels specified. Subcontractor is responsible for obtaining Architect's approval of all reglet and reveal layout schemes as detailed on the contract documents prior to installation
12. This Subcontractor is responsible for the installation, including receiving, verification of quantities and damages, protection, storage, and distribution of all access panels located in or on assemblies. Access panels will be furnished by others to this Subcontractor for installation. Aesthetically caulking perimeter of access panels installed by this Subcontractor is included under this agreement. Assume a total of 5 (five) access panels in base bid.
13. Subcontractor shall verify all required framed openings in drywall assemblies installed under this agreement for all trades including, but not limited to, ductwork, MEP items, cable trays, toilet accessories, fire extinguisher cabinets, drinking fountains, etc. This Subcontractor shall verify with other subcontractors the required quantities, locations, and sizes of openings to be provided
14. Provide all-acoustical caulking and insulation at drywall assemblies installed under this agreement in accordance with the contract documents, etc. to meet specified STC ratings, including all assembly tops, sills, perimeters, penetrations, etc.
15. Provide Add Alternate Product and Cost for subcontractor recommended ceiling acoustic sound treatment in Rooms 127 and 128.
16. Subcontractor is responsible for fire labeling of all drywall assemblies by method approved by Architect and Owner in verbiage, letter sizing, and spacing at all rated wall/ceiling assemblies installed under this agreement
17. Furnish and install all interior and fire-treated plywood sheathing at but not limited to: all phone, telecom, and electrical back boards
18. Provide all fire resistive joint systems and penetration firestopping systems resting on top, installed within, encapsulated by, or concealed by this scope of work at all drywall partitions and assemblies under this agreement, including, but not limited to, surface preparation, caulking fiber insulation, primers, etc. This shall include all wall perimeters, tops, sills, penetrations, openings, etc.
19. Provide all fire caulk / fire stopping / fire safing at tops, perimeters, sills, penetrations (other than mechanical, electrical, plumbing, and fire sprinklers systems which will be by others), openings, control, and expansion joints, etc. of all assemblies provided under this agreement. **Provide sealant at all drywall to dissimilar materials above ceiling, ie: trusses.**
20. Subcontract includes providing and installing insulation as shown or referenced in the contract documents. Provide all building insulation, faced-fiber insulation, rock wool, etc. where resting on top, installed within, encapsulated by, or concealed by this scope of work including, but not limited to, the following general outline: provide all specified vapor retarders, adhesives, retaining washers, anchors,

*etc. Taping of all joints is included, as required by Contract Documents. Install insulation in longest manufactured lengths and widths. Piecing of insulation is not acceptable*

- 21. All insulation at exterior framed and sheathed walls, around and behind steel beams at exterior wall conditions, above exterior soffits and ceilings, column enclosures, furred masonry walls, etc.*
- 22. All insulation at building interior drywall partitions, column enclosures, etc.*
- 23. All batt insulation above drywall ceilings and soffits*
- 24. Subcontract includes all ACT / acoustic ceilings as portrayed on the contract documents*
- 25. Laid-on acoustic insulation (as shown on the documents)*
- 26. Subcontractor is responsible for acoustic sealant associated to their work*
- 27. Subcontractor is responsible to caulk all ceiling grid wall angle from angle to painted wall or bulkhead; caulk color to match ceiling grid*
- 28. Provide and install manufactured expansion joint covers at wall and ceiling locations*
- 29. Provide and install wall and door protection*
- 30. Other trades shall supply this subcontractor with access doors to be installed under this contract*
- 31. Install all fire extinguisher cabinets provided by others.*

C. Subcontractor's work specifically excludes:

- 1. Dumpsters*

D. Subcontractor Specific Requirements:

- 1. Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
- 2. Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
- 3. It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
- 4. All requirements for mockups for approval of assemblies on this project are fully included.*
- 5. Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
- 6. This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
- 7. All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
- 8. Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP09B Flooring and Hard Tile  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

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*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

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*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 093013: Ceramic Tiling*

*Section 096513: Resilient Base and Accessories*

*Section 096519: Resilient Tile Flooring*

*Section 096813: Tile Carpeting*

*Section 079200: Joint Sealants*

- B. Subcontractor's work specifically includes:

- 1. Scope includes all hard tile per plans and specs*
- 2. Scope includes control joint and crack bridging membrane and water barrier membrane as required*
- 3. Subcontractor is responsible to seal tile and grout at the end of the installation per manufacturer's recommendation*
- 4. Subcontractor is responsible to supply thresholds and Schluter strips to accommodate transitions between materials of different thickness*
- 5. Subcontractor is responsible to caulk control joints and tile to dissimilar surfaces*
- 6. Scope includes mud bed where required by specification*

7. *Subcontractor to provide a breakout add alternate on bid day to provide and install remedial floor coating over entire floor area, with the exception of the exposed concrete areas, to overcome excessive moisture or PH content in slabs. It is W. M. Jordan's intent to only cure concrete slab with water to mitigate delayed vapor transmission during construction. If no breakout alternate is provided, it is assumed that there is no cost added*
8. *Subcontractor is responsible to sweep, skim coat or flash patch concrete blemish and reasonable concrete imperfections prior to installation of said work*
9. *Subcontract scope includes resilient flooring, base, molding and edge reducer strips between materials as needed*
10. *Subcontractor is responsible to furnish and install floor protection over hard tile immediately after installation and inspection by CM.*

C. Subcontractor's work specifically excludes:

1. *Dumpsters*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP09C Paint  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

*Section 012900: Payment Procedures*

*Section 013100: Project Management and Coordination*

*Section 013200: Construction Progress Documentation*

*Section 013233: Photographic Documentation*

*Section 013300: Submittal Procedures*

*Section 014000: Quality Requirements*

*Section 014200: References*

*Section 015000: Temporary Facilities and Controls*

*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 099123: Interior Painting*

*Section 099113: Exterior Painting*

*Section 079200: Joint Sealants*

*Section 074646: Fiber Cement Siding and Trim (For Reference for Painting Only)*

- B. Subcontractor's work specifically includes:

- 1. Surface preparation for all field painted surfaces*
- 2. Prime and Paint all exposed interior drywall surfaces.*
- 3. Written acceptance of all walls prior to painting and by using a light stand*
- 4. Caulking doorframes and interior of windows and storefronts to drywall.*
- 5. Painting of all doorframes*
- 6. Paint misc. metals including exterior roof ladder and cage, all masonry lintels and Overhead Door steel, and 5 (Five) bollards, etc.*
- 7. Paint all exterior fiber cement panels and battens. Caulking by BP 07A.*

8. *Seal exposed interior concrete with clear concrete sealer in Rooms 127, 128 and 143. Include cleaning and caulking of slab control joints prior to sealing floor.*
9. *In order to ensure proper drywall and paint finish is received, the drywall subcontractor is responsible for completing touch up on prime coated walls before painter completes the finish coat of paint. It is the responsibility of these trades to work together to ensure that these activities are coordinated*
10. *Painting of gas piping on the exterior from the propane tank into the building.*
11. *Subcontractor is to include 40 hours of touch-up to be used and accounted for at the CM discretion. CM's on-site supervision to sign tickets for said touch up. The associated line items for this scope will be documents and tracked in the subcontractor's schedule of values. Any unused portion will be deducted from the subcontracts contract value. The time shall be billed against this time without approval of construction manager prior to the work happening*
12. *Paint all exposed wood ceilings, conduits, joints, roof decking in 127 and 128. Color TBD. Assume 10' AFF and above.*

C. Subcontractor's work specifically excludes:

1. *Dumpsters*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
6. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*



Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP10A Visual Display (Alternate to Furnish Only)  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

***Division 00:***

***Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects***

***Division 01: General Requirements***

***Section 011000: Summary***

***Section 012300: Alternates***

***Section 012500: Substitution Procedures***

***Section 012600: Contract Modification Procedures***

***Section 012900: Payment Procedures***

***Section 013100: Project Management and Coordination***

***Section 013200: Construction Progress Documentation***

***Section 013233: Photographic Documentation***

***Section 013300: Submittal Procedures***

***Section 014000: Quality Requirements***

***Section 014200: References***

***Section 015000: Temporary Facilities and Controls***

***Section 016000: Product Requirements***

***Section 017300: Execution***

***Section 017329: Cutting and Patching***

***Section 017419: Construction Waste Management and Disposal***

***Section 017700: Closeout Procedures***

***Section 017823: Operation and Maintenance Data***

***Section 017839: Project Record Documents***

***Section 017900: Demonstration and Training***

**Technical Specifications:**

***Section 101100: Visual Display Units***

- B. Subcontractor's work specifically includes:

- 1. Furnish all marker boards, including all accessories, as indicated in plans and specifications***
- 2. Provide alternate to install above materials***
- 3. Base bid should include tax on material***

- C. Subcontractor's work specifically excludes:

- 1. Dumpsters***

- D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements as coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP10B Signage  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

*Section 012900: Payment Procedures*

*Section 013100: Project Management and Coordination*

*Section 013200: Construction Progress Documentation*

*Section 013233: Photographic Documentation*

*Section 013300: Submittal Procedures*

*Section 014000: Quality Requirements*

*Section 014200: References*

*Section 015000: Temporary Facilities and Controls*

*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 101423: Panel Signage*

- B. Subcontractor's work specifically includes:

- 1. Provide and install all building signage*
- 2. ~~Signage package includes providing and installing buildings dedication plaque—~~ N/A WMJ 3/17/25*

- C. Subcontractor's work specifically excludes:

- 1. Dumpsters*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP12B Laboratory Casework, Countertops and Fume Hoods  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

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*Section 013200: Construction Progress Documentation*

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*Section 013300: Submittal Procedures*

*Section 014000: Quality Requirements*

*Section 014200: References*

*Section 015000: Temporary Facilities and Controls*

*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 064116: Plastic Laminate-Clad Architectural Cabinets*

*Section 115313: Laboratory Fume Hoods*

*Section 123553.19: Wood Laboratory Casework*

*Section 123552.16: Plastic Laminate Clad Laboratory Casework*

*Section 079200: Joint Sealants*

- B. Subcontractor's work specifically includes:

1. *Provide and Install Plastic or Wood casework, whichever is more cost effective for your company to produce and install: cabinets, cubbies, drying racks, and adjustable shelving complete package in Science Lab 130 and Prep Room 129. Both specifications are included in this bid package for reference to each for bidding purposes only. Whichever is more cost effective will be awarded and will govern the project.*

2. *Provide and install all solid surface countertops complete package in Science Lab 130 and Prep Room 129.*
3. *Provide and Install all plumbing and mechanical / gas / air fixtures integral with Laboratory Casework to include sinks and surface mounted fixtures.*
4. *Provide and install one (1) 72" and one (1) 60" Fume Hood with Flammable and Acid Waste Storage Cabinets.*
5. *Provide deduct to not include furnishing and installing plastic laminate casework as shown on detail 3, A-402.*
6. *Provide and **Install Switch** on hoods for Mechanical contractor to connect to in order to turn on associated exhaust fans. Wiring to be by mechanical subcontractor, but provide coordination for proper installation.*
7. *Provide any and all testing and balancing on hoods in conjunction with mechanical subcontractor.*
8. *Subcontractor to verify cut-out location for grommets*
9. *Subcontractor responsible to install cardboard protection over countertops once installed*
10. *Scope includes wood toe kick bases for own work*
11. *Field measuring for own work*
12. *Subcontractor is responsible to caulk / install joint sealant for own work and with dissimilar surfaces*
13. *Coordination with Electrical Contractor for cutouts for electrical devices*
14. *Provide shop drawings for all casework and specifically indicating requirements for any wood blocking*
15. *Unloading, locating, and protecting casework once installed*
16. ***Provide and Install Plastic laminate casework, cabinets, cubbies, and adjustable shelving complete package in Science Lab 130 per elevation 3 on A-402. If it is more cost effective to construct and install out of the same material as used for the rest of the project, please include this on your bid submission as an add alternate and describe in your proposal what is included related to this millwork/casework.***

C. Subcontractor's work specifically excludes:

*1. **Dumpsters***

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mockups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*



Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP22A Plumbing  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

*Section 012900: Payment Procedures*

*Section 013100: Project Management and Coordination*

*Section 013200: Construction Progress Documentation*

*Section 013233: Photographic Documentation*

*Section 013300: Submittal Procedures*

*Section 014000: Quality Requirements*

*Section 014200: References*

*Section 015000: Temporary Facilities and Controls*

*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 220000: General Plumbing*

*Section 220500: Common Work Results for Plumbing*

*Section 220523: General -Duty Valves for Plumbing Piping*

*Section 220529: Hangers and Supports for Plumbing Piping and Equipment*

*Section 220523: Identification for Plumbing Piping and Equipment*

*Section 220593: Testing, Adjusting, and Balancing for Plumbing*

*Section 220719: Plumbing Piping Insulation*

*Section 221116: Domestic Water Piping*

*Section 221119: Domestic Water Piping Specialties*

*Section 221123.21: Inline Domestic Water Pumps*

*Section 221316: Sanitary Waste and Vent Piping*

*Section 221319: Sanitary Waste Piping Specialties*

*Section 221319.13: Sanitary Drains*



<i>Section 221519:</i>	<i>General- Service Packaged Air Compressors and Receivers</i>
<i>Section 221523:</i>	<i>General – Service Compressed-Air Piping</i>
<i>Section 223400:</i>	<i>Fuel-Fired, Domestic-Water Heaters</i>
<i>Section 224200:</i>	<i>Commercial Plumbing Fixtures</i>
<i>Section 224500:</i>	<i>Emergency Plumbing Fixtures</i>
<i>Section 224716:</i>	<i>Pressure Water Coolers</i>
<i>Section 226600:</i>	<i>Chemical-Waster Systems for Laboratory Facilities</i>
<i>Section 078413:</i>	<i>Penetration Firestopping</i>
<i>Section 078443:</i>	<i>Joint Firestopping</i>
<i>Section 079200:</i>	<i>Joint Sealants</i>
<i>Section 083113:</i>	<i>Access Door and Frames</i>

B. Subcontractor's work specifically includes:

- 1. Plumber to provide temporary water service to W. M. Jordan trailer; connection to trailer's service to be made by Plumber and removed at end of project*
- 2. Plumber to connect W. M. Jordan trailer sanitary to storage tank*
- 3. Includes tie in of water service supply 5' outside of building envelope.*
- 4. Includes all sanitary and acid waste plumbing and Acid Neutralization Tank (ANT 1) on the exterior of the building. Site Contractor to tie into ANT 1. Coordinate with Site Contractor on elevation of this tank. San plan west shall extend 5' outside of building envelope.*
- 5. Includes backfill and compaction of trenches.*
- 6. Includes associated sleeve, firestopping / smoke caulking of own penetration; subcontract includes fire rating penetration of slabs as required*
- 7. Includes Air Compressor and All associated piping, accessories and final connections to fixtures provided by others. Fixtures associated with lab casework and fume hoods to be provided by others but final connections by this subcontractor.*
- 8. Includes "Drench Shower"/ Emergency Shower and Eye Wash Station complete installation*
- 9. Includes propane water heater and associated vent through roof and associated fixtures and supports.*
- 10. Includes all propane piping and final connection to propane tank on the exterior. Include connection to all fixtures on the interior. Fixtures associated with the lab casework to be provided by others, but final connection is by this subcontractor.*
- 11. Includes vibration isolation and seismic restraints*
- 12. Layout of housekeeping pads.*
- 13. Include all final connections to owner provided equipment for gas, water and air.*
- 14. All sinks within lab casework to be provided by lab casework provider, final connections are by this subcontractor.*
- 15. Includes all plumbing fixtures and accessories per drawings and specifications.*
- 16. Include all layout of your work from control (control provided by others)*
- 17. Flushing and testing of domestic water lines*
- 18. Provide access door in gypsum / masonry for access to own work*
- 19. Subcontractor is responsible for scheduling, coordinating, preparing and documenting all testing, inspections and punch-list with the Owner, Architect, Engineer, Owner's Commissioning Agent, inspection agencies and required local authority(s) having jurisdiction; all pre-testing and testing requirements needed to achieve temporary and permanent Certificate of Occupancy and the construction schedule is included*
- 20. Plumber to test every drain once fixture is installed and provide certification that drainage is working*
- 21. Subcontractor will tie in the new addition domestic water by tying into existing school system; demo and core drilling needed for work will be part of this contract*
- 22. Plumber to connect downspout boots to storm sewer tie-in; roof leader storm drain piping will be within five feet (5') of building envelope*

C. Subcontractor's work specifically excludes:

- 1. Dumpsters*
- 2. Installation of access doors*
- 3. Providing trailer storage tank*

D. Subcontractor Specific Requirements:

- 1. Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
- 2. Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
- 3. It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
- 4. All requirements for mock-ups for approval of assemblies on this project are fully included.*
- 5. Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
- 6. This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
- 7. All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
- 8. Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP23A HVAC, Controls and Balancing  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning, and hoisting of all materials and equipment and all other things necessary or incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

*Section 012900: Payment Procedures*

*Section 013100: Project Management and Coordination*

*Section 013200: Construction Progress Documentation*

*Section 013233: Photographic Documentation*

*Section 013300: Submittal Procedures*

*Section 014000: Quality Requirements*

*Section 014200: References*

*Section 015000: Temporary Facilities and Controls*

*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications: (Items in green are verified as being in the spec book at time of this writing)**

*Section 230000: General Mechanical*

*Section 230500: Common Work Results for HVAC*

*Section 230529: Hangers and Supports for HVAC Piping and Equipment*

*Section 230548.13: Vibration Controls for HVAC*

*Section 230553: Identification for HVAC Piping and Equipment*

*Section 230593: Testing, Adjusting and Balancing for HVAC*

*Section 230713: Duct Insulation*

*Section 230719: HVAC Piping Insulation*

*Section 232300: Refrigerant Piping*

*Section 233113: Metal Ducts*

*Section 233300: Air Duct Accessories*

*Section 233346: Flexible Ducts*

*Section 233439: High-volume, Low Speed Fans*

*Section 233713.13: Air Diffusers*

*Section 233713.23: Registers and Grilles*

*Section 233716: Fabric Air-Distribution Devices*

<i>Section 234100:</i>	<i>Particulate Air Filtration</i>
<i>Section 237416.11</i>	<i>Packaged, Small Capacity, rooftop Air-Conditioning Units</i>
<i>Section 238129:</i>	<i>Variable-Refrigerant-Flow HVAC Systems</i>
<i>Section 260500:</i>	<i>General Electrical</i>
<i>Section 260519:</i>	<i>Building Wire and Cable</i>
<i>Section 260526:</i>	<i>Grounding and Bonding</i>
<i>Section 260529:</i>	<i>Supporting Devices</i>
<i>Section 260533:</i>	<i>Conduit</i>
<i>Section 260534:</i>	<i>Boxes</i>
<i>Section 260553:</i>	<i>Electrical Identification</i>
<i>Section 260580:</i>	<i>Equipment Wiring Systems</i>
<i>Section 260923:</i>	<i>Enclosed Contactors</i>
<i>Section 262200:</i>	<i>Dry Type Transformers</i>
<i>Section 262726:</i>	<i>Wiring Devices</i>
<i>Section 262813:</i>	<i>Fuses</i>
<i>Section 262816:</i>	<i>Enclosed Switches</i>
<i>Section 262923:</i>	<i>Variable-Frequency Motor Controllers</i>
<i>Section 264313:</i>	<i>Surge Protection Devices for Low-Voltage Electrical Power Circuits</i>
<i>Section 078413:</i>	<i>Penetration Firestopping</i>
<i>Section 078443:</i>	<i>Joint Firestopping</i>
<i>Section 079200:</i>	<i>Joint Sealants</i>
<i>Section 083113:</i>	<i>Access Door and Frames</i>
<i>Section 115313:</i>	<i>Laboratory Fume Hoods</i>

B. Subcontractor's work specifically includes:

- 1. Installation of condensation piping for mechanical units and equipment*
- 2. Mechanical Subcontractor is responsible identifying / labeling piping and HVAC equipment*
- 3. The Mechanical Subcontractor shall prepare duct work fabrication drawings for review and coordination with the Architect and other design consultants, the electrical, plumbing, sprinkler and other relative subcontractors. Drawings shall be sufficient detail to show overall ductwork dimensions, clearance, and relative locations of the work in allotted spaces. Duct work routing and sectional elevation shall be provided for congested areas. The Mechanical Subcontractor will disseminate the duct drawings and will direct and expedite review by various trades. Each trade shall indicate on drawings where conflicts or clearance problems exist for his work and subsequently seek resolution from the Architect / Engineer via W. M. Jordan. Final coordination drawings shall be produced by the Mechanical Subcontractor, who shall obtain approval for any changes to duct or piping size and significant changes in routing. Electrical and other relative subcontractors are required to participate in and cooperate fully with the coordination of process.*
- 4. The permanent HVAC will be used for construction heating and cooling as the final stages of construction. The Mechanical Subcontractor will be responsible to furnish and install temporary and new permanent filters as required and any cost associated with extending any warranties so that the warranty requirement from the date of substantial completion is maintained.*
- 5. Mechanical Subcontractor to provide stainless steel duct and accessories and to connect to the exhaust hood systems and extend this up to the rooftop mounted exhaust fans. Exhaust fan and ductwork to nozzle with guy wires are all included in this package. Wiring to from exhaust fans to lab hood's control panel to be by this subcontractor and coordinated with lab hood installers.*
- 7. Mechanical Subcontractor is responsible to provide VFD, Controllers and Starters for all equipment.*
- 8. Access doors for own work to be supplied by Mechanical Subcontractor*
- 9. Louvers are to be supplied and installed by the Mechanical Subcontractor.*
- 10. Mechanical Subcontractor is responsible to provide curbs and any miscellaneous blocking required to support the roof top curb and mechanical equipment. This subcontractor to provide all rooftop supports for all condensate piping shown on the documents.*

11. *Mechanical Subcontractor is responsible to layout above-ceiling wall penetrations during framing of walls. Any penetrations missed or layout at the wrong location will be fixed at the Mechanical Subcontractor's expense.*
12. *Mechanical Subcontractor is responsible to seal all smoke and/or fire-rated penetrations through walls, Roof Deck and slab.*
13. *Mechanical Subcontractor is required to provide supervisors for commissioning assistance.*
14. *Duct must be sealed when delivered and stored on dunnage. Duct must also be sealed at the end of each day for all installed ducts. If this is not maintained, W. M. Jordan reserves the right to reject any duct found un-protected.*
15. *Mechanical Subcontractor scope includes third-party duct pressure testing. Air Balancing Subcontractor may be used for this testing if qualified to do so and approved by Mechanical Engineer of Record.*
16. *Subcontractor is responsible for layout of all housekeeping curbs for their own equipment.*
17. *Subcontractor is responsible for all TAB and Controls related to their own scope.*
18. *Subcontractor to provide add alternate for basis of design and alternate design. Basis of design will include a 5-ton RTU-4. Alternate design will include a smaller RTU-4 and mini-split systems for the office area rooms. See the attached appendix for the add alternate pricing for including split systems and smaller RTU-4.*
19. *All HVAC equipment will need to be able to connect to existing CFCC automation and management system in the future. Current system is a Metasys Building Automation System by Johnson Controls.*
20. *At time of bid submission, please provide specifications and submittals of all equipment proposed and also lead times of all equipment.*
21. *VE Options for equipment will be considered as long as all specified items are accounted for in the product. DOAS system shall NOT be United Cool Air.*
22. *Pay close attention to Electrical General Notes #55 and #56 on drawing E-002 and detail 2 on E-502 for final electrical connection requirements to equipment. This work that is shown to be by "Equipment Contractor" to be by Electrical Contractor. Mechanical Contractor to facilitate in coordination of all connections. All low voltage wiring and equipment to be by Mechanical Contractor. All high voltage items to be by Electrical Contractor.*

C. Subcontractor's work specifically excludes:

1. *Dumpsters*
2. *Installation of access doors*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mock-ups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*

7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – BP26A Electrical Systems, Security, Audio,  
Visual, Fire Alarm, Telephone and Data  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

***Division 00:***

***Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects***

***Division 01: General Requirements***

***Section 011000: Summary***

***Section 012300: Alternates***

***Section 012500: Substitution Procedures***

***Section 012600: Contract Modification Procedures***

***Section 012900: Payment Procedures***

***Section 013100: Project Management and Coordination***

***Section 013200: Construction Progress Documentation***

***Section 013233: Photographic Documentation***

***Section 013300: Submittal Procedures***

***Section 014000: Quality Requirements***

***Section 014200: References***

***Section 015000: Temporary Facilities and Controls***

***Section 016000: Product Requirements***

***Section 017300: Execution***

***Section 017329: Cutting and Patching***

***Section 017419: Construction Waste Management and Disposal***

***Section 017700: Closeout Procedures***

***Section 017823: Operation and Maintenance Data***

***Section 017839: Project Record Documents***

***Section 017900: Demonstration and Training***

**Technical Specifications:**

***Section 078413: Penetration Firestopping***

***Section 078443: Joint Firestopping***

***Section 079200: Joint Sealants***

***Section 260500: General Electrical***

***Section 260519: Building Wire and Cable***

***Section 260526: Grounding and Bonding***

***Section 260529: Supporting Devices***

***Section 26033: Conduit***

***Section 260534: Boxes***

***Section 260553: Electrical Identification***



<i>Section 260580:</i>	<i>Equipment Wiring Systems</i>
<i>Section 260923:</i>	<i>Enclosed Contactors</i>
<i>Section 262200:</i>	<i>Dry Type Transformers</i>
<i>Section 262416:</i>	<i>Panelboards</i>
<i>Section 262726:</i>	<i>Wiring Devices</i>
<i>Section 262727:</i>	<i>Occupancy Sensors</i>
<i>Section 262813:</i>	<i>Fuses</i>
<i>Section 262816:</i>	<i>Enclosed Switches</i>
<i>Section 262923:</i>	<i>Variable-Frequency Motor Controllers</i>
<i>Section 264313:</i>	<i>Surge Protection for Low-Voltage Power Circuits</i>
<i>Section 265100:</i>	<i>Interior Luminaries</i>
<i>Section 265200:</i>	<i>Emergency and Exit Lighting</i>
<i>Section 270510:</i>	<i>Telecommunications Pathways</i>
<i>Section 271500:</i>	<i>Data Communications Circuits</i>
<i>Section 283111A:</i>	<i>Existing Fire Detection and Alarm System Extensions</i>

B. Subcontractor's work specifically includes:

1. *Electrical service for construction activity will be provided by the Electrical Subcontractor throughout the building. Receptacles shall be placed at location where the greatest distance to an available power source is no more than fifty feet (50'-00") from any location. All electrical tools and extension cords shall be plugged into a ground-fault interrupting device provided by the subcontractor plugging into the electrical system.*
2. *Electrician to provide power, wire and disconnect for all pieces of equipment.*
3. *Electrician is responsible to provide any architectural trim rings for mounted fixture.*
4. *Electrician shall furnish, install, maintain and remove temporary lighting for the entire construction area in accordance with current OSHA requirements. Scope includes replacement of light bulbs as needed.*
5. *Electrician to provide conduit, pull strings and blanked off exterior junction boxes for card readers and door access control at all exterior door locations. Please also include a separate conduit from above the ceiling to the strike location on each door during rough-in. Specific Inclusions: Provide 120V 20A power in the ceiling above storefront door 126/3. 126/1 just needs the conduit from the door frame (to the electric panic bar) to above the ceiling with a panic bar and wiring for a future card reader. Doors 126/2 and the other exterior doors will not have access control at this time, do no card reader or power prep is required.*
6. *Electrician to include conduit for all tele data, communications and security systems complete per plans and specs. Owner will install wiring and terminations.*
7. *Electrician to provide sheet metal shrouds under all non-recessed electrical panels.*
8. *Electrician to work closely with WMJ and Owner regarding installation of electric door hardware and access controls*
9. *Electrician to assist the Owner with all energy incentives for local power company. This may include supplier invoices, delivery receipts and submittal packaging turned over to Owner.*
10. *No unscheduled / unapproved cutting of structural members is permitted.*
11. *Provide and install fire-rated plywood backing behind all panels and telecom racks as required by code or shown on the plans.*
12. *Please review bid packages for Owner-preferred alternates.*
13. *Subcontractor is responsible to provide access doors for its own work.*
14. *Demo and core drilling needed for own work will be part of this contract.*
15. *Pay close attention to Electrical General Notes #55 and #56 on drawing E-002 and detail 2 on E-502 for final electrical connection requirements to equipment. This work that is shown to be by "Equipment Contractor" to be by Electrical Contractor. Mechanical Contractor to facilitate in coordination of all connections. All low voltage wiring and equipment to be by Mechanical Contractor. All high voltage items to be by Electrical Contractor.*
16. *Provide all fire stopping for this scope of work.*
17. *Include furnish and installation of all new parking lights, to include all underground conduit, fixtures and installation of pole bases.*
18. *Coordinate work within existing building with CM. Assume any shutdowns to be conducted during non-normal business hours.*



- 19. This subcontractor is responsible to design and install an approved fire alarm system and all components. Sprinkler system will not be installed.*

C. Subcontractor's work specifically excludes:

- 1. Dumpsters*
- 2. Installation of access doors*

D. Subcontractor Specific Requirements:

- 1. Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
- 2. Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors.*
- 3. It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
- 4. All requirements for mock-ups for approval of assemblies on this project are fully included.*
- 5. Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
- 6. This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
- 7. All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
- 8. Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

Subcontractor Scope of Work  
**Exhibit A**

CFCC SURF CITY BUILDING SA ADDITION  
Bid Package – 31C Landscaping  
SCO ID# 24-28220-01 A

“Subcontractor Legal Name”

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- A. The Subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

**General Specifications:**

*Division 00:*

*Section OC-15-15DB: Standard Form for Design-Build and Design-Build-Bridging Projects*

*Division 01: General Requirements*

*Section 011000: Summary*

*Section 012300: Alternates*

*Section 012500: Substitution Procedures*

*Section 012600: Contract Modification Procedures*

*Section 012900: Payment Procedures*

*Section 013100: Project Management and Coordination*

*Section 013200: Construction Progress Documentation*

*Section 013233: Photographic Documentation*

*Section 013300: Submittal Procedures*

*Section 014000: Quality Requirements*

*Section 014200: References*

*Section 015000: Temporary Facilities and Controls*

*Section 016000: Product Requirements*

*Section 017300: Execution*

*Section 017329: Cutting and Patching*

*Section 017419: Construction Waste Management and Disposal*

*Section 017700: Closeout Procedures*

*Section 017823: Operation and Maintenance Data*

*Section 017839: Project Record Documents*

*Section 017900: Demonstration and Training*

**Technical Specifications:**

*Section 329200: Turf and Grasses*

*Section 329300: Plants*

*Section 312000: Earth Moving*

- B. Subcontractor's work specifically includes:

- 1. Fine grading of topsoil / planting areas to ensure proper drainage of area*
- 2. Provide and install all seed, turf or planted materials*
- 3. Provide maintenance, fertilization, and watering of said material to ensure life for one (1) full year from acceptance of school by Owner. It is the intent that there will be no irrigation installed, so please provide water bags and maintenance to get landscaping established.*
- 4. All plant materials, seeding, sod, trees, shrubs, soil amendments and fertilizers; soil testing and amendments are to be included*
- 5. All mulches and/or bed coverings*

6. *Daily debris clean-up to W. M. Jordan dumpsters*
7. *Furnish and Install 4000 sqft of sod around building and new parking lot as directed by WMJ.*

C. Subcontractor's work specifically excludes:

1. *Dumpsters*

D. Subcontractor Specific Requirements:

1. *Submittals must be transmitted to W. M. Jordan Company within 14 days of receipt of Subcontract Agreement or earlier for long lead materials.*
2. *Delivery Requirements: As coordinated by Subcontractor with W. M. Jordan on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors..*
3. *It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule. Please note the design teams requires 21 days for submittal review and 14 days for response of RFI's.*
4. *All requirements for mock-ups for approval of assemblies on this project are fully included.*
5. *Subcontractor will supply shop drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.*
6. *This subcontractor shall provide protection for adjacent / surrounding materials that could be damaged during installation of the subcontractor's scope.*
7. *All damage to paint primers or applied factory finishes damaged during install shall be repaired by this subcontractor.*
8. *Subcontractor is responsible clean , wipe down and provide protection for the materials / equipment that have been installed as part of their scope. Subcontractor shall remove stickers and shipping coatings of materials installed prior to demobilization from site.*

**W.M.**  
*Jordan*  
C O M P A N Y  
**Project Team**

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Project: Cape Fear Community College Surf City SA Addition

SCO ID# 24-28220-01A

**Construction Manager at Risk:**

W.M. Jordan Company, Inc.

1712 Eastwood Rd., Suite 200

Wilmington, NC 28403

910-679-4551

**MEP Engineer:**

CBHF Engineering

2246 Yaupon Drive

Wilmington, NC 28401

910-791-4000

**Architect of Record:**

Becker Morgan Group

3205 Randall Parkway, Suite 211

Wilmington, NC 28403

910-341-7600

**Construction Manager at Risk General RFIs  
during Bid:**

Kyle Brooks:

kbrooks@wmjordan.com

910-524-3064

**Civil Engineers:**

Becker Morgan Group

3205 Randall Parkway, Suite 211

Wilmington, NC 28403

910-341-7600

**Structural Engineer:**

Woods Engineering

254 N. Front Street, Suite 201

Wilmington, NC 28401

910-343-8007



## Instructions To Bidders

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Cape Fear Community College Surf City SA Addition  
621 NC HWY 210E, Surf City, NC  
SCO ID # 24-28220-01A

### 1. PRE-BID CONFERENCE

- 1.1. A Pre-Bid meeting and owner preferred alternate meeting will be held Wednesday, March 5, 2025 @ 1pm.

Location: Project site

Address: Cape Fear Community College, Surf City, NC. 621 NC HWY 210E, Hampstead, NC 28443  
Meeting will be in the existing Cape Fear Community College Building. Signs will be placed on the doors directing members to the appropriate room number.

### 2. SUBMITTING, RECEIPT, AND OPENING OF BIDS

- 2.1. Subcontractors are only allowed to submit bids based on the approved prequalified bid package list. Any bid received by a subcontractor who is not noted on the approved prequalified bidder list for the specific bid package will not be opened.

#### 2.2. Bid Documents:

- a. See Section 3 "General Bidding Requirements" below for a listing of what the Contract and Bidding Documents consist of. All information will be provided to pre-qualified Subcontractors per Section 6 "Bidding Documents" below.

#### 2.3. Time and Date for Receipt of Bids:

- a. Sealed Bids (within a sealed envelope) are due in strict accordance with the following date and time:

BID DUE DATE AND TIME:

Bid Date: **Monday, March 24, 2025**

**Bid Opening location:**

**Hampton Inn & Suites Wilmington/Wrightsville Beach**

**1989 Eastwood Rd.**

**Wilmington, NC 28403**

(Notification will be sent should location change.)



## Instructions To Bidders

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### 2.4. Location for receipt of bids:

#### **IF SUBMITTING BID PRIOR TO BID DAY:**

On or before 5:00pm the day prior to the bid opening

Mail or Hand Deliver Bids to:

W. M. Jordan Company Inc., Label: Cape Fear Community College SA Addition

#### **(HAND DELIVERY)**

1712 Eastwood Road, Suite 200

Wilmington, NC 28403

Attention: Kyle Brooks

#### **(MAIL)**

1712 Eastwood Road, Suite 200

Wilmington, NC 28403

Attention: Kyle Brooks

**\*Note:** If a bidder opts to mail bid forms to W. M. Jordan Company Inc., the bidder is solely responsible for confirmation of receipt at the address listed above prior to the date and time listed above. It is strongly recommended that delivery tracking with signature confirmation be utilized to track shipments and confirm receipt by the Construction Manager.

#### **IF SUBMITTING BID ON BID DAY**

Hand Delivered Bids to public bid opening location listed above **(Section 2.3)** prior to 2:00pm:  
Doors will close promptly at 2:00pm

LOCATION: **See location listed in 2.3 above**

(Notification will be sent should location change.)

Attention: Kyle Brooks

**DO NOT MAIL BID FORMS DIRECTLY TO Cape Fear Community College.**



## Instructions To Bidders

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### 2.5. Proposal Submission Requirements:

- a. All bids must be submitted on the Proposal Forms supplied by the Construction Manager. All Bids must conform in every respect to the bid documents and all applicable spaces shall be filled in.
- b. DO NOT MAKE ATTACHMENTS OR CLARIFICATIONS/QUALIFICATIONS TO THE BID FORMS. Failure to fill in all Instructions to Bidders applicable spaces may be ground for rejection of a Proposal. If a bid item has NO value or results in a NO CHANGE adjustment, then the Bidder must use "\$0" in the blank. Use of "N/A" (not applicable), or "N/C" (no change), or "NIC" (not in contract), MAY render the Bid "non-responsive". Proposals shall be sealed and plainly marked "Bid" with the name of the Project, Bid Package Number, name and address of the Bidder.
- c. **For a Bid to be considered, each envelope shall contain one (1) original of:**
  1. Bid Proposal Form
  2. HUB Affidavit "A" -OR- Affidavit "B"
  3. Cash Deposit, Certified Check, or Bid Bond in the amount of 5% of Bid, if applicable (Only required if "base bid" (i.e. do not consider bid alternates) is over \$300,000.00 - reference section 9.2 "Bid Bonds" below for additional information.)
  4. Bids are to be submitted in a sealed envelope.
- d. Bid Openings:

Bids will be publicly opened and read aloud on the bid due date, after the due time, and at the location specified in the bid advertisement and listed herein again below:

Refer to Paragraph 2.3 for time and location.

The bidder, their authorized agents, and other interested parties are invited to be present, however, your presence is not required.

### 2.6. Unit Price Schedule:

- a. Bidders must provide amounts on the unit price schedule for labor, material, equipment, supervision, general conditions, overhead, fee, and proportion of payment and performance bond costs for all work items. The quantities listed in the Bid Form for unit price items are to be considered as approximate and are to be used only for the comparison of the bids and as a basis for computing amounts of security or penal sums of bonds to be furnished. Payments will only be for the actual quantities of the work performed and accepted or materials furnished and accepted in accordance with the contract documents. The



## Instructions To Bidders

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scheduled quantities of work to be done and material to be furnished may each be increased, decreased, or omitted as provided in the contract documents. The inclusion of a unit price schedule, including unit prices for labor, materials, equipment, supervision, and associated general conditions, overhead, fee, and proportion of payment and performance bond costs in the bid is for informational purposes only and shall in no way obligate the Design Builder or Owner to pay the unit rates provided in the unit price schedule for any additional work performed pursuant to a modification should the bidder be awarded the subcontract. The Design Builder may agree to pay unit rates included in the unit price schedule, or agree to pay adjusted unit rates reflecting the bidder's actual costs, after review by the Design Builder and Owner and receipt by the bidder of written approval from the Design Builder for the use of approved rates.

### 3. GENERAL BIDDING REQUIREMENTS

#### 3.1. The Contract and Bidding Documents will consist of:

- a. Designer's Project Manual
- b. All Project Drawings
- c. All Specification Divisions (including Division 0 and 1)
- d. W. M. Jordan Company, Inc. Bid Manual
- e. Instructions to Bidders
- f. Supplementary Instructions to Bidders
- g. Bid Package Descriptions (Scopes of Work)
- h. All Subcontract Agreement Documents
- i. Project Schedule
- j. Site Logistics
- k. All HUB Requirements
- l. Bid Proposal Form and Bid Affidavits
- m. All Bidding Addenda's and Clarifications

By submitting a bid, subcontractor/vendor waives all conditions and exclusions that may have accompanied their bid. Bidders should only use the forms provided by W. M. Jordan Company, Inc. Bid Manual to submit sealed bid proposal.

#### 3.2. W. M. Jordan Company, Inc. reserves the right to reject any or all bids, accept bids in any order or combination, make modifications to the work after bidding, and waive any informalities or irregularities in bids if it is deemed appropriate.

#### 3.3. Each bidder, by making his/her bid, represents that:





## Instructions To Bidders

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- a. The Subcontractor has read and understands the bidding documents and that their bid is made in accordance therewith. The bidder acknowledges that they have thoroughly reviewed all bid document information for the project and that they are intimately familiar with such information. The bidder acknowledges that the Construction Manager is relying on the bidder's review of all bid document information to be "biddable" and "buildable" and otherwise fully adequate to account for all work, labor, and materials required for the completion of the Project. She/he has visited the site and has familiarized their self with the local conditions under which the work is to be performed, including sub-surface conditions and existing work completed by others. It is understood and mutually agreed that by submitting a bid the bidder acknowledges that he has carefully examined all documents pertaining to the work and has visited the site to become familiar , the location, accessibility and general character of the site of the work and all existing buildings and structures within and adjacent to the site, and has satisfied himself as to the nature of the work, the condition of existing buildings and structures, the conformation of the ground, the character, quality and quantity of the material to be encountered, the character of the equipment, machinery, plant and any other facilities needed preliminary to and during prosecution of the work, the general and local conditions, laws, ordinances, codes, rules and regulations, the construction hazards, and all other matters, including, but not limited to, the labor situation which can in any way affect the work under the contract, and including all safety measures required by the Occupational Safety and Health Act of 1970 and all rules and regulation issued pursuant thereto. Further, that the bidder has studied and carefully correlated its observation with the contract documents in preparing the pricing. If a bidder has opted to not visit the site, he/she acknowledges that site visitation was made available by the Construction Manager and the bidder has knowingly waived this right to visit the site; the bidder further affirms that in no way will a failure on the bidder's behalf to visit the site become grounds for a change to the scope of the work during progression of the construction of the Project.
  - b. Subcontractor/Vendor's bid is not conditioned upon any modifications to the contract documents and it is understood that they are prepared to execute the subcontract agreement without taking exception to any of the provisions contained therein. Subcontractor's failure to sign the subcontract agreement without modification, and/or provide an acceptable insurance certificate will be reason for the CM to begin negotiations with the next most responsive bidder.
- 3.4. Price shall include all labor, supervision, detailing, tools, materials, equipment, permits, fees, taxes (sales/use/white goods/similar taxes/etc.), insurance premiums to meet Exhibit G of the Subcontract Agreement, etc. applicable to and necessary to accomplish the work.



## Instructions To Bidders

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- 3.5. Bid proposal shall include costs associated with furnishing insurance coverage(s) in accordance with the General Conditions.
- 3.6. All bids must be submitted in full conformance with the requirements of the State of North Carolina.
- 3.7. No telephoned, telephone facsimile, emailed, telegraphed, or oral bids will be considered.
- 3.8. Reference is made to the contract documents for the identification of those surveys and investigation reports of subsurface or latent physical condition at the site or otherwise affecting performance of the work which have been relied upon by the designer in preparing the document. The owner will make copies of all such surveys and reports available to the bidder upon request. Each bidder may, at his own expense, make such additional surveys and investigations as may be deemed necessary to determine his bid price for the performance of the work. Any onsite investigation shall be done at the convenience of the Owner. Any reasonable request for access to the site will be honored by the Owner.

### 4. MODIFICATION OR WITHDRAWAL OF BIDS

- 4.1. Bids may be withdrawn and/or modified by the Bidder only if a notice of withdrawal or modification is received in writing at the Construction Manager's office located at W. M. Jordan Company, Inc. 1712 Eastwood Road, Suite 200, Wilmington, NC 28403 Attn: Kyle Brooks prior to the time for receipt of Bids. Modifications shall be worded so as not to reveal the amount of the original bid. Confirmation of any modifications must be submitted in writing to the Construction Manager within 48 hours prior to the closing time for receipt of bids and must be clearly marked "Bid Modification".
- 4.2. No bids may be withdrawn for a period of NINETY (90) DAYS after the scheduled closing time for receipt of the same. Withdrawals must meet state statute reasoning.
- 4.3. Pricing for Alternates must be held for a period of TEN (10) MONTHS after the scheduled closing time for receipt of the same.
- 4.4. Negligence on the part of the Bidder in preparing his Bid confers no right for the withdrawal of the Bid after it has been opened.

### 5. QUALIFICATION OF BIDDERS

W. M. Jordan Company, Inc., 1712 Eastwood Road, Suite 200, Wilmington, NC 28403  
Phone: 910-679-4551

- 5.1. The Subcontracts will be entered into only with responsible and Prequalified Subcontractors determined to be satisfactory to the Owner and Construction Manager, qualified by experience,



## Instructions To Bidders

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in a financial position to perform the work specified, and otherwise determined to be satisfactory by the Owner and Construction Manager. Hardcopies of all Addenda can be downloaded at the following site (<https://www.wmjordan.com/bid-with-us/#bid>) and printed by the company of your choice and/or they may be obtained at the Subcontractor's expense by contacting Duncan Parnell at (910) 341-3005. Bid documents will be available for review at W. M. Jordan Company, Inc. located at 1712 Eastwood Road, Suite 200, Wilmington, North Carolina 28403 during normal business hours.

- 5.2. Receipt of prequalification submittals from interested Subcontractors will end 10 days prior to the established bid date. All prequalification forms submitted after this date may not be considered or reviewed.

- 5.3. The current prequalification package for each bid package can be publicly obtained at the following web site:

(<https://www.wmjordan.com/bid-with-us/#bid>)

Please email: [Estimating@wmjordan.com](mailto:Estimating@wmjordan.com) should you have any issues on accessing the documents.

All interested parties are advised that the prequalified bidders list will be finalized via the issuance of a project addendum no less than 10 days prior to bid and will be made available at the above listed internet address.

- 5.4. Any questions or concerns related to this Bidder's pre-qualification approval status shall be directed to the following:

Kyle Brooks

Email: [kbrooks@wmjordan.com](mailto:kbrooks@wmjordan.com)

Phone: 910-524-3064

## 6. BIDDING DOCUMENTS

- 6.1. Website:

(<https://www.wmjordan.com/bid-with-us/#bid>)

The website may be updated daily or multiple times during any given day, so viewers are urged use the link regularly to keep track of any updates uploaded.

- 6.2. Hardcopies:

Hardcopies of all Bid Documents can be downloaded at the following site

(<https://www.wmjordan.com/bid-with-us/#bid>) and printed by the company of your choice



## Instructions To Bidders

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and/or they may obtained at the Subcontractor's expense by contacting Copycat Print Shop 910-799-1500.

6.3. Bidding Documents will be available for review at the following locations:

W. M. Jordan Company, Inc., 1712 Eastwood Road, Suite 200 Wilmington, NC 28403  
Phone: 910-679-4551

### 7. QUESTIONS, CLARIFICATIONS, AND ADDENDA

7.1. Bidders shall promptly notify the Construction Manager in writing of any error, ambiguity, or inconsistency they may discover upon examination of the Contract documents for each portion of the Project or the Site and Local Conditions. Every request for such an interpretation shall be made in writing to W. M. Jordan Company, Inc.

All questions should be emailed to the following:

Kyle Brooks

Email: [kbrooks@wmjordan.com](mailto:kbrooks@wmjordan.com)

Phone: 910-524-3064

7.2. All modifications, clarifications and interpretations of the documents will be made by addendum. Verbal interpretations or clarifications made to any bidder as to the meaning of the contract documents or any party thereof are non-binding until issued in writing.

7.3. All requests for clarification or interpretation must be in writing and must be received by the Construction Manager no later than ten (10) days prior to bid in order to issue clarifications to all bidders via addendum. Any and all questions received after this cutoff time will not be considered.

7.4. The anticipated final written addenda to the bidding documents will be available to all pre-qualified bidders by the close of business seven (7) days prior to the established bid date.

7.5. All pre-qualified bidders will be notified of the issuance of written Addenda to the bidding documents via an email notification. Pre-qualified bidders will be able to obtain addenda by accessing the (<https://www.wmjordan.com/bid-with-us/#bid>) as indicated in Section 6 above.



## Instructions To Bidders

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- 7.6. Bidders are solely responsible for obtaining bid Addenda as noted above. All such addenda shall be listed on the Bid Form in the space provided and will become part of the contract documents in order for a bid to be considered responsive.

### 8. POST-BID INFORMATION / EVALUATION

- 8.1. The lowest responsive bidder shall be prepared to attend a conference at such time and location as set by the Construction Manager to discuss its bid and post-bid submissions. In addition, the Bidder shall provide at this conference any information requested by the Construction Manager prior to and during the conference.
- 8.2. Subcontractor is responsible to bring the following items to post bid interviews or as noted below: Forms Provided by W. M. Jordan Company Inc., Hub affidavits C and D - Must be submitted within 72 hours after bid.

#### **Forms Provided by the Subcontractor:**

- a. Company Organization Chart with Names and Contact Numbers
  - b. Name of Project Manager and Field Supervisor(s)
  - c. Insurance Compliant to Exhibit "G" of Subcontract Agreement
  - d. Material Supplier and Lower Tier Subcontractor Listing
  - e. Company Safety Policy
  - f. Jobsite Specific Safety Plan
  - g. Jobsite Specific QA/QC Plan
- 8.3. In determining the lowest responsive, responsible bidder, the CM & Owner shall take into consideration the bidder's compliance with the requirements of G.S. 143-128.2 (c), the past performance of the bidder on construction contracts for the State of North Carolina with particular concern given to completion times, quality of work, cooperation with other Contractors, and cooperation with Designer and Owner. Failure of the low bidder to furnish affidavit and/or documentation as required by G.S. 143-128.2 (c) may constitute a basis for disqualification of the bid.
- 8.4. The CM & Owner reserve the right to accept Alternatives in any order or combination and to determine which bid is the lowest responsive and responsible bid on the basis of the base bid, the Alternates accepted, and the factors set forth in Section 2.
- 8.5. The CM & Owner reserves the right to waive any informality or irregularity in bids when such waiver is in the Owner's interest.
- 8.6. At the request of the CM @ Risk and before any contract is awarded, the bidder may be requested to furnish a complete statement of the origin, composition, and manufacturer of any or all materials to be used in the construction of the work, together with samples. Such samples



## Instructions To Bidders

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maybe subjected to the tests provided for in the contract documents to determine their quality and fitness for the work.

- 8.7. At the request of the Design Builder and before any contract is awarded, the bidder may be requested to furnish a complete breakdown of the lump sum bid items to the satisfaction of the CM & Owner. The lump sum breakdown shall be in such detail as the CM & Owner may reasonably require.
- 8.8. By submitting a bid, the Bidder has acknowledged that Bidder reviewed the subcontract agreement proposed for use on this Project and takes NO EXCEPTIONS to any/all its proposed contract language. The successful Bidder will execute the subcontract agreement in its current form without modification. No previous terms and conditions will apply to this Project.
- 8.9. Should the CM & Owner adjudge that the apparent low bidder is not the lowest responsible, responsive bidder by virtue of the above information, said apparent low bidder will be so notified and their bid security shall be returned to them.
- 8.10. Meeting Minutes of above stated Post-Bid subcontractor conference will be agreed upon and included as part of subcontractor's contract.

### 9. BONDS

- 9.1. All bonds shall be issued by a Surety holding a current valid Certificate of Authority issued by the United State Department of Treasury under Sections 9304 to 9308 of Title 31 of the United States Code.
- 9.2. Bid Bonds: Each Proposal valued at \$300,000 or more shall be accompanied by a cash deposit or certified check drawn on some bank or trust company, insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five (5%) percent of the bid proposal -OR- bidder may offer a bid bond of five (5%) percent of the bid executed by a surety company licensed under the laws of North Carolina to execute the contract in accordance with the bid bond. Said deposit shall be retained by the Construction Manager as liquidated damages in event of failure of the successful bidder to execute the contract within seven (7) days after receiving per Article 10.1 or to give satisfactory surety as required by law. Bid Bond/certified check shall name W. M. Jordan Company, Inc. as PAYEE. Bidder agrees to hold bid price for one hundred twenty (90) days after the date of bid opening or longer if outlined in contract documents as a Bid Alternate, as part of the bid bond. The bid bond form is located under Tab 2 "Required Bid Forms" of the Project Bid Manual.
- 9.3. Payment and Performance Bonds: The successful Bidder may be required to provide and pay for a Labor and Materials Payment Bond and a Performance Bond, each in the amount of 100% of the Contract Amount.



## Instructions To Bidders

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### 10. FAILURE TO EXECUTE AN AGREEMENT

- 10.1. If a Bidder's proposal is deemed to be the lowest responsive bid, the Bidder agrees to meet with the Construction Manager to determine the bidder's acceptability per Section & Owner reserve the right to issue subcontracts to a selected bidder at any time up to NINETY (90) DAYS after the receipt of bids.
- 10.2. The bidder must sign and return the Agreement within SEVEN (7) DAYS of receiving it. In addition to any other rights which the Construction Manger may have, failure on the part of a bidder to execute the Contract within the specified time or to furnish any required bonds or insurance certificates shall, if the Construction Manger so elects, be considered as refusal on the part of the selected bidder to enter into the Agreement. Upon such refusal, the Construction Manager will be released from every obligation of any nature whatsoever to the Bidder and at the their option the CM & Owner may award the contract to the next qualified bidder, with the initially selected bidder's bid guaranty being retained as provided by law.

### 11. SUBSTITUTIONS/APPROVED EQUAL MATERIAL OR EQUIPMENT

- 11.1. Bidder shall complete the Bid Form completely, based on full compliance with the bidding documents issued to Bidders by the Construction Manager.
- 11.2. In accordance with the provisions of G.S. 133-3, any material, product, or equipment substitutions proposed by the bidders to those specified in the bid documents can only be considered during the bidding phase until ten (10) days prior to the receipt of bids. Bidders shall submit substitution requests to the Construction Manager for review and forwarding to the Designer. All substitution requests shall be submitted with sufficient data to confirm material, product, or equipment equality. Proposed substitutions submitted after this time will be considered only as a potential change order. All substitution requests shall be submitted in accordance with Specification Section 01 25 00 Substitution Procedures.
- 11.3. If the Construction Manager and Designer approve a proposed substitution, the Construction Manager will set forth the substitution in an Addendum to all bidders of record. Substitutions shall not be considered acceptable unless notification is issued via Addendum.
- 11.4. After receipt of bids and execution of Subcontract, consideration of substitutions will be at the discretion of the Construction Manager, Owner, and Architect should the substitution be deemed superior in quality and benefiting the Project, and/or benefit the schedule, and/or result in cost savings while being equal in quality, and/or assist the Owner in future maintenance or warranty



## Instructions To Bidders

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issues, and/or correct design or constructability concern(s). Other substitutions will not be considered.

### 12. SALES TAXES ON MATERIAL, SUPPLIES AND EQUIPMENT

12.1. Bidder shall include North Carolina State, federal, local, and other applicable taxes including, but not limited to, sales, use, for all material, supplies and equipment included in the Work.

### 13. TIME FOR COMPLETION

13.1. If a Bidder's Proposal is accepted resulting in the Award of a Contract, the CM Work shall be completed in accordance with the Schedule issued as a part of the W. M. Jordan Company, Inc. Bidding and Contract Requirements.

13.2. Bidders shall include in their price all overtime, worker delays, material fabrication delays, material shortages, delivery delays, weather delays (based on the Owner-CM Contract Agreement average for temperature, quantity of days, and accumulations), classes, etc. and all other factors necessary to adhere to this schedule.

13.3. The project schedule is located under Tab 4 "Project Schedule" of the Project Bid Manual.

### 14. SITE LOGISTICS

14.1. Work shall be completed in accordance with the Site Logistics issued as a part of W. M. Jordan Company, Inc., Bidding and Contract Requirements, found under Tab 6 "Site Logistics" of the Project Bid Manual.

14.2. Bidders shall include in their price all delivery restrictions, multiple partial deliveries, offsite storage, off-site parking, accessibility constraints, maintaining current vehicular and pedestrian traffic patterns, onsite coordination, necessary coordination with other trades, working in and around occupied buildings, and all other factors necessary to adhere to this schedule.

### 15. EQUAL EMPLOYMENT OPPORTUNITY

15.1. Each Bidder shall include in its bid such measures as are necessary to comply with Federal, State, and Local Equal Employment Opportunity requirements which are applicable under this contract.

### 16. HUB and LOCAL PARTICIPATION REQUIREMENTS





## Instructions To Bidders

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- 16.1. The State of North Carolina goals for participation by HUB firms as trade Contractors is ten percent (10%) of the construction cost of the Project; however, the goal on this project has been set at TWENTY-FIVE percent (25%) of the construction cost of the Project. For specific requirements of the HUB contracting provisions relative to this project, refer to Exhibit P "MWBE Plan" located under Tab 2 "Standard Subcontract and Exhibits" of the Project Bid Manual. All required HUB certifications must accompany a bidder's proposal; failure to do so will be grounds for rejection of a proposal.
- 16.2. No HUB 1st tier Subcontractor OR a 2nd tier HUB Subcontractor identified on Affidavit C or D of a 1st tier Subcontractor shall be replaced on this project without adherence to Senate Bill 914, section 3.1, 143-128.2 Minority Participation Goals. The HUB Manager shall be in attendance with W. M. Jordan Company, Inc. (and our 1st tier Subcontractor if situation is with a 2nd tier Subcontractor) and the HUB Subcontractor in question to address all concerns.

### 17. SCHEDULE FOR LIQUIDATED DAMAGES

#### 17.1. Liquidated Damages Values

\$1000 per day after Substantial Completion Date

\$500 per day after Final Completion Date

Liquidated damages will be assessed per calendar day after the Beneficial Occupancy Date as defined per the Project Schedule included in the project Bid Manual. Beneficial Occupancy shall be defined as an area being able to be used for the purpose for which it was intended and as described in Article 1 of the General Conditions of the contract.

### 18. General

- 18.1. All references in the Contract Documents to work being provided by the "General Contractor", "Contractor", "Construction Manager at Risk", "Construction Manager", or any other similar language, shall inferably be provided by the applicable trade Subcontractor(s) as designated by the Bid Package Description(s).
- 18.2. The term "provide" means to furnish and install, including all labor, materials, supervision, equipment, tools, storage, insurance, taxes, applicable bonds, and all other items to perform the work.
- 18.3. The term "include" means to furnish and install, including all labor, materials, supervision, equipment, tools, storage, insurance, taxes, applicable bonds, and all other items to perform the work.



## Instructions To Bidders

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- 18.4. The term "furnish" means to supply materials, including delivery, taxes, and applicable bonds. Coordinate all deliveries with the receiving Subcontractor.
- 18.5. The term "install" means to receive, inventory, sort, store, distribute, and install, including all labor, supervision, equipment, tools, storage, insurance, taxes, applicable bonds, and all other items necessary for the installation of the work.
- 18.6. The term "maintain" means to assume all responsibility for, to maintain structural integrity of, and to keep in proper working order for the duration of the Project, or until no longer required as directed by W. M. Jordan, Inc.
- 18.7. Addenda: Formal changes or clarifications issued by the Owner or Owner's representative to all identified bidders during the bidding period. When modifications are not included in the original bid documents, the issuance of addenda is a process by which bidders can be updated on design changes and clarifications. If such changes or modifications were made after the contract award, these items of work have to be addressed as changes.
- 18.8. Alternates: Ideally, on a lump sum contract the low bidder will be determined as the party submitting the lowest bid. The determination and selection of the lowest bidder are made more complex when the Project includes alternates. Alternates can be viewed as modifications to the base bid. They may consist of changes in the structure of a project, changes in the quality of the material to be furnished, the inclusion of additional items of work, the deletion of specified work items, and so on.
- 18.9. Base Bid: Refers to the Total Lump Sum price for all the work outlined in the scope of work, and specified in the contract documents.
- 18.10. Bid Bond: Issued to give assurances that the Subcontractor will enter into a binding construction contract and will provide the required payment and performance bonds if the contract is awarded to him/her. If the Subcontractor fails to do this (sign the contract and furnish the required bonds), the bond stipulates that a responsible party (the surety) will pay the damages.
- 18.11. Bid Form: The bid documents usually include a bid form on which the bids are to be submitted. There are very compelling reasons to use a specified bid form for all bidders. This form will facilitate analysis and comparison of the bids so that irregularities can be detected quickly. For Subcontractors it ensures accuracy in providing the necessary information and prevents the possibility of having omissions in the bids.
- 18.12. Payment Bonds: Gives protection to the Owner if the Subcontractors and suppliers are not paid by the prime Contractor. Payment bonds prevent liens. Basically, the Subcontractors are paid by the surety if the Contractor fails to pay them.



## Instructions To Bidders

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- 18.13. Performance Bonds: Assures that a financially responsible party will stand behind the prime Contractor if he or she does not perform properly. These bonds usually state a specified dollar amount as a limit to the liability of the surety.
- 18.14. Unit Prices: Unit Prices are used when the Project is fairly well defined but the actual quantities may be difficult or impossible to estimate the accuracy until after construction has started. Thus, the unit price is utilized as a means to establish the payment to be made to the Subcontractor based on precise measurements of in-place field quantities.

Thank you for your interest in this project and good luck on bid day.

W. M. Jordan Company, Inc. looks forward to the possibility of doing business with your company.



## Supplementary Instructions to Bidders

**CAPE FEAR COMMUNITY COLLEGE SURF CITY SA ADDITION**  
**SURF CITY, NC**  
**SCO ID# 24-28220-01A**

**DATE: 2/24/25**

### Section 1 | Project Policies and Procedures

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1. **Contracting License Requirements.** Subcontractors must comply with the contracting license requirements required by the state in which Work is performed, for the type and dollar amount of Work. The Subcontractor will retain the required license(s) for the entire duration of the Subcontract Work.
2. **Security Requirements.** Subcontractors, Subcontractors' personnel, and Subcontractors' lower-tiers are solely responsible for meeting any and all Owner (including governmental) access and/or security requirements necessary for performing the Subcontract Work or otherwise meeting Project requirements.
3. **Electronic Plans and Specs.** Contractor shall provide Subcontractor with one (1) set of the electronic plans and specifications via SharePoint.
4. **SharePoint Access.** Please contact the WMJ project engineer for access to the Sharepoint Portal for electronic processing of submittals and for any specific questions regarding submittals. Submittals must be submitted in the time frame outlined in the Project specifications, but in no case later than twenty (20) days from the date of the issuance of subcontract.
5. **Submittals.** Subcontractor shall submit for approval by the Architect and/or Owner at least one electronic copy of product data initially followed by two (2) hard copies after approval of electronic, one electronic copy of shop drawings initially followed by two (2) hard copies after approval of electronic (including one reproducible) and two (2) samples as required by the Contract Documents. Subcontractor shall thoroughly review all such submittals and stamp them to certify that the proposed work conforms to the requirements of Contract Documents.
6. **Lower-Tier Subcontractors.**
  - 6.1. Subcontractor will submit information regarding any lower-tier subcontractors that will perform work associated with this subcontract to WMJ. Subcontractors will be instructed to submit information on lower-tier subcontractor to the Project Team as part of the onboarding process.
  - 6.2. Subcontractor shall furnish the Contractor with a list of all proposed lower-tier suppliers and subcontractors within two (2) weeks of the issuance of a Subcontract Agreement. Should any lower-tier supplier(s) or subcontractor(s) not be acceptable to WMJ, the Subcontractor shall either self-perform its work or hire another entity that is acceptable, at no additional cost to the Contractor.
7. **The Last Planner System (LPS).** LPS is a method of production planning that will encompass this project and be used over multiple stages of scheduling. Each subcontractor will be required to actively participate in this project planning process in the following ways:
  - 7.1. **LPS Bootcamp.** This is a WMJ training session required for all trades involved in the project. This is a one-time meeting to give an overview and understanding of the processes that will be used as outlined below.
  - 7.2. **Pull Planning** Pull Planning is the collaborative effort by all subcontractors and WMJ to establish a realistic and properly sequenced schedule for certain aspects of the project. WMJ will require the attendance of the on-site superintendent/foreman.
    - 7.2.1. Pull Plan Sessions will be held for various milestones (i.e., foundations through dry-in) throughout the project (depending on project type). Attendance will be required whenever that trade has relative activities. Virtual and in-person trainings are giving prior to pull planning by WMJ.
  - 7.3. **Weekly Work Plans (WWP).** Subcontractors are required to submit WWP's to WMJ project team each week on an agreed upon day. The plan must be developed by on-site superintendent/foreman. WMJ will be available for training/coaching if needed.
  - 7.4. **15-Minute Daily Huddle.** Require the on-site superintendent/foreman to attend and actively participate. This is only required whenever work from that trade is taking place on site.
    - 7.4.1. The on-site superintendent/foreman must be an employee of the Subcontractor, capable of making decisions that can have an effect or control on manpower, material, and schedule. This person is to be on-site anytime work for your company is taking place on site.
    - 7.4.2. There is zero cost associated with LPS. WMJ offers all trainings and bootcamps, along with addressing individual needs for training as part of our project management. No prior training or experience is required.

- 7.4.3. LPS is a planning tool that is utilized by WMJ. LPS does not alleviate Subcontractor's responsibilities to meet the overall schedule and milestone dates as outlined in this Agreement.
8. **5S Thinking and Practice.** WMJ and Subcontractors will collaborate to take a whole job approach in the use of 5S thinking and practice (Sort, Set in Order, Shine, Standardize and Sustain) to positively influence project flow, safety, quality, productivity and to make work flow efficiently.
- 8.1. Subcontractors tools, equipment and materials are to be kept organized. Designated laydown areas will be assigned throughout the course of the Project. All materials are to be stored in a mobile fashion by using, without limitation, rolling cabinets, pipe racks or wheeled containers as much as reasonably possible.
- 8.2. Just in Time Deliveries: Tools, equipment and materials shall only be brought on-site when they are needed and ready for use as determined by the schedule and work plans. Early delivery, such as to maintain a buffer of material, shall only be with the approval of Contractor. Once work is complete, tools, equipment and any remaining materials are to be promptly removed. Correction shall be within twenty-four (24) hours of notice or immediately if an unsafe condition exists.
- 8.3. The entire site shall remain clean at all times, following a "nothing hits the ground" policy. All subcontractors will "clean as you go" and shall sweep and remove all debris upon completion of the task. Failure to correct within twenty-four (24) hours of notice or immediately for an unsafe or unhealthy condition exists may result in the work being performed by the contractor at the Subcontractor's expense.
9. **On-site Trailers.**  
Limited space will be furnished for an approved on-site office trailer and lay down area; however, trailers shall be well maintained (interior and exterior), Subcontractor shall bear all associated costs, and Subcontractor shall return the site to pre-use condition prior to final completion.
10. **Cleanliness.**  
Subcontractor is responsible for daily cleanup and shall dispose of all debris generated from the performance of this Subcontract Work on a daily basis, including all lunch and coffee break waste, in order to maintain a safe, clean, neat, and orderly job site. If after a twenty-four (24) hour written notice, in the opinion of the Owner, Architect, or WMJ, proper housekeeping is not maintained, clean-up will be performed by WMJ at the Subcontractor's expense.
11. **Dumpsters.**  
Subcontractor may deposit all light trash generated from the performance of this contract in the dumpster provided by WMJ, and will dispose of heavy, bulky trash such as form waste, concrete, dunnage, drywall, masonry, and equipment packaging debris off-site.
12. **Above Ceiling Coordination.**  
For above ceiling coordination, the mechanical subcontractor shall prepare ductwork fabrication drawings for review and coordination with the Architect and other design consultants, as well as the electrical, plumbing, sprinkler and other relative subcontractors. Drawings shall be in sufficient detail to show overall ductwork dimensions, clearances, and relative locations of work in allotted spaces. Ductwork routing and sectional elevations shall be provided for congested areas. The mechanical subcontractor will disseminate the ductwork drawings and will direct and expedite review by the various trades. Each subcontractor shall indicate where conflicts or clearance problems exist for their work and subsequently seek resolution from the Architect/Engineer via WMJ. Final coordinated drawings shall be produced by the mechanical subcontractor, who shall obtain approval for any changes to duct or pipe sizes and significant changes in routing. Electrical, sprinkler, and other relative subcontractors are required to participate in and cooperate fully with the coordination process.
13. **Professional Behavior.** Subcontractor and all its lower-tier subcontractors, agents and employees shall act in a professional manner at all times while working on this project. The use of foul language, lewd or lascivious comments and/or any form of harassment directed toward any personnel on this project or towards any person in the surrounding areas is STRICTLY PROHIBITED. WMJ will strictly enforce this NO TOLERANCE policy and reserves the right to remove violators from the job site.
14. **Communication.** Subcontractor's superintendent and lower-tier subcontractor's superintendent shall be equipped with a cellular communications device at all times, enabling constant communication with WMJ management. Subcontractor is required to provide phone numbers and other contact information as part of the project onboarding process.
15. **Interference with Owner Operations.** To minimize conflicts and interference with the Owner's on-going operations, certain requirements, limits, and restrictions will be enforced. The issues of concern include parking, access, entrances, vertical transportation, utility tie-ins, sanitary and food service facilities, storage, deliveries, and behavior. Cooperation with the Owner and WMJ on these issues is mandatory. WMJ's Superintendent will be the coordinator for the Subcontractor in all these matters.
16. **Quality Control and Field Management.** For quality control and field management/coordination, Subcontractor shall provide one (1) foreman (not a tool worker) for no more than twenty (20) workers on-site. For projects with less than ten (10) workers on-site, the foreman may be a tool worker.
17. **Work Week.** Subcontractor's work shall be performed utilizing a five-day workweek, Monday through Friday, except as required by the Prime Contract or WMJ. Subcontractor shall use Saturday as a make-up day for any missed workdays during the normal work week. All weekend work shall be coordinated with WMJ.
18. **Additional Manpower.** To maintain the project schedule, Subcontractor may be required to supplement their workforce with additional manpower and/or multiple crews working in various areas simultaneously, as directed by WMJ.

19. **Required Meetings.**

- 19.1. Subcontractor project manager and superintendent must attend all weekly job site Subcontractor Meetings and Monthly Progress Meetings while working on-site and one month prior to scheduled work on-site. Failure to attend these meetings may result in withholding of progress payments.
- 19.2. At least monthly, Subcontractor shall conduct a job site meeting with its lower-tier subcontractors to discuss status and related matters. The Contractor shall be advised of these meetings and given the opportunity to attend them, although the Contractor shall have no obligation to attend. The Subcontractor shall provide written minutes of these meetings to the Contractor within forty-eight (48) hours of their conclusion. The Subcontractor shall maintain daily reports of the Work performed, material furnished, and equipment utilized by the end of each working day to the Contractor in form required by or acceptable to Contractor.

20. **Subcontractor Daily Report / Manpower Summary.** The Subcontractor Daily Report / Manpower Summary must be submitted through SharePoint to WMJ's Project Superintendent NO LATER THAN 9:00 A.M. THE FOLLOWING DAY. Subcontractor must submit a complete report for each day worked on the Project site in order to receive a progress payment for that month.

21. **Eating and Drinking.** Eating and drinking may be prohibited in certain areas designated by the Owner or WMJ. Prohibitions of these activities shall be at WMJ's sole discretion and may be imposed at any time without prior notice.

22. **Cleanup.** Subcontractor is responsible for cleanup of existing streets and repairing damage to existing property caused by the Subcontractor.

23. **Traffic Control.** Subcontractor shall provide all traffic control necessary when its work impedes pedestrian and vehicular traffic both inside and outside the job site boundaries. Further, Subcontractor shall obtain any permits required by the local municipality to work in public streets and rights-of-way.

24. **Signs and Advertisements.** No signs or advertisements shall be posted at the Project site without the Contractor's pre-approval and shall be removed prior to final completion.

25. **Materials and Equipment.**

- 25.1. Pre-ordered material will be assigned to the Subcontractor. Such assignment includes, but is not limited to, coordination, receipt, unloading, storage, protection, assuming full care and custody, installation and payment to the vendor by the Subcontractor.
- 25.2. When equipment, materials, suppliers, vendors, lower-tier subcontractors are specifically listed by name in the subcontractor inclusions (Exhibit A), it does not imply that WMJ, the Owner, or the A/E is responsible or liable in any way to verify and/or accept the performance of the Projects, vendors or subcontractors listed. The Subcontractor is completely (and solely) responsible for procuring, coordinating, complying with the design documents, installing and warranting all of their products, equipment and systems.
- 25.3. In the event the Subcontractor is required to store materials off-site, the storage area must be pre-approved, in writing, by the Contractor. Materials stored off-site shall be maintained in a separate storage area and/or otherwise action taken to ensure that the materials for this project are not commingled with the Subcontractor's other materials.
- 25.4. In the event that the scope of the Subcontract Work includes installation of materials or equipment furnished by others, it shall be the responsibility of the Subcontractor to exercise proper care in receiving, handling, storing and installing such items, unless otherwise provided in the Subcontract Documents. The Subcontractor shall examine the items provided and report to WMJ in writing any items it may discover that do not conform to requirements of the Subcontract Documents. The Subcontractor shall not proceed to install nonconforming items without further instructions from WMJ. Loss or damage due to acts or omissions of the Subcontractor shall be deducted from any amounts due or to become due the Subcontractor.
- 25.5. Subcontractors shall treat attic stock separately from production material associated with the Project. Attic stock material shall be designated as such and be boxed in original wrappings, and not be associated with left-over or remaining material at conclusion of the project. At no time shall attic stock be used by the subcontractor for installation of contract work, prior to, or following punch list and occupancy. All attic stock is to be shipped, delivered and signed for by a WMJ representative, as requested during the close-out phase of the Project.
- 25.6. Each subcontractor will be responsible for providing their own hoisting and crane rental for all material deliveries to the building. Deliveries must be scheduled with the Project Superintendent forty-eight (48) hours in advance.

26. **As-Built.** Throughout the performance of its work, Subcontractor shall be responsible for providing Contractor with accurate, as-built information relating to Subcontractor's own work. WMJ shall maintain (with input from subcontractors) the architectural, structural, and civil drawings (and specifications) at the job site. The electrical, plumbing and mechanical documents shall be maintained by those subcontractors who are respectively responsible for those portions of the work. The Subcontractor shall submit as-built drawings, operation and maintenance manuals, attic stock and all other contract closeout requirements at least six (6) weeks prior to substantial completion, or completion of Subcontractor's work, whichever is sooner.

27. **Benchmarking.** The Contractor will provide project baseline control points and benchmarks from which all other layouts will be determined. All engineering and layout necessary for the performance of the work covered by this Subcontract Agreement is the responsibility of the Subcontractor. The Subcontractor shall exercise prudence so that the actual final conditions and details shall result in alignment of finish surfaces.

28. **Equipment Support.** Subcontractor shall furnish and install all blocking, backing or other support required for equipment provided under this Subcontract Agreement.
29. **Spoils.** Subcontractor shall perform all excavation, backfilling, de-watering and removal of excess spoils offsite as it relates to the performance of the work covered by their proposal.
30. **Temporary Lighting.** Electrical subcontractor shall furnish, install, maintain, and remove temporary lighting for the entire construction area in accordance with current OSHA and VOSHA requirements, whichever is more stringent. Subcontractors performing finish work shall be responsible for providing any additional light required to perform their work in accordance with the Contract Documents.
31. **Electrical Service.** Electrical service for construction activity will be provided throughout the building through a temporary electrical system. Receptacles shall be placed at locations where the greatest distance to an available power source is approximately one hundred feet (100'). All electrical tools and extension cords shall be plugged into a ground-fault-interrupting device provided by the Subcontractor prior to plugging into the electrical system. Electricity for welding machines is not available. Subcontractors shall be responsible for providing their own special power sources, which are above and beyond those described above.
32. **De-Watering.** Subcontractor shall be responsible for de-watering due to weather.
33. **Field Measurements.** Subcontractor is responsible for all field measurements associated with its work.
34. **Cutting, Coring, and Patching.** Subcontractor shall include all cutting, coring, and patching associated with their work.
35. **Fire-Safing and Firestopping.** Subcontractor shall furnish and install all fire-safing, fire-caulking, acoustical sealant or smoke sealant as required to maintain the integrity of all fire-rated walls, floors and ceilings at penetrations made in connection with the performance of their work. All fire-safing and firestopping to be installed per Contract Documents and in accordance with local jurisdiction.
36. **Access Doors.** Each subcontractor shall furnish and locate, for installation by drywall subcontractor, all access doors not shown on Architectural drawings but required to access any items provided under their scope of work. Drywall subcontractor will furnish and install access doors shown on the Architectural and Structural drawings.





## Section 2 | Scope Specific Coordination & Clarifications

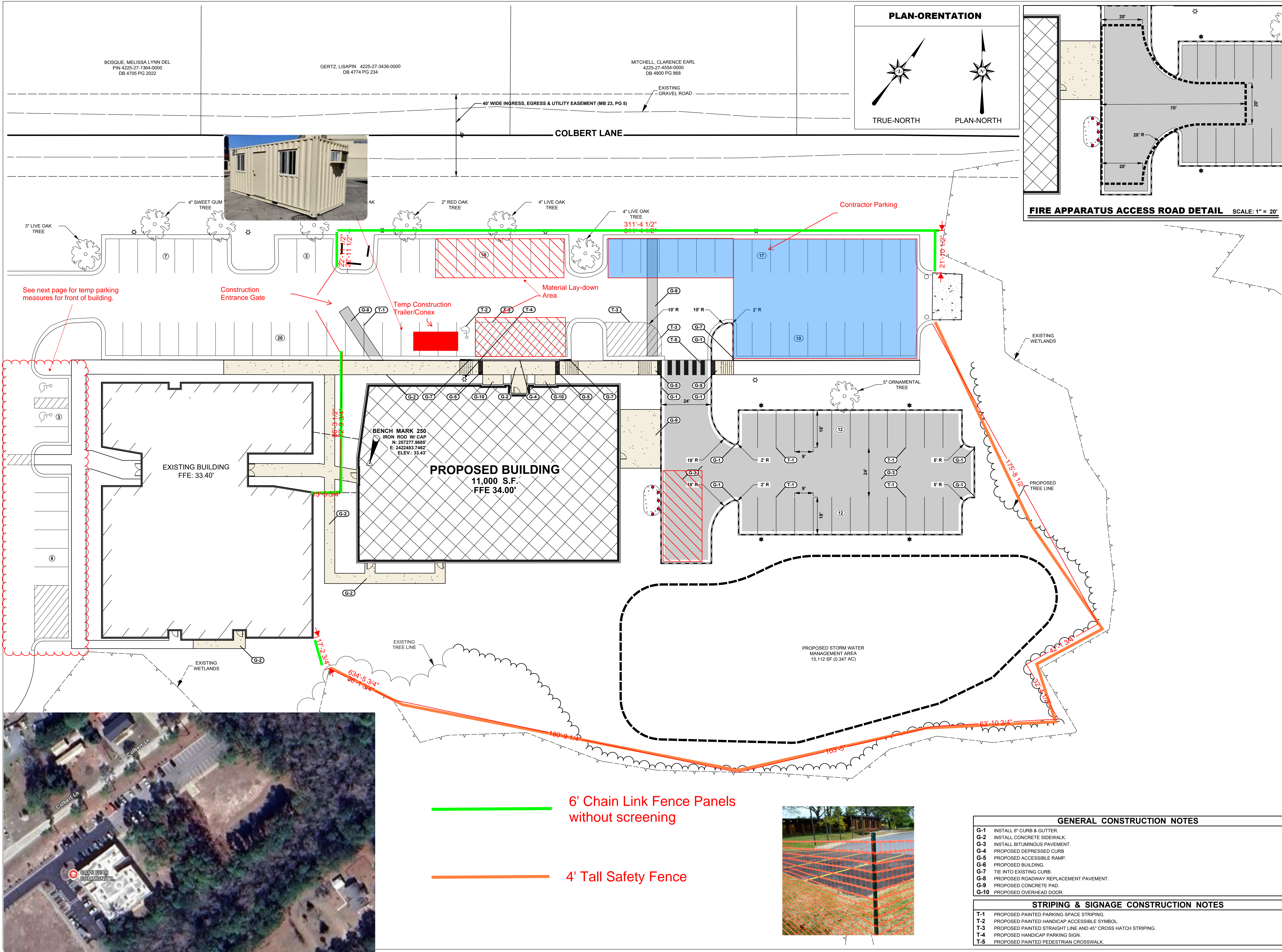
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### **Division 01**

1. Project Schedule: (Dates subject to change)
  - a. Bid Due Date: March 24 at 2:00pm.
  - b. Construction to begin Late March – Early April, 2025.
    - a. Subject to SCO Approval and Contract Award
  - c. Substantial Completion. October, 2025
  - d. Final Completion. October 2025

*End of Supplementary Instructions*





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MORGAN  
GROUP

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CONSULTANT INFORMATION

W.M.  
Jordan  
COMPANY

CAPE FEAR  
COMMUNITY  
COLLEGE

0 10 20 40  
SCALE: 1" = 20'

NC ENGINEERING LICENSE #: C-4743

PROFESSIONAL  
ENGINEER  
MICHAEL REMMERS  
SEAL  
049463

BECKER MORGAN GROUP, INC.  
51922  
WILMINGTON, NC

PROJECT TITLE

CFCC SURF  
CITY SA  
ADDITION  
621 NC HWY 210 E,  
HAMPSTEAD, NC  
SCO ID#24-28220-01A

PRELIMINARY  
DESIGN CONCEPT ONLY. SUBJECT  
TO FURTHER REVISIONS. NOT FOR  
CONSTRUCTION NOT FOR  
PERMITS  
ISSUED: 11-26-2024

SHEET TITLE

SITE PLAN  
(ALTERNATE BID)

ISSUE BLOCK

Mark	Date	Description
2	11.26.2024	SCO CONSTRUCTION DOCUMENTS
1	11.11.2024	GMP PRICING

PROJECT NO: 2024077.00  
DATE: 11.26.2024  
SCALE: 1" = 20'  
DRAWN BY: JPG PROJ MGR: THMS

C-202

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F:\AutoCAD\Projects\2024\2024077 SITE CSDS-NC.dwg, Nov 26, 2024, 8:53am



Golbert Ln

210

615

Grass/sand area-  
grade any ruts and  
re-seed at end of  
project.

4' plastic fence/T  
Posts with safety  
caps

Temporarily mark  
parking lines with  
sports marking paint

paint out parking  
lines temporarily to  
establish entrances,  
repaint at completion  
of project.

openings in plastic  
fence to allow foot  
traffic to building.

attach overflow  
parking/arrow signs  
to fence periodically

210

675

**Cape Fear Community College Zander Addition**  
**Pre-qualified Subcontractors**  
**Rev 3/17/25**

**Bid Package: 01A General Trades**

Classic Cleaning, LLC  
Hanover Interiors  
CRB Enterprises, Inc.

**Bid Package: 03A Concrete Turn-Key**

C&C Industrial Concrete  
Dimaio Concrete  
Bluewater Concrete

**Bid Package: 04A Unit Masonry Turn-Key**

Rush Masonry Management, LLC  
J.B. Overman Masonry  
A.E. Butler Masonry  
Carolina Masonry Unlimited, Inc.

**Bid Package: 05A Metal Fabrications**

Lowder Steel, Inc.  
Gulfstream Steel and Supply, Inc.

**Bid Package: 06A Rough Carpentry**

84 Lumber  
Bridgeline General Construction  
Lowder Steel, Inc.

**Bid Package: 06B Labor to Install Div 08/10**

Rite Rug  
Lowder Steel, Inc.  
Hanover Interiors  
CRB Enterprises, Inc.

**Bid Package: 07A Waterproofing/Joint Sealants**

Queens Waterproofing  
Foxhill Construction  
ABG Caulking and Waterproofing  
Live Green  
Strickland Waterproofing Company, Inc.

**Bid Package: 07B Roofing/Metal Panels**

Foxhill Construction  
Hound Roofing  
Baker Roofing  
Colby Roofing & Sheet Metal Co.  
Hamlin Roofing Company, Inc.  
Ventilated Awnings Corp.

**Bid Package: 07C Fiber Cement Panels**

Sears Contract, Inc.  
Bridgeline General Construction  
Ventilated Awnings Corp.  
Southeastern Commercial Exteriors, LLC

**Bid Package: 08A Doors, Frames, Hardware**

Rite Rug  
East Coast Access  
Cook & Boardman dba Martin Architectural Products  
Jacobi Hardware

**Bid Package: 08B Entrances and Storefront**

Standard Glass  
Atlantic Glass  
MSJ Glass & Glazing, Inc.

**Bid Package: 08C Overhead Doors**

Installed Building Products dba Custom Door & Gate  
DuraServ Corp dba Passport Door & Dock Systems  
DuraServ Corp dba Crawford Door Systems

**Bid Package: 09A Drywall/Insulation/Acoustic Ceilings**

Sears Contract, Inc.  
Hanover Interiors  
AB Denning  
Lyle Contracting Solutions

**Bid Package: 09B Flooring/Hard Tile**

A.B. Denning, Inc.  
Rite Rug  
GPS Floors, LLC  
Brock Contract Services  
Concordia Building Company  
Savage Tile, Inc.

**Bid Package: 09C Paint/Wall Coverings**

Nolan Painting  
Hanover Coatings, Inc.

**Bid Package: 10A Visual Display Boards**

Hanover Interiors  
Cook & Boardman dba Martin Architectural Products  
Gropen, Inc.  
Port City Signs & Graphics

**Bid Package: 10B Signage**

Gropen, Inc.  
Port City Signs  
AOA Sign

**Bid Package: 10C Toilet/Fire Protection Accessories**

Hanover Interiors  
Cook & Boardman dba Martin Architectural Products  
Rite Rug  
Jacobi Hardware  
East Coast Access  
Classic Cleaning

**Bid Package: 10D Walkway Canopies**

Charlotte Tent and Awning  
Custom Canvas Works  
Ventilated Awnings Corp.  
Peachtree Protective Covers

**Bid Package: 10E Awnings**

Charlotte Tent and Awning  
Custom Canvas Works  
Ventilated Awnings Corp.  
Peachtree Protective Covers

**Bid Package: 12A Window Coverings**

Rite Rug  
Blinds & Beyond  
Commonwealth Blinds & Shades

**Bid Package: 12B Lab Casework/Countertops/Fume Hoods**

New England Laboratory Casework Co., Inc.  
Nycom, Inc.  
Blankenship Associates

**Bid Package: 22A Plumbing**

Banks Channel Plumbing  
Odyssey Mechanical  
TA Woods

**Bid Package: 23A HVAC (Previously Awarded)**

**Bid Package: 26A Electrical**

Laney Electrical  
Topsail Electric  
Watson Electrical  
Pitt Electric  
Wayne J. Griffin Electric, Inc.

**Bid Package: 31A Site Demo/Sitework/Grading/Utilities**

Barnhill Contracting  
Faulconer Construction  
Hine Sitework  
Jenns Sitework Construction  
MSB Development  
WSM Precision Sitework

**Bid Package: 31C Landscaping**

Landart Solutions  
Jacksons Lawn and Landscaping, Inc.



## SECTION 123553.16 – PLASTIC-LAMINATE-CLAD LABORATORY CASEWORK

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. Section Includes:

1. Plastic-laminate-clad laboratory casework.
2. Auxiliary cabinets.
3. Countertops.
4. Laboratory casework systems.
5. Laboratory accessories.
6. Water and laboratory gas service fittings.
7. Electrical service fittings.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood blocking for anchoring laboratory casework.
2. Section 064116 "Plastic-Laminate-Clad Architectural Cabinets" for architectural cabinets.
3. Section 096513 "Resilient Base and Accessories" for resilient base applied to laboratory casework.
4. Section 115313 "Laboratory Fume Hoods" for fume hoods, including base cabinets and countertops under fume hoods.
5. Division 22 "Plumbing".
6. Division 23 "HVAC".
7. Division 26 "Electrical".

#### 1.2 DEFINITIONS

- A. Concealed Surfaces of Casework: Include sleepers, web frames, dust panels, and other surfaces not usually visible after installation.
- B. Exposed Surfaces of Casework: Surfaces visible when doors and drawers are closed, including bottoms of cabinets more than 48 inches above floor, and visible surfaces in open cabinets or behind glass doors.
1. Ends of cabinets are defined as "exposed" except ends are defined as "concealed" where installed directly against and completely concealed by walls or other cabinets.
- C. Plastic Laminate: High-Pressure Decorative Laminate (HPDL).
- D. Semiexposed Surfaces of Casework: Surfaces behind opaque doors, such as cabinet interiors, shelves, and dividers; interiors and sides of drawers; and interior faces of doors. Tops of cases 78 inches or more above floor and bottoms of cabinets more than 24 inches but less than 48 inches above floor are defined as "semiexposed."

### 1.3 COORDINATION

- A. Coordinate layout and installation of framing and reinforcements for support of laboratory casework.
- B. Coordinate installation of laboratory casework with installation of laboratory equipment.

### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For laboratory casework.
  - 1. Include plans, elevations, sections, and attachments to other work including blocking and reinforcements required for installation.
  - 2. Indicate types and sizes of casework.
  - 3. Indicate manufacturer's catalog numbers for casework.
  - 4. Show fabrication details, including types and locations of hardware.
  - 5. Indicate locations and types of service fittings.
  - 6. Include details of utility spaces showing supports for conduits and piping.
  - 7. Include details of support framing system.
  - 8. Include details of exposed conduits, if required, for service fittings.
  - 9. Indicate locations of and clearances from adjacent walls, doors, windows, other building components, and laboratory equipment.
  - 10. Include coordinated dimensions for laboratory equipment specified in other Sections.
- C. Samples: For casework finishes and materials requiring color selection.
- D. Samples for Initial Selection: For casework finishes and materials requiring color selection.
- E. Samples for Verification: For each type of casework, exposed-hardware, and countertop-material finish, in manufacturer's standard sizes.

### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer.
- B. Product Test Reports:
  - 1. Countertop Surface Material: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating compliance of laboratory countertop surface material with requirements specified for chemical and physical resistance.

### 1.6 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish complete touchup kit for each type and color of casework finish provided. Include fillers, stains, finishes, and other materials necessary to perform permanent repairs to damaged laboratory casework finish.



## 1.7 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer that produces casework of types indicated for this Project that has been tested for compliance with SEFA 8 PL.

## 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Protect finished surfaces during handling and installation with protective covering of polyethylene film or other suitable material.

## 1.9 FIELD CONDITIONS

- A. Environmental Limitations: Do not deliver or install laboratory casework until building is enclosed, utility roughing-in and wet-work are complete, and HVAC system is operating and maintaining temperature and relative humidity at levels planned for building occupants during the remainder of the construction period.
- B. Established Dimensions: Where laboratory casework is indicated to fit to other construction, establish dimensions for areas where casework is to fit. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.
- C. Field Measurements: Where laboratory casework is indicated to fit to existing construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide fillers and scribes to allow for trimming and fitting.
- D. Locate concealed framing, blocking, and reinforcements that support casework by field measurements before enclosing them and indicate measurements on Shop Drawings.

## PART 2 - PRODUCTS

### 2.1 SOURCE LIMITATIONS

- A. Obtain laboratory casework from single source from single manufacturer unless otherwise indicated.
- B. Obtain countertops sinks accessories and service fittings from casework manufacturer.
- C. Product Designations: Drawings indicate sizes and configurations of laboratory casework by referencing designated manufacturer's catalog numbers. Other manufacturers' laboratory casework of similar sizes and similar door and drawer configurations and complying with the Specifications may be considered. See Section 016000 "Product Requirements."

### 2.2 CASEWORK, GENERAL

- A. Casework Product Standard: Comply with SEFA 8 PL, "Laboratory Grade Plastic Laminate Casework."

- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

## 2.3 PLASTIC-LAMINATE-CLAD LABORATORY CASEWORK

- A. Manufacturers: Subject to compliance with requirements, provide wood laboratory casework from one of the following:
  - 1. Nycom (Basis of Design).
  - 2. Fenco.
  - 3. Labconco.
  - 4. Fisher American.
- B. Design: Flush overlay with square edges.
  - 1. Provide 1/8-inch reveals between doors and drawers that are adjacent.
- C. Exposed Plastic Laminate Grade: HGS.
- D. Colors and Patterns:
  - 1. As selected by Architect from manufacturer's full range.
- E. Grain Direction for Wood Grain Plastic Laminate:
  - 1. Doors: Vertical with continuous vertical matching.
  - 2. Drawer Fronts: Horizontal.
  - 3. Face Frame Members: Lengthwise.
  - 4. End Panels: Vertical.
  - 5. Bottoms and Tops of Units: Side to side.
  - 6. Knee Space Panels: Vertical.
  - 7. Aprons: Horizontal.
- F. Edgebanding: PVC. Edgebanding to be selected by Architect from manufacturer's full range.
- G. Semiexposed Materials:
  - 1. Provide Grade VGS plastic laminate unless otherwise indicated.
  - 2. Wood Drawers: Hardwood lumber and/or hardwood plywood, grade B.
  - 3. At Contractor's Option: Metal for Steel Drawer Pans: Cold-rolled, carbon-steel sheet complying with ASTM A1008/A1008M; matte finish; suitable for exposed applications.
- H. Concealed Materials:
  - 1. Solid Wood: With no defects affecting strength or utility.
  - 2. Plywood: Hardwood plywood. Provide backs of same species as faces.
  - 3. Particleboard.
  - 4. MDF.

5. Hardboard.

2.4 PLASTIC-LAMINATE CABINET MATERIALS

- A. Hardwood Plywood: HPVA HP-1, particleboard core except where veneer core is indicated.
- B. MDF: Medium-density fiberboard, ANSI A208.2, Grade 130.
- C. Particleboard: ANSI A208.1, Grade M-2.
- D. Hardboard: ANSI A135.4, Class 1 tempered.

2.5 AUXILIARY CABINETS

- A. Acid Storage-Cabinet Lining: 1/4-inch-thick, polyethylene, polypropylene, epoxy, or phenolic-composite lining material.

2.6 CABINET HARDWARE

- A. General: Provide laboratory casework manufacturer's standard, commercial-quality, heavy-duty hardware complying with requirements indicated for each type.
- B. Butt Hinges: Stainless steel, five-knuckle hinges complying with ANSI/BHMA A156.9, Grade 1, with antifriction bearings and rounded tips. Provide two for doors 48 inches high or less and three for doors more than 48 inches high.
- C. Frameless Concealed Hinges (European Type): ANSI/BHMA A156.9, Type B01602, stainless steel, self-closing. Provide two for doors 48 inches high or less and three for doors more than 48 inches high.
  - 1. Degrees of Opening: 135.
- D. Hinged-Door and Drawer Pulls: Solid-aluminum, stainless steel, or chrome-plated-brass, back-mounted pulls. Provide two pulls for drawers more than 24 inches wide.
  - 1. Design: Wire pulls.
  - 2. Overall Size: 1 by 4-1/2 inches.
- E. Door Catches: Nylon-roller spring catches. Provide two catches on doors more than 48 inches high.
- F. Drawer Slides: ANSI/BHMA A156.9.
  - 1. Manufacturer's standard.
  - 2. Heavy Duty (Grade 1HD-100): Side mount.
    - a. Type: Full extension.
    - b. Material: Epoxy-coated polymer slides.
    - c. Motion Feature: Soft close dampener.

- G. Label Holders: Stainless steel, aluminum, or chrome plated; sized to receive standard label cards approximately 1 by 2 inches, attached with screws or rivets. Provide on drawers.
- H. Locks: Cam type, brass with chrome-plated finish; complying with ANSI/BHMA A156.11, Type E07281 or Type E07261.
  - 1. Tumbler: Five pin.
  - 2. Lock Locations: Provide on drawers and doors.
  - 3. Keying: Key locks alike within each room; key each room separately.
  - 4. Key Quantity: Five.
- I. Sliding-Door Hardware Sets: Laboratory casework manufacturer's standard, to suit type and size of sliding-door units.
- J. Adjustable Shelf Supports: ANSI/BHMA A156.9, powder-coated steel shelf rests, Type B04013.

## 2.7 COUNTERTOPS

- A. General: Provide laboratory tabletops and countertops with integral sink as indicated on Drawings.
- B. Epoxy: Factory-molded, modified epoxy-resin formulation with smooth, nonspecular finish.
  - 1. Physical Properties:
    - a. Flexural Strength: Not less than 10,000 psi.
    - b. Modulus of Elasticity: Not less than 2,000,000 psi.
    - c. Hardness (Rockwell M): Not less than 100.
    - d. Water Absorption (24 Hours): Not more than 0.02 percent.
    - e. Heat Distortion Point: Not less than 260 deg F.
  - 2. Chemical Resistance: Minimum acceptable chemical-resistance performance shall result in no more than four Level 3 conditions when tested with reagents in accordance with SEFA 3.
  - 3. Color: Black.

## 2.8 PLASTIC-LAMINATE CABINET FABRICATION

- A. Construction: Provide wood-faced laboratory casework complying with SEFA 8 PL.
  - 1. Bottoms of Base Cabinets and Tall Cabinets: 3/4-inch-thick particleboard.
  - 2. Tops and Bottoms of Wall Cabinets and Tops of Tall Cabinets: 3/4-inch-thick particleboard.
  - 3. Ends of Cabinets: 3/4-inch-thick particleboard
  - 4. Shelves: 3/4-inch-thick plywood.
  - 5. Base Cabinet Subtops: 3/4-inch-thick panel product, glued and pinned or screwed. May be provided as an option to base cabinet top frames.

6. Exposed Backs of Cabinets: 1/2-inch-thick, particleboard or MDF.
7. Unexposed Backs of Cabinets: 1/4-inch-thick hardboard dadoed into sides, bottoms, and tops unless otherwise indicated.
8. Drawer Fronts: 3/4-inch-thick particleboard.
9. Drawer Sides and Backs: 1/2-inch-thick, solid hardwood or hardwood plywood, with glued dovetail or multiple-dowel joints.
10. Drawer Bottoms: 1/4-inch-thick, veneer-core hardwood plywood glued and dadoed into front, back, and sides of drawers. Use 1/2-inch-thick material for drawers more than 24 inches wide.
11. Contractor's Option: Drawer Bodies: Steel drawer pans formed from 0.036-inch-thick metal, metallic phosphate treated, and finished with manufacturer's standard two-coat, baked-enamel finish consisting of prime coat and thermosetting topcoat with a minimum dry film thickness of 1 mil for topcoat and 2 mils for system.
12. Doors: 3/4 inch thick, with particleboard or MDF cores.

B. Tables: Steel legs and frame. Provide leveling device at bottom of each leg.

1. Finish: Manufacturer's standard powder coat or baked enamel; color to be selected from manufacturer's full range.
2. Leg Shoes: Black vinyl or rubber, open-bottom, slip-on type.

C. Utility-Space Framing: Steel framing units consisting of two steel slotted channels complying with MFMA-4, not less than 1-5/8 inches square by 0.105-inch nominal thickness, that are connected at top and bottom by U-shaped brackets made from 1-1/4-by-1/4-inch steel flat bars. Framing units may be made by welding channel material into rectangular frames instead of using U-shaped brackets.

D. Removable Backs: Provide backs that can be removed from within cabinets at utility spaces.

E. Filler and Closure Panels: Provide where indicated and as needed to close spaces between casework and walls, ceilings, and equipment. Fabricate from same material and with same finish as adjacent exposed casework surfaces unless otherwise indicated.

1. Provide utility-space closure panels at spaces between base cabinets where utility space would otherwise be exposed, including spaces below countertops.
2. Provide closure panels at ends of utility spaces where utility space would otherwise be exposed.

## 2.9 LABORATORY CASEWORK SYSTEMS

A. Provide casework manufacturer's standard integrated system that includes support framing, suspended modular wood cabinets, filler and closure panels, wall panels, countertops, and fittings needed to assemble system. System includes hardware and fasteners for securing support framing to permanent construction.

1. Cabinets can be removed and reinstalled without use of special tools for relocation within system.
2. Base cabinets can be removed without providing temporary support for, or removing, countertops.

3. Sinks are supported independent of base cabinets.
  4. Support framing has provision for fastening pipe supports at utility space in not more than 1-inch increments.
  5. System includes filler and closure panels to close spaces between support framing, cabinets, shelves, countertops, floors, and walls unless otherwise indicated. Fabricate from same material and with same finish as adjacent exposed cabinet surfaces unless otherwise indicated.
  6. Accessible cabinets meet the requirements of ASNI A117.1-2009 and the Americans with Disabilities Act.
- B. Support Framing: Casework manufacturer's standard system consisting of vertical supports and connecting braces and rails as follows:
1. Cabinets, shelves, and countertops are supported from vertical supports except where floor-supported base cabinets are indicated. Vertical positioning of supported cabinets, shelves, and countertops can be varied in 1-inch increments through full height of supports.
  2. Vertical supports rest on adjustable leveling bases and are secured to floor with metal clips fastened to floor.
  3. Vertical supports are installed with braces and rails, connecting them to each other and to permanent building walls to create a stable, rigid structure with framed utility spaces where indicated.
- C. Countertops: Provide in modular lengths indicated, without seams.

## 2.10 COUNTERTOP FABRICATION

- A. Countertops, General: Provide units with smooth surfaces in uniform plane, free of defects. Make exposed edges and corners straight and uniformly beveled. Provide front and end overhang of 1 inch.
- B. Sinks, General: Provide sizes indicated or laboratory casework manufacturer's closest standard size of equal or greater volume, as approved by Architect.
1. Outlets: Provide with strainers and tailpieces, NPS 1-1/2, unless otherwise indicated.
  2. Overflows: For each sink except cup sinks, provide overflow of standard beehive or open-top design with separate strainer. Height 2-inches less than sink depth. Provide in same material as strainer.
  3. Shelves: Chemical-resistant plastic laminate shop bonded to both faces and edges of core. Sand surfaces to which plastic laminate is to be bonded.
    - a. Shelf Core: Exterior-glue particleboard or exterior plywood.
    - b. Core Thickness: 3/4 inch.
    - c. Plastic-Laminate Grade: HGS.
- C. Epoxy:
1. Countertops: Fabricate with factory cutouts for sinks, holes for service fittings and accessories, and butt joints assembled with epoxy adhesive and concealed metal splines.

- a. Flat Configuration: 3/4 inch thick with continuous drip groove on underside 1/2 inch from overhang edge.
    - 1) Edges and Corners: Rounded.
    - 2) Backsplash: Applied.
  - b. Construction: Uniform throughout full thickness.
2. Tabletops:
- a. Flat Configuration: 3/4 inch thick with continuous drip groove on underside at perimeter.
    - 1) Edges and Corners: Rounded.
  - b. Tabletop Construction: Uniform throughout full thickness.
3. Sinks: Molded in one piece with smooth surfaces, coved corners, and bottom sloped to outlet; 1/2-inch minimum thickness.
- a. Provide with polypropylene strainers and tailpieces.
  - b. Provide integral sinks in epoxy countertops, bonded to countertops with invisible joint line.
  - c. Provide sinks for drop-in installation with 1/4-inch-thick lip around perimeter of sink.
  - d. Provide sinks for underside installation with manufacturer's recommended adjustable support system for table- and cabinet-type installations.

## 2.11 LABORATORY ACCESSORIES

- A. Reagent Shelves: Provide as indicated, fabricated from same material as adjacent countertop unless otherwise indicated.
- B. Burette Rods: Aluminum or stainless steel rods, 1/2 inch in diameter and 18 inches long, threaded on one end to fit tapered plug adapter for flush socket receptacle. Provide with tapered plug adapter and receptacle.
- C. Upright Rod Assembly and Metal Crossbar: Aluminum or stainless steel. Two vertical rods and one horizontal crossbar, 3/4 inch in diameter and 36 inches long unless otherwise indicated; two flush socket receptacles and two crossbar clamps. Ends of vertical rods are tapered to fit receptacles; other rod ends are rounded.
- D. Greenlaw Arm Assembly: Aluminum or stainless steel vertical rod, tapered on one end to fit flush socket receptacle. Adjustable crossbar of hardwood with black, acid-resistant finish, secured to upright with adjustable clamp. Provide with receptacle.
- E. Lattice Assembly: Aluminum or stainless steel, vertical and horizontal rod lattice assembly with 3/4-inch-diameter rods at approximately 12 inches o.c. with two flush socket receptacles for mounting.

1. Size: 36 inches wide by 36 inches high.

- F. Plastic or Resin Pegboards: Polypropylene, epoxy, or phenolic-composite pegboards with removable polypropylene pegs and stainless steel drip troughs with drain outlet.

## 2.12 WATER AND LABORATORY GAS SERVICE FITTINGS

- A. Service Fittings: Provide units that comply with SEFA 7, "Recommended Practices for Fixtures." Provide fittings complete with washers, locknuts, nipples, and other installation accessories. Include wall and deck flanges, escutcheons, handle extension rods, and similar items.

1. Provide units that comply with "Vandal-Resistant Fittings" recommendations in SEFA 7.

- B. Materials: Fabricated from cast or forged red brass unless otherwise indicated.

1. Reagent-Grade Water Service Fittings: Polypropylene, PVC, or PVDF for parts in contact with water.

- C. Finish: Chromium plated unless otherwise indicated.

- D. Water Valves and Faucets: Provide units complying with ASME A112.18.1, with renewable seats, designed for working pressure up to 80 psig.

1. Vacuum Breakers: Provide ASSE 1035 vacuum breakers on water fittings with serrated outlets.
2. Aerators: Provide aerators on water fittings that do not have serrated outlets.
3. Self-Closing Valves: Provide self-closing valves where indicated.

- E. Ball Valves: Chrome-plated ball and PTFE seals. Handle requires no more than 5 lbf to operate. Provide units designed for working pressure up to 75 psig, with serrated outlets.

1. Locking Safety Handles: Where ball valves are indicated for fuel-gas use, provide handles that must be pushed in or pulled up before being turned on.

- F. Ground-Key Cocks: Tapered core and handle of one-piece forged brass, ground and lapped, and held in place under constant spring pressure. Provide units designed for working pressure up to 40 psig, with serrated outlets.

- G. Hand of Fittings: Furnish right-hand fittings unless fitting designation is followed by "L."

- H. Remote-Control Valves: Provide needle valves, straight-through or angle type as indicated for fume hoods and where indicated.

- I. Handles: Provide three- or four-wing, molded-plastic or powder-coated-metal handles for valves unless otherwise indicated.

1. Provide lever-type handles for ground-key cocks. Lever handle aligns with outlet when valve is closed and is perpendicular to outlet when valve is fully open.
2. Provide lever-type handles for ball valves unless otherwise indicated. Lever handle aligns with outlet when valve is closed and is perpendicular to outlet when valve is fully open.



3. Provide heat-resistant plastic handles for steam valves.
  4. Provide knurled, molded-plastic handles for needle valves.
- J. Service-Outlet Identification: Provide color-coded plastic discs with embossed identification, secured to each service-fitting handle to be tamper resistant. Comply with SEFA 7 for colors and embossed identification.

## 2.13 ELECTRICAL AND COMMUNICATION SERVICE FITTINGS

- A. Service Fittings, General: Provide units complete with metal housings, receptacles, switches, pilot lights, data communication outlets, cover plates, accessories, and gaskets required for mounting on laboratory casework.
- B. Electrical Wiring Devices: Comply with requirements in Section 262726 "Wiring Devices" for receptacles, switches, pilot lights, cover plates, and accessories.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine areas, with Installer present, for compliance with requirements for installation tolerances, location of reinforcements, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION OF CASEWORK

- A. Comply with installation requirements in SEFA 2. Install level, plumb, and true in line; shim as required using concealed shims. Where laboratory casework abuts other finished work, apply filler strips and scribe for accurate fit, with fasteners concealed where practical. Do not exceed the following tolerances:
1. Variation of Tops of Base Cabinets from Level: 1/16 inch in 10 feet.
  2. Variation of Bottoms of Upper Cabinets from Level: 1/8 inch in 10 feet.
  3. Variation of Faces of Casework from a True Plane: 1/8 inch in 10 feet.
  4. Variation of Adjacent Surfaces from a True Plane (Lippage): 1/32 inch.
  5. Variation in Alignment of Adjacent Door and Drawer Edges: 1/16 inch.
- B. Utility-Space Framing: Secure to floor with two fasteners at each frame. Fasten to partition framing, wood blocking, or metal reinforcements in partitions and to base cabinets.
- C. Base Cabinets: Fasten cabinets to utility-space framing, partition framing, wood blocking, or reinforcements in partitions, with fasteners spaced not more than 16 inches o.c. Bolt adjacent cabinets together with joints flush, tight, and uniform.
1. Where base cabinets are installed away from walls, fasten to floor at toe space at not more than 24 inches o.c. and at sides of cabinets with not less than two fasteners per side.

- D. Wall Cabinets: Fasten to hanging strips, masonry, partition framing, blocking, or reinforcements in partitions. Fasten each cabinet through back, near top, at not less than 16 inches o.c.
- E. Install hardware uniformly and precisely.
- F. Adjust operating hardware so doors and drawers align and operate smoothly without warp or bind and contact points meet accurately. Lubricate operating hardware as recommended by manufacturer.

### 3.3 INSTALLATION OF COUNTERTOPS

- A. Comply with installation requirements in SEFA 2. Abut top and edge surfaces true in plane with flush hairline joints and with internal supports placed to prevent deflection. Locate joints where indicated on Shop Drawings.
- B. Field Jointing: Where possible, make in same manner as shop-made joints, using dowels, splines, fasteners, adhesives, and sealants recommended by manufacturer. Shop prepare edges for field-made joints.
- C. Fastening:
  - 1. Secure countertops, except for epoxy countertops, to cabinets with Z-type fasteners or equivalent, using two or more fasteners at each cabinet front, end, and back.
  - 2. Secure epoxy countertops to cabinets with epoxy cement, applied at each corner and along perimeter edges at not more than 48 inches o.c.
  - 3. Where necessary to penetrate countertops with fasteners, countersink heads approximately 1/8 inch and plug hole flush with material equal to countertop in chemical resistance, hardness, and appearance.
- D. Provide holes and cutouts required for service fittings.
- E. Seal unfinished edges and cutouts in plastic-laminate countertops with heavy coat of polyurethane varnish.
- F. Provide scribe moldings for closures at junctures of countertop, curb, and splash with walls as recommended by manufacturer for materials involved. Match materials and finish to adjacent laboratory casework. Use chemical-resistant, permanently elastic sealing compound where recommended by manufacturer.
- G. Dress joints smooth, remove surface scratches, and clean entire surface.

### 3.4 INSTALLATION OF SINKS

- A. Comply with installation requirements in SEFA 2.
- B. Drop-in Installation of Epoxy Sinks: Rout groove in countertop to receive sink rim if not shop prepared. Set sink in adhesive and fill remainder of groove with sealant or adhesive. Use procedures and products recommended by sink and countertop manufacturers. Remove excess adhesive and sealant while still wet and finish joint for neat appearance.

- C. Underside Installation of Epoxy Sinks: Use laboratory casework manufacturer's recommended adjustable support system for table- and cabinet-type installations. Set top edge of sink unit in sink and countertop manufacturers' recommended chemical-resistant sealing compound or adhesive, and firmly secure to produce a tight and fully leakproof joint. Adjust sink and securely support to prevent movement. Remove excess sealant or adhesive while still wet and finish joint for neat appearance.

### 3.5 INSTALLATION OF LABORATORY ACCESSORIES

- A. Install accessories in accordance with Shop Drawings, installation requirements in SEFA 2, and manufacturer's written instructions.
- B. Securely fasten adjustable shelving supports, stainless steel shelves, and pegboards to partition framing, wood blocking, or reinforcements in partitions.
- C. Install shelf standards plumb and at heights to align shelf brackets for level shelves. Install shelving level and straight, closely fitted to other work where indicated.
- D. Securely fasten pegboards to partition framing, wood blocking, or reinforcements in partitions.

### 3.6 INSTALLATION OF SERVICE FITTINGS

- A. Comply with requirements in other Sections for installing water and laboratory gas service fittings and electrical devices.
- B. Install fittings in accordance with Shop Drawings, installation requirements in SEFA 2, and manufacturer's written instructions. Set bases and flanges of sink- and countertop-mounted fittings in sealant recommended by manufacturer of sink or countertop material. Securely anchor fittings to laboratory casework unless otherwise indicated.

### 3.7 CLEANING AND PROTECTING

- A. Clean finished surfaces, touch up as required, and remove or refinish damaged or soiled areas to match original factory finish, as approved by Architect.
- B. Protect countertop surfaces during construction with 6-mil plastic or other suitable water-resistant covering. Tape to underside of countertop at a minimum of 48 inches o.c.

### 3.8 SERVICE-FITTING SCHEDULE

- A. Water Service Fitting: Type WF-1.
  - 1. Fitting Type: Swing-spout mixing faucet.
  - 2. Outlet: Aerator.
  - 3. Mounting: Deck mounted.
- B. Laboratory Gas Service Fitting: Type GF-1.

1. Service: Gas (fuel gas).
2. Fitting Type: Turret.
3. Outlets: Two, at 180 degrees.
4. Outlet Type: Angled.
5. Valve Type: Ball valve.

END OF SECTION 123553.16

## SECTION 123553.19 - WOOD LABORATORY CASEWORK

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. Section Includes:

1. Wood laboratory casework.
2. Auxiliary cabinets.
3. Countertops.
4. Laboratory casework systems.
5. Laboratory accessories.
6. Water and laboratory gas service fittings.
7. Electrical service fittings.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood blocking for anchoring laboratory casework.
2. Section 096513 "Resilient Base and Accessories" for resilient base applied to laboratory casework.
3. Section 115313 "Laboratory Fume Hoods" for fume hoods, including base cabinets and countertops under fume hoods.
4. Division 22 "Plumbing".
5. Division 23 "HVAC".
6. Division 26 "Electrical".

#### 1.2 DEFINITIONS

- A. Concealed Surfaces of Casework: Include sleepers, web frames, dust panels, and other surfaces not usually visible after installation.
- B. Exposed Surfaces of Casework: Surfaces visible when doors and drawers are closed, including bottoms of cabinets more than 48 inches above floor, and visible surfaces in open cabinets or behind glass doors.
1. Ends of cabinets are defined as "exposed" except ends are defined as "concealed" where installed directly against and completely concealed by walls or other cabinets.
- C. Semiexposed Surfaces of Casework: Surfaces behind opaque doors, such as cabinet interiors, shelves, and dividers; interiors and sides of drawers; and interior faces of doors. Tops of cases 78 inches or more above floor and bottoms of cabinets more than 24 inches but less than 48 inches above floor are defined as "semiexposed."

### 1.3 COORDINATION

- A. Coordinate layout and installation of framing and reinforcements for support of laboratory casework.
- B. Coordinate installation of laboratory casework with installation of laboratory equipment.

### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For laboratory casework.
  - 1. Include plans, elevations, sections, and attachments to other work including blocking and reinforcements required for installation.
  - 2. Indicate types and sizes of casework.
  - 3. Indicate manufacturer's catalog numbers for casework.
  - 4. Show fabrication details, including types and locations of hardware.
  - 5. Indicate locations and types of service fittings.
  - 6. Include details of utility spaces showing supports for conduits and piping.
  - 7. Include details of support framing system.
  - 8. Include details of exposed conduits, if required, for service fittings.
  - 9. Indicate locations of and clearances from adjacent walls, doors, windows, other building components, and laboratory equipment.
  - 10. Include coordinated dimensions for laboratory equipment specified in other Sections.
- C. Samples: For casework finishes and materials requiring color selection.
- D. Samples for Initial Selection: For casework finishes and materials requiring color selection.
- E. Samples for Verification: For each type of casework, exposed-hardware, and countertop-material finish, in manufacturer's standard sizes.

### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer.
- B. Product Test Reports:
  - 1. Countertop Surface Material: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating compliance of laboratory countertop surface material with requirements specified for chemical and physical resistance.

### 1.6 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish complete touchup kit for each type and color of casework finish provided. Include fillers, stains, finishes, and other materials necessary to perform permanent repairs to damaged laboratory casework finish.

## 1.7 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer that produces casework of types indicated for this Project that has been tested for compliance with SEFA 8 W.

## 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Protect finished surfaces during handling and installation with protective covering of polyethylene film or other suitable material.

## 1.9 FIELD CONDITIONS

- A. Environmental Limitations: Do not deliver or install laboratory casework until building is enclosed, utility roughing-in and wet-work are complete, and HVAC system is operating and maintaining temperature and relative humidity at levels planned for building occupants during the remainder of the construction period.
- B. Established Dimensions: Where laboratory casework is indicated to fit to other construction, establish dimensions for areas where casework is to fit. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.
- C. Field Measurements: Where laboratory casework is indicated to fit to existing construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide fillers and scribes to allow for trimming and fitting.
- D. Locate concealed framing, blocking, and reinforcements that support casework by field measurements before enclosing them and indicate measurements on Shop Drawings.

## PART 2 - PRODUCTS

### 2.1 SOURCE LIMITATIONS

- A. Obtain laboratory casework from single source from single manufacturer unless otherwise indicated.
- B. Obtain countertops sinks accessories and service fittings from casework manufacturer.
- C. Product Designations: Drawings indicate sizes and configurations of laboratory casework by referencing designated manufacturer's catalog numbers. Other manufacturers' laboratory casework of similar sizes and similar door and drawer configurations and complying with the Specifications may be considered. See Section 016000 "Product Requirements."

### 2.2 CASEWORK, GENERAL

- A. Casework Product Standard: Comply with SEFA 8 W, "Laboratory Grade Wood Casework."

- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

## 2.3 WOOD LABORATORY CASEWORK

- A. Manufacturers: Subject to compliance with requirements, provide wood laboratory casework from one of the following:
  - 1. Kewaunee Supreme Air Fume Hood (Basis of Design).
  - 2. Fenco.
  - 3. Labconco.
  - 4. Fisher American.
- B. Design: Full overlay with square edges.
  - 1. Provide 1/8-inch reveals between doors and drawers that are adjacent.
- C. Wood Species: White maple.
  - 1. Wood Stain Colors and Finishes: As selected by Architect from casework manufacturer's full range.
- D. Cut: Plain sliced/sawn.
- E. Veneer Matching:
  - 1. Provide veneers for each cabinet from a single flitch, book and running matched.
    - a. Provide continuous matching of adjacent drawer fronts within each cabinet.
- F. Grain Direction:
  - 1. Doors: Vertical with continuous vertical matching.
  - 2. Drawer Fronts: Horizontal.
  - 3. Face Frame Members: Lengthwise.
  - 4. End Panels: Vertical.
  - 5. Bottoms and Tops of Units: Side to side.
  - 6. Knee Space Panels: Vertical.
  - 7. Aprons: Horizontal.
- G. Exposed Materials:
  - 1. General: Provide materials that are selected and arranged for compatible grain and color. Do not use materials adjacent to one another that are noticeably dissimilar in color, grain, figure, or natural character markings.
  - 2. Plywood: Hardwood plywood, either veneer core or particleboard core with face veneer of species indicated. Grade A exposed faces, at least 1/50 inch thick, and Grade J crossbands. Provide backs of same species as faces.
  - 3. Solid Wood: Clear hardwood lumber of species indicated.



4. Edgebanding: Solid wood, minimum 1/8 inch thick and of same species as face veneer.

H. Semiexposed Materials:

1. Wood: Provide solid wood or hardwood plywood for semiexposed surfaces unless otherwise indicated.
  - a. Solid Wood: Sound hardwood lumber, selected to eliminate appearance defects, of species similar in color and grain to exposed solid wood.
  - b. Plywood: Hardwood plywood of species similar in color and grain to exposed plywood. Provide backs of same species as faces.
    - 1) Grade: B faces and Grade J crossbands.
2. Metal for Steel Drawer Pans: Cold-rolled, carbon-steel sheet complying with ASTM A1008/A1008M; matte finish; suitable for exposed applications.

I. Concealed Materials:

1. Solid Wood: With no defects affecting strength or utility.
2. Plywood: Hardwood plywood. Provide backs of same species as faces.
3. Particleboard.
4. MDF.
5. Hardboard.

## 2.4 WOOD CABINET MATERIALS

A. General:

1. Maximum Moisture Content for Lumber: 7 percent for hardwood and 12 percent for softwood.

B. Hardwood Plywood: HPVA HP-1, particleboard core except where veneer core is indicated.

C. MDF: Medium-density fiberboard, ANSI A208.2, Grade 130.

D. Particleboard: ANSI A208.1, Grade M-2.

E. Hardboard: ANSI A135.4, Class 1 tempered.

## 2.5 AUXILIARY CABINETS

A. Acid Storage-Cabinet Lining: 1/4-inch-thick, polyethylene, polypropylene, epoxy, or phenolic-composite lining material.

## 2.6 CABINET HARDWARE

A. General: Provide laboratory casework manufacturer's standard, commercial-quality, heavy-duty hardware complying with requirements indicated for each type.

- B. Butt Hinges: Stainless steel, five-knuckle hinges complying with ANSI/BHMA A156.9, Grade 1, with antifriction bearings and rounded tips. Provide two for doors 48 inches high or less and three for doors more than 48 inches high.
- C. Frameless Concealed Hinges (European Type): ANSI/BHMA A156.9, Type B01602, self-closing. Provide two for doors 48 inches high or less and three for doors more than 48 inches high.
  - 1. Degrees of Opening: 135.
- D. Hinged-Door and Drawer Pulls: Solid-aluminum, stainless steel, or chrome-plated-brass, back-mounted pulls. Provide two pulls for drawers more than 24 inches wide.
  - 1. Design: Wire pulls.
  - 2. Overall Size: 1 by 4-1/2 inches.
- E. Door Catches: Nylon-roller spring catches. Provide two catches on doors more than 48 inches high.
- F. Drawer Slides: ANSI/BHMA A156.9.
  - 1. Manufacturer's standard.
  - 2. Heavy Duty (Grade 1HD-100): Side mount.
    - a. Type: Full extension.
    - b. Material: Epoxy-coated polymer slides.
    - c. Motion Feature: Soft close dampener.
- G. Label Holders: Stainless steel, aluminum, or chrome plated; sized to receive standard label cards approximately 1 by 2 inches, attached with screws or rivets. Provide on drawers.
- H. Locks: Cam type, brass with chrome-plated finish; complying with ANSI/BHMA A156.11, Type E07281 or Type E07261.
  - 1. Tumbler: Five pin.
  - 2. Lock Locations: Provide on drawers and doors.
  - 3. Keying: Key locks alike within each room; key each room separately.
  - 4. Key Quantity: Minimum of two keys per lock.
- I. Sliding-Door Hardware Sets: Laboratory casework manufacturer's standard, to suit type and size of sliding-door units.
- J. Adjustable Shelf Supports: ANSI/BHMA A156.9, powder-coated steel shelf rests, Type B04013.

## 2.7 COUNTERTOPS

- A. General: Provide laboratory tabletops and countertops with integral sink as indicated on Drawings.

B. Epoxy: Factory-molded, modified epoxy-resin formulation with smooth, nonspecular finish.

1. Physical Properties:

- a. Flexural Strength: Not less than 10,000 psi.
- b. Modulus of Elasticity: Not less than 2,000,000 psi.
- c. Hardness (Rockwell M): Not less than 100.
- d. Water Absorption (24 Hours): Not more than 0.02 percent.
- e. Heat Distortion Point: Not less than 260 deg F.

2. Chemical Resistance: Minimum acceptable chemical-resistance performance shall result in no more than four Level 3 conditions when tested with reagents in accordance with SEFA 3.

3. Color: Black.

C. Stainless Steel Sheet: ASTM A240/A240M, Type 304.

## 2.8 WOOD CABINET FABRICATION

A. Construction: Provide wood-faced laboratory casework complying with SEFA 8 W.

1. Bottoms of Base Cabinets and Tall Cabinets: 3/4-inch-thick, hardwood plywood.
2. Tops and Bottoms of Wall Cabinets and Tops of Tall Cabinets: 1-inch-thick, veneer-core hardwood plywood.
3. Ends of Cabinets: 3/4-inch-thick, hardwood plywood.
4. Shelves: 1-inch-thick, veneer-core hardwood plywood.
5. Base Cabinet Top Frames: 3/4-by-2-inch solid wood with mortise and tenon or doweled connections, glued and pinned or screwed.
6. Base Cabinet Stretchers: 3/4-by-4-1/2-inch panel product strips or solid-wood boards at front and back of cabinet, glued and pinned or screwed. May be provided as an option to base cabinet top frames.
7. Base Cabinet Subtops: 3/4-inch-thick panel product, glued and pinned or screwed. May be provided as an option to base cabinet top frames.
8. Exposed Backs of Cabinets: 3/4-inch-thick, particleboard- or MDF-core hardwood plywood.
9. Unexposed Backs of Cabinets: 1/4-inch-thick hardboard dadoed into sides, bottoms, and tops unless otherwise indicated.
10. Drawer Fronts: 3/4-inch-thick, hardwood plywood or solid hardwood.
11. Drawer Sides and Backs: 1/2-inch-thick, solid hardwood or hardwood plywood, with glued dovetail or multiple-dowel joints.
12. Drawer Bottoms: 1/4-inch-thick, veneer-core hardwood plywood glued and dadoed into front, back, and sides of drawers. Use 1/2-inch-thick material for drawers more than 24 inches wide.
13. Drawer Bodies: Steel drawer pans formed from 0.036-inch-thick metal, metallic phosphate treated, and finished with manufacturer's standard two-coat, baked-enamel finish consisting of prime coat and thermosetting topcoat with a minimum dry film thickness of 1 mil for topcoat and 2 mils for system.
14. Doors Less Than 48 Inches (1200 mm) High: 3/4 inch thick, with particleboard or MDF cores and hardwood face veneers and crossbands.

- a. Provide solid-hardwood stiles and rails.
- B. Tables: Steel legs and frame. Provide leveling device at bottom of each leg.
  - 1. Leg Shoes: Black vinyl or rubber, open-bottom, slip-on type.
- C. Utility-Space Framing: Steel framing units consisting of two steel slotted channels complying with MFMA-4, not less than 1-5/8 inches square by 0.105-inch nominal thickness, that are connected at top and bottom by U-shaped brackets made from 1-1/4-by-1/4-inch steel flat bars. Framing units may be made by welding channel material into rectangular frames instead of using U-shaped brackets.
- D. Removable Backs: Provide backs that can be removed from within cabinets at utility spaces.
- E. Filler and Closure Panels: Provide where indicated and as needed to close spaces between casework and walls, ceilings, and equipment. Fabricate from same material and with same finish as adjacent exposed casework surfaces unless otherwise indicated.
  - 1. Provide utility-space closure panels at spaces between base cabinets where utility space would otherwise be exposed, including spaces below countertops.
  - 2. Provide closure panels at ends of utility spaces where utility space would otherwise be exposed.

## 2.9 LABORATORY CASEWORK SYSTEMS

- A. Provide casework manufacturer's standard integrated system that includes support framing, suspended modular wood cabinets, filler and closure panels, wall panels, countertops, and fittings needed to assemble system. System includes hardware and fasteners for securing support framing to permanent construction.
  - 1. Cabinets can be removed and reinstalled without use of special tools for relocation within system.
  - 2. Base cabinets can be removed without providing temporary support for, or removing, countertops.
  - 3. Sinks are supported independent of base cabinets.
  - 4. Support framing has provision for fastening pipe supports at utility space in not more than 1-inch increments.
  - 5. System includes filler and closure panels to close spaces between support framing, cabinets, shelves, countertops, floors, and walls unless otherwise indicated. Fabricate from same material and with same finish as adjacent exposed cabinet surfaces unless otherwise indicated.
- B. Support Framing: Casework manufacturer's standard system consisting of vertical supports and connecting braces and rails as follows:
  - 1. Cabinets, shelves, and countertops are supported from vertical supports except where floor-supported base cabinets are indicated. Vertical positioning of supported cabinets, shelves, and countertops can be varied in 1-inch increments through full height of supports.
  - 2. Vertical supports rest on adjustable leveling bases and are secured to floor with metal clips fastened to floor.

3. Vertical supports are installed with braces and rails, connecting them to each other and to permanent building walls to create a stable, rigid structure with framed utility spaces where indicated.

- C. Countertops: Provide in modular lengths indicated, without seams.

## 2.10 WOOD FINISH

- A. Preparation: Sand lumber and plywood before assembling. Sand edges of doors, drawer fronts, and molded shapes with profile-edge sander. Sand after assembling for uniform smoothness at least equivalent to that produced by 220-grit sanding and without machine marks, cross sanding, or other surface blemishes.
- B. Staining: Remove fibers and dust and apply stain to exposed and semiexposed surfaces as necessary to match approved Samples. Apply stain to produce a consistent appearance. Apply wash-coat sealer before applying stain to closed-grain wood species.
- C. Chemical-Resistant Finish: Apply laboratory casework manufacturer's standard two or three-coat, chemical-resistant, transparent finish. Sand and wipe clean between coats. Topcoat(s) may be omitted on concealed surfaces.
  1. Chemical and Physical Resistance of Finish System: Finish complies with acceptance levels of cabinet surface finish tests in SEFA 8 W. Acceptance level for chemical spot test to be no more than for Level 3 conditions.

## 2.11 COUNTERTOP FABRICATION

- A. Countertops, General: Provide units with smooth surfaces in uniform plane, free of defects. Make exposed edges and corners straight and uniformly beveled. Provide front and end overhang of 1 inch.
- B. Sinks, General: Provide sizes indicated or laboratory casework manufacturer's closest standard size of equal or greater volume, as approved by Architect.
  1. Outlets: Provide with strainers and tailpieces, NPS 1-1/2, unless otherwise indicated.
  2. Overflows: For each sink except cup sinks, provide overflow of standard beehive or open-top design with separate strainer. Height 2 inches less than sink depth. Provide in same material as strainer.
  3. Shelves: Chemical-resistant plastic laminate shop bonded to both faces and edges of core. Sand surfaces to which plastic laminate is to be bonded.
    - a. Shelf Core: exterior-glue particleboard or exterior plywood.
    - b. Core Thickness: 3/4 inch.
    - c. Plastic-Laminate Grade: HGS.
- C. Epoxy:

1. Countertops: Fabricate with factory cutouts for sinks, holes for service fittings and accessories, and butt joints assembled with epoxy adhesive and concealed metal splines.
  - a. Flat Configuration: 3/4 inch thick with continuous drip groove on underside 1/2 inch from overhang edge.
    - 1) Edges and Corners: Rounded.
    - 2) Backsplash: Applied.
  - b. Construction: Uniform throughout full thickness.
2. Tabletops:
  - a. Flat Configuration: 3/4 inch thick with continuous drip groove on underside at perimeter.
    - 1) Edges and Corners: Rounded.
  - b. Tabletop Construction: Uniform throughout full thickness.
  - c. Product Option: Phenolic-composite tabletops may be substituted for epoxy tabletops at Contractor's option.
3. Sinks: Molded in one piece with smooth surfaces, coved corners, and bottom sloped to outlet; 1/2-inch minimum thickness.
  - a. Provide with polypropylene strainers and tailpieces.
  - b. Provide integral sinks in epoxy countertops, bonded to countertops with invisible joint line.
  - c. Provide sinks for drop-in installation with 1/4-inch-thick lip around perimeter of sink.
  - d. Provide sinks for underside installation with manufacturer's recommended adjustable support system for table- and cabinet-type installations.

## 2.12 LABORATORY ACCESSORIES

- A. Reagent Shelves: Provide as indicated, fabricated from same material as adjacent countertop unless otherwise indicated.
- B. Burette Rods: Aluminum or stainless steel rods, 1/2 inch in diameter and 18 inches long, threaded on one end to fit tapered plug adapter for flush socket receptacle. Provide with tapered plug adapter and receptacle.
- C. Upright Rod Assembly and Metal Crossbar: Aluminum or stainless steel. Two vertical rods and one horizontal crossbar, 3/4 inch in diameter and 36 inches long unless otherwise indicated; two flush socket receptacles and two crossbar clamps. Ends of vertical rods are tapered to fit receptacles; other rod ends are rounded.
- D. Greenlaw Arm Assembly: Aluminum or stainless steel vertical rod, tapered on one end to fit flush socket receptacle. Adjustable crossbar of hardwood with black, acid-resistant finish, secured to upright with adjustable clamp. Provide with receptacle.

- E. Lattice Assembly: Aluminum or stainless steel, vertical and horizontal rod lattice assembly with 3/4-inch-diameter rods at approximately 12 inches o.c. with two flush socket receptacles for mounting.
  - 1. Size: 36 inches wide by 36 inches high.
- F. Plastic or Resin Pegboards: Polypropylene, epoxy, or phenolic-composite pegboards with removable polypropylene pegs and stainless steel drip troughs with drain outlet.

## 2.13 WATER AND LABORATORY GAS SERVICE FITTINGS

- A. Service Fittings: Provide units that comply with SEFA 7, "Recommended Practices for Fixtures." Provide fittings complete with washers, locknuts, nipples, and other installation accessories. Include wall and deck flanges, escutcheons, handle extension rods, and similar items.
  - 1. Provide units that comply with "Vandal-Resistant Fittings" recommendations in SEFA 7.
- B. Materials: Fabricated from cast or forged red brass unless otherwise indicated.
  - 1. Reagent-Grade Water Service Fittings: Polypropylene, PVC, or PVDF for parts in contact with water.
- C. Finish: Chromium plated unless otherwise indicated.
- D. Water Valves and Faucets: Provide units complying with ASME A112.18.1, with renewable seats, designed for working pressure up to 80 psig.
  - 1. Vacuum Breakers: Provide ASSE 1035 vacuum breakers on water fittings with serrated outlets.
  - 2. Aerators: Provide aerators on water fittings that do not have serrated outlets.
  - 3. Self-Closing Valves: Provide self-closing valves where indicated.
- E. Ball Valves: Chrome-plated ball and PTFE seals. Handle requires no more than 5 lbf to operate. Provide units designed for working pressure up to 75 psig, with serrated outlets.
  - 1. Locking Safety Handles: Where ball valves are indicated for fuel-gas use, provide handles that must be pushed in or pulled up before being turned on.
- F. Ground-Key Cocks: Tapered core and handle of one-piece forged brass, ground and lapped, and held in place under constant spring pressure. Provide units designed for working pressure up to 40 psig, with serrated outlets.
- G. Hand of Fittings: Furnish right-hand fittings unless fitting designation is followed by "L."
- H. Remote-Control Valves: Provide needle valves, straight-through or angle type as indicated for fume hoods and where indicated.
- I. Handles: Provide three- or four-wing, molded-plastic or powder-coated-metal handles for valves unless otherwise indicated.

1. Provide lever-type handles for ground-key cocks. Lever handle aligns with outlet when valve is closed and is perpendicular to outlet when valve is fully open.
  2. Provide lever-type handles for ball valves unless otherwise indicated. Lever handle aligns with outlet when valve is closed and is perpendicular to outlet when valve is fully open.
  3. Provide heat-resistant plastic handles for steam valves.
  4. Provide knurled, molded-plastic handles for needle valves.
- J. Service-Outlet Identification: Provide color-coded plastic discs with embossed identification, secured to each service-fitting handle to be tamper resistant. Comply with SEFA 7 for colors and embossed identification.

## 2.14 ELECTRICAL AND COMMUNICATION SERVICE FITTINGS

- A. Service Fittings, General: Provide units complete with metal housings, receptacles, switches, pilot lights, data communication outlets, cover plates, accessories, and gaskets required for mounting on laboratory casework.
- B. Electrical Wiring Devices: Comply with requirements in Section 262726 "Wiring Devices" for receptacles, switches, pilot lights, cover plates, and accessories.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine areas, with Installer present, for compliance with requirements for installation tolerances, location of reinforcements, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION OF CASEWORK

- A. Comply with installation requirements in SEFA 2. Install level, plumb, and true in line; shim as required using concealed shims. Where laboratory casework abuts other finished work, apply filler strips and scribe for accurate fit, with fasteners concealed where practical. Do not exceed the following tolerances:
1. Variation of Tops of Base Cabinets from Level: 1/16 inch in 10 feet.
  2. Variation of Bottoms of Upper Cabinets from Level: 1/8 inch in 10 feet.
  3. Variation of Faces of Casework from a True Plane: 1/8 inch in 10 feet.
  4. Variation of Adjacent Surfaces from a True Plane (Lippage): 1/32 inch.
  5. Variation in Alignment of Adjacent Door and Drawer Edges: 1/16 inch.
- B. Utility-Space Framing: Secure to floor with two fasteners at each frame. Fasten to partition framing, wood blocking, or metal reinforcements in partitions and to base cabinets.



- C. Base Cabinets: Fasten cabinets to utility-space framing, partition framing, wood blocking, or reinforcements in partitions, with fasteners spaced not more than 16 inches o.c. Bolt adjacent cabinets together with joints flush, tight, and uniform.
  - 1. Where base cabinets are installed away from walls, fasten to floor at toe space at not more than 24 inches o.c. and at sides of cabinets with not less than two fasteners per side.
- D. Wall Cabinets: Fasten to hanging strips, masonry, partition framing, blocking, or reinforcements in partitions. Fasten each cabinet through back, near top, at not less than 16 inches o.c.
- E. Install hardware uniformly and precisely.
- F. Adjust operating hardware so doors and drawers align and operate smoothly without warp or bind and contact points meet accurately. Lubricate operating hardware as recommended by manufacturer.

### 3.3 INSTALLATION OF COUNTERTOPS

- A. Comply with installation requirements in SEFA 2. Abut top and edge surfaces true in plane with flush hairline joints and with internal supports placed to prevent deflection. Locate joints where indicated on Shop Drawings.
- B. Field Jointing: Where possible, make in same manner as shop-made joints, using dowels, splines, fasteners, adhesives, and sealants recommended by manufacturer. Shop prepare edges for field-made joints.
- C. Fastening:
  - 1. Secure countertops, except for epoxy countertops, to cabinets with Z-type fasteners or equivalent, using two or more fasteners at each cabinet front, end, and back.
  - 2. Secure epoxy countertops to cabinets with epoxy cement, applied at each corner and along perimeter edges at not more than 48 inches o.c.
  - 3. Where necessary to penetrate countertops with fasteners, countersink heads approximately 1/8 inch and plug hole flush with material equal to countertop in chemical resistance, hardness, and appearance.
- D. Provide holes and cutouts required for service fittings.
- E. Seal unfinished edges and cutouts in plastic-laminate countertops with heavy coat of polyurethane varnish.
- F. Provide scribe moldings for closures at junctures of countertop, curb, and splash with walls as recommended by manufacturer for materials involved. Match materials and finish to adjacent laboratory casework. Use chemical-resistant, permanently elastic sealing compound where recommended by manufacturer.
- G. Dress joints smooth, remove surface scratches, and clean entire surface.

### 3.4 INSTALLATION OF SINKS

- A. Comply with installation requirements in SEFA 2.
- B. Drop-in Installation of Epoxy Sinks: Rout groove in countertop to receive sink rim if not shop prepared. Set sink in adhesive and fill remainder of groove with sealant or adhesive. Use procedures and products recommended by sink and countertop manufacturers. Remove excess adhesive and sealant while still wet and finish joint for neat appearance.
- C. Underside Installation of Epoxy Sinks: Use laboratory casework manufacturer's recommended adjustable support system for table- and cabinet-type installations. Set top edge of sink unit in sink and countertop manufacturers' recommended chemical-resistant sealing compound or adhesive, and firmly secure to produce a tight and fully leakproof joint. Adjust sink and securely support to prevent movement. Remove excess sealant or adhesive while still wet and finish joint for neat appearance.

### 3.5 INSTALLATION OF LABORATORY ACCESSORIES

- A. Install accessories in accordance with Shop Drawings, installation requirements in SEFA 2, and manufacturer's written instructions.
- B. Securely fasten adjustable shelving supports, stainless steel shelves, and pegboards to partition framing, wood blocking, or reinforcements in partitions.
- C. Install shelf standards plumb and at heights to align shelf brackets for level shelves. Install shelving level and straight, closely fitted to other work where indicated.
- D. Securely fasten pegboards to partition framing, wood blocking, or reinforcements in partitions.

### 3.6 INSTALLATION OF SERVICE FITTINGS

- A. Comply with requirements in other Sections for installing water and laboratory gas service fittings and electrical devices.
- B. Install fittings in accordance with Shop Drawings, installation requirements in SEFA 2, and manufacturer's written instructions. Set bases and flanges of sink- and countertop-mounted fittings in sealant recommended by manufacturer of sink or countertop material. Securely anchor fittings to laboratory casework unless otherwise indicated.

### 3.7 CLEANING AND PROTECTING

- A. Clean finished surfaces, touch up as required, and remove or refinish damaged or soiled areas to match original factory finish, as approved by Architect.
- B. Protect countertop surfaces during construction with 6-mil plastic or other suitable water-resistant covering. Tape to underside of countertop at a minimum of 48 inches o.c.

3.8 SERVICE-FITTING SCHEDULE

A. Water Service Fitting: Type WF-1.

1. Fitting Type: Swing-spout mixing faucet.
2. Outlet: Aerator.
3. Mounting: Deck mounted.

B. Laboratory Gas Service Fitting: Type GF-1.

1. Service: Gas (fuel gas).
2. Fitting Type: Turret.
3. Outlets: Two, at 180 degrees.
4. Outlet Type: Angled.
5. Valve Type: Ball valve.

END OF SECTION 123553.19

ADDENDUM 1

1.1 NOTICE TO BIDDERS

- A. This Addendum is issued pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda.

1.2 REVISIONS TO PREVIOUS ADDENDA

- A. None.

1.3 CLARIFICATIONS

- A. Pre-Bid RFI 03: The project does not require "Impact Rated" glazing, as it is not in the "Wind-Borne Debris Region" as defined by the North Carolina State Building Code (not between intercoastal waterway and the ocean). Thermally-broken storefront entrances are required.
- B. Pre-Bid RFI 08: Access control will be provided by Owner. Contractor to provide conduit, boxes, and associated door hardware (electric strikes).

1.4 REVISIONS TO SPECIFICATION SECTIONS

- A. Specification Section 085413 – Fiberglass Windows.
  - 1. Paragraph 2.2.D: Requirement for large-missile impact resistance has been eliminated.

1.5 REVISIONS TO DRAWING SHEETS

- A. Sheet C-401 Grading Plan.
  - 1. Grades were modified in a few locations. Modifications have been clouded.

Attachments:

- 1. Specification Section 085413 – Fiberglass Windows.
- 2. Sheet C-401.

END OF ADDENDUM 1



03-12-2025

## SECTION 085413 - FIBERGLASS WINDOWS

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. Section Includes:

1. Fiberglass windows with impact-resistant glazing.

#### 1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for fiberglass windows.

B. Shop Drawings: For fiberglass windows.

1. Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.

C. Samples for Initial Selection: For units with factory-applied finishes.

1. Include Samples of hardware and accessories involving color selection.

D. Samples for Verification: For fiberglass windows and components required, prepared on Samples of size indicated below:

1. Exposed Finishes: 2 by 4 inches.
2. Exposed Hardware: Full-size units.

E. Product Schedule: For fiberglass windows. Use same designations indicated on Drawings.

#### 1.3 INFORMATIONAL SUBMITTALS

A. Qualification Data: For manufacturer and Installer.

B. Product Test Reports: For each type of fiberglass window, for tests performed by a qualified testing agency.

C. Sample Warranties: For manufacturer's warranties.

#### 1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A manufacturer capable of fabricating fiberglass windows that meet or exceed performance requirements indicated and capable of documenting this performance by test reports and calculations.
- B. Installer Qualifications: An installer acceptable to fiberglass window manufacturer for installation of units required for this Project.

## 1.5 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace fiberglass windows that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:
    - a. Failure to meet performance requirements.
    - b. Structural failures including excessive deflection, water leakage, and air infiltration.
    - c. Faulty operation of movable sash and hardware.
    - d. Deterioration of materials and finishes beyond normal weathering.
    - e. Failure of insulating glass.
  - 2. Warranty Period:
    - a. Window: 10 years from date of Substantial Completion.
    - b. Glazing Units: 20 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 WINDOW PERFORMANCE REQUIREMENTS

- A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
  - 1. Window Certification: WDMA certified with label attached to each window.
- B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:
  - 1. Minimum Performance Class: CW.
  - 2. Minimum Performance Grade: 50.
- C. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of 0.30 Btu/sq. ft. x h x deg F.
- D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of 0.24.

### 2.2 FIBERGLASS WINDOWS

- A. Source Limitations: Obtain fiberglass windows from single source from single manufacturer.

- B. Operating Types: Provide the following operating types in locations indicated on Drawings:
  - 1. Fixed.
- C. Frames and Sashes: Pultruded fiberglass complying with AAMA/WDMA/CSA 101/I.S.2/A440 and with exposed exterior fiberglass surfaces finished with powder coating.
  - 1. Exterior Color: Morning Sky Gray.
  - 2. Interior Finish: Matching exterior color and finish.
  - 3. Frames shall be standard block frame with offset nailing fin.
- D. Insulating-Glass Units: ASTM E2190.
  - 1. Glass: ASTM C1036, Type 1, Class 1, q3.
    - a. Tint: Green.
    - b. Kind: Fully tempered.
  - 2. Lites: Two.
  - 3. Filling: Fill space between glass lites with argon.
  - 4. Low-E Coating: Sputtered on second surface.
- E. Glazing System: Manufacturer's standard factory-glazing system that produces weathertight seal.
- F. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.

## 2.3 FABRICATION

- A. Fabricate fiberglass windows in sizes indicated. Include a complete system for installing and anchoring windows.
- B. Glaze fiberglass windows in the factory.
- C. Weather strip each operable sash to provide weathertight installation.
- D. Mullions: Provide mullions and cover plates, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections. Provide mullions and cover plates capable of withstanding design wind loads of window units.
- E. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Verify rough opening dimensions, levelness of sill plate, and operational clearances.
- C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure weathertight window installation.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E2112.
- B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

### 3.3 ADJUSTING, CLEANING, AND PROTECTION

- A. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.
- B. Clean exposed surfaces immediately after installing windows. Remove excess sealants, glazing materials, dirt, and other substances.
  - 1. Keep protective films and coverings in place until final cleaning.
- C. Remove and replace sashes if glass has been broken, chipped, cracked, abraded, or damaged during construction period.
- D. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written instructions.

END OF SECTION 085413



LANDS N/F  
MITCHELL, CLARENCE EARL  
PIN: 4225-27-4554-0000  
DEED REF. 4800-868  
ZONING - R20

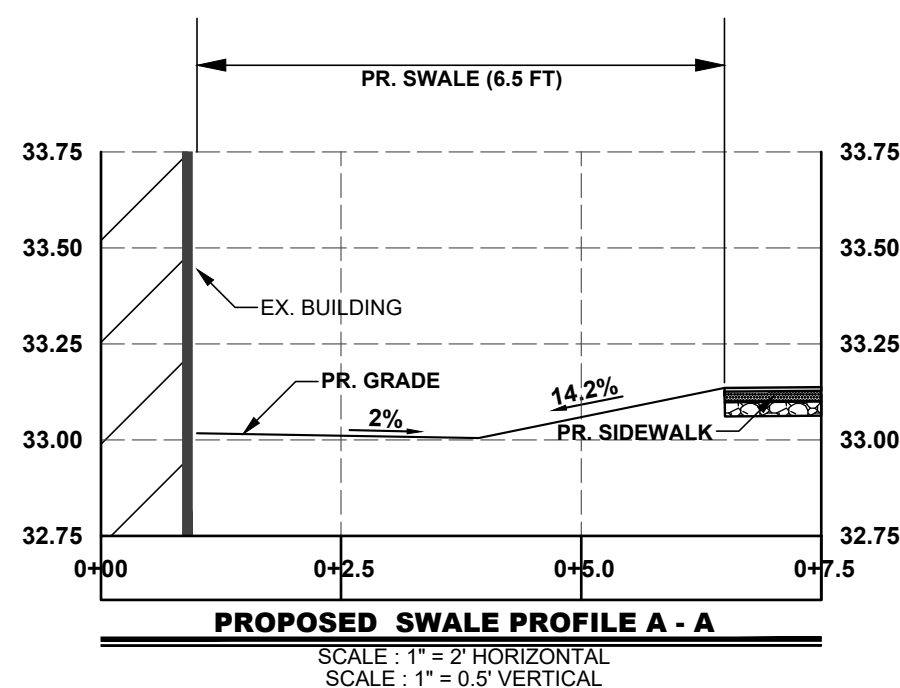
CATCH BASIN SCHEDULE					
LAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
	CURB INLET	TYPE E	32.64'	28.34' (SD-2A) 28.34' (RD-1A)	28.34' (SD-1A)
	DROP INLET	12" PEDESTRIAN GRATE	32.85'	29.86' (SD-2B)	29.86' (SD-1B)
	DROP INLET	TYPE E	32.97'	28.45' (SD-3A)	
	DROP INLET	12" PEDESTRIAN GRATE	33.03'	30.23' (SD-6B) 30.23' (SD-5B)	30.23' (SD-2B)
	CURB INLET	TYPE E	33.22'		29.85' (SD-3A)
	DROP INLET	12" PEDESTRIAN GRATE	33.06'	30.35' (SD-4B) 30.35' (SD-5B)	30.35' (SD-3B)
	DROP INLET	12" PEDESTRIAN GRATE	32.87'		30.58' (SD-4B)
	DROP INLET	12" PEDESTRIAN GRATE	33.25'		30.57' (SD-5B)
	DROP INLET	12" PEDESTRIAN GRATE	33.15'		30.47' (SD-6B)
	DROP INLET	12" PEDESTRIAN GRATE	33.06'		30.06' (SD-7B)

PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
RD-1A	8"	H.D.P.E - CLASS III	134'	2.00%	31.00'	28.34'
SD-1A	24"	RCP CLASS III	30'	1.00%	28.34'	28.04'
SD-1B	6"	H.D.P.E - CLASS III	12'	1.00%	29.86'	29.74'
SD-2A	24"	RCP CLASS III	7'	0.25%	28.36'	28.34'
SD-2B	6"	H.D.P.E - CLASS III	37'	1.00%	30.23'	29.86'
SD-3A	12"	RCP CLASS III	140'	1.00%	29.85'	28.45'
SD-3B	6"	H.D.P.E - CLASS III	12'	1.00%	30.35'	30.23'
SD-4B	6"	H.D.P.E - CLASS III	13'	1.00%	30.58'	30.35'
SD-5B	6"	H.D.P.E - CLASS III	22'	1.00%	30.57'	30.35'
SD-6B	6"	H.D.P.E - CLASS III	24'	1.00%	30.47'	30.23'
SD-7B	6"	H.D.P.E - CLASS III	7'	1.00%	30.06'	29.99'

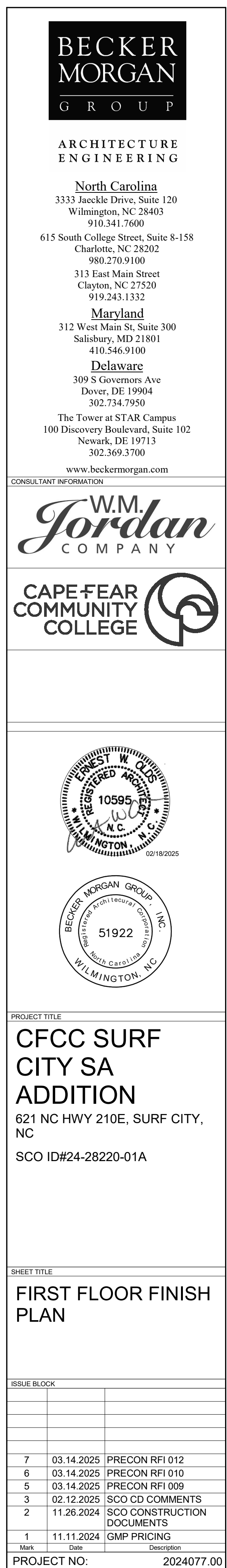
**NC License #: C-4743**

# C-401

1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AND ENSURE PROPOSED PAVEMENT DRAINS TO APPROPRIATE STORM DRAINAGE MEASURE.
2. CONTRACTOR TO VERIFY ALL EXISTING SPOT ELEVATIONS PROVIDE ON THIS PLAN PRIOR TO CONSTRUCTION. SHOULD DISCREPANCIES ARISE, CONTRACTOR TO IMMEDIATELY CONTACT ENGINEER.

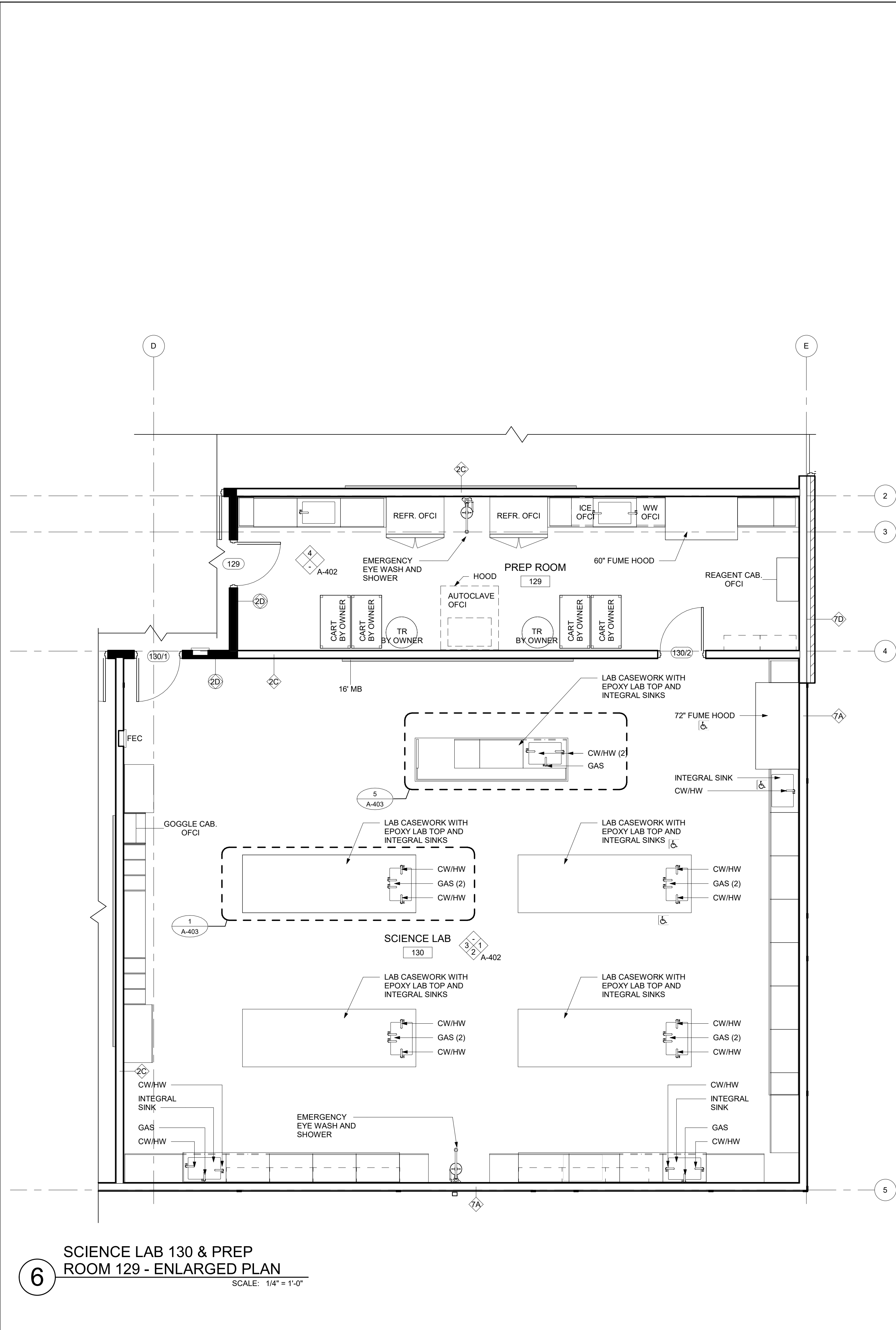






0' 4' 8' 16'

SCALE: 1/8" = 1'-0"



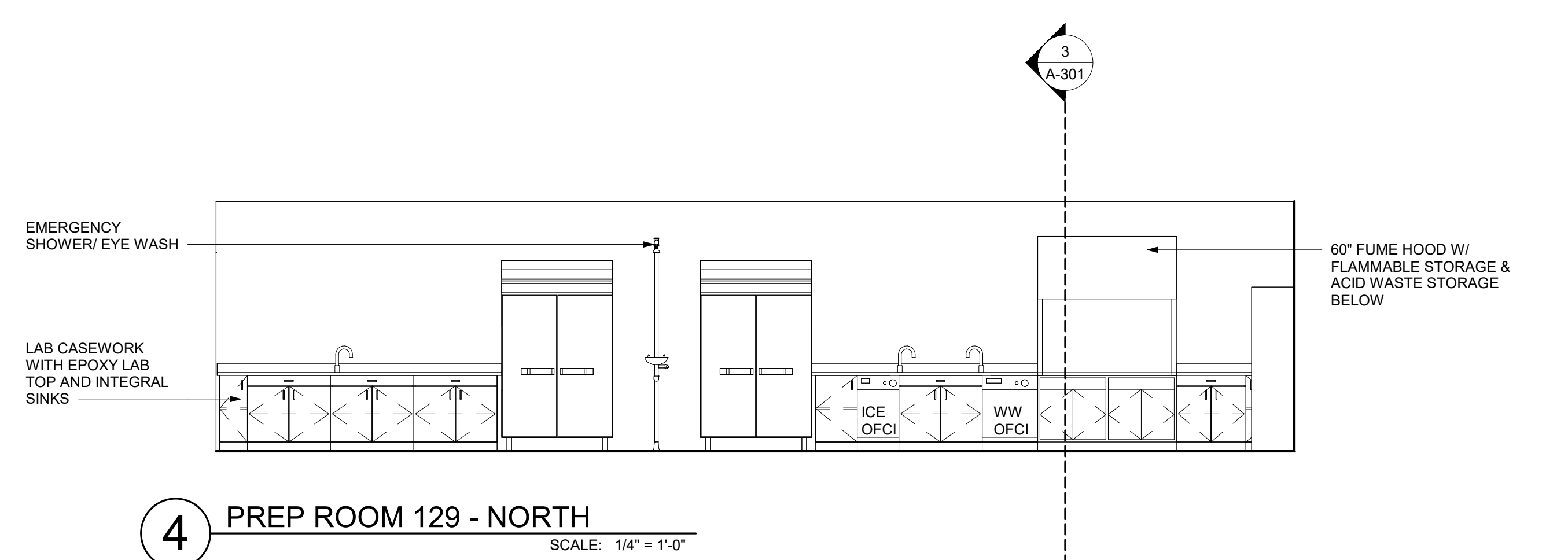
6 SCIENCE LAB 130 & PREP ROOM 129 - ENLARGED PLAN  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

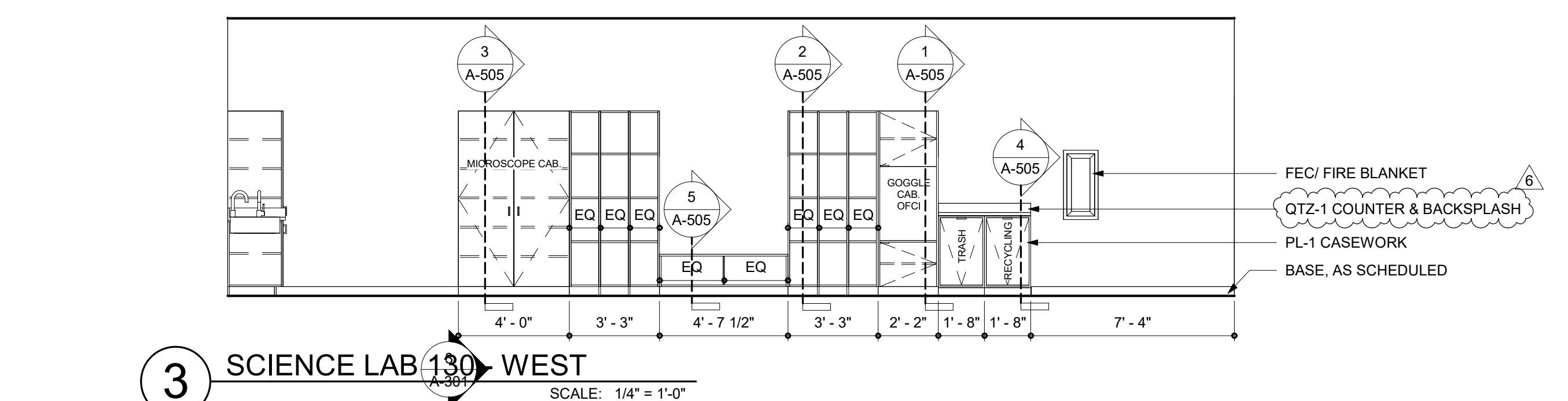
- LAB COUNTERTOPS SHALL BE 34" H. A.F.F. TYP.
- LAB DOORS AND DRAWERS SHALL BE LOCKABLE.

**LEGEND**

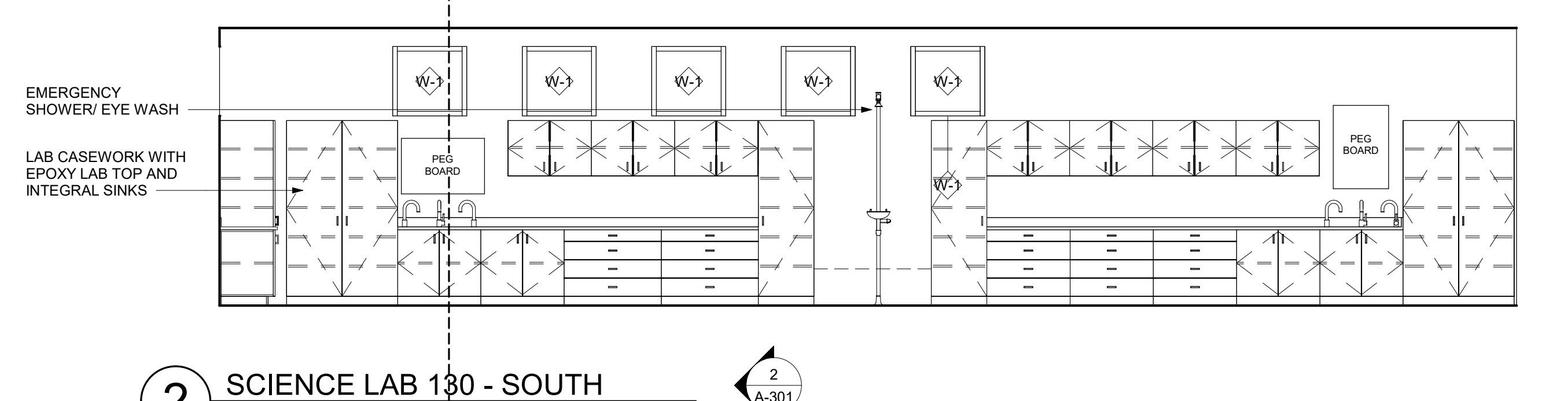
ITEMS MARKED WITH ACCESSIBLE SYMBOL SHALL BE ACCESSIBLE.



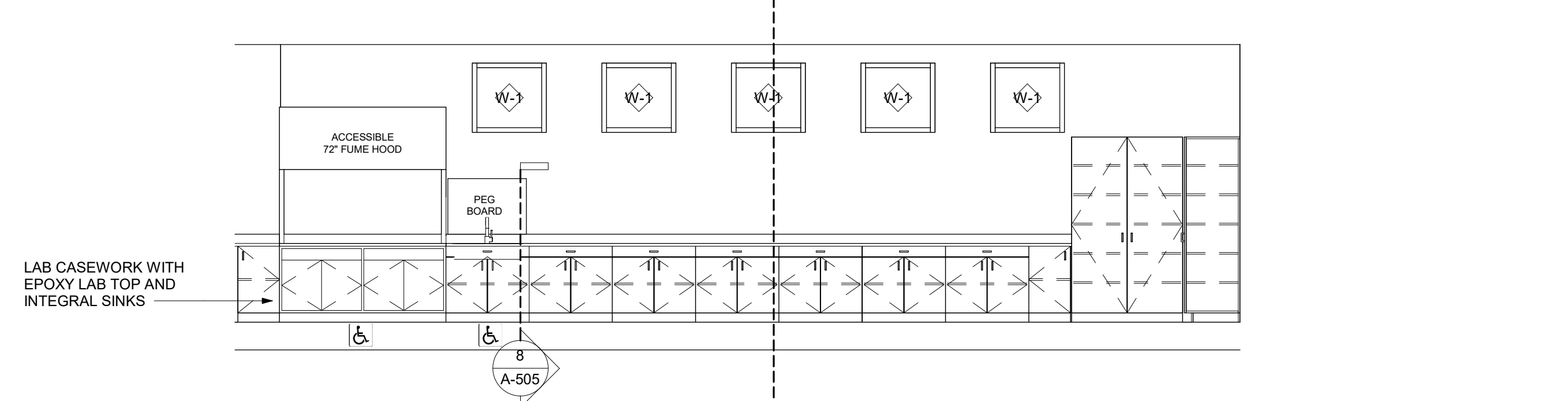
4 PREP ROOM 129 - NORTH  
SCALE: 1/4" = 1'-0"



3 SCIENCE LAB 130 - WEST  
SCALE: 1/4" = 1'-0"



2 SCIENCE LAB 130 - SOUTH  
SCALE: 1/4" = 1'-0"



1 SCIENCE LAB 130 - EAST  
SCALE: 1/4" = 1'-0"

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Newark, DE 19713  
302.369.3700

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CONSULTANT INFORMATION

**W.M. Jordan COMPANY**

**CAPE-FEAR COMMUNITY COLLEGE**

**PROJECT TITLE**  
CFCC SURF CITY SA ADDITION  
621 NC HWY 210E, SURF CITY, NC  
SCO ID#24-28220-01A

**SHEET TITLE**  
ENLARGED PLANS AND ELEVATIONS

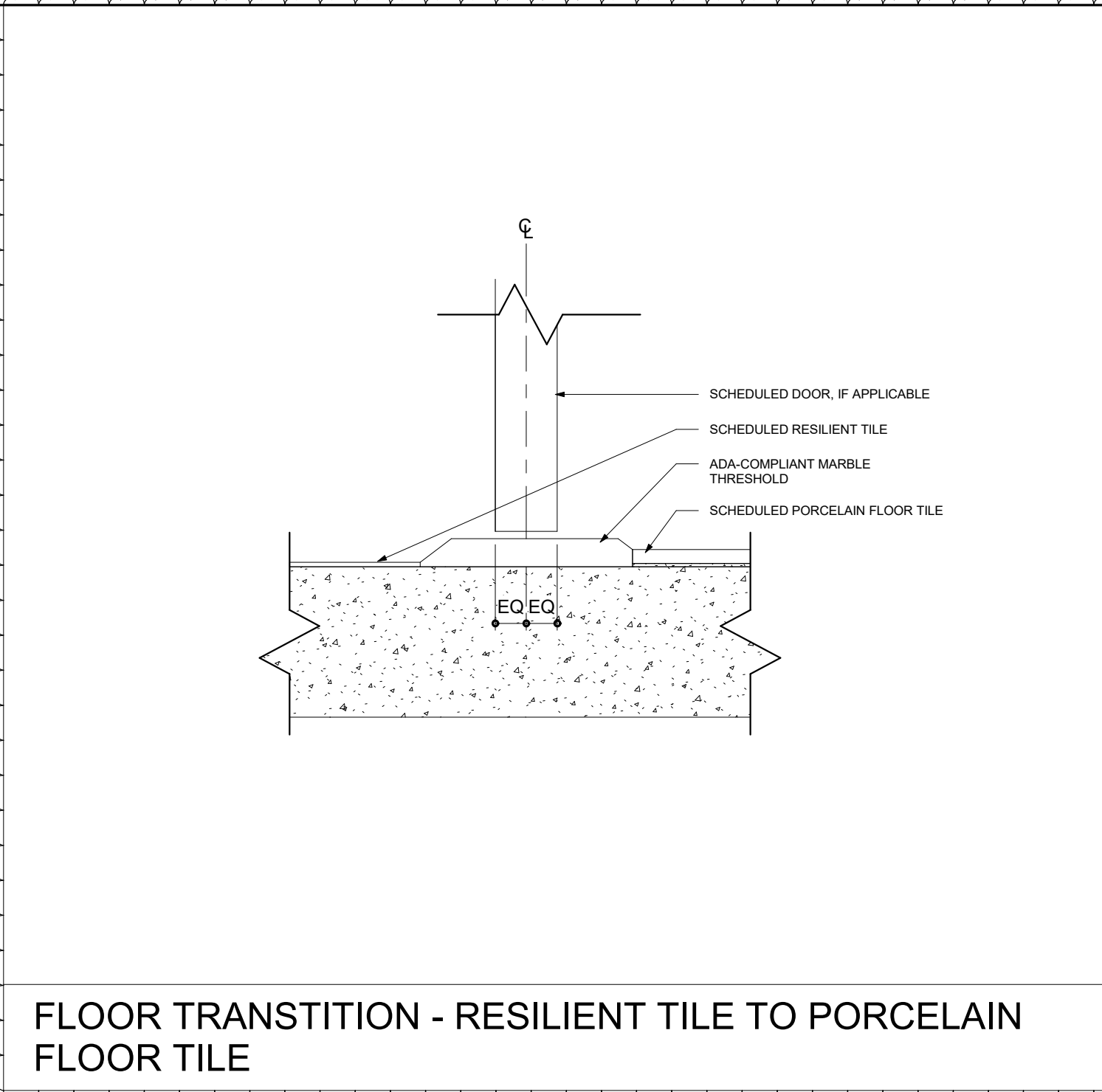
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6	03.14.2025	PRECON RFI 010
3	02.12.2025	SCO CD COMMENTS
2	11.26.2024	SCO CONSTRUCTION DOCUMENTS
1	11.11.2024	GMP PRICING

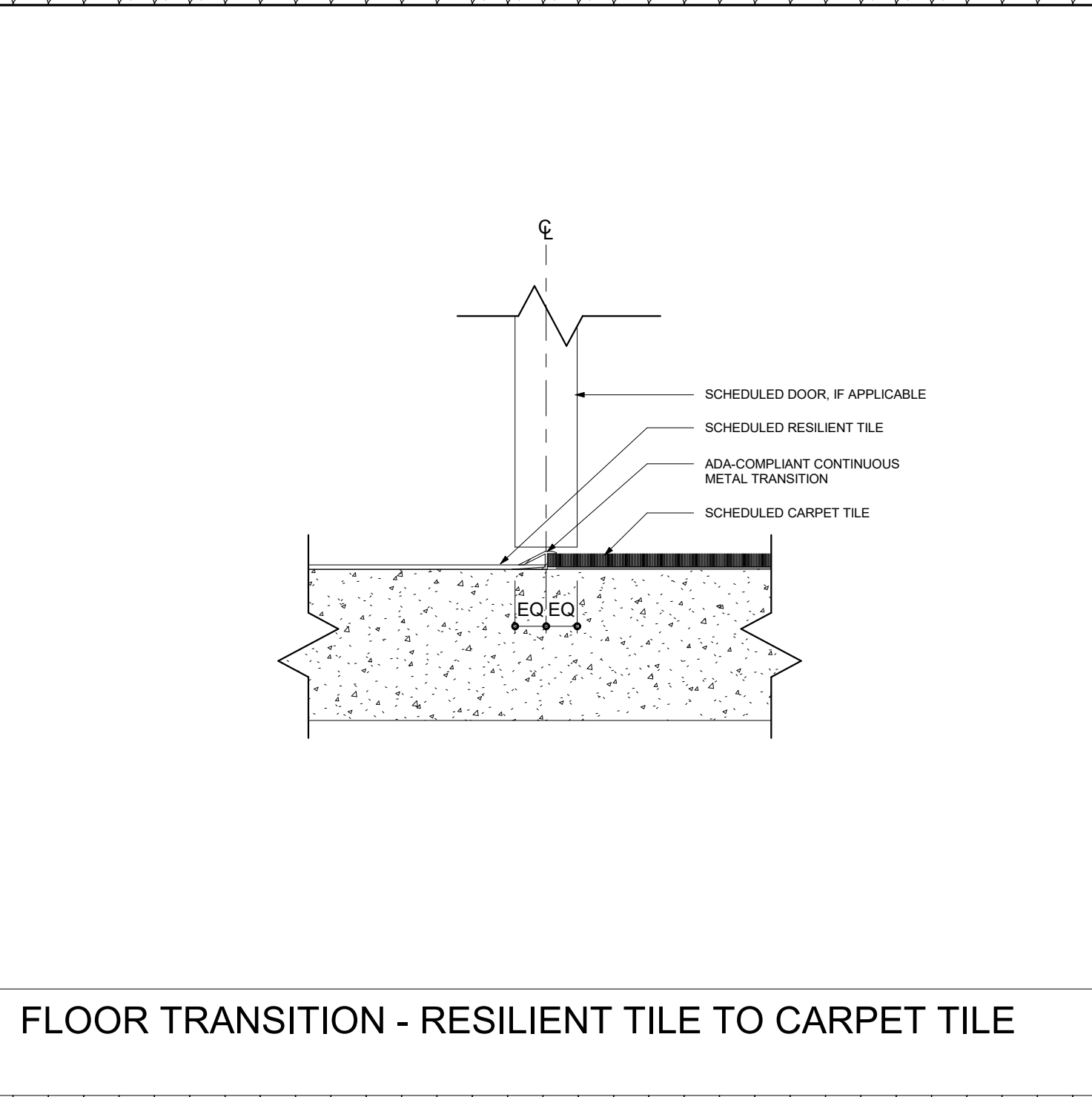
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**A-402**  
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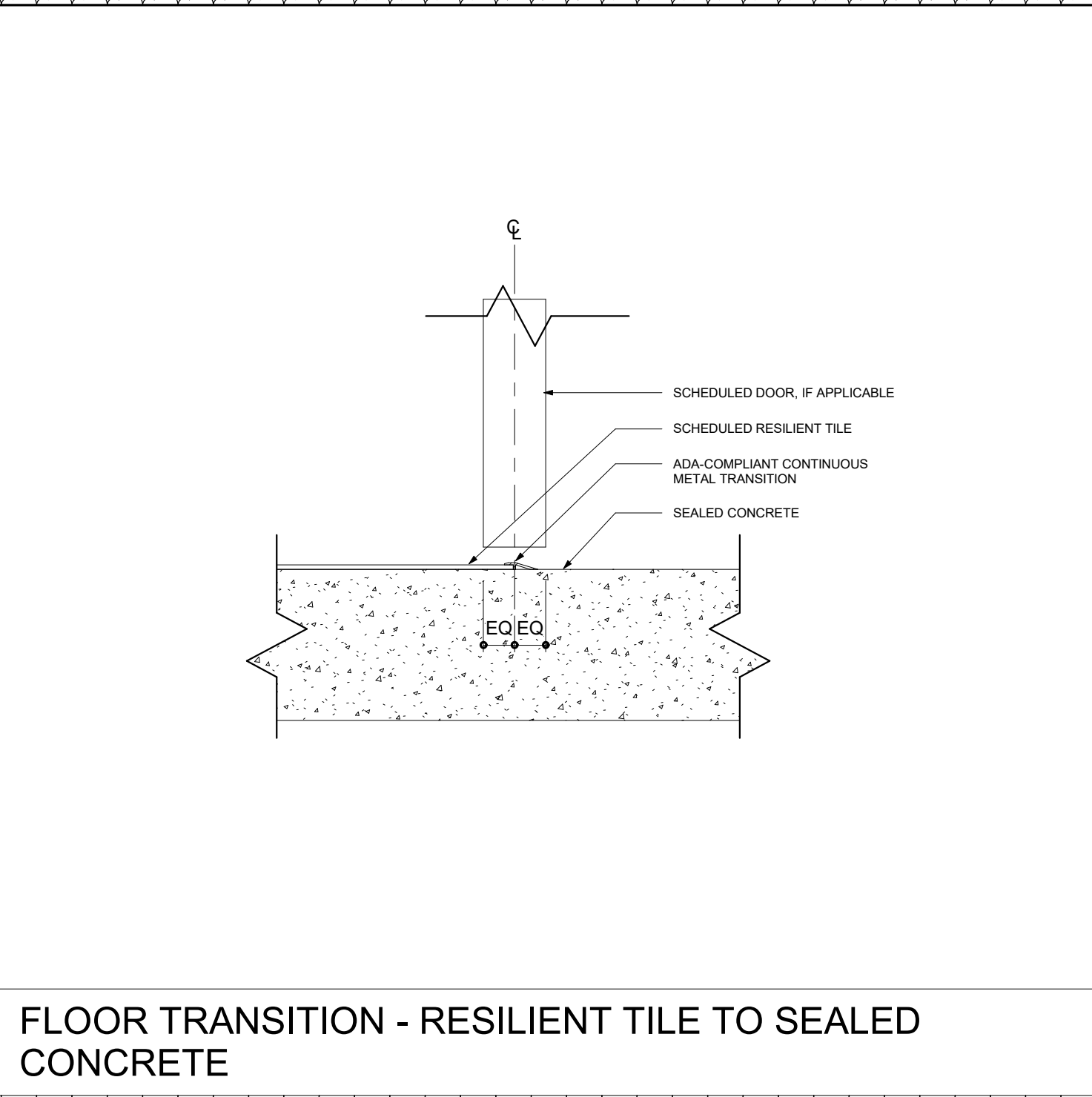
FINISH SCHEDULE LEGEND		
KEY	DESCRIPTION	SPEC. REF
FLOOR		
-	NOT APPLICABLE / EXISTING TO REMAIN	-
CONC	CONCRETE WITH SEALER/HARDENER- SEALER TO BE PENETRATIVE AND FILM FORMING. FINISH TO BE A TRANSLUCENT GRAY TINT	033000
7 CPT	CARPET TILE	096818
PFT-1	PORCELAIN FLOOR TILE, DAL TILE, KEYSTONE MOSAIC, SIZE: 1"X1", FINISH: MATTE, COLOR: TBD OWNER/ARCHITECT	093000
PFT-2	PORCELAIN FLOOR TILE, DAL TILE, KEYSTONE MOSAIC, SIZE: 1"X1", FINISH: MATTE, COLOR: TBD OWNER/ARCHITECT	093000
6 RT-1	RESILIENT TILE, KAHRS, UPOFLOOR QUARTZ, COLOR: TBD OWNER/ARCHITECT, INSTALLATION: MATCH EXISTING BLDG. INSTALLATION TO BE 80% RT-1 AND 20% RT-2	096519
RT-2	RESILIENT TILE, KAHRS, UPOFLOOR QUARTZ, COLOR: TBD OWNER/ARCHITECT, INSTALLATION: MATCH EXISTING BLDG. INSTALLATION TO BE 80% RT-1 AND 20% RT-2	096519
BASE		
-	NOT APPLICABLE / EXISTING TO REMAIN	-
PTB	PORCELAIN TILE BASE, COVE	093000
R-1	RESILIENT WALL BASE, STRAIGHT	096513
R-2	RESILIENT WALL BASE, COVE	096513
WALL		
-	NOT APPLICABLE / EXISTING TO REMAIN	-
7 CT-1	CERAMIC WALL TILE, DAL TILE, COLOR WHEEL CLASSIC, SIZE: 3"x6", FINISH: MATTE, COLOR: TBD OWNER/ARCHITECT	093013
FRP	FIBER REINFORCED POLYMER PANEL	066400
GWB	GYPSUM WALL BOARD	092900
PT	PAINT	099123
CEILING		
-	NOT APPLICABLE / EXISTING TO REMAIN	-
ACT-1	2x2 ACOUSTICAL CEILING TILE	095113
EXP	EXPOSED STRUCTURE, FIRE PROTECTOIN, PLUMBING, MECHANICAL, ELECTRICAL, TECHNOLOGY	-
GWB	GYPSUM BOARD CEILING	092900
PT	PAINT	099123
CASEWORK		
6 PL-1	PLASTIC LAMINATE	064118
QTZ-1	QUARTZ COUNTERTOP	123661
ORIENTATION	ON PLANS NORTH WALL IS UP, EAST IS RIGHT, SOUTH IS DOWN, WEST IS LEFT	
GENERAL NOTES		
1	WALLS AND CEILINGS MAY CONTAIN MORE THAN ONE MATERIAL OR FINISH AS INDICATED. COORDINATE WITH CONSTRUCTION TYPE AND FINISH SIMILAR TO ADJACENT MATERIALS	
2	SEE REFLECTED CEILING PLANS & CEILING NOTES FOR CEILING HEIGHTS, MATERIAL EXTENTS, LOCATIONS AND HEIGHTS OF BULKHEADS, SOFFITS, ETC.	
3	PLAN WALL TYPES TAKE PRECEDENCE OVER SCHEDULED WALL FINISH. PROVIDE APPROPRIATE WALL FINISH TO CORRESPOND TO WALL TYPES.	
5	WALL AND CEILING FINISHES SHALL INCLUDE ALL PROJECTIONS, BEAM ENCLOSURES, RECESSES, BULKHEADS, MATERIAL CHANGES, OR OTHER ENCLOSURES. REFER TO REFLECTED CEILING PLANS	
6	PROVIDE SEALANT/CAULK AT INTERSECTIONS OF DISSIMILAR MATERIALS AND AS RECOMMENDED BY MANUFACTURERS' GUIDELINES.	



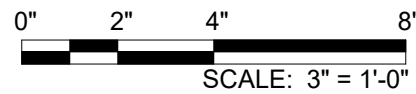
FINISH SCHEDULE														
#	ROOM NAME	FLOOR	BASE MAT	WALL								CEILING		COMMENTS
		MAT		NORTH		EAST		SOUTH		WEST		MAT	FIN	
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN			
FIRST FLOOR, SA ADDITION														
126	CORRIDOR	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
127	EWD CLASS/COMBO LAB	CONC	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXP	-	
128	EWD LAB	6 CONC	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXP	-	
129	PREP ROOM	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
130	SCIENCE LAB	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
131	CLASSROOM	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
132	LAPTOP STORAGE	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
133	STORAGE	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
134	VETERANS	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
135	PT PRIVATE OFFICE	CPT	R-1	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
136	STORAGE	CPT	R-1	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
137	PT SHARED OFFICE	CPT	R-1	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
138	SUPPLY STORAGE	CPT	R-1	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	7
139	TOILET	PFT-1/PFT-2	PTB	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT	CT-1 TO 7'-0" A.F.F., GWB TO CLG
140	TOILET	PFT-1/PFT-2	PTB	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT	CT-1 TO 7'-0" A.F.F., GWB TO CLG
141	MALE TOILET	PFT-1/PFT-2	PTB	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT	CT-1 TO 7'-0" A.F.F., GWB TO CLG
142	FEMALE TOILET	PFT-1/PFT-2	PTB	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT	CT-1 TO 7'-0" A.F.F., GWB TO CLG
143	MECH	CONC	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT/CT-1	ACT	ACT-1	
144	W.H.	CONC	R-2	GWB		GWB		GWB		GWB		EXP		5



FINISH SCHEDULE														
#	ROOM NAME	FLOOR	BASE MAT	WALL								CEILING		COMMENTS
		MAT		NORTH		EAST		SOUTH		WEST		MAT	FIN	
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN			
FIRST FLOOR, SA ADDITION														
126	CORRIDOR	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
127	EWD CLASS/COMBO LAB	CONC	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXP	-	
128	EWD LAB	6 CONC	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXP	-	
129	PREP ROOM	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
130	SCIENCE LAB	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
131	CLASSROOM	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
132	LAPTOP STORAGE	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
133	STORAGE	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
134	VETERANS	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
135	PT PRIVATE OFFICE	CPT	R-1	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
136	STORAGE	CPT	R-1	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
137	PT SHARED OFFICE	CPT	R-1	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
138	SUPPLY STORAGE	CPT	R-1	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	7
139	TOILET	PFT-1/PFT-2	PTB	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT	CT-1 TO 7'-0" A.F.F., GWB TO CLG
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142	FEMALE TOILET	PFT-1/PFT-2	PTB	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT/CT-1	GWB	PT	CT-1 TO 7'-0" A.F.F., GWB TO CLG
143	MECH	CONC	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT/CT-1	ACT	ACT-1	
144	W.H.	CONC	R-2	GWB		GWB		GWB		GWB		EXP		5



FINISH SCHEDULE														
#	ROOM NAME	FLOOR	BASE MAT	WALL								CEILING		COMMENTS
		MAT		NORTH		EAST		SOUTH		WEST		MAT	FIN	
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN			
FIRST FLOOR, SA ADDITION														
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134	VETERANS	RT-1 / RT-2	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	ACT-1	
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143	MECH	CONC	R-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT/CT-1	ACT	ACT-1	
144	W.H.	CONC	R-2	GWB		GWB		GWB		GWB		EXP		5



BECKER  
MORGAN

GROUP

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ENGINEERING

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980.270.9100  
313 East Main Street  
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919.243.1332  
Maryland  
312 West Main St, Suite 300  
Salisbury, MD 21801  
410.546.9100  
Delaware  
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Dover, DE 19904  
302.734.7950  
The Tower at STAR Campus  
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Newark, DE 19713  
302.369.3700  
www.beckermorgan.com

CONSULTANT INFORMATION

W.M.  
Jordan  
COMPANY

CAPE-FEAR  
COMMUNITY  
COLLEGE

ENCLOSURE  
REGISTERED ARCHITECT  
W.C. JORDAN  
10595  
WILMINGTON, N.C.  
02/18/2025

BECKER MORGAN GROUP, INC.  
REGISTERED PROFESSIONAL ENGINEER  
51922  
WILMINGTON, NC

PROJECT TITLE

CFCC SURF  
CITY SA  
ADDITION  
621 NC HWY 210E, SURF CITY,  
NC  
SCO ID#24-28220-01A

SHEET TITLE

FINISH SCHEDULE  
AND LEGEND

ISSUE BLOCK

7	03.14.2025	PRECON RFI 012
6	03.14.2025	PRECON RFI 010
5	03.14.2025	PRECON RFI 009
3	02.12.2025	SCO CD COMMENTS
2	11.26.2024	SCO CONSTRUCTION DOCUMENTS
1	11.11.2024	GMP PRICING
Mark	Date	Description

PROJECT NO: 2024077.00  
DATE: 02/12/2025  
SCALE: 3" = 1'-0"  
DRAWN BY: ALJ/BJP/CRF PROJ MGR: JPB

A-604

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3/14/2025 3:06:45 PM Autodesk Docs://CFCC Surf City Building SA/202407700\_CFCC Model.rvt



JOSH STEIN  
Governor

D. REID WILSON  
Secretary

WILLIAM E. TOBY VINSON, JR.  
Director



March 5, 2025

Cape Fear Community College  
Attn: Jim Morton, President  
419 N. 3rd Street  
Wilmington, NC 28401

**Subject: Post-Construction Stormwater Management Permit No. SW8130705  
Cape Fear Community College Addition to Building SA  
High Density Permit  
Pender County**

Dear Jim Morton:

The Washington Regional Office received a complete State Stormwater Management Modification Permit Application for the subject project on March 3, 2025. The modification adjusts the BUA total for DA1 to reflect the actual total, however the existing pond is sufficient to treat the total BUA and no adjustment to Pond1 is required. An additional 3,848 square feet of BUA was added to DA2 and the Pond has been adjusted accordingly. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in 15A NCAC 2H.1000 amended on January 1, 2017 (2017 Rules). We are hereby forwarding Permit No. SW8130705 dated March 5, 2025, for the construction of the built-upon areas (BUA) and vegetated conveyances associated with the subject project.

This permit shall be effective from the date of issuance until August 14, 2029, and the project shall be subject to the conditions and limitations as specified therein and does not supersede any other agency permit that may be required. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

This cover letter, attachments, and all documents on file with DEMLR shall be considered part of this permit and is herein incorporated by reference.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at [www.NCOAH.com](http://www.NCOAH.com). Unless such demands are made this permit shall be final and binding.

If you have any questions concerning this permit, please contact Carl Dunn in the Washington Regional Office, at (252) 948-3959 or [carl.dunn@deq.nc.gov](mailto:carl.dunn@deq.nc.gov).

Sincerely,

William Carl Dunn, PE  
Division of Energy, Mineral and Land Resources

Enclosures: Attachment A - Designers' Certification Form  
Application Documents

cc: Trevor Smith, PE – Becker Morgan Group ([tsmith@beckermorgan.com](mailto:tsmith@beckermorgan.com))  
Surf City Planning – Amy Kimes ([akimes@surfcity.gov](mailto:akimes@surfcity.gov))  
Washington Regional Office  
Wilmington Regional Office



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources  
Washington Regional Office | 943 Washington Square Mall | Washington, North Carolina 27889  
252.946.6481

**STATE OF NORTH CAROLINA**  
**DEPARTMENT OF ENVIRONMENTAL QUALITY**  
**DIVISION OF ENERGY, MINERAL AND LAND RESOURCES**  
**POST-CONSTRUCTION STORMWATER MANAGEMENT PERMIT**

**HIGH DENSITY DEVELOPMENT**

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations

PERMISSION IS HEREBY GRANTED TO

*Cape Fear Community College*

*Cape Fear Community College Addition to Building SA*

*621 NC Hwy 210, Hampstead, Pender County*

FOR THE

construction, operation and maintenance of two (2) wet detention pond(s) discharging to Class SA greater than one half mile waters in compliance with the provisions of 15A NCAC 2H.1000 and Session Law 2008-211 and subsequently amended on January 1, 2017 (hereafter collectively referred to as the "*stormwater rules*") as outlined in the application, approved stormwater management plans, supplement, calculations, operation and maintenance agreement, recorded documents, specifications, and other supporting data (the "approved plans and specifications") as attached and/or on file with and approved by the Division of Energy, Mineral and Land Resources (the "Division" or "DEMLR"). The project shall be constructed, operated, and maintained in accordance with these approved plans and specifications. The approved plans and specifications are incorporated by reference and are enforceable part of this permit.

This permit shall be effective from the date of issuance until August 14<sup>th</sup>, 2029, and shall be subject to the following specified conditions and limitations. The permit issued shall continue in force and effect until the permittee files a request with the Division for a permit modification, transfer, renewal, or rescission; however, these actions do not stay any condition. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking, and reissuing the permit, or terminating the permit for cause as allowed by the laws, rules, and regulations contained in Title 15A NCAC 2H.1000 and NCGS 143-215.1 et.al.

**I. DESIGN STANDARDS**

1. This permit is effective only with respect to the nature and volume of stormwater described in the application and other supporting data.

2. This stormwater system has been approved for the management of stormwater runoff as described in Section I.7 of this permit. The runoff from all built-upon area within the permitted drainage area(s) of this project must be directed into the permitted stormwater control measures(s). The stormwater control measures labeled DA1 and DA2 have been designed to handle the runoff from 65,251 and 34,119 square feet of impervious area, respectively.
3. The maximum built-upon area allowed for the entire project is 99,370 square feet.
4. The drainage area(s) will be limited to the amount(s) of built-upon area indicated in Sections I.2 and I.7 of this permit, and per approved plans.
5. A 50' wide vegetative buffer must be provided and maintained adjacent to all surface waters, measured horizontally from and perpendicular to the normal pool of impounded structures, the top of bank of both sides of streams and rivers and the mean high-water line of tidal waters.
6. All runoff being directed into wetlands shall flow into and through those wetlands at a non-erosive velocity.
7. The following design criteria have been provided in the wet detention pond and must be maintained at the design condition:

	DA1	DA2
a. Drainage Area, acres:	2.48	2.0
Onsite, ft <sup>2</sup> :	107,994	87,120
Offsite, ft <sup>2</sup> :	0	0
b. Total Impervious Surfaces, ft <sup>2</sup> :		
Onsite, ft <sup>2</sup> :	65,251	34,119
Offsite, ft <sup>2</sup> :	0	0
c. Average Pond Design Depth, feet:	3.0	3.11
d. TSS Removal Efficiency:	90%	90%
e. Design Storm, inches:	1.5	1.5
f. Permanent Pool (PP) Elevation, FMSL:	29.5	30.0
g. Permitted PP Surface Area, ft <sup>2</sup> :	7,289	8,096
h. Temporary Storage Elevation, FMSL:	30.35	31.47
i. Permitted Storage Volume, ft <sup>3</sup> :	7,360	9,372
j. Predevelopment 1 yr-24 hr. discharge rate, cfs:	3.45	0.92
k. Controlling Orifice, inch Ø pipe:	1.5"	1.5"
l. Orifice Flow Rate, cfs:	0.03	0.03
m. PP Volume, ft <sup>3</sup> :	19,796	33,417
n. Forebay Volume, ft <sup>3</sup> :	3,941	5,415
o. Maximum Fountain Horsepower:	N/A	N/A
p. Receiving Stream/River Basin:	UT to Virginia Creek / Cape Fear	
q. Stream Index Number:	18-87-8	
r. Classification of Water Body:	SA; HQW (not within ½ mile)	

## II. SCHEDULE OF COMPLIANCE

1. The stormwater management system shall be constructed in its entirety, vegetated and operational for its intended use prior to the construction of any built-upon surface.
2. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately. If the stormwater system was used as an Erosion Control device, it must be restored to design condition prior to operation as a stormwater treatment device, and prior to occupancy of the facility.
3. The permittee shall at all times provide the operation and maintenance necessary to assure that all components of the permitted stormwater system function at design condition.
4. Records of maintenance activities must be kept and made available upon request to authorized personnel of the Division. The records will indicate the date, activity, name of person performing the work and what actions were taken.
5. Decorative spray fountains will not be allowed in the stormwater treatment systems, as the permanent pool volume is less than 30,000 cubic feet.
6. The facilities shall be constructed, operated, and maintained in accordance with the provisions of this permit, the approved plans and specifications, and the supporting documents attached to this permit and on file with the Division.
7. Upon completion of construction, prior to issuance of a Certificate of Occupancy, and prior to operation of this permitted facility, the permittee shall cause a certification from an appropriate designer for the system installed to be submitted, certifying that the permitted facility has been installed in accordance with this permit, the approved plans and specifications, and other supporting documentation. Any deviations from the approved plans and specifications must be noted on the Certification. A modification may be required for those deviations.
8. All stormwater collection and treatment systems must be located in either public rights-of-way, dedicated common areas or recorded easements. The final plats for the project will be recorded showing all such required rights-of-way, common areas and easements, in accordance with the approved plans. Access to the stormwater facilities for inspection and maintenance shall be maintained via appropriate recorded easements at all times.



9. No person or entity, including the permittee, shall alter any component shown in the approved plans and specifications. Prior to the construction of any modification to the approved plans, the permittee shall submit to the Director, and shall have received approval for modified plans, specifications, and calculations including, but not limited to, those listed below. For changes to the project or SCM that impact the certifications, a new or updated certification(s), as applicable, will be required and a copy must be submitted to the appropriate DEQ regional office upon completion of the modification.
  - a. Any modification to the approved plans and specifications, regardless of size including the SCM(s), BUA, details, etc.
  - b. Redesign or addition to the approved amount of BUA or to the drainage area.
  - c. Further development, subdivision, acquisition, lease or sale of any, all or part of the project and/or property area as reported in the approved plans and specifications.
  - d. Altering, modifying, removing, relocating, redirecting, regrading, or resizing of any component of the approved SCM(s), the stormwater collection system and/or vegetative conveyance shown on the approved plan.
  - e. The construction of any allocated future BUA.
  - f. The construction of any permeable pavement, #57 stone area, public trails, or landscaping material to be considered a permeable surface that were not included in the approved plans and specifications.
  - g. Other modifications as determined by the Director.

### III. GENERAL CONDITIONS

1. **CORRECTIVE ACTIONS REQUIRED.** If the facilities fail to perform satisfactorily, the permittee shall take immediate corrective actions. This includes actions required by this Division and the stormwater rules such as the construction of additional or replacement on-site stormwater systems. These additional or replacement measures shall receive a permit from the Division prior to construction.
2. **PERMIT RENEWAL.** A permit renewal request must be submitted at least 180 days prior to the expiration date of this permit. The renewal request must include the appropriate application, documentation and the processing fee as outlined in Title 15A NCAC 02H.1045(3).
3. **CHANGES TO THE PROJECT NAME, PERMITTEE NAME OR CONTACT INFORMATION.** The permittee shall submit a completed Permit Information Update Application Form to the Division within 30 days to making any one of these changes.
4. **TRANSFER.** This permit is not transferable to any person or entity except after notice to and approval by the Director. Neither the sale of the project and/or property, in whole or in part, nor the conveyance of common area to a third party constitutes an approved transfer of the permit.

- a. **TRANSFER REQUEST.** The transfer request must include the appropriate application, documentation and the processing fee as outlined in 15A NCAC 02H.1045(2). This request must be submitted within 90 days of the permit holder meeting one or more of the following:
    - i. A natural person who is deceased;
    - ii. A partnership, limited liability corporation, corporation, or any other business association that has been dissolved;
    - iii. A person or entity who has been lawfully and finally divested of title to the property on which the permitted activity is occurring or will occur through foreclosure, bankruptcy, or other legal proceeding.
    - iv. A person or entity who has sold the property, in whole or in part, on which the permitted activity is occurring or will occur.
    - v. The assignment of declarant rights to another individual or entity;
    - vi. The sale or conveyance of the common areas to a Homeowner's or Property Owner's Association, subject to the requirements of NCGS 143-214.7(c2);
  - b. **TRANSFER INSPECTION.** Prior to transfer of the permit, a file review and site inspection will be conducted by Division personnel to ensure the permit conditions have been met and that the project and the on-site stormwater system complies with the permit conditions. Records of maintenance activities performed to date may be requested. Projects not in compliance with the permit will not be transferred until all permit and/or general statute conditions are met.
5. **COMPLIANCE.** The permittee is responsible for compliance with the terms and conditions of this permit until the Division approves the transfer request.
- a. **APPROVED PLANS AND SPECIFICATIONS.** A copy of this permit, approved plans, application, supplement, operation and maintenance agreement, all applicable recorded documents, and specifications shall be maintained on file by the permittee at all times.
  - b. **DIVISION ACCESS.** The permittee grants Division Staff permission to enter the property during normal business hours to inspect all components of the permitted project.
  - c. **ENFORCEMENT.** Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143 Article 21.
  - d. **ANNUAL CERTIFICATION.** The permittee shall electronically submit to the Division an annual certification completed by either the permittee or their designee confirming the projects conformance with permit conditions
  - e. **OBTAINING COMPLIANCE.** The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of modified plans and certification in writing to the Director that the changes have been made.

- f. OTHER PERMITS. The issuance of this permit does not preclude the permittee from complying with and obtaining any other permits or approvals that are required for this development to take place, as required by any statutes, rules, regulations, or ordinances, which may be imposed by any other Local, State or Federal government agency having jurisdiction. Any activities undertaken at this site that cause a water quality violation or undertaken prior to receipt of the necessary permits or approvals to do so are considered violations of NCGS 143-215.1, and subject to enforcement procedures pursuant to NCGS 143-215.6.

Permit renewed, updated, and reissued this the 5th day of March 2025.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



*For* William E. Toby Vinson, Jr., Director

Division of Energy, Mineral and Land Resources

By Authority of the Environmental Management Commission

**Permit Number SW8 130705**

### **AS-BUILT PERMITTEE CERTIFICATION**

I hereby state that I am the current permittee for the project named above, and I certify by my signature below, that the project meets the below listed Final Submittal Requirements found in NCAC 02H.1042(4) and the terms, conditions and provisions listed in the permit documents, plans and specifications on file with or provided to the Division.

☐ Check here if this is a partial certification. Section/phase/SCM #? \_\_\_\_\_

☐ Check here if this is part of a Fast Track As-built Package Submittal.

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in the State of \_\_\_\_\_

County of \_\_\_\_\_, do hereby certify that \_\_\_\_\_

personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

and acknowledge the due execution of this as-built certification. (SEAL)

Witness my hand and official seal

My commission expires \_\_\_\_\_

Permittee's Certification NCAC .1042(4)	Completed / Provided	N/A
<b>A. DEED RESTRICTIONS / BUA RECORDS</b>		
1. The deed restrictions and protective covenants have been recorded and contain the necessary language to ensure that the project is maintained consistent with the stormwater regulations and with the permit conditions.	Y or N	
2. A copy of the recorded deed restrictions and protective covenants has been provided to the Division.	Y or N	
3. Records which track the BUA on each lot are being kept. (See Note 1)	Y or N	
<b>B. MAINTENANCE ACCESS</b>		
1. The SCMs are accessible for inspection, maintenance and repair.	Y or N	
2. The access is a minimum of 10 feet wide.	Y or N	
3. The access extends to the nearest public right-of-way.	Y or N	
<b>C. EASEMENTS</b>		
1. The SCMs and the components of the runoff collection / conveyance system are located in recorded drainage easements.	Y or N	
2. A copy of the recorded plat(s) is provided.	Y or N	
<b>D. SINGLE FAMILY RESIDENTIAL LOTS</b> - Plats for residential lots that have an SCM include the following:	Y or N	

1. The specific location of the SCM on the lot.	Y or N	
2. A typical detail for the SCM.	Y or N	
3. A note that the SCM is required to meet stormwater regulations and that the lot owner is subject to enforcement action as set forth in NCGS 143 Article 21 if the SCM is removed, relocated or altered without prior approval.	Y or N	
<b>E. OPERATION AND MAINTENANCE AGREEMENT</b>	Y or N	
1. The O&M Agreement is referenced on the final recorded plat.	Y or N	
2. The O&M Agreement is recorded with the Register of Deeds and appears in the chain of title.	Y or N	
<b>F. OPERATION AND MAINTENANCE PLAN</b> – maintenance records are being kept in a known set location for each SCM and are available for review.	Y or N	
	Completed / Provided	N/A
<b>G. DESIGNER'S CERTIFICATION FORM</b> – has been provided to the Division.	Y or N	

Note 1- Acceptable records include ARC approvals, as-built surveys, and county tax records.

Provide an explanation for every requirement that was not met, and for every "N/A" below.  
Attach additional sheets as needed.

## **AS-BUILT DESIGNER'S CERTIFICATION FOR WET DETENTION POND PROJECT**

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets all of the MDC found in NCAC 02H.1053, in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and the general statutes has been preserved.

☐ Check here if this is a partial certification.

Section/phase/SCM

#?

☐ Check here if this is part of a Fast-Track As-Built Package Submittal per .1044(3).

☐ Check here if the Designer did not observe the construction, but is certifying the project.

☐ Check here if pictures of the SCM are provided.

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_

NC Registration Number \_\_\_\_\_ Date \_\_\_\_\_

SEAL:

Consultant's Mailing Address:

\_\_\_\_\_

City/State/ZIP \_\_\_\_\_

Phone Number \_\_\_\_\_

Consultant's Email address:

\_\_\_\_\_

① Circle N if the as-built value differs from the Plan/permit. If N is circled, provide an explanation on page 2

②N/E = not evaluated (provide explanation on page 2) ③N/A = not applicable to this project or SCM.

This Certification must be completed in conjunction with the General MDC certification under NCAC 02H.1050

Consultant's Certification (MDC .1053)	①As-built	②N/E	③N/A
<b>A. Forebay / Depths / Fountain</b>			
1. The available Sediment storage is consistent with the approved plan and is a minimum of 6 in.	Y or N		
2. Water flow over the forebay berm into the main pond occurs at a non-erosive velocity.	Y or N		
3. The provided Forebay Volume is 15%-20% of the main pool volume.	Y or N		
4. The Forebay entrance elevation is deeper than the exit elevation into the pond.	Y or N		
5. The Average Design Depth of the main pond below the permanent pool elevation is consistent with the permitted value?	Y or N		
6. Fountain documentation is provided.	Y or N		
<b>B. Side slopes / Banks / Vegetated Shelf</b>			
1. The width of the Vegetated Shelf is consistent with the approved plans and is a minimum of 6 feet.	Y or N		
2. The slope of the Vegetated Shelf is consistent with the approved plans and is no steeper than 6:1.	Y or N		
<b>C. As-built Main Pool / Areas / Volumes / Elevations</b>			

1. The permanent pool surface area provided is consistent with the permitted value.	Y or N		
2. The Temporary Pool Volume provided is consistent with the permitted value.	Y or N		
3. The permanent pool elevation is consistent with the permitted value.	Y or N		
	①As-built	②N/E	③N/A
4. The temporary pool elevation is consistent with the permitted value.	Y or N		
<b>D. Inlets / Outlet / Drawdown</b>			
1. The design volume draws down in 2-5 days.	Y or N		
2. The size of the Orifice is consistent with the permitted value.	Y or N		
3. A trash rack is provided on the outlet structure.	Y or N		
4. Hydrologic impacts to the receiving channel are minimized from the 1 yr 24 hr storm discharge?	Y or N		
5. The inlets and the outlet location are situated per the approved plan and avoid short-circuiting.	Y or N		
<b>E. Vegetation</b>			
1. The vegetated shelf has been planted with a minimum of 3 diverse species.	Y or N		
2. The vegetated shelf plant density is consistent with the approved plans and is no less than 50 plants per 200 sf or no less than 24 inches on center.	Y or N		

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E" below. Attach additional pages as needed:

## AS-BUILT DESIGNER'S CERTIFICATION GENERAL MDC

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets the below listed General MDC found in NCAC 02H.1050 in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and statutes has been preserved.

- ☐ Check here if this is a partial certification. Section/phase/SCM  
 #? \_\_\_\_\_  
☐ Check here if this is a part of a Fast-Track As-Built Package Submittal per .1044(3).  
☐ Check here if the designer did not observe the construction, but is certifying the project.  
☐ Check here if pictures of the SCM are provided.

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_

NC Registration Number \_\_\_\_\_ Date \_\_\_\_\_

SEAL:

Consultant's Mailing Address:

\_\_\_\_\_

City/State/ZIP \_\_\_\_\_

Phone Number \_\_\_\_\_

Consultant's Email address:

\_\_\_\_\_

① Circle N if the as-built value differs from the Plan. If N is circled, provide an explanation on Page 2.

②N/E = not evaluated (provide explanation on page 2) ③N/A = not applicable to this SCM or project.

Consultant's Certification NCAC .1003((3) & General MDC .1050	①As-built	②N/ E	③N/A
<b>A. TREATMENT REQUIREMENTS</b>			
1. The SCM achieves runoff treatment.	Y or N		
2. The SCM achieves runoff volume match.	Y or N		
3. Runoff from offsite areas and/or existing BUA is bypassed.	Y or N		
4. Runoff from offsite areas and/or existing BUA is directed into the permitted SCM and is accounted for at the full build-out potential.	Y or N		
5. The project controls runoff through an offsite permitted SCM that meets the requirements of the MDC.	Y or N		



6. The net area of new BUA increase for an existing project has been accounted for at the appropriate design storm level.	Y or N		
7. The SCM(s) meets all the specific minimum design criteria.	Y or N		
<b>B. VEGETATED SETBACKS / BUA</b>			
1. The width of the vegetated setback has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
2. The vegetated setback is maintained in grass or other vegetation.	Y or N		
3. BUA that meets the requirements of NCGS 143-214.7 (b2)(2) is located in the setback.	Y or N		
	①As-built	②N/E	③N/A
4. BUA that does not meet the requirements of NCGS 143-214.7 (b2)(2) is located within the setback and is limited to: a. Publicly funded linear projects (road, greenway sidewalk) b. Water-dependent structures c. Minimal footprint uses (utility poles, signs, security lighting and appurtenances)	Y or N		
5. Stormwater that is not treated in an SCM is released at the edge of the setback and allowed to flow through the setback as dispersed flow.	Y or N		
<b>C. STORMWATER OUTLETS</b> – the outlet handles the peak flow from the 10 year storm with no downslope erosion.	Y or N		
<b>D. VARIATIONS</b>			
1. A variation (alternative) from the stormwater rule provisions has been implemented.	Y or N		
2. The variation provides equal or better stormwater control and equal or better protection of surface waters.	Y or N		
<b>E. COMPLIANCE WITH OTHER REGULATORY PROGRAMS</b> has been met.	Y or N		
<b>F. SIZING</b> -the volume of the SCM takes the runoff from all surfaces into account and is sufficient to handle the required storm depth.	Y or N		
<b>G. CONTAMINATED SOILS</b> – infiltrating SCM's are not located in or on areas with contaminated soils.	Y or N		
<b>H. SIDE SLOPES</b>			
1. Vegetated side slopes are no steeper than 3H:1V.	Y or N		
2. Side slopes include retaining walls, gabion walls, or other surfaces that are steeper than 3H:1V.	Y or N		
3. Vegetated side slopes are steeper than 3H:1V (provide supporting documents for soils and vegetation).	Y or N		
<b>I. EROSION PROTECTION</b>			
1. The inlets do not cause erosion in the SCM.	Y or N		
2. The outlet does not cause erosion downslope of the discharge point during the peak flow from the 10 year storm.	Y or N		

<b>J. EXCESS FLOWS</b> – An overflow / bypass has been provided.	Y or N		
<b>K. DEWATERING</b> – A method to drawdown standing water has been provided to facilitate maintenance and inspection.	Y or N		
<b>L. CLEANOUT AFTER CONSTRUCTION</b> – the SCM has been cleaned out and converted to its approved design state.	Y or N		
<b>M. MAINTENANCE ACCESS</b>			
1. The SCM is accessible for maintenance and repair.	Y or N		
2. The access does not include lateral or incline slopes >3:1.	Y or N		
<b>N. DESIGNER QUALIFICATIONS (FAST-TRACK PERMIT)</b> – The designer is licensed under Chapters 89A, 89C, 89E, or 89F of the General Statutes.	Y or N		

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E", below. Attach additional pages as needed:



## **AGENDA FOR PRE-BID MEETING**

**PROJECT: Cape Fear Community Surf City SA Addition**

**LOCATION: Cape Fear Community College, Surf City  
621 NC HWY 210E  
Hampstead NC 28443**

**3/5/25**

### **1. Introduction**

- **Distribution of sign-in sheet & agenda**
- **Key project personnel and roles**
  - **Owner: Cape Fear Community College**
    - **Cape Fear Community College Rep- David Kanoy**
  - **Architect: Becker Morgan Group**
    - **Jan Burgess**
  - **W.M. Jordan Co.**
    - **Project Executive- Jerry Winegar**
    - **Project Manager- Greg Fritz**
    - **Project Superintendent- Matt Schoepf**
    - **Project Engineer- Sarah Gaudet**
    - **Project Estimator- Seth Speight**

### **2. Key Dates/Locations:**

- Bid date for is **March 24, 2025 @ 2pm.**
- Bid opening will be at Hampton Inn & Suites Wilmington/Wrightsville Beach  
1989 Eastwood Rd., Wilmington, NC 28403
- Submit questions by EOB **3/12/25** to allow time to process and reply with answers.

**3. Important Notes:**

- Please review bid packages for scopes of work.
- Please review site logistics plan and preliminary schedule.
- Please submit questions by **EOB 3/12/25** to allow time to process and reply with answers.

**4. Bidding:**

- Carefully follow bid submission requirements.
- WMJ plan room includes many pieces of information. IE: Instructions to bidders, sample contracts, insurance information, etc. (Please review all information).
- Bid must be on the project bid form.
- Bids must be received in sealed envelope. **Do not email.**
- If bid is over **\$300,000** a 5% bid bond is to be included.
- Bid form will be issued in upcoming addendum.
- Apparent low bidders might be asked to join a scope review meeting in the following days of the bid

**5. Other**

- Minority Business Enterprises (MBE)
  - o Goal for minority business participation for this project is 10%.
  - o Bidders must include with the bid proposal The Identification of Minority Business Participation Sheet and Affidavit A or B. (Forms will already be attached to bid form)
  - o List all subs, vendors and suppliers that you will employ on the Identification form. List the total dollar amount of participation.
- Carefully examine conditions
  - o Examine all bid documents.
  - o Examine existing building and site.
- Thank you for your interest in this project!
- Questions?



## FORM OF PROPOSAL

CFCC- Building SA Addition

Bidder/Company:\_\_\_\_\_

Cape Fear Community College

Contact/Estimator:\_\_\_\_\_

SCO ID#24-28220-01A

Contract Phone #:\_\_\_\_\_

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with W.M Jordan Company in the form of contract specified in the bid manual, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor, federal, state and local taxes as well as all insurance costs required to complete the work in full and in accordance with the plans, specifications and contract documents and entire satisfaction of the State of North Carolina, Cape Fear Community College, Becker Morgan Group and its Consultants with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents. Bids are good for 60 days.

**List The Bid Package ID To Indicate The Package/Scope of Work You Are Bidding.**

**Bid Package Scope of Work ID \_\_\_\_\_:**

**BASE BID:**

Base Bid Total:

\_\_\_\_\_ Dollars(\$)

Bid Packages: **BP-01A** General Trades &  
**BP-06B** (Labor to Install Only Div. 8 & 10 Items)  
Use the select sections below to fill out base bid.

All other scopes of work use section above on page 1 for base bid.

**Bid Package BP-01A General Trades:**

Refer to BP-01A Scope of Work.

1. Base Bid Total: (Per scope of work BP-01A)  
\_\_\_\_\_ 00/100 Dollars \$ \_\_\_\_\_
2. Breakout of hourly rate included in base bid above (Per bid scope)  
550 Hrs x \$ \_\_\_\_\_ (Hourly Rate) = \$ \_\_\_\_\_  
(Amount included in base bid above)

**Bid Package BP-06B Labor to Install Only Div. 8 & 10 Items:**

Installation of each section is to be priced as if it were to be separate contracts. Award of install subcontracts may be broken up into several bidders pending pricing of individual sections.

Refer to BP-06B Scope of Work.

1. Install of D/F/H per BP-08A scope of work  
\_\_\_\_\_ 00/100 Dollars \$ \_\_\_\_\_
2. Install all visual display surfaces per BP-10A scope of work and plans and specifications  
\_\_\_\_\_ 00/100 Dollars \$ \_\_\_\_\_
3. Install all toilet, miscellaneous accessories, wall and door protection per BP-10C scope of work and plans and specifications (Includes installing owner provided toilet accessories).  
\_\_\_\_\_ 00/100 Dollars \$ \_\_\_\_\_

## **ALTERNATES:**

Should any of the alternates as described in the contract documents be accepted, the amount written below shall be the amount to be "added to" or "deducted from" the base bid. Alternate price should include all cost of overhead and profit. CM/Design Builder and Owner reserve the right to accept or reject any or all alternate prices in any sequence. (Strike out "Add" or "Deduct" as appropriate.)

### **Alternates For Bid Package: BP03A Concrete Turnkey**

Alternate No. #1 (Provide add to furnish and install 4" of compacted 57 stone above sub-grade and below concrete slab)

(Add) \_\_\_\_\_ Dollars(\$)

### **Alternates For Bid Package: BP06A Wood Framing/Trusses:**

Alternate No. #1 (Provide add to furnish and install fiberglass windows W-1 and W-2)

(Add) \_\_\_\_\_ Dollars(\$)

Alternate No. #2 (Provide add to furnish and install SF-2 and SF-6 windows in the same material as specified for W-1, W-2 windows.)

(Add) \_\_\_\_\_ Dollars(\$)

### **Alternates For Bid Package: BP08A Doors, Frames & Hardware:**

Alternate No. #1 (Provide add to install doors, frames and hardware per BP-08A scope of work. Includes 2 separate mobilizations for exterior and interior installations)

(Add) \_\_\_\_\_ Dollars(\$)

Alternate No. #2 (Provide mortise locks by Schlage L9000 series in lieu of other acceptable manufacturers)

(Add) (Deduct) \_\_\_\_\_ Dollars(\$)

Alternate No. #3 (Provide exit devises by Von Duprin 98/35 series in lieu of other acceptable manufacturers)

(Add) (Deduct) \_\_\_\_\_ Dollars(\$)

Alternate No. #4 (Provide door closers by LCN 4010/4110 series in lieu of other acceptable manufacturers.)

(Add) (Deduct) \_\_\_\_\_ Dollars(\$)

Alternate No. #5 (Provide Non IC (Mortise) cylinders by Corbin Russwin in lieu of other acceptable manufacturers.)

(Add) (Deduct) \_\_\_\_\_ Dollars(\$)

**Alternates For Bid Package: BP08B Aluminum Storefront, Glass and Glazing:**

Alternate No. #1 (Provide add to furnish and install windows W-1 and W-2 as storefront conditions as dimensions shown)

(Add) \_\_\_\_\_ Dollars(\$)

**Alternates For Bid Package: BP09B Flooring and Hard Tile:**

Alternate No. #1 (Provide and install remedial floor coating over entire suspect floor area to overcome excessive moisture, RH or PH content in concrete slabs, excuding exposed concrete floor areas)

(Add) \_\_\_\_\_ Dollars(\$)

**Alternates For Bid Package: BP10A Visual Display:**

Alternate No. #1 (Provide add to install visual display boards per BP-10A scope of work.)

(Add) \_\_\_\_\_ Dollars(\$)

**Alternates For Bid Package: BP10C Toilet Compartments, Bath Accessories and Fire Protection Accessories:**

Alternate No. #1 (Provide add to install toilet and misc. accessories per BP-10C scope of work) (Includes installing owner provided toilet accessories).

(Add) \_\_\_\_\_ Dollars(\$)

**Alternates For Bid Package: BP10D Walkway Canopies:**

Alternate No. #1 (Provide alternate for walkway canopy design to have 4"-6" space between roof deck and metal soffit panels to run conduit. Soffit panels being included in walkway canopy alternate). See bid package BP-10D scope of work for more information.

(Add) (Deduct) \_\_\_\_\_ Dollars(\$)

**Alternates For Bid Package: BP12B Laboratory Casework, Coutertops and Fume Hoods:**

Alternate No. #1 (Provide wood laboratory casework per 123553.19 in lieu of plastic laminate)

(Add) (Deduct) \_\_\_\_\_ Dollars(\$)

**Alternates For Bid Package: BP26A Electrical Systems, Security, Audio, Visual, Fire Alarm, Telephone and Data:**

Alternate No. #1 (Provide fire alarm system compatible with existing Notifier fire alarm system per plans and specifications. This is in lieu of other acceptable manufactuers)

(Add) (Deduct) \_\_\_\_\_ Dollars(\$)



## **UNIT PRICES**

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work all in accordance with the contract documents. Unit prices shall include all overhead, taxes, fees, markups, manpower, equipment, materials, etc. CM/Design Builder and Owner reserve the right to reject, negotiate, or accept all unit prices prior to contract award.

### **Unit Prices For Bid Package: BP31A Site Demo/Sitework/Grading/Utilities**

#### **No. 1 (Unsuitable Soils Excavation/Removal and Replacement)**

Excavation, loading, transporting unsuitable soils offsite and replacing/placing with suitable from an off-site source

(Per CY)                      Unit Price (\$)\_\_\_\_\_

## **Proposal Signature Page**

The bidder proposes and agrees to commence work under this contract on a date to be specified by the Construction Manager/Design Builder, and shall pursue the scope of work included in their contract in accordance with the schedule prepared by the construction manager/design builder.

Respectfully submitted this date of \_\_\_\_\_

WITNESS:

\_\_\_\_\_  
(Witness Signs If you are a Proprietorship or Partnership)

By: \_\_\_\_\_  
(Signature)

Name: \_\_\_\_\_  
(Print or type)

Title \_\_\_\_\_  
(Owner/Partner/Pres./V.Pres)

Address \_\_\_\_\_

ATTEST:

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

Title: \_\_\_\_\_  
(Corp. Sec. or Asst. Sec. only)

License No. \_\_\_\_\_

Federal I.D. No. \_\_\_\_\_

Email Address: \_\_\_\_\_

(CORPORATE SEAL)

Bid Manual received and used to computing bid (Initial here) \_\_\_\_\_

**Addendum** received and used in computing bid: Failure to acknowledge receipt of addendum many result in bid being considered non-responsive.

Addendum No. 1 \_\_\_\_\_ Addendum No. 2 \_\_\_\_\_ Addendum No. 3 \_\_\_\_\_ Addendum No. 4 \_\_\_\_\_

**Clarifications** received and used in computing bid: Failure to acknowledge receipt of addendum many result in bid being considered non-responsive.

Clarification No. 1 \_\_\_\_\_ Clarification No. 2 \_\_\_\_\_ Clarification No. 3 \_\_\_\_\_ Clarification No. 4 \_\_\_\_\_

## **MINORITY BUSINESS PARTICIPATION REQUIREMENTS**

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*Provide with the bid* - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit **A**) made to solicit minority participation in the bid effort.

**NOTE:** A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

*After the bid opening* - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

**\* OR \***

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

**Note:** Bidders must always submit **with their bid** the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.



# State of North Carolina AFFIDAVIT A – Listing of Good Faith Efforts

County of \_\_\_\_\_

(Name of Bidder)

Affidavit of \_\_\_\_\_

I have made a good faith effort to comply under the following areas checked:

**Bidders must earn at least 50 points from the good faith efforts listed for their bid to be considered responsive.** (1 NC Administrative Code 30 I.0101)

- ☐ **1 – (10 pts)** Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
- ☐ **2 --(10 pts)** Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.
- ☐ **3 – (15 pts)** Broken down or combined elements of work into economically feasible units to facilitate minority participation.
- ☐ **4 – (10 pts)** Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.
- ☐ **5 – (10 pts)** Attended prebid meetings scheduled by the public owner.
- ☐ **6 – (20 pts)** Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.
- ☐ **7 – (15 pts)** Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.
- ☐ **8 – (25 pts)** Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.
- ☐ **9 – (20 pts)** Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.
- ☐ **10 - (20 pts)** Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.

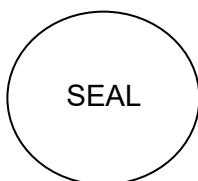
The undersigned, if apparent low bidder, will enter into a formal agreement with the firms listed in the Identification of Minority Business Participation schedule conditional upon scope of contract to be executed with the Owner. Substitution of contractors must be in accordance with GS143-128.2(d) Failure to abide by this statutory provision will constitute a breach of the contract.

The undersigned hereby certifies that he or she has read the terms of the minority business commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: \_\_\_\_\_ Name of Authorized Officer: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_



State of \_\_\_\_\_, County of \_\_\_\_\_

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

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

My commission expires \_\_\_\_\_

# State of North Carolina --AFFIDAVIT B-- Intent to Perform Contract with Own Workforce.

County of \_\_\_\_\_

Affidavit of \_\_\_\_\_  
(Name of Bidder)

I hereby certify that it is our intent to perform 100% of the work required for the \_\_\_\_\_  
\_\_\_\_\_ contract.  
(Name of Project)

In making this certification, the Bidder states that the Bidder does not customarily subcontract elements of this type project, and normally performs and has the capability to perform and will perform all elements of the work on this project with his/her own current work forces; and

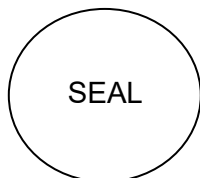
The Bidder agrees to provide any additional information or documentation requested by the owner in support of the above statement. The Bidder agrees to make a Good Faith Effort to utilize minority suppliers where possible.

The undersigned hereby certifies that he or she has read this certification and is authorized to bind the Bidder to the commitments herein contained.

Date: \_\_\_\_\_ Name of Authorized Officer: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_



State of \_\_\_\_\_, County of \_\_\_\_\_

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

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

My commission expires \_\_\_\_\_