



**JSCC WORKFORCE DEVELOPMENT BUILDING
SCO # 22-24540-02A**

CMAR ADDENDUM NO. 1 (CM1)

ISSUED ON: FEBRUARY 3, 2025

This addendum includes the following:

- Bid Date/Time/Location: **Remains Unchanged**
- Bid Manual: **Exhibit B – Bid Packages, Exhibit C – BIM Coordination**
- Architects Addendum No. 4:
 - Drawings: None Included in this addendum
 - Specifications: **Specification section 323113** Chain Link Fence has been added to the Project Manual – Volume 2. Revised specification section 323113 is included as Attachment #1.

For questions, please contact:

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January 31, 2025

ADDENDUM #4

James Sprunt Community College
Workforce Development Building
SCO ID: 22-24540-02A

This addendum forms a part of the contract documents and modifies the original drawings and project manual dated December 2024. The enclosed additions, deletions, corrections, and changes shall be as binding as if incorporated in the original documents. All General Conditions, Special Conditions, etc. as originally specified shall apply to these items. Acknowledgement of receipt of this addendum will be required as part of the contract agreement.

Item 1 Project Manual - Specification Section 323113 Chain Link Fence

Specification section 323113 Chain Link Fence has been added to the Project Manual – Volume 2.
Revised specification section 323113 is included as **Attachment #1**.

Bowman Murray Hemingway Architects, PC



W. Daniel Hill AIA

SECTION 323113 - CHAIN LINK FENCES AND GATES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes chain-link fences and horizontal slide gates.

1.2 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Chain-link fence and gate framework shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated according to ASCE/SEI 7:
 - 1. Minimum Post Size and Maximum Spacing: Determine according to CLFMI WLG 2445, based on mesh size and pattern specified and on the following:
 - a. Wind Loads: (See structural drawings).
 - b. Exposure Category: (See structural drawings).
 - c. Fence Height: See drawings.
 - d. Material Group: IA, ASTM F 1043, Schedule 40 steel pipe.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated
- B. Shop Drawings: Include plans, elevations, sections, details, and attachments to other work.
- C. Samples: For each polymer-coated product and for each color and texture specified, in 6-inch lengths for components and on full-sized units for accessories.
- D. Delegated-Design Submittal: For chain-link fences and gate framework indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.4 INFORMATIONAL SUBMITTALS

- A. Product Certificates: For each type of chain-link fence and gate, from manufacturer.
- B. Product Test Reports: For framing strength according to ASTM F 1043.
- C. Sample of special warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Operation and maintenance data.

1.6 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which Installer agrees to repair or replace components of chain-link fences and gates that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, deterioration of metals, metal finishes, and other materials beyond normal weathering.
 - 2. Warranty Period: Five years from date of Final Acceptance.

PART 2 - PRODUCTS

2.1 CHAIN-LINK FENCE FABRIC

- A. General: Provide fabric in one-piece heights measured between top and bottom of outer edge of selvage knuckle or twist. Provide knuckle selvage at top and twist selvage at bottom. Comply with CLFMI Product Manual and with requirements indicated below:
 - 1. Fabric Height: As indicated on Drawings.
 - 2. Steel Wire Fabric: Wire with a diameter of 0.148 inch.
 - a. Mesh Size: 2.25 inches maximum.
 - b. Polymer-Coated Fabric: ASTM F 668, Class 2b fused and adhered vinyl coated over zinc-coated steel wire.
 - 1) Color: Black, complying with ASTM F 934.

2.2 FENCE FRAMING

- A. Posts and Rails: Comply with ASTM F 1043 for framing, including rails, braces, and line; terminal; and corner posts. Provide members with minimum dimensions and wall thickness according to ASTM F 1043 based on the following:
 - 1. Fence Height: As indicated on Drawings.
 - 2. Light Industrial Strength: Material Group IC-L, round steel pipe, electric-resistance-welded pipe.
 - a. Line Post: 1.9 inches in diameter
 - b. End, Corner and Pull Post: 2.875 inches
 - 3. Horizontal Framework Members: Intermediate, top and bottom rails complying with ASTM F 1043.
 - 4. Brace Rails: Comply with ASTM F 1043.
 - 5. Metallic Coating for Steel Framing:

- a. External, Type B zinc with organic overcoat and internal, Type D zinc-pigmented coating.
- 6. Polymer coating over metallic coating.
 - a. Color: Match chain-link fabric complying with ASTM F 934.
- 7. Post tops shall consist of ornamental tops. The post tops shall fit over the outside of the posts and shall exclude moisture from the tubular posts.

2.3 TENSION WIRE

- A. Metallic-Coated Steel Wire: 0.177-inch-diameter, marcelled tension wire complying with ASTM A 817 and ASTM A 824, with the following metallic coating:
 - 1. Type II, zinc coated with minimum coating weight matching chain-link fabric coating weight.
- B. Polymer-Coated Steel Wire: 0.148-inch-diameter, tension wire complying with ASTM F 1664, Class 2b fused and adhered vinyl coated over zinc-coated steel wire.
 - 1. Color: Match chain-link fabric, complying with ASTM F 934.

2.4 HORIZONTAL SLIDE GATE – CANTILEVER SLIDE GATE

- A. Cantilever Slide Gates: In compliance with ASTM F1184 Type II.
 - 1. Type: Class 1 – External Roller Design.
 - 2. Horizontal top and bottom steel pipe ‘track’ members to be 2.375 in OD (60.3 mm).
 - 3. Vertical and internal members, 1.900 in. O.D. in compliance with ASTM F1043 Group IC WT 40 galvanized steel pipe.
 - 4. Provide ‘V’ groove wheel, and V-track full length of opening. Provide top and bottom rollers to permit smooth gate operation.
 - 5. Gate frame to be fabricated by welding, vertical and horizontal members installed no greater than 8 ft. apart. Welded joints are to be protected by applying zinc-rich paint in accordance with ASTM Practice A780.
 - 6. Gates designed to open or close by applying an initial pull force no greater than 40 lbs.
 - 7. Match chain link fabric to that of the fence system.
 - 8. Positive locking pressed steel latch, galvanized after fabrication. Galvanized steel drop bars provided with double gates.
 - 9. Gateposts: 4.000 in OD schedule 40 pipe per ASTM F1083.
 - 10. Provide Safety protective guards for the top and bottom external rollers following ASTM F1184 guidelines. Provide stops to prevent the sliding gate panel from falling flat to the ground should it get derailed from its guide tracks.
- B. Polymer-Coated Fabric:
 - 1. Polymer coated horizontal slide gates and posts shall match the coating type and color as that specified for the fence framework.

- C. Hardware:
 - 1. Latches permitting operation from both sides of gate with provision for padlocking accessible from exterior side of gate.

2.5 FITTINGS

- A. General: Comply with ASTM F 626.
- B. Finish:
 - 1. Metallic Coating for Pressed Steel or Cast Iron: Not less than 1.2 oz. /sq. ft. zinc.
 - a. Polymer coating over metallic coating.

2.6 GROUT AND ANCHORING CEMENT

- A. Nonshrink, Nonmetallic Grout: Premixed, factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout, recommended in writing by manufacturer, for exterior applications.
- B. Erosion-Resistant Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with potable water at Project site to create pourable anchoring, patching, and grouting compound. Provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating and that is recommended in writing by manufacturer, for exterior applications.
- C. Concrete for post footing shall have a 28-day compressive strength of 3,000 psi.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for site clearing, earthwork, pavement work, and other conditions affecting performance of the Work.
 - 1. Do not begin installation before final grading is completed unless otherwise permitted by Architect.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.
- C. Stake locations of fence lines, gates, and terminal posts. Do not exceed intervals of 500 feet or line of sight between stakes. Indicate locations of utilities, lawn sprinkler system, underground structures, benchmarks, and property monuments.
- D. Install chain-link fencing to comply with ASTM F 567 and more stringent requirements indicated.

- E. Post Excavation: Drill or hand-excavate holes for posts to diameters and spacings indicated, in firm, undisturbed soil.
- F. Post Setting: Set posts in concrete at indicated spacing into firm, undisturbed soil.
 - 1. Verify that posts are set plumb, aligned, and at correct height and spacing, and hold in position during setting with concrete or mechanical devices.
 - 2. Concrete Fill: Place concrete around posts to dimensions indicated and vibrate or tamp for consolidation. Protect aboveground portion of posts from concrete splatter.
 - a. Concealed Concrete: Top 2 inches below grade as indicated on Drawings to allow covering with surface material.
- G. Terminal Posts: Locate terminal end, corner, and gate posts per ASTM F 567 and terminal pull posts at changes in horizontal or vertical alignment of as indicated on Drawings.
- H. Line Posts: Space line posts uniformly at 96 inches o.c. or as indicated on drawings, whichever is less.
- I. Tension Wire: Install according to ASTM F 567, maintaining plumb position and alignment of fencing. Provide horizontal tension wire at the following locations:
 - 1. As indicated.
 - 2. For fabric heights of six feet or more, a 1-1/4" top rail shall be provided.
- J. Chain-Link Fabric: Apply fabric to inside of enclosing framework. Leave 1 inch between finish grade or surface and bottom selvage unless otherwise indicated.
- K. Install gates according to manufacturer's written instructions, level, plumb, and secure for full opening without interference. Attach fabric as for fencing. Attach hardware using tamper-resistant or concealed means. Install ground-set items in concrete for anchorage. Adjust hardware for smooth operation and lubricate where necessary.
- L. Gates: Adjust gates to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.
- M. At each location where an electric transmission, distribution or secondary line crosses any of the types of fences covered by these Specifications, the Contractor shall furnish and install a ground rod and connection to the fence conforming to the requirements of Section nine of the National Electric Safety Code.
- N. Ground rods and connectors shall be placed at minimum intervals of 400 feet in length, one ground rod with connection to the fence shall be required.
- O. General Appearance: All runs of fence shall present the same general appearance. The product of one manufacturer only will be accepted, except for items which do not influence the appearance of the completed fence. The fence shall be the product of a manufacturer who has demonstrated by actual installations of a similar nature, that its product is the type required. No used, re-rolled, or open seam steel will be permitted in posts, gate frames, rails or braces.

END OF SECTION 323113



JAMES SPRUNT COMMUNITY COLLEGE – WORKFORCE DEVELOPMENT BUILDING

Project Bid Manual
Kenansville, NC

Issue Date: 2/3/2025
Revision: 0

EXHIBIT B- Scopes of Work

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EXHIBIT B- Scopes of Work

**Bid Package – Exhibit B
#01A – General Trades**

Description of Work

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

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00	Procurement and Requirements
Division 01	General requirements
Division 06 10 53	Miscellaneous Rough Carpentry

This subcontractor shall provide all documentation, certifications, submittals, and requirements associated with this program. Submittals shall be prepared for compliance approval and sustainability and/or volatile materials requirements per Green Globes.

Trade Specific Requirements

1. Provide one English speaking supervisor/working foreman and four (2) laborers for a period of 20 weeks with 40 hours per individual per week. These individuals are to be direct employees of this subcontractor. Crew will be responsible for providing continuous clean-up of the project site, building, material laydown areas, office trailer, coordination of temporary facilities such as dumpsters pick-up, portable toilet utilization, safety, and coordination of material deliveries. Crew numbers may vary during construction. Hours are to be tracked and monitored for compliance.
2. Include final cleaning services for the building at the completion of construction. This is to include cleaning all horizontal surfaces, floor cleaning, window cleaning, roof cleaning, full bathroom cleaning, removal of adhesive residues, minor paint



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residues, cleaning stainless surfaces, cleaning of all lighting fixtures, carpet cleaning, tile grout cleaning as required, etc.

3. This subcontractor shall provide continuous rental of one working lull/forklift for a period of no less than 26 Weeks/6 Months. This subcontractor also provide a licensed operator for 26 weeks/6 Months at 40 hours per week.
4. This subcontractor shall provide periodic rental of one working skid steer for a combined period of no less than 10 weeks. This subcontractor shall also provide a licensed operator for while equipment is onsite.
5. It is the responsibility of this bid package to review and manage waste management per specification.
6. This subcontractor is to provide an hourly rate for all required personnel within 7 days of being notified as the apparent low bidder. Monteith reserves the right to require additional or reduced manpower based on project requirements. The subcontract will be adjusted to reflect the actual cost of work based on actual work hours utilized in accordance with agreed upon unit rates. This subcontractor shall submit weekly time sheets for signature by Monteith employees and shall bill labor utilization monthly based on signed timesheets and agreed upon unit rates.
7. Monteith reserves the right to require replacement of employees if the workers' product is deemed insufficient by Monteith Superintendent.
8. Maintain all construction waste and recycling dumpsters including metal recycling, wood recycling, cardboard recycling, concrete recycling, and General construction debris. This subcontractor is responsible for the enforcement of material sorting to appropriate containers and calling for haul off as required. Cost of dumpster rental, haul off, and tipping fees are by Monteith. Waste contamination charges will be applied as deductive change orders against this contract.



EXHIBIT B- Scopes of Work

9. Includes all windows and doors with temporary enclosures with lumber and reinforced poly on upper floors, Plywood enclosures at door openings for a complete temporary enclosure system for building.
10. Provide labor and equipment to mow/string trim the project site as requested by CM. This area is to only include the construction site itself. Factor 8 months at twice a month.
11. The subcontractor shall include in their base bid a minimum of \$1,500 per months for the purchase of miscellaneous materials and safety materials and supplies as directed by Monteith Superintendent. Receipts or invoices shall be submitted monthly for payment from this allowance. The subcontract will be adjusted to reflect the actual cost of work. The subcontractor shall not be allowed to mark up the cost of misc. tools and materials utilized for this allowance.
12. The subcontractor shall include in their base bid cleaning supplies, sweeping compounds, brooms, mops, etc. as needed to perform this scope of work. Receipts or invoices shall be submitted monthly for payment from this allowance. The subcontract will be adjusted to reflect the actual cost of work. The subcontractor shall not be allowed to mark up the cost of misc. tools and materials utilized for this allowance.
13. The subcontractor shall include in their base bid temporary fencing per attached logistics plan for 12 months. (1,100 Linear Feet of Fencing & two double gates minimum) Temporary fencing to include post driven fencing, panelized fencing, two access gates with chain, locks, and gate rollers, and man gates as directed by Monteith. Includes maintenance of construction fencing and screening as directed by Monteith.
14. Include installation of approximately 300' of wind screening and include in base bid amount maintaining wind screen. Custom wind screening to be provided by Monteith.



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15. Provide in a base bid for providing and installing project signage. Including safety signage, perimeter fencing signage, wayfinding signage, and site project sign graphics to be provided by Monteith and proofs reviewed before fabrication. Receipts or invoices shall be submitted monthly for payment from this allowance. The subcontract will be adjusted to reflect the actual cost of work. The subcontractor shall not be allowed to mark up the cost of materials utilized for this allowance.
16. This subcontractor shall equip their staff with basic hand and power tools and communication abilities. General power tools include, but not be limited to, circular saws and blades, drills, drill bits, extension cords, hammer drills, extension cords, etc. Basic tools are not applied to misc. tools and supplies allowances. Small Tool Connex for Materials and tools.
17. This subcontractor shall provide two (2) portable toilets beginning February 2025 through June 2025, and six (6) portable toilets from July 2025 through February 2026, and four (4) portable toilets from February 2026-May of 2026. Each portable toilet shall be cleaned twice per week except in the months from June-September where 3 cleanings per week are required. The subcontract will be adjusted to reflect the actual quantity of portable toilets used throughout the project duration based on agreed upon unit rates. The subcontractor shall submit monthly invoices with billings to document the quantity of portable toilets utilized.
18. Provide four (2) handwash stations for a period of 12 months with twice weekly service. The subcontract shall be adjusted based on the actual quantity of handwash stations provided based on agreed upon unit rates. The subcontractor shall submit monthly invoices with billings to document the quantity of portable toilets utilized.
19. Provide one (1) sanitary holding tank located at Monteith office trailer with once per week service of each tank from February 2024 through March of 2026.



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20. Include in base bid to provide and maintain (8) 20# type ABC Fire extinguishers with stands (like Fire Mate Fire extinguisher stands) for the duration of construction (14 Months). Provide and keep up to date fire extinguisher inspection cards on each fire extinguisher.
21. The subcontractor shall provide and maintain all safety railings, kick boards, toe boards, floor opening coverings, etc. as required per OSHA guidelines and Monteith Construction Safety Manual.
22. The subcontractor shall provide and maintain four (4) 55-gallon trash containers with covers throughout the building and project site. Containers to be emptied into dumpsters daily.
23. Include in base bid supplying and maintaining five (4) push brooms, five (4) dust pans, one (1) 16-gallon wet dry shop vac, and one 4,000 psi min. pressure washer. Maintain all equipment provided and replace as required.
24. The subcontractor shall provide and maintain one (1) forklift operated dump hopper (Vestil Model D-300-HD or equal). Trash containers to be emptied as required and at a minimum upon completion each day.
25. Subcontractor shall provide, install, and remove the following floor protective coverings as directed by the Construction Manager:
 - a. 10 mil plastic sheeting and Masonite coverboard on all corridors, lobbies, and all floor finishes. Tape all seams and repair or replace as required.
 - b. Builder paper (ram board plus or x board) in all rooms. Tape all seams and repair or replace as required
26. The subcontractor shall be responsible for plastic coverings as required for temporary enclosures, protection of installed finishes, etc.

Allowances and Unit Prices:



EXHIBIT B- Scopes of Work

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances are as follows:

Lump sum allowances:



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N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

**Bid Package – Exhibit B
#BP 03A – Concrete**

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 03 30 00	Concrete Forming and Accessories
Section 03 30 10	Concrete Reinforcing

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Concrete** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Provide all foundations/footings, slab on grade, slab on deck, concrete pavement, wall and column footings, elevated / raised concrete, Cast in Place walls, concrete flatwork, heavy duty concrete paving, stairs and ramps for interior and exterior for a complete installation of this scope of work.
2. Provide all excavating, digging, compacting, reinforcing, formwork, curing, finishing, rubbing, water stops, concrete materials/admixtures, backfill, and all accessories associated with concrete construction and all equipment required to complete this scope.
3. Provide all reinforcing steel for foundations, embedded masonry dowels, slab dowels, turndowns, CIP walls, WWF, reentrant bars etc.



EXHIBIT B- Scopes of Work

4. Provide termite and pest control treatment to all under slab areas as noted.
5. Coordinate with architectural, structural, and PME trades for the work herein described.
6. This subcontractor is responsible for the installation of bollards with concrete fill. Bollards will be supplied by the Steel Subcontractor.
7. Provide temporary safety barriers to prevent access to excavated areas.
8. Provide all vapor barriers under slab as required.
9. Provide all necessary engineering, layout, and coordination required to complete Work. The Construction Manager will provide one (1) vertical and horizontal control and one (1) benchmark for Subcontractor's use. All other layout to complete the work is the responsibility of the contract requiring. All work to be completed according to construction progress schedules and subsequent updates completed and provided by the Construction Manager.
10. Provide all base material and verify proper grade. Compacted soil subgrade will be provided within 1/10" and it will be this subcontractor's responsibility to provide and install washed stone to final subgrade elevation.
11. Provide all concrete pumping and/or lifting equipment needed for efficient completion of work associated with this Bid Package.
12. Install embeds and anchor bolts in all concrete work associated with this Bid Package. Embeds will be furnished by others unless noted otherwise.
13. Protect all exposed anchor bolts from concrete slurry. Clean anchor bolt projections during concrete placement.
14. Supply all hot and cold weather provisions for concrete as needed to maintain the project schedule. See project schedule for pour/placement dates accordingly.
15. Provide all equipment and housekeeping pads for both interior and exterior equipment installations. Coordinate pad dimensions and locations with trade providing equipment.
16. Provide dewatering of all open excavations and building pad as needed for this scope of work. See geotechnical report for details on water table depth.
17. Provide all site concrete flatwork and all heavy-duty concrete paving. For all concrete paving and flat work with stone base, Sitework contractor to provide stone subgrade to within .1' final grading by this subcontractor prior to placement.
18. Provide all necessary admixtures and additives in compliance with specification and hot weather and cold weather concrete procedures including, but not limited to water reducing admixture, hot water, cold water, ice, retardant, super-plasticizer, air entrainment, fly ash, etc.
19. Subcontractor responsible for requesting all public and private utility locations prior to any excavation.



EXHIBIT B- Scopes of Work

20. Furnish all vertical protective rebar caps on all reinforcing dowels. Provide (100) additional reinforcing caps for caps anticipated to be lost/damaged during the construction.
21. Prior to construction, if the reinforcing is indicated as embedded in the concrete, straighten and/or properly align this reinforcing as required for masonry installation to properly fit inside the masonry systems.
22. Include necessary mobilizations relocation of material and equipment (pump, transport, light towers, generators, etc.) as required to facilitate construction progress and/or as directed by the Construction Manager.
23. Include non-shrink grout under all column baseplates
24. Include surveying for the anchor bolts layout for all columns.
25. Provide a final anchor bolt survey with installed dimensions of all anchor bolts after placement of footings. Set one leveling nut on each set of anchor bolts to the correct surveyed elevation. Clearly mark leveled nut once elevation is established.
26. Wash out all concrete materials in concrete washout location. Maintain washout as needed for removal of concrete materials. Maintenance of concrete washout is by the sitework contractor.
27. Stockpile all foundations spoils to central location designated by Monteith Construction. Site contractor responsible for removal and disposal of spoils.
28. Provide expansion and control joints within this work.
29. Provide all tools, equipment, hoisting, lifting, etc. as required to perform the work under this bid package including:
30. This subcontractor is responsible for backfill against all below grade footings, slabs and walls as required. Footings with drainage system will be backfilled by Site Subcontractor.
31. Include foundation drains as indicated in the project documents. Coordinate tie in to storm drainage system with site contractor.
32. Concrete Subcontractor responsible for over excavating and forming exterior face of footings in areas with foundation drain system to allow for the installation of waterproofing and drain system
33. All concrete slab placements shall meet or exceed FF/FL requirements per specifications.
34. Dewatering and control of groundwater and surface runoff during this scope of work is the responsibility of this bid package until backfill of foundations, walls, and trenches associated with this work is complete. This includes well points, tail ditching, and pumping of flooded areas of footings, slabs, or any other area where subcontractor will perform work.
35. Provide acceptance of building pad elevation and soil compaction prior to beginning footing excavations.
36. Backfill of foundation walls prior to slab pours is the responsibility of this bid package.



EXHIBIT B- Scopes of Work

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Concrete placements on elevated decks are to be placed to thickness indicated. A maximum of ½" additional concrete beyond specified thickness is allowed. SOD pours to be "gauged" in lieu of lasered. If a floor or roof deck must be shored, this will be the responsibility of this bid package.
2. Include all WWF installed on composite floor decking. Install WWF on bolsters after installation of shear studs are completed by structural steel subcontractor.
3. Provide step footings as directed through coordination with Construction Manager to allow utility and conduit installations.
4. Provide all interior and exterior equipment and housekeeping pads.
5. Provide a precast transformer pad with pit as required by Duke Energy for exterior Utility Transformer(s). See detail C1/E5.3 for information.
6. Provide and install insulation under slab on grade and at foundations as indicated.
7. Includes concrete at all mezzanine decks.
8. Provide termite treatment under the building pad and foundations as indicated and required per local requirements.
9. Concrete Walls and foundations to receive waterproofing or damp proofing to be finished, rubbed, or patched/parged to a level consistent with moisture barrier requirements. Coordinate with waterproofing contractor for acceptance.
10. Concrete foundations to include all masonry shelves as indicated. See details 5/A4.0 for clarification on specifics.
11. Provide expansion and control joint layout plan prior to concrete placement to Construction manager for approval. Concrete saw cuts to be coordinated with Terrazzo control joint layout.
12. Include column diamond boxouts as required for SOG placement prior to steel erection.
13. Paint all columns below grade with asphaltic coatings.
14. Provide and install all water stops as required.
15. Include flagpoles concrete bases and sleeve installation (sleeves provided by others)
16. Include installation of bike racks (bike racks provided by others)
17. Furnish and install all site concrete inclusive of stairs, sidewalks, curb and gutter.
18. See sheet S3.11 retaining wall detail. Concrete foundation is by this bid package.



EXHIBIT B- Scopes of Work

Schedule Requirements:

Time is of the essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the below dates and concurrent workflows as required to complete the project on, or ahead of, schedule. Additional Activities will be incorporated into the baseline schedule once finalized with this Subcontractor.

The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings:

- a. Shop Drawings and product data: 4 weeks to submit.
- b. Shop Drawing and Submittal Approval: 6 weeks for approval.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract documents and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.



EXHIBIT B- Scopes of Work

Quantity Allowances:

Quantity allowances, when included, are to be carried at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

1. **Unit Price (UP 3.1):** Provide a unit price for one (1) Square foot of 4" sidewalk removal and replacement. Unit price to include demolition, disposal, fine grading, and replacement of 4" 3,000 PSI medium broom finish pedestrian concrete.
2. **Unit Price (UP 3.2):** Provide unit price for 1LF of curb replacement. Unit price includes demolition, disposal, fine grading, and replacement of curb and gutter.
3. **Unit Price (UP 3.3):** Provide unit cost for one cubic yard for removal of unsuitable soils
4. **Unit Price (UP 3.4):** Provide cost for one cubic yard of washed 57 stone
5. **Unit Price (UP 3.5):** Provide cost for one cubic yard of compacted sand

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all,



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Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 04A – Masonry

Description of Work

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
04 22 10	Concrete Masonry Units
07 21 00	Thermal Insulation
07 28 00	Membrane Air Barriers and Flexible Flashings
07 62 00	Sheet Metal Flashings and Trims (as pertains)

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this Masonry and precast architectural concrete includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. The subcontractor has inspected the site, reviewed the logistics plan, and is familiar with access, sequence, staging, hoisting requirements, and all available documents prior to submitting the bid.
2. All surveys required and layout is included.
 - a. Construction manager to provide only benchmarks and control lines
 - b. Subcontractor is responsible for Establishing building corners, wall layout, and footing rebar verification in coordination with concrete subcontractor.
 - c. Subcontractor is responsible for verifying walls are installed plumb and straight. Prior to installation of walls, verify that substrate is plumbs and straight. Notify CM



EXHIBIT B- Scopes of Work

of any discrepancies in installed substrate or steel structure prior to commencing work.

3. Provide all masonry work for a complete installation including, but not limited to the following: concrete masonry units (CMU), face brick, precast concrete, mortar (include colored mortar if required), mortar admixtures, grout, concrete fill, reinforcing steel bars (within masonry CMU cells), rebar positioners, rebar caps, anchors (including seismic, veneer, dovetail, rigid, etc. anchors where required), ties, horizontal joint reinforcing, weeps, vents, control joints, compressible filler strips, expansion joints, through wall flashing, cavity drainage material, mortar net, pointing, cleaning, mock-ups, etc. as may be required to provide a complete and functional masonry package, whether detailed and/or implied on the Contract Documents
4. Provide and install all cavity insulation behind the brick veneer
5. Provide and install all architectural precast concrete and caps including:
 - a. Precast benches, precast site walls, precast planters, precast landscape borders, precast stair treads and riser, column caps, etc.
6. Includes all neoprene joint fillers and self-expanding neoprene cavity seals between brick and adjacent materials as indicated.
7. Provide full time supervision for projects whose sole responsibility is quality control, safety, material ordering, and maintaining a clean and efficient work area.
8. Include additional grouted and reinforced cells in CMU as required for steel installations.
9. Subcontractor to coordinate all grout placements and reinforcement inspections with Monteith Superintendent. All grout placements are scheduled for at least 24 hrs. in advance. If grout placement is not scheduled with Monteith and the inspector is not present at the time of grouting, grout placement will not be permitted, and any costs associated will be this subcontractor's responsibility.
10. Vertical and horizontal steel reinforcing is to be installed per the contract drawings in all masonry walls
11. Provide UL listed head of wall details at all fire rated masonry partitions. Label all fire rated masonry partitions.
12. All top-of-wall sealants, mineral wool, fillers, draft stops, etc. for all CMU walls is the responsibility of this subcontractor.
13. Prior to placement of concrete footings with vertical dowel reinforcement embedded in concrete, coordinate with cast in place subcontractor to verify reinforcement is within masonry cells.
14. Includes installation of miscellaneous steel materials (provided by others) including the following:
 - a. Loose steel lintels



EXHIBIT B- Scopes of Work

- b. Embedded bearing plates, anchor bolts, plates, in masonry walls.
- 15. All bolted, welded, or misc. steel not embedded in masonry is supplied and installed by the steel contractor. Coordinate the location of bolted steel materials with the steel contractor to ensure adequate anchorage and reinforcement is provided.
- 16. Includes all infill and grouting of structural steel (bearing blackouts, beam tails, etc.) set by structural steel and misc. metals contractor within masonry walls.
- 17. Block-outs, embeds, sleeves for penetrations, openings, attachments, etc. will be furnished by other trades for installation in masonry work by this Subcontractor. Including all permanent and non-permanent materials required for openings. Masonry subcontractor to coordinate and layout all embeds, anchor bolts, and miscellaneous masonry embedded steel. Elevation and size of penetrations to be written on walls or floors by trade requiring penetration. If penetration/block out is provided and properly coordinated by trade and not installed per coordination all cutting, coring, or rebuilding of wall is the responsibility of masonry subcontractor.
- 18. Includes installation and grouting of all hollow metal frames as part of this subcontract. Frames are to be installed plumb and level while maintaining integrity of frame opening for installation of doors. Brace, shim, or block frames as required to maintain opening integrity. Remove all hollow metal frame spreader bars after completion of grouting. Provide insulation to hollow metal frames as indicated.
- 19. Clean all footings, slabs, brick ledges, and dewater excavations as needed for masonry installation.
- 20. Provide adequate protection at all floor areas during masonry and grouting operations.
- 21. Includes all cold weather masonry provisions as required including hot water, temporary heating, enclosures, masonry blankets, sand and water heaters, etc.
- 22. All work shall be properly covered with plastic sheet goods at the end of each day or until a permanent covering/air barrier is installed.
- 23. Provide adequate scaffolding, manpower, equipment, etc. as needed to meet schedule requirements. Masonry subcontractor shall utilize hydraulic or crank scaffolding for all brick veneer installations above 14' and wherever practical.
- 24. Grade, level or smooth substrates as required for scaffold installations.

Brick Veneer Requirements:

- 1. Includes all brick veneer materials including brick colors as selected by architect, colored mortar, special shapes, mortar admixtures, weeps, thru wall flashings, cavity insulation, brick ties (both where imbedded in CMU or fastened to metal framing, control joint and expansion joint filler materials, cavity drainage materials, compressible fillers, etc.



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2. Closely inspect masonry units prior to installation to verify conformity of unit's sizes and shapes to specified tolerances.
3. All veneer anchors fastened to metal framing to include self-sealing EPDM washers compatible with air barrier manufacturer requirements. All veneer anchors in metal framing shall be installed and inspected by CM, air barrier installer, and commissioning agent.
4. Patch and repair any damage to air barriers prior to installation of cavity insulation.
5. Brick veneer materials shall be always covered to avoid excessive moisture absorption
6. Ensure cavity is clear of mortar droppings throughout installation of brick veneer, Cavity is to be inspected by CM various intervals to ensure cavity is clear of droppings, excess mortar protrusions within cavity, etc.
7. Ensure brick cavities remain dry throughout veneer installation and until permanent flashings/air barriers are installed to prevent moisture from entering cavity.
8. Coordinate with other trades to ensure all penetrations, electrical boxes, embedded materials, etc. are installed in plane with brick veneers and neatly trim around all penetrations through veneer.
9. All brick veneer returns to window openings are to be cut, not broken, to achieve a consistent ½" space between cavity insulation and edge of brick return or termination. Spray foam between cavity insulation and brick is by others.
10. The CM shall provide the masonry subcontractor with a mortar mixing and sand pit location outside of the building footprint. All mortar mixing is to take place within this designated area. This subcontractor shall provide stone, liners, berms, or other means to ensure runoff from mortar mixing is contained within the mixing area. Ensure all mortar sand is maintained clean and dry throughout masonry operations. Remove and re-grade all mixing locations at completion of the work.
11. Provide cleaning of veneer at completion of veneer installations and prior to final landscaping.
12. Protect all adjacent finishes during veneer installation and veneer cleaning as required.

Architectural Precast Requirements:

1. Provide and install all architectural precast concrete including seat walls, cheek walls, retaining walls, stair risers and treads, caps, sills, etc. as shown in architectural and civil drawings.
2. Include all dowels as indicated for precast installations, foundations dowels for tie in are provided by concrete subcontractor.
3. Include all prefabricated penetrations, light coves, weeps, etc.
4. Includes all skateboard deterrents (as indicated), expansion joints, control joints, etc. Include all joint fillers.



EXHIBIT B- Scopes of Work

Scope Specific Safety Requirements:

1. This subcontractor shall provide and install the following safety related materials:
 - A. Provide rebar caps on all vertical reinforcement
 - B. Provide ladders to all scaffold platforms and platforms fully decked at all levels

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Provide termination bars and sealant at all flexible through wall flashing and self-adhered membrane transition membrane flashing lapped over termination bar per drawings and specifications. Drawings indicate copper laminated continuous through wall flashings.
2. Provide all row lock, soldier coursing, accent brick, masonry caps etcetera per plans and specifications.
3. Fill wall cavity with grout as indicated in the drawings and specifications.
4. Furnish and install all brick ties and wall drainage materials.
5. Include all bracing and supporting as required during construction.
6. Install masonry vents and weeps as indicated in the drawings and specifications.
7. Furnish and install all masonry at locker bases (See 2/A7.0) for reference.
8. Review sheet C2 and S3.11 for details of masonry retaining wall by this bid package. Concrete foundation by others.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the below dates and concurrent workflows as required to complete the project on, or ahead of, schedule.



EXHIBIT B- Scopes of Work

The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings: 4 Weeks post executed Subcontract

Procurement & Delivery: 8 Weeks post executed Subcontract

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried out in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:



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Allowances: N/A

Unit Prices: N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

**Bid Package – Exhibit
#BP 05A – Metals**

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 05 12 00	Structural Steel Framing
Section 05 12 13	Pipe and Tube Railings
Section 05 21 00	Steel Joist Framing
Section 05 31 00	Steel Decking
Section 05 55 00	Metal Fabrications

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this Structural and Misc. Steel package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. The subcontractor has inspected the site, reviewed the logistics plan, and is familiar with access, sequence, staging, hoisting requirements, and all available documents prior to submitting the bid.
2. All surveys required and layout is included.
 - a. Construction manager to provide only benchmarks and control lines
 - b. The subcontractor is responsible for maintaining and certifying building plumb prior to placement of elevated concrete slabs, roofing, grouting of base plates, etc.
 - c. Erection tolerances shall be based on tolerance requirements for installed finishes.



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- d. The subcontractor shall employ a licensed surveyor to inspect anchor bolt locations before installing columns. Notify Monteith of any discrepancies that will affect the erection of structural steel. Provide anchor bolt survey to Monteith.
 - e. A licensed survey plan/as built is required for all interior stairs furnished and installed in this work package. Include survey points at front and back and side to side of each tread (4 survey points per tread).
 - f. Field measurements or verification are required and may require separate mobilizations.
6. Participate in BIM coordination and provide models necessary for a fully coordinated system.
3. This Subcontractor is responsible for providing all equipment needed to erect and install all structural steel and miscellaneous metals work. This equipment includes cranes, forklifts, boom trucks, hoists, welders, scaffolding, shoring, etc.
4. This subcontractor shall provide portable diesel or gas generators and portable welding equipment for this scope of work. Temporary power facilities will not be provided for use by this subcontractor during erection.
5. This subcontractor shall closely review logistics plan for crane locations and pick distances. Crane pads will be provided by site contractors at locations noted on logistics plans only.
6. Subcontractor responsible for cleaning all steel at completion of erection.
7. All damaged primer and welds to be filed primed to match
8. This bidder is to include within its scope of work 3 additional crane picks as requested by the CM during onsite activities and coordinated to not interfere with the work of this scope package.
9. This subcontractor shall plan for crane operation, rigging, and setting of beams during the topping out ceremony as requested by Monteith.
10. All steel outside of the wall cavity to be Hot dipped galvanized finish. This includes steel within exterior wall cavities.
11. This Subcontractor shall provide a complete metal stair and railings package that includes but is not limited to the following items: steel pan stairs, landings, handrails, and wall railings for all stairs as required by drawings. Include all core drilling, drilling, epoxy, and other anchoring requirements. The metal stairs, landings, and integral handrails are to be installed as the structural steel work is erected.
12. Provide all required shop primers, paint, coatings, field touch-up materials and labor.
13. This package includes all shops and field welding as required.
14. All bolted or fastened steel materials shall be installed by this contractor unless specifically noted otherwise. Include all fastening materials.



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15. Structural steel framing, decking, and misc. metals shall be shipped, unloaded, inventoried, and properly stored on dunnage to keep steel clean by this subcontractor.
16. Provide and install pre-drilled holes in steel, as necessary, for attachment of work by others including holes for wood blocking bolts, nail holes in embeds for anchorage to formwork, etc. Holes to be indicated on shop drawings.
17. This subcontractor is responsible for surface dewatering footings as required for setting structural steel.
18. Cut deck to fit around openings and projections, including plumbing, HVAC, fire protection, and electrical work and provide closures to prevent concrete overspill. Include reinforcing / structural framing of openings where required. Carefully examine the Architectural, Structural, and Mechanical drawings to determine the size, type and quantity of openings required. It shall be this Subcontractor's responsibility to provide all such holes and/or openings in proper locations.
19. Steel tolerances shall comply with the tolerances of the materials being installed and connected to structural steel.
20. Provide safe access by boom lift or other means for the testing agency and EOR to the work of this section. Any work found to be deficient during inspections is to be corrected and reinspected at no cost to the Construction Manager or Owner.

Delegated Design Requirements:

1. Delegated Design is required for structural steel connections and metal stairs. Complete calculations and shop drawings are to be signed and sealed by a Professional Engineer licensed in the State of North Carolina. Reference plans and specifications for additional requirements in addition to below:
 - a. Include engineering of all braced frames, collector beams, moment frames and connections, lintel and wind girts, and shear connections.
 - b. Shop Drawings to be provided with design loadings and reactions applied to supporting structure. Include a summary of the controlling load cases for each location.
 - c. Subcontractor to provide anchor/embed shop drawings within 30 days of post-bid verification meeting. All other shop drawings shall be submitted as sequenced in the schedule and as required to meet the erection schedule.
 - d. Deviations, changes, or discrepancies from the contract documents are to be clouded or clearly marked requesting approval or clarification from the EOR and Monteith. Provide and maintain an RFI (REQUEST FOR INFORMATION) log of all required clarifications.



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- e. Shop drawings shall clearly indicate all assumed design loads and appropriate locations for EOR approval.
- f. The subcontractor shall provide a 3D steel design model compatible with Navisworks for MEP coordination.

Scope Specific Safety Requirements:

- 1. This subcontractor shall provide and install the following safety related materials:
 - a. Furnish, install, and remove all necessary temporary safety brackets, safety cables, and fall protection devices for erection of steel in compliance with OSHA Regulations and Monteith Guidelines.
 - b. Furnish project specific safety plan to the construction manager including:
 - i. Hoisting and rigging plans, fall protection plan, job specific erection and bracing plans, safety policies, etc. shall be provided to the Construction Manager prior to starting work.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

- 1. The following items shall be **Furnished and Installed** by this subcontractor:
 - a. Complete structural steel package including, but not limited to, columns, beams, tubes, bent plate, slab edge angles, shear studs, gusset plates, brace frames, all connection details and welding, welded deformed bars, DBA's expansion anchors, shims, leveling nuts, steel decking. Bar Joists, bridging and bracing.
 - b. Furnish and install all tube steel for training cubicle steel per drawing A6.1.
 - c. Furnish and install shop hoist beams as indicated
 - d. All steel countertop supports as indicated in the drawings.
 - e. Installation of shear studs shall be completed in phases as directed by the Construction Manager and will require multiple mobilizations.
 - f. Includes all bolted steel support or shelf angles for support of interior or exterior finishes. Includes all fasteners, expansion anchors, epoxy anchors, and installation. Coordinate elevation with CMAR and contractor whose scope is reliant on steel support.
 - g. All top of wall bracing
 - h. All base plate shim materials and leveling nuts



EXHIBIT B- Scopes of Work

- i. Galvanized finish at all steel materials outside of the primary building envelope (air barrier or roof membrane) or as indicated.
 - j. Shelf angle supports curtain walls and CFMF walls as indicated.
 - k. Masonry relief angles and HSS outriggers as indicated.
2. Includes all miscellaneous metals to be **furnished and installed** including:
- a. All architectural steel materials noted on sheets whether indicated on structural sheets including wall framing supports, steel casework supports, jamb protection at overhead doors, overhead hung toilet partition supports, etc.
 - b. Overhead steel support framing and bracing for ceiling mounted toilet partitions (typically all toilet partitions)
 - c. All interior metal stairs and railings
 - d. All roof anchor davits and permanent fall protection anchors with cabling- Include certification of fall protection anchors and davits by a certified inspector.
 - e. Door, window, louver, and miscellaneous opening supports
 - f. All roof access ladders and stairs and grating
 - g. Shelf angles and vertical C channel support.
 - h. The glazing system head supports.
 - i. Brick shelf angle supports.
 - j. Top of CMU wall bracing.
 - k. Tube Steel jambs and head support, galvanized jamb closure, and galvanized lintels as indicated.
 - l. HSS knee wall supports as indicated.
 - m. All metal hand railing interior or exterior.
3. The following items shall be **Furnish only** and will be installed by others.
- a. Column or beam embed plates and anchors. Provide 1/8" steel anchor bolt templates, labeled, for each column base.
 - b. Provide all loose lintels- Loose lintels to be galvanized or as indicated.
 - c. Bollards as indicated.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled



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durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the below dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings:

- a. Shop Drawings: Anchor bolt and Embed plans: 30 Days
- b. Structural steel and decking Shop Drawings Approval: 6-week duration to submit, 1 week for review

Procurement & Delivery:

- a. Anchor bolt Delivery: 6 weeks
- b. Structural Steel Fabrication and Delivery: 14 weeks total design and delivery

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.



EXHIBIT B- Scopes of Work

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

1. **Unit Price (UP 5.1):** Provide unit price for 1 ton of structural steel W shape beam or column with installation
2. **Unit Price (UP 5.2):** Provide unit price for 1 ton of tube steel beam or column with installation
3. **Unit Price (UP 5.3): Provide** unit price for 1 ton miscellaneous steel, angle, bent plate, or similar with installation
4. **Unit Price (UP 5.4):** Provide unit price for one (1) roof frame installed before decking
5. **Unit price (UP 5.5):** Provide unit price for one (1) roof frame installed after decking

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all,



JAMES SPRUNT COMMUNITY COLLEGE – WORKFORCE DEVELOPMENT BUILDING

Project Bid Manual
Kenansville, NC

Issue Date: 2/3/2025
Revision: 0

EXHIBIT B- Scopes of Work

Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

**Bid Package – Exhibit B
#BP 06A – Millwork**

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General Requirements
Section 06 40 23	Interior Architectural Woodwork
Section 06 64 00	Plastic Paneling

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Millwork** package includes all inclusions as described in the following subparagraphs regardless of whether they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Furnish and install mockups, architectural woodwork, slat walls, benches, cubbies, solid surface countertops, integral solid surface sinks, solid surface running trim, solid surface panels applied to custom casework, solid surface windowsills, wood panel walls, wood railings, misc. wood running trims, caulking of all joints for installed products to adjacent surfaces, and provide protection of all casework and countertops from other construction activities from the time of install to project completion.



EXHIBIT B- Scopes of Work

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Coordinate casework with electrical, plumbing, AV and security work that is integral with casework and countertop assemblies.
2. Coordinate all blocking requirements and locations with MCC during VDC phase.
3. Furnish and install all woodworking/slat wall as indicated on sheet A 5.3. All blocking is by others. The coordination of the required wood blocking for this wall will be included in this Bid package.
4. Field verify dimensions of all openings prior to fabrication and installation of casework.
5. Coordinate all wall devices to avoid conflict with casework and countertops.
6. Supply and coordinate support bracket locations with unmounted equipment as indicated.
7. All base cabinets depth to be verified at 2'-0" minimum. See architectural drawings for clarifications.
8. All casework shall be finished as indicated in the plans and specification unless noted otherwise.
9. Provide 1" minimum filler panels at all locations where casework abuts a wall.
10. Provide adjustable shelving within all wall and base cabinets as indicated in the plans and specifications.
11. Bottom of upper cabinets to be finished to match vertical faces.
12. Provide 12" clear interior dimension on all upper wall cabinets unless otherwise noted.
13. All keyboard trays to be included as indicated in the plans and specifications.
14. At wall with fire extinguisher cabinets stop upper bump rails 6" from edge of cabinet.
15. Refer to project manual for cabinet/casework pull types.
16. Refer to architectural and/or interior drawings for solid surface sink types.
17. All windowsills as indicated.
18. Furnish and install all countertops and supports.
19. Furnish and install all Wainscott or wall paneling as indicated.
20. Stained or painted wood handrailing as indicated.
21. Solid surface seat on plinth with waterfall edge
22. ½" Quartz Panel adhered to plywood.
23. Provide all plywood and particle boards considered as substrates for subsequent finish materials and installed outboard of gypsum boards.
24. Slatwalls and decorative wood walls as indicated in the plans and specifications.
25. Storage casework as indicated in the plans and specifications



EXHIBIT B- Scopes of Work

- 26. Reception Counters
- 27. Benches as indicated

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances: N/A

Unit Prices:

1. N/A



EXHIBIT B- Scopes of Work

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 07A- Roofing and Sheet Metal

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 07 21 00	Thermal Insulation
Section 07 28 00	Membrane Air Barriers and Flexible Flashings
Section 07 41 10	Metal Roofing Panels
Section 07 62 00	Sheet Metal Flashings and Trim

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Roofing and Sheet Metal** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This Subcontractor shall provide all roofing and sheet metal work that includes but is not limited to the following: Roof insulation, underlayment materials, substrate board, coverboard, adhered vapor retarder, roofing membranes gutters and downspouts, roof related flashing, counter-flashing, roof curb flashing, equipment support flashing, pipe flashing, walk mats, metal coping, gravel stops, fascia, trim, sheet metal, fasteners, adhesives, caulking and sealants (within roofing system), expansion joints and covers, warranties, etc. as may be required to provide complete and functional roofing and sheet metal system whether detailed or implied in the Contract Documents.



EXHIBIT B- Scopes of Work

2. Include detailed shop drawings for all flashing terminations, transitions, intersections of adjacent materials, gutters and downspouts, fastening patterns, flashing overlaps, sealant locations, etc. As detailed in the drawings and as needed for proper installation, water tightness, and warranty requirements.
3. The bidder acknowledges that details relating to membrane or sheet metal terminations, transitions, etc. are not intended to be fully prescribed in the contract documents. The roofing contractor shall include in their bid all materials, labor, and equipment required to meet the design intent, manufacturer warranty requirements, and a clean, finished appearance.
4. This bid package is to furnish and install **all roof blocking** required in order to provide a turnkey roofing system.
5. No termination bars shall be left exposed under any circumstances and shall be covered by the two-piece Reglet flashing supplied and installed by this contractor.
6. Tapered insulation is to be provided by this contractor as required to meet the slope requirements listed in the contract documents. The bidder acknowledges that tapered insulation shown on the drawings is representative and may not indicate all tapered insulation required to meet slope requirements in all areas.
7. Provide roof cleaning at project completion prior to final inspections and acceptance.
8. Verify all substrates prior to installation of any permanent roofing materials. Notify the construction manager at least 3 weeks prior to work if the substrate is unsuitable for roofing installation. Commencement of roofing activities indicates acceptance of the substrate.
9. Provide all mockups as required per specifications.
10. Provide all crickets, cant strips, termination bars, flashings, boots, pitch pockets, and all other misc. roofing specialties required for watertight installation and flashing of other trades permanent roof penetrations.
11. At metal stud walls where termination bar is required. Install metal flat strapping as required prior to sheathing.
12. Provide warranties as described in the specifications.
13. Include inspection and observation by manufacturers' representatives / inspectors as required.
14. Roofing materials shall be distributed such that unacceptable concentrated loads on the roof structure are eliminated. Coordinate the location of materials to be placed on the roof with the Construction Manager.
15. This Subcontractor is responsible for making all cuts and patching penetrations in roofing materials required by others.
16. Provide temporary roofing and weather protection as required that includes but is not limited to plywood, roofing membrane, caulking and sealants, etc. at all roof openings, curbs, etc. until permanent equipment and/or roofing system is installed to keep the building weather tight.



EXHIBIT B- Scopes of Work

17. This Subcontractor is responsible for cleaning all surfaces receiving roofing materials prior to placing the roofing system.
18. This Subcontractor is responsible for keeping the roof cleaned on a continual basis during installation to prevent stains and damage and shall provide a final cleaning of the roofing system upon completion of this work.

Scope Specific Safety Requirements:

1. This subcontractor shall provide and install the following safety related materials:
 - a. Leading edge protection and warning flags from the start of roof to final acceptance of roof. Leading edge to be established from each entry stair to full perimeter of roof area.
2. The parapet is not suitable height for fall prevention and all Monteith and OSHA regulations related to fall protection will be enforced while working on the roof.
3. Provide project specific Safety manual to construction manager prior to commencing work. Include the following:
 - a. Hoisting plans for materials
 - b. Project specific fall protection plan.
 - c. Identification of OSHA approved competent person onsite daily.
 - d. MSDS documentation

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required by plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Includes all roof blocking as indicated in the drawings. Any wood component required for the installation of a turnkey warranted roofing system is to be by this bid package.
2. Includes tapered all insulation, coverboard, membrane, metal roofing, roof edge material, drip edges, and any fascia to parapet caps.
3. Includes the furnishing and installation of all gutters and downspouts.
4. Furnish all boots for downspouts to be tied into the storm drainage system by the site work contractor. Boots to be installed on gutters by this bid package.



EXHIBIT B- Scopes of Work

5. includes tapered insulation and vertical insulation behind gutters (checkered hatch), cover board, and self-adhered underlayment below canopy ACM roofing. Substrate boards at canopies and vapor barrier provided by others.
6. Includes all fall protection anchors installation and removal.
7. Includes aluminum gutter and downspouts at stair tower roofs.
8. The roofing system must meet FM Global requirements as stated in the specifications.
9. Review and verify compatibility of all components of roofing system, flashings, adhesives, vapor barriers, etc. with adjacent materials.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the below dates and concurrent workflows as required to complete the project on, or ahead of, schedule. The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings:

- a. Submittals and Shop drawings: 6 weeks to submit
- b. Submittal Approval: 2 weeks to approve

Procurement & Delivery:

1. Roofing Systems Material Delivery: 6 months

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this



EXHIBIT B- Scopes of Work

bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

N/A



EXHIBIT B- Scopes of Work

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B

#BP 07B Metal Panels and Composite Siding

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used in conjunction with **all** Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
07 21 00	Thermal Insulation
07 28 00	Membrane Air Barriers and Flexible Flashings
07 46 16	Aluminum Siding
07 42 13	Metal Composite Material Wall Panels
07 62 00	Sheet Metal Flashings and Trim
07 92 00	Joint Sealants

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Metal Panels and Composite Siding** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This Subcontractor shall provide all metal composite wall panels, aluminum siding, aluminum soffits, and all trim, attachment systems, cavity insulation, sealants, closures, framing, etc. for a complete system from the face of air barriers (provided by others) to face of finished assemblies.
2. All metal wall panels and rainscreens shall be field measured prior to fabrication of materials or fabricated based on hold dimensions provided by CMAR.



EXHIBIT B- Scopes of Work

3. Includes selection of metal panel materials from manufacturers full range of colors and finishes including metallic finishes.
4. Includes all miscellaneous sub framing including Z girts, hat channels, or other furring/framing members required for completion of metal panels, aluminum siding, and rainscreen scope of work.
5. Includes rainscreen attachment systems meeting structural requirements as well as thermal and building envelope requirements
6. Provide thermal insulation of panel system and fasteners as indicated in specifications.
7. Inspect all substrates prior to installation of materials and shim or align panels as required to achieve plumb and planar final installation.
8. Include shop drawings stamped by a licensed structural engineer in the state of North Carolina detailing all panel sizes, fastening, engineering and structural calculations, Sealant locations, flashings, transitions, terminations, closures, attachment systems, etc.
9. Provide flat strapping or additional rails as required for attachment of panels at panel ends.
10. Provide all closures, flashing, angles, transitions, etc. as required to neatly trim and provide moisture protection to all adjacent finishes. Include all trims indicated as “matching Metal Panel color”
11. Remove all protective films after completion of installations.
12. Provide phased delivery and installation of materials as required by CMAR.
13. Provide all metal panel to metal panel joint sealants required. Metal panels adjacent to non-similar materials will be by waterproofing contractor.
14. Provide wet seals to all horizontal metal panels installations or where indicated.
15. Include mockups of all assemblies, corners, transitions, terminations, soffits, supports, attachments, and accessories. Delivery and installation of mockup materials are to be expedited.

Scope Specific Safety Requirements:

1. This subcontractor shall provide and install the following safety related materials:
 - a. Leading edge protection and warning flags from the start of roof to final acceptance of roof. Leading edge to be established from each entry stair to full perimeter of roof area.
2. The parapet is not suitable height for fall prevention and all Monteith and OSHA regulations related to fall protection will be enforced while working on the roof.
3. Provide project specific Safety manual to construction manager prior to commencing work. Include the following:



EXHIBIT B- Scopes of Work

- a. Hoisting plans for materials
- b. Project specific fall protection plan.
- c. Identification of OSHA approved competent person onsite daily.
- d. MSDS documentation

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required by plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

- 1. Include all aluminum clad assemblies including all starters, trims, support systems, corners, etc. to meet project requirements and field conditions. Provide supplemental support/trims around linear fixtures or penetrations as required.
- 2. Provide any flashings installed behind metal panels including through wall flashings, head of wall flashing, two-piece counter flashings, etc.
- 3. Provide Windowsill two-piece flashings were indicated as “color to match metal panels” provide flashings to Glazing contractor for installation below curtainwalls.
- 4. Wet seal all skyward facing joints in metal panels.
- 5. Tapered insulation, cover boards, and self-adhered membranes below assemblies installed by roofing contractor.
- 6. Provide all aluminum J trims or aluminum angle trims at insulation terminations were indicated adjacent to metal panels or as “color to match soffit
- 7. Includes perforated panels at soffits as indicated.
- 8. Provide any additional support required for installation of metal panels.
- 9. Provide metal closure trims around all penetrations in ribbed metal panels. Closure trims to be sealed to air barriers and extend to outside of widest rib.

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or venders that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the below dates and concurrent workflows as required to complete the project on, or ahead of, schedule.



EXHIBIT B- Scopes of Work

The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings:

1. Submittals and Shop drawings: 6 weeks to submit
2. Submittal Approval: 2 weeks to approve

Procurement & Delivery:

1. Delivery to site in 14 weeks

Installation Durations:

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this



EXHIBIT B- Scopes of Work

Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B

#BP 07C- Waterproofing and Envelope Barriers

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 07 21 00	Thermal Insulation
Section 07 28 00	Membrane Air Barriers and Flexible Flashings
Section 07 42 13	Metal Composite Material Wall Panels
Section 07 62 00	Sheet Metal Flashing and Trim
Section 07 92 00	Joint Sealants

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Waterproofing & Envelope Barriers** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This Subcontractor is responsible for all air and moisture barriers and any associated flashing to building openings and penetrations including Air barriers, vapor barriers, fluid applied waterproofing, crystalline waterproofing, transition membranes, caulking, drainage mats, as indicated on plans and specifications.
2. Includes all spray foam insulation as indicated on plans and specs.



EXHIBIT B- Scopes of Work

3. Coordinate with Monteith, designer, and building commissioning agent prior to beginning any waterproofing or vapor barrier installations.
4. Coordinate inspections with CMAR for all air barrier and waterproofing installations.

Air barrier scope of work includes the following:

1. Arrange for the Air Barrier manufacturer's representative to visit the site at least 2 times for startup and substrate review and installation inspection. Provide written inspection reports from manufacturer representatives within 2 days of each inspection visit.
2. Provide shop drawings indicating extent of air barrier materials, accessories, transitions, terminations, and assemblies specific to project conditions. Provide compatibility certificates for all installed materials.
3. Includes mockup of installation that represents all transitions, terminations, and material types reasonably assumed to be encountered during final installations. CM to provide suitable location and substrates for mockups.
4. Air barriers are to provide a continuous drainage plane flashed to discharge to exterior at thru wall flashing and shall be installed with appropriate materials and installation practices that allows for building expansion, variable movement of substrate materials, transitions between substrate materials, and bridging of minor voids in substrate. Include any shims, Cant strips, tapered materials, etc. as required to maintain a continuous, unimpeded drainage plane.
5. Air barriers and transition membranes installed in a manner sufficient to achieve manufacturers design and parameters.
6. Prior to air barrier installation, inspect substrate thoroughly with manufacturer representative for deficiencies. Gaps or voids smaller than ½", minor inconsistencies in substrate plane, minor pinholes, minor mortar build up on veneer ties, etc. shall be correct by this subcontractor with materials approved by the manufacturer.
7. Provide daily installation reports with photos of substrates, installed materials, and mil gauge testing at completion of each day of air barrier installations consistent with ABAA self-reporting requirements.
8. Coordinate with and provide testing as requested by owner's third-party inspection agency including mil gauge test, pull tests, etc.
9. Provide temporary cover over top of walls as required to install air barriers without risk of moisture wicking from interior surface of sheathing or CMU walls.



EXHIBIT B- Scopes of Work

10. Inspect installed air barriers after furring or brick ties are installed to ensure materials installed by other trades do not compromise air barrier installations.

Fluid Applied Waterproofing Requirements:

- a. Provide Fluid applied waterproofing and molded sheet drainage panels to all below grade applications as indicated in contract documents including building perimeter walls, precast benches and retaining walls.
- b. Provide at least 3 inspections and consultations from manufacturer's representative and provide manufacturer's inspections reports to CMAR within 2 days of inspection.
- c. Inspect work daily with photos of substrates prior to installation of waterproofing materials, any corrections to substrate inconsistencies, mill thickness testing with photos of mill gauges. Provide inspection reports to CMAR at completion each day.
- d. Install Fluid applied waterproofing to dry mill thickness indicated in specifications or higher as recommended by product manufacturer.
- e. Inspect all concrete or CMU substrates before installation of materials for adequate curing and smooth substrate. Correct minor deficiencies in substrates including, forced drying, removal of minor mortar fins, filling of minor pin holes smaller than $\frac{1}{4}$ ", cleaning of horizontal/vertical surfaces, removal of mortar droppings on veneer ties, etc.
- f. Provide manufacturer approved transitions, reinforcing strips, inside corner transitions, sealants, mastics, primers, mastics, etc. for a complete installation and as required based on substrate conditions.
- g. Treat joint between below grade CMU and Cast in place concrete slab as req. in specifications and manufacturer recommendations.
- h. "Parge coat" masonry as required to meet manufacturer requirements
- i. Install cant strips, liquid or self-adhered transition flashing and 100mil fluid applied waterproofing at transitions between vertical walls and horizontal footings.
- j. Extend waterproofing to bottom of all footings.
- k. Install XPS insulation below grade in all areas once material as cured sufficiently.
- l. Install drainage/protection board after insulation (in areas without additional veneer) or to brick veneer ledge as indicated. Adequately adhere drainage board to substrate to ensure it remains in place during backfill operations.
- m. The backfill of footings and walls is by others.



EXHIBIT B- Scopes of Work

Joint Sealant requirements:

- a. Utilize joint sealants based on application type and consistent with specifications
- b. Complete adhesion testing per specifications
- c. Utilize sealant backings of appropriate type and size for joint to be sealed. All joint sealants to be a minimum dept equal to ½ joint width.
- d. Tool joints with appropriate tooling agents to achieve concave joint profiles as indicated in specifications
- e. Provide full range of colors and color match options for selection by Architect for all sealants.
- f. All exterior walkway and curbing joints as indicated in the contract documents.

Exterior Expansion joint Assemblies requirements:

- g. Provide and install all exterior expansion joint assemblies with exception of roof expansion joints (where expansion joint is between roof membrane on both sides) as indicated and per plans and specifications
- h. Provide all interior expansion joints and fireproofing for floor expansion joints.
- i. Install all backing and support members prior to adjacent veneer or finishes are installed.
- j. Includes all fire rated expansion joint assemblies
- k. Terminate all exposed ends of expansion joint covers with factory fabricated termination devices.

Scope Specific Safety Requirements:

- 1. The parapet is not suitable height for fall prevention and all Monteith and OSHA regulations related to fall protection will be enforced while working on the roof.
- 2. Provide project specific Safety manual to construction manager prior to commencing work. Include the following:
 - a. Hoisting plans for materials
 - b. Project specific fall protection plan.
 - c. Identification of OSHA approved competent person onsite daily.
 - d. MSDS documentation



EXHIBIT B- Scopes of Work

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required by plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Include all exterior caulking and joint sealants with exception of roof sealants, window caulking, and metal panel to metal panel wet seals which includes but not limited to the following areas:
 - a. Interior and exterior sides of hollow metal frames installed in exterior walls
 - b. Includes neoprene flute filler insulation at the top of all exterior walls. See Detail 5/A5.3 for clarifications
 - c. Brick to brick control joints
 - d. Metal panel or soffits to brick caulk joints
 - e. Metal panel or soffits to aluminum J trims or bent plates
 - f. Metal panel to steel angles
 - g. Masonry to sheathing
 - h. Concrete expansion joints in concrete paving
 - i. Back of concrete curbs to sidewalks
 - j. Top edge of transition flashing over termination bars at thru wall flashing.
 - k. All exterior wall penetrations, pipes, boxes, fixtures, etc.
2. Include all interior caulking and sealants between non similar materials **EXCEPT** the following locations:
 - a. Interior aluminum storefront frames
 - b. Interior hollow metal frames
 - c. Quartz or solid surface counters or wall panels to adjacent finishes.
 - d. Wall tiles to floor finishes
3. Includes all spray foam indicated on plans and specifications including the following applications
 - a. Filling tube steel members indicated to be insulated (holes to be drilled by steel supplier for installation of spray foam)
 - b. Low expanding spray foam cavity seals between brick veneer returns and insulation.
 - c. Inside roof davits/fall protection anchors.

Schedule Requirements:

Time is of the Essence:



EXHIBIT B- Scopes of Work

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the below dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings:

Procurement & Delivery:

Installation Durations:

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.



EXHIBIT B- Scopes of Work

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B

#BP 08A – Doors, Frames & Hardware

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used in conjunction with **all** Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General Requirements
Section 08 11 13	Hollow Metal Doors and Frames
Section 08 14 16	Flush Wood Doors
Section 08 41 13	Aluminum Entrances and Storefronts
Section 08 71 00	Door Hardware

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Doors, Frames & Hardware** package includes all inclusions as described in the following subparagraphs regardless of whether they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Furnish and install all standard and galvanized hollow metal doors and frames, borrowed lite HM window frames with glass, wood doors, auto operators, integrated surface-mounted sliding doors, barn doors, fire-rated doors, and door hardware for wood and hollow metal doors (standard mechanical and electrified). Storefront doors and hardware to be furnished by others hardware. Wood door installation in aluminum frames is included in this scope of work. (HM Frames in metal stud walls will be installed by BP 09A - Drywall)
2. Factory installed glazing in prefinished/factory finished wood doors.



EXHIBIT B- Scopes of Work

3. Furnish and install all glass for doors and borrowed-lite assemblies, including fire-rated, security and tempered glass for transoms, sidelights, and door lite kits with stops and molding kits around glass that can be installed and trimmed in the field.
4. Furnish all fire rated hardware, frames, and doors with proper UL labeling.
5. Provide louvers located within doors as scheduled.
6. Remove welded spreaders from HM frames and grind/fill welds to a smooth finish for painting.
7. Provide integral boxes, raceway and preparation of frames for door position switches, electrified hardware, access control systems and security systems including ADA actuators.
8. Drill and tap doors and frames to receive non-templated, mortised and surface-mounted door hardware. Factory prep of hollow-metal doors and frames to receive templated mortise hardware and electrical wiring; include cutouts, reinforcement, mortising, drilling, and tapping according to the door hardware schedule and Hardware Sets.
9. Install hollow metal frames plumb, properly aligned, and securely fastened. Frames to be installed square and plumb to 1/16" tolerances. Grout solid or fill masonry frames with mineral wool blanket insulation as specified and detailed in the documents. Patch all holes in preparation for painting.
10. Interior Doors and Partitions with Hardware
11. This bid package is responsible for installing construction cores for exterior doors. Provide thumb turn temporary cores at all interior doors
12. Provide details of electrified access control hardware with full wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware.
13. Furnish and install a Key Control Cabinet.
14. Aluminum Store front locking Hardware is by this bid package and is responsible for coordination and preparation of aluminum frames. Hardware to be turned over to BP 08B.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Access control is as stated on drawing A2.0. Access control devices, wiring, and installation is by the owner unless otherwise noted. See electrical drawings for access control pathways and infrastructure included in the project scope.
2. Opening Schedules & Elevations to be followed.



EXHIBIT B- Scopes of Work

3. Infill hollow metal frames with mineral wool blanket insulation as detailed.
4. Wood Door in aluminum frame details.
5. Solid wood transom panels as indicated are to be provided and installed by this bid package.
6. Include exterior sweeps and weather stripping at the base of all exterior doors.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances:

N/A

Unit Prices:



Project Bid Manual
Kenansville, NC

Issue Date: 2/3/2025
Revision: 0

EXHIBIT B- Scopes of Work

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B

#BP 08B Glass and Glazing

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 07 62 00	Sheet Metal Flashing and Trim (as pertains)
Section 08 41 13	Aluminum-Framed Entrances And Storefronts
Section 08 44 13	Glazed Aluminum Curtain Walls
Section 08 71 00	Door Hardware (as pertains)
Section 08 80 00	Glass Glazing

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Roofing and Sheet Metal** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This subcontractor shall include all Curtainwall systems, aluminum entrances and storefronts, interior storefronts, door lite glazing for wood and hollow metal doors, plate glass mirrors, horizontal and vertical sunshades, Fixed architectural louvers, decorative glass glazing, security windows, Door hardware for aluminum doors, decorative glass handrails as indicated in plans, specifications, and below scope of work.
2. Includes three (3) caulk joints per curtainwall or exterior storefront frame- one interior, one primary exterior seal, and one cosmetic seal from mullion cap to adjacent materials. Caulking



EXHIBIT B- Scopes of Work

adheres to joint sealants specifications and is to be of a color selected by Architect from manufacturers full range of options including custom color match. Provide two caulk joints per interior storefront frame.

3. Install mineral wood insulation between interior caulk joint and primary exterior joint under frame on all sides.
4. Glaze sill flashings into mullion pocket as indicated. Sills or trims noted as “color to match ACM, metal panel, or soffits” are by others. All trims provided by others but glazed into mullion pockets are to be installed by this contractor.
5. Includes all aluminum sunshades both where attached to curtain wall and storefront mullions, and where free standing.
6. Includes all curtainwall clips, outriggers, and support brackets. Fabricate support brackets to length required to reach steel structure.
7. Install all support brackets prior to fireproofing installation. If fireproofing is damaged in the installation of clips or supports to steel structure, it will be this contractor's responsibility to repair damaged fireproofing.
8. Provide shop drawings indicating all framing sizes, clips, fasteners, supports, glazing, sealants, sill pans, sill extensions, etc. Shop drawings to be engineered and stamped by a licensed engineer in the state of North Carolina.
9. All finishes of exterior aluminum frames are to be high performance organic finish, three-coat metallic fluoropolymer.
10. Coordinate and assist with 3rd party testing agency for the following test- water spray test, air infiltration testing, water penetration testing, sealant adhesion testing. Provide access through manlift or other means as required for all testing. If a representative sample fails one or more inspections or tests, all costs associated with retesting a larger sample will be the responsibility of this contractor.
11. Provide mockup of all curtainwall and storefront assemblies including framing members, flashings, sealants, glazing, etc.
12. Provide all aluminum doors within storefront or curtain wall frames.
13. All hardware for aluminum doors provided and installed in this package including hinges, closures, electronic hardware, auto operators, EPTs, Power supplies, thresholds, panic devices, locksets, cylinders, removable mullions, door strikes, concealed rods, etc. Cores provided by others.
14. Include all decorative glass glazing including back painted glass, pattern glass, markerboard glass, etc. as indicated on plans and specifications. Provide all channels, frames, adhesives, sealants, standoffs, fasteners, etc. as required for installation of decorative glass glazing.



EXHIBIT B- Scopes of Work

Scope Specific Safety Requirements:

15. This subcontractor shall provide and install the following safety related materials:

- e. Leading edge protection and warning flags from the start of roof to final acceptance of roof. Leading edge to be established from each entry stair to full perimeter of roof area.

16. The parapet is not suitable height for fall prevention and all Monteith and OSHA regulations related to fall protection will be enforced while working on the roof.

17. Provide project specific Safety manual to construction manager prior to commencing work. Include the following:

- f. Hoisting plans for materials
- g. Project specific fall protection plan.
- h. Identification of OSHA approved competent person onsite daily.
- i. MSDS documentation

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required by plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Install all door lite glazing. Glazing kits to be provided by wood door provider.
2. Include all glazing types
3. Include sill extensions as indicated.
4. Includes sweeps and weather stripping on all exterior aluminum doors.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the below dates and concurrent workflows as required to complete the project on, or ahead of, schedule.



EXHIBIT B- Scopes of Work

The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings:

- c. Submittals and Shop drawings: 6 weeks to submit
- d. Submittal Approval: 2 weeks to approve

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.



EXHIBIT B- Scopes of Work

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 08C – Overhead Doors

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 08 33 23	Overhead Coiling Doors

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Overhead Door & Roll Up** package includes all inclusions as described in the following subparagraphs regardless of whether they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This Subcontractor shall provide all materials, labor, hoisting, and testing/inspections/commissioning required for complete installation of all Overhead Doors and Roll Up Security Shutters. This includes start-up and demonstrations for the end user.
2. All layout and field measuring necessary to complete scope of work and confirm work performed by others is done in accordance with the framing contractor, masonry, steel erector and concrete. Multiple site visits may be required to ensure the work is coordinated.
3. Provisions are to be made on doors that receive card readers and should be wired and set up from the factory to interface with the security system. All low voltage wiring and raceway from door motor to CR, should be provided as part of this bid package.



EXHIBIT B- Scopes of Work

4. It will be imperative that materials for these products be released early to avoid price escalation and to meet the project schedule. The manufacturer should plan to release doors as early as possible and plan to store the products until need at no additional cost to the CM.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Electrical power to be provided to a single point of connection at motors. All line voltage and low voltage cabling, conduit, boxes, controllers, switches, etc. beyond a single point of connection is part of this bid package. Closely review electrical drawings for extent of scope provided by electrical contractor.
2. Submit copy of DHI Fire and Egress Door Assembly Inspector (FDAI) certificate.
3. Oversize Construction Certification: For door assemblies required to be fire-rated and that exceed size limitations of labeled assemblies.
4. Provide a 2-year warranty from the date of substantial Completion.
5. Meet design wind load and seismic performance according to ASTM E 330/ E 330 M and ASCE/SEI 7.
6. Overhead coiling doors to be provided by the factory with safety edge sensor on bottom of edge of doors when door is equipped with lifting motor. Sensor to send signal to motor to stop and reverse door when contact is made with an obstruction.
7. Manual door operators shall be provided by the door manufacturer whether motor is specified or not specified.
8. Service doors are to be insulated. All OH doors to be provided by one of the approved manufacturers
9. Provide locking mechanisms per direction provided by James Sprunt Community College Locking Guidelines with interchangeable cores.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.



EXHIBIT B- Scopes of Work

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances: N/A

Unit Prices: N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all,



EXHIBIT B- Scopes of Work

Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.

Bid Package – Exhibit B

#BP 09A- Framing and Drywall

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 05 40 00	Cold-Formed Metal Framing
Section 06 16 00	Sheathing
Section 07 21 00	Thermal Insulation
Section 07 28 00	Membrane Air Barriers and Flexible Flashing (as Pertains)
Section 07 92 00	Joint Sealants (as pertains)
Section 08 11 13	Hollow Metal Doors and Frames
Section 09 22 16	Non-Structural Metal Framing
Section 09 29 00	Gypsum Board



EXHIBIT B- Scopes of Work

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Framing and Drywall** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This Subcontractor shall provide a complete drywall package in accordance with the Contract Documents that includes, but is not limited to the following items: structural metal studs, non-load bearing metal studs, cold formed metal framing, bridging, metal strapping (16ga or thicker), all interior in-wall wood blocking, wood blocking at perimeter walls, all other required wood blocking in metal stud walls, bracing, track, channels, furring, corner beads, gauge metals, trims, fasteners, horizontal and vertical shaft assemblies, acoustical assemblies, fire resistant assemblies, acoustical sealants, gypsum board (abuse-resistant, fire-resistant, moisture-resistant, regular, etc.), cement board, backer board, control joints, reveals, trim pieces, metal backing, in-wall insulation (thermal and sound), taping, bedding, finishing of drywall, etc. as may be required to provide a complete and functional drywall package, whether detailed and/or implied on the Contract Documents.
2. Includes engineering of all cold-formed metal framing, & structural light gauge metal framing on this project (exterior walls, framing, support framing, etc.). Submit shop drawings and calculations signed and sealed by a registered Professional Engineer in North Carolina for approval by the Structural Engineer and Architect. Include fully dimensioned plans and elevations with cross sections and details depicting all part member locations, orientations, and layout. Indicate member sizes and gauge designations, number, type, and spacing. Indicate supplemental strapping, bracing, bridging accessories, and details required for proper installation. Include details of connections which indicate screw types, quantities, locations, and weld size and locations, and any other fastener requirements.
3. Stud details shown Contract Documents indicate general installation and connection methods. Complete detailing of components for all loads and forces are shown on the shop drawings. This Subcontractor is responsible for obtaining all information on all loads and connections to the structural stud system. Any additional re-work required to incorporate all loads and connections into the design will be the responsibility of this Subcontractor.
4. Provide all layout required interior and exterior wall framing. Inspect structural steel framing plumb prior to beginning installation of walls and notify CM of any discrepancies. Layout to include all framed openings, penetration openings, door numbers, door swing, etc. Where floors are scheduled to be finished with clear sealers- no floor layout outside of walls is permitted.



EXHIBIT B- Scopes of Work

5. Provide required suspension systems for drywall ceilings, bulkheads, soffits, light coves, and for all other work provided under this Bid Package.
6. Top out of all walls above ceiling shall be installed with XP or Moisture resistant drywall where 20' inside of building perimeter or where not exposed to potential wind driven rain or water intrusion from shafts prior to window installations and eXP board at all top out potentially exposed to wind driven rain or around shafts.
7. This Subcontractor shall provide moisture resistant board at the exterior of all electrical, data, and mechanical rooms to allow for installation of drywall and equipment prior to the complete dry-in of the building. Moisture resistant board should also be installed in all other areas requiring early installation before dry-in of the building.
8. Supply and installation of access doors not shown on the drawings but required by MEP trades is by this subcontractor.
9. Coordinate framing around work installed by other trades and existing conditions as required. Provide holes, cutouts, framing and related requirements for miscellaneous specialties, light fixtures, electrical and mechanical work, etc. as required. It is the responsibility of this Bid Package to request any required framing block-outs prior to framing walls and ceilings (access panels, lights, etc). Any re-framing required due to lack of coordination will be the responsibility of this Bid Package.
10. Provide fit and finish caulking at acoustical ceiling wall mold where gaps between the wall and wall mold result due to imperfections in the wall surface.
11. Provide task lighting as required for the work of this Bid Package.
12. Provide rated top-of-wall assemblies and deflection track at all GWB partitions. Provide the top track or clips in a sufficient depth to allow for Fireproofing of structural beams and deflection in the deck, as required at partitions and / or soffits.
13. Provide fire-stopping and/or smoke stopping at top and bottom of all rated walls as required by the Contract Documents. Penetrations in walls will be fire-stopped and smoke stopped by the Subcontractor making the penetration. All penetrations through nonrated partitions shall be sealed by this subcontractor.
14. Includes receiving, inventorying, and installing (where set in metal framing) all Hollow metal door frames provided by others. Removal of spreader bars is by this subcontractor after installation of drywall.
15. Include full-time supervision while crews (including lower tier subcontractors) are working on site whose sole responsibility is quality control, safety, material ordering, and ensuring work areas are clean and efficient.
16. Includes all interior wood blocking and metal strapping for all casework, wall mounted accessories, wall finishes, trims, shades, projectors, AV equipment, toilet accessories, toilet compartments, etc.



EXHIBIT B- Scopes of Work

17. Includes all trims including but not limited to control joint v grooves, L trims, J trim, F trims, tear away beads, corner beads, heavy duty corner trims, reveals, etc installed in drywall or where required for termination to adjacent finishes.
18. Includes all Level 5 drywall finish as indicated in drawings.
19. Includes all aluminum or drywall column boxouts and covers.
20. Includes supplemental framing as required for box out of penetrations for other trades. Coordinate with CM and other trades for box out requirements. Penetration layouts to be provided to this subcontractor during wall framing.
21. Provide and install any knee wall supplemental bracing as required.
22. Provide labeling and identification markings for priority, fire, smoke, smoke-tight and / or sound partition walls as specified or required by code.
23. Includes all plywood backboards for telecommunications and backer for millwork installations.
24. Includes a composite cleanup crew throughout drywall and framing operations whose sole responsibility is cleaning work areas to broom swept condition. Include 40mH for every 10 employees working onsite of composite cleaning.
25. Include Temporary window coverings for all curtainwall and storefront openings until storefront installation is completed.
26. Include point up of drywall surfaces at the following intervals: after final finishing and sanding, after prime and first coat of paint, after CM punch list generation, and after owner/architect punch list. Point up shall include any defects, voids, knicks, screw pops, inconsistent joints, minor damages by other trades (smaller than 2" wide). Any cutting, removal, or extensive damage by others shall not be considered point up and shall be compensable through allowance.

Scope Specific Safety Requirements:

1. This subcontractor shall provide and install the following safety related materials:
 - a. Include mid/top rails and toe boards (as required) across all curtain wall openings prior to window installations after framing is installed.
 - b. Include the removal of all perimeters leading edge cabling, posts (including gridding of posts), and toe boards during installation of exterior wall framing. Modify cables/toe boards or provide temporary measures as required to ensure cabling or wall framing provides continuous leading-edge protection around the building at all times.
2. The parapet is not suitable height for fall prevention and all Monteith and OSHA regulations related to fall protection will be enforced while working on the roof.



EXHIBIT B- Scopes of Work

3. Provide project specific Safety manual to construction manager prior to commencing work.

Include the following:

- a. Hoisting plans for materials
- b. Project specific fall protection plan.
- c. Identification of OSHA approved competent person onsite daily.
- d. MSDS documentation

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required by plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Furnish and install all interior and exterior sheathing
2. Includes all tile backer board furnish and installation. Joints and fasteners to be bedded and sealed ready to receive waterproofing.
3. Includes all studs, gypsum board, insulation, bullet resistant panels, sound attenuation fire blankets, sealants, etc. as indicated on Interior wall assemblies.
4. Includes ALL interior and exterior wood blocking including but not limited to:
 - a. Roof, window, door, edge of slab, blocking
 - b. All interior blocking for toilet accessories, toilet partitions, millwork, decorative wall, wall finishes, AV equipment, ITS room backboards, locker bases, etc.
5. Includes all interior wood wall sheathing (See plans and Alternate 5 for clarification)
6. Includes all Fiber Reinforced Panels (FRP) as indicated in the projects documents
7. Includes mullion trims as required
8. Includes all in wall insulation including interior walls, exterior walls, parapets, soffits, and exterior continuous insulation.
9. Includes all spray foam insulation and neoprene flute insulation at top of all exterior walls.
10. Includes all aluminum column covers as indicated.
11. Includes insulating all exterior hollow metal frames in framed walls
12. Includes perimeter fire containment system at elevated floor levels with bypass framing or behind curtain walls
13. Include supplemental framing as required for attachment window shades and motorized blinds as needed.
14. Include tear away beads to bottom side of all window stools/interior sills



EXHIBIT B- Scopes of Work

15. Include tear away beads to all drywall returns to storefront/curtainwall framing. Assume separate mobilization for all window returns after completion of window installations.
16. Include supplemental framing as required at all expansion joints including roof expansion joints
17. Include expansion joint assemblies in interior GWB walls and ceilings.
18. Include framing to monumental stair plinth block with plywood backer and cement boards. (
19. Include heavy gauge stud packed with FT 2x blocking for all concealed countertop brackets. Include installation of countertop brackets provided by others. Coordinate mounting heights with casework supplier and ADA requirements.
20. Include supplemental framing and drywall for casework base supports and vertical wood blocking (behind framing)
21. Include all furring, 2x blocking, plywood etc. As coordinated with MCC.
22. Provide framing and drywall finish to underside of stairs.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the below dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings:

1. Submittals and Shop drawings: 8 weeks to submit

Procurement & Delivery:

1. Exterior Metal Framing Material Delivery: 12 weeks



EXHIBIT B- Scopes of Work

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract documents and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. Total cost of quantity allowances are to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

N/A



EXHIBIT B- Scopes of Work

Alternates:

Alternates listed in the bid documents shall be carefully reviewed for impacts to the scope of this bid package. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternate does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 09B- Ceilings

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used in conjunction with **all** Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 09 51 13	Acoustical Panel Ceilings
Section 09 51 26	Acoustical Wood Ceiling

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Ceilings** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Includes all interior linear metal ceilings systems, ACT ceilings, Axiom trims, hangers, supports, access panels in ceilings within this scope, decorative sound absorption panels, wood look baffle ceilings, suspension systems etc.
2. All ceilings to be centered in rooms or openings. Utilize 2x4 tiles cut to size to avoid small sections of ceilings adjacent to walls.
3. Provide additional ceiling grid members as required to trim around linear fixtures.
4. Provide axiom trims or equal metal fascia trims at all areas indicated.
5. Includes all ceilings with the exception of gypsum board ceilings.
6. Enough ceiling materials of each type are to be provided during installation of ceiling suspension systems for ceiling device installations by others.



EXHIBIT B- Scopes of Work

7. Cut ceiling tiles for installation around sprinkler heads.
8. Provide non-sag, humidity resistant tiles (humiguard or equal)
9. Provide additional supplemental framing members as required for installation of suspension hangers below obstructions.
10. Provide all grid restraining clips stabilizing bars, seismic struts, etc. as required based on seismic category.
11. Provide accessories and trim required per contract documents including splice plates, T-Bar connector clips, perimeter hold down clips, factory fabricated corners, perimeter pocket trims, Wall molding, etc.
12. Provide all interior flush gasketed ceiling expansion joints where ACT is installed on one or both sides of expansion joint.
13. Include for replacement of damage or discolored ceiling tiles during punch list not to exceed 2% of each tile type provided. This is in addition to attic stock materials required per specifications.
14. Includes all acoustical sealants to ceiling installations as indicated in specifications

Scope Specific Safety Requirements:

1. Provide scaffolding, approved equipment, or other means necessary to access all work areas including stairs, open ceilings at commons, etc.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required by plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Include Supplemental framing as required.
2. Install grid wire clips to decking where possible to avoid damage to spray applied fireproofing.
3. Provide manufacturer recommended suspension bridging, yokes, or additional supplemental support framing as required where penetrations interfere with suspension systems.
4. Provide lateral sway bracing for all cloud ceiling applications in a manner not visible from floor level.
5. Provide perimeter trims with factory corners, terminations, clips, supports etc.

Schedule Requirements:

Time is of the Essence:



EXHIBIT B- Scopes of Work

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances are to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:



Project Bid Manual
Kenansville, NC

Issue Date: 2/3/2025
Revision: 0

EXHIBIT B- Scopes of Work

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternate does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 09C- Flooring

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used in conjunction with **all** Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only. The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General Requirements
Section 09 03 00	Tiling (As it pertains to the package)
Section 09 65 13	Resilient Base and Accessories
Section 09 65 19	Resilient Tile Flooring (Quartz)
Section 09 65 20	Luxury Vinyl Tile Flooring
Section 09 68 13	Resinous Flooring (As it pertains to this Package)
Section 09 68 13	Tile Carpeting

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Flooring** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This Subcontractor shall provide all Flooring types throughout the building except hard tiles, terrazzo flooring, and sealed concrete flooring. This includes all resilient sheet flooring, resilient tile flooring, resinous flooring, carpet tiles flooring, walk off matt flooring, and resilient base (in all areas and next to all floor types).
2. Includes all patterns, inlays, borders, changes in direction, etc.
3. Includes pattern layout drawings for approval.
4. Subcontractor to confirm consistent dye lot coloration and flooring unit sizes. Materials shall be ordered to ensure all tiles are similar dye lot and color run.
5. Review substrates at areas to receive resilient flooring and carpet at least (2) weeks prior to the scheduled start of work for each area. Immediately notify the Construction Manager in writing of any unacceptable substrates, allowing adequate time for corrective work to be performed prior to the scheduled start of your work in that area.



EXHIBIT B- Scopes of Work

- Start of work indicates acceptance of substrate conditions and full responsibility for completed work.
6. Include in base bid a complete skim value up to quarter inch of variance through 20% of flooring square footage. This is in addition to any floor prep required to offer a complete installation.
 7. Provide all concrete slab testing for at least 2 weeks prior installation according to the specifications.
 8. Coordinate installation of flooring and any required underlayment compound at building expansion joints provided by others.
 9. Prior to installing underlayment at column isolation joints, wall isolation joints, and other joints in concrete, clean out bond breaker and any other debris in the joint. Fill entire joint with approved underlayment compound in accordance with the manufacturer's instructions.
 10. Provide rubber base, manufacturer outside corners, and job formed inside corners. This Subcontractor shall assure that the base is tightly adhered throughout the length of each piece. Where base is being installed along masonry walls, install adhesive filler (approved by manufacturer) in voids.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required by plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Include flooring infill of all recessed pan floor expansion joint covers. Infill slab block outs with approved filling materials as required.
2. Slope flooring to drains- include fill and leveling material as required around drain bodies
3. Include all integral cove bases in resinous and resilient sheet flooring with top trim caps
4. Includes all transition strips and flooring related thresh holds.
5. Provide slab moisture testing prior to installation

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or venders that have adequate ability to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient workforce to achieve agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.



EXHIBIT B- Scopes of Work

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances:

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable



EXHIBIT B- Scopes of Work

there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 09D- Tile

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Section 01 (All)	General requirements
Section 09 30 00	Tiling

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Tiling** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This Subcontractor shall provide all ceramic, porcelain, glass, or other hard tile floor or wall tiles as required per plans and specifications
2. Includes all metal trims, tile base, cove tile, bullnose tile, special shapes, hard transitions, Schluter strips, etc. for complete installation.
3. Includes all mud bed installations and slope to drains, waterproofing systems, underlayment's, pans, crack isolation membranes, surface preparation required. Treat all corner conditions, transitions, gaps, seams, with manufacturer approved methods for waterproofing and crack isolation.
4. Provide all preparation of tile backer boards as required.



EXHIBIT B- Scopes of Work

5. Provide setting beds and adhesives as required for this work. Slope finished tile surface to drains in any thick-set applications or as substrate allows in thin-set applications.
6. Review substrates and perform field measurements of areas to receive tile two weeks before the scheduled start of work for each area. Immediately notify the Construction Manager in writing of any unacceptable substrates, allowing adequate time for corrective work to be performed prior to the scheduled start of your work in that area. Start of tiling work indicates acceptance of substrate conditions and full responsibility for completed work.
7. Provide detailed shop drawings showing tile type and color to be used in all areas. Indicate all transitions and thresholds.
8. Layout tile patterns at each area for approval by Architect, Owner, and Monteith Construction prior to tile installation.
9. Provide tile sizes as shown noted in Contract Documents using manufactured pieces. Cut tiles only when uncut pieces cannot be used.
10. Provide special tile trim pieces at any location that require special trim pieces.
11. Cut tiles neatly around other trades work such as receptacles, switches, thermostats, specialties, Wall penetrations, escutcheons, etc.
12. Coordinate all tile joints with concrete joints. Utilize bridging materials over all control joints.
13. Caulking and sealants are included as required.
14. This Subcontractor shall clean all floor and wall tile at completion of work.
15. Provide surface preparation as necessary for installation of this work, including minor reasonable floor leveling / preparation of subsurface (examples: minor low spots, concrete control joints, etc.).
16. Include flooring infill of all recessed pan floor expansion joint covers. Infill slab block outs with approved filling materials as required.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient labor to achieve agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.



EXHIBIT B- Scopes of Work

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances:

N/A

Unit Prices:

N/A



EXHIBIT B- Scopes of Work

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B

#BP 09E- Resinous Matrix Terrazzo Flooring

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Section 01 (All)	General requirements
Division 3	Cast In Place Concrete
Division 7	Joint Sealants
Division 7	Expansion Control
Section 09 66 23	Resinous Matrix Terrazzo Flooring

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Resinous Matrix Terrazzo Flooring** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. All concrete is to be reviewed and approved prior to mobilization to site to commence work. Any non-conforming substrates are to be brought to MCC immediately upon identification.
2. This bid package is to provide its own floor testing to confirm substrate acceptability.
3. Scope of work includes the following but not limited to;
4. Control joints and coordination plan for all control joints
5. All accessories for a turnkey flooring system.
6. Pattern diagram for review and approval prior to installation



EXHIBIT B- Scopes of Work

7. Multiple mobilizations to facilitate the project schedule.
8. Surface preparation is included in this package for this scope of work. GC agrees to have others trades prep/clean prior to floor preparation.
9. Level tolerance to be per plans and specifications.
10. All saw cutting to be included within this bid package.
11. This project must adhere to all Floor Score compliance per specifications
12. Pricing includes all terrazzo base as indicated in the finish schedule as TRZ1-3.
13. Includes periodic and final cleaning of all terrazzo and adjacent surfaces affected by installation.
14. Protection of Adjacent finishes throughout installation.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient labor to achieve agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.



EXHIBIT B- Scopes of Work

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances:

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B

#BP 09F- Painting & Resinous Flooring

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements and Contract Forms
Division 01 (All)	General Requirements
Section 09 91 00	Painting
Section 09 67 23	Resinous Flooring

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Painting** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This Subcontractor shall provide a complete painting system package that includes, but is not limited to the following items: paint gypsum wallboard walls, ceilings, soffits, and bulkheads; *paint exposed interior CMU*; paint exposed interior concrete walls; paint hollow metal doors, door frames, and window frames; paint exposed surfaces of steel pan stairs and railings (handrails; guardrails); Brackets and underside of stairs paint unfinished MEP/FP items required to be field painted in MEP/FP specifications; paint exposed exterior CMU; paint exterior railings; paint exterior angle lintels; paint exterior steel pipe bollards; provide concrete floor sealer; etc. as may be required to provide a complete and functional painting system, whether detailed and/or implied on the Contract Documents, this



EXHIBIT B- Scopes of Work

Subcontractor is responsible for providing that item. Provide all temporary protections and masking required to protect other surfaces.

2. Provide all interior and exterior paintings required by the Contract Documents, including specialty coatings, epoxy, concrete sealers and special finishes if required.
3. Provide concrete sealers on slabs, including any required cleaning, surface preparation, and buffing of concrete floors for a smooth finish. Concrete floors are to be grinded with two passes of 60 grit diamond grinders to remove all dirt, mud, markings, stains, and minor imperfections prior to sealing. Include minor patching of floors prior to sealer. High performance coatings to be installed by contractor providing 10+ years of specific floor sealing, epoxy, or polished concrete applications. Provide qualification data to CM prior to starting work.
4. Provide stain and finish any millwork / casework, wood trim, and/or wood doors that are not furnished pre-finished.
5. Include caulking between painted to nonpainted surfaces and between painted-to-painted surfaces.
6. All exterior paintings include hollow metal doors and frames, lintels, exposed steel, pipe bollards, rails, downspout boots, ladders, grilles, floor lines and all other related items.
7. Include caulking of interior dissimilar material transitions of all painted surfaces. This includes, but not limited to, door frames, painted trim.
8. Include painting all roof penetrations to match the color of the roof.
9. Include painting of exposed steel decking, mechanical, electrical, plumbing, and sprinkler work as indicated and/or required. This Subcontractor shall include any prep work or priming of steel or MEP/FP materials that have galvanized coatings to which paint will not adhere. All surfaces must carry painting warranties as specified.
10. Provide painting of exposed mechanical, electrical, plumbing and sprinkler work as required. Refer to Specification Divisions 15, 26, etc. for requirements.
11. Coordinate painting of exposed, high ceiling work. Protection from overspray and all associated clean-up is the responsibility of this Bid Package.
12. Clean any overspray or paint on items not scheduled to be painted at once after painting.
13. Refer to Contract Documents for general location, color, and finish materials for items scheduled to receive paint. Notify Monteith Construction of any item where a paint color is not specified so that a proper paint color can be selected by the architect and in enough time to meet the project schedule's requirements.
14. Include all surface preparation and cleaning as necessary for painting, including surface abrasion, sanding, and scraping. Review substrates at areas to be painted at least (2) weeks prior to the scheduled start of work for each area. Immediately notify the Construction Manager in writing of any unacceptable substrates, allowing adequate time for corrective



EXHIBIT B- Scopes of Work

work to be performed prior to the scheduled start of your work in that area. Start of work indicates acceptance of substrate conditions and full responsibility for completed work. Re-priming of areas requiring substrate repairs after acceptance of substrate condition will be by the Painting Subcontractor regardless of timing. Repainting of areas not achieving acceptable finish results shall be redone at the Painting Subcontractor's expense.

15. Provide mock-ups as required for work under this Bid Package. The Painting Subcontractor shall coordinate with the Masonry Subcontractor to provide a mock-up of a masonry wall with block filler applied for review of acceptable finish standards by the Architect before starting block fill work. Once block filler is installed on masonry walls, the Masonry Subcontractor must point up walls. The Painting Subcontractor must block fill any pointed areas prior to final surface paint applications.
16. This Subcontractor shall include all miscellaneous touch up of walls occurring between prime coat and finish coat and must obtain the consensus of Monteith Construction prior to beginning final coat. The final paint coat shall be installed after the flooring and ceilings are in place. The Painting Subcontractor shall include minor touch-up of drywall partitions and ceilings (i.e. small nicks shall be repaired by the Painting Subcontractor).
17. Provide all labor and materials required to fill in minor dents in hollow metal doors and frames including sanding smooth to be ready for final finish paint. Notify the Construction Manager if any frames are damaged beyond minor Bondo work.
18. Prepare ferrous metal surfaces prior to starting painting operations. Solvent cleans all galvanized and aluminum surfaces scheduled to receive paint. Finishes on wood and metal surfaces to be sanded between coats to assure smoothness and adhesion of subsequent coats.
19. The Painting Subcontractor shall verify that the moisture content of all surfaces receiving paint are within the paint manufacturer's acceptable limits.
20. This Subcontractor shall adhere strictly to the number of coats of all fillers, primers, and paints as indicated in the specifications. Larger thicknesses in fewer coats will not be accepted.
21. This subcontractor to scarify, clean, and prime existing block that has been painted to properly receive new paint. In place mock-up to confirm adhesion will be done prior to start of work.
22. Provide wall stenciling at all rated wall assemblies. Others will fire, smoke caulking and sealants.
23. Field application inside the weatherproofing system verify 90 percent of paints and coatings comply with the requirements of *California Department of Public Health's* [Standard Method for the testing and evaluation of VOC content]



EXHIBIT B- Scopes of Work

24. Interior/Exterior Primers latex block filler with Water based, high solids, emulsion coating formulated to bridge and fill porous surfaces of exterior concrete masonry units in preparation for coatings
25. The subcontractor will sequence work and allow for point up and installation of finishes, millwork, doors, etc. as needed. The subcontractor will allow time for other contractors to do all necessary point up/and installation of all finishes right after primer is applied and right after 1st coat of finish is applied. Subcontractor responsible for protecting all surfaces from paint as required. All protection should be removed after completion.
27. Subcontractor responsible for protecting fire sprinklers, smoke detectors, light fixtures, restroom accessories, flooring, ceiling, etc. as needed. Removal all protection after completion of final coats of paint.
28. Paint application should be done when surface temperature to be painted and ambient air temperatures are between 50- and 95-degrees F and when humidity is lower than 85%
29. For preparation and installation please refer to specifications.
30. All paint must adhere to the allowable VOC content outlined in the specifications
31. Provide and install ALL wall coverings, or other adhered wall finishes.
32. Sustainable Design requirement: for each products subcontractor to provide Product data and Test Report showing VOC content, Environmental and Health Product Declaration, sourcing of raw material (post and pre-consumer percentages) and manufacturer inventory. Refer to specification

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient workforce to achieve agreed-on dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

N/A

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this



EXHIBIT B- Scopes of Work

bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances:

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable



EXHIBIT B- Scopes of Work

there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B

#BP 10A- Accessories, Specialties, and Wall Protection (Turn Key)

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General Requirements
Section 07 92 00	Joint Sealants
Section 10 21 13	Toilet Compartments
Section 10 28 00	Toilet and Bath Accessories
Section 10 44 13	Fire Extinguishers Cabinets and Accessories

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Accessories, Specialties, and Wall Protection** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Includes all Toilet, bath and laundry accessories supplied and installed including all grab bars, baby changing stations, stainless steel shelves, wardrobe hooks, mirrors, etc as indicated. Also included are benches as called out in detail 3 sheet A 7.0.
2. Include all toilet compartments including all hangers, supports, wall brackets, hardware, cover plates, blocking, fasteners, bolts, etc. Provide core drilled holes in steel support beams as required for installation.



EXHIBIT B- Scopes of Work

3. Include all marker boards, tackable surfaces, glass marker boards as indicated.
4. Include all joint sealants as required from installed materials to adjacent surfaces.
5. Provide all fire extinguishers and fire extinguisher cabinets per plans and specifications.
6. Provide AED cabinet and AED devices as indicated on the drawings.
7. Furnish and install recessed KNOX box /First Responders Box per all guidelines provided by Kenansville Fire Marshall. Coordinate location with Monteith Construction.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient workforce to achieve the agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.



EXHIBIT B- Scopes of Work

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of alternatives does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

**Bid Package – Exhibit B
#BP 10B- Signage**

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 10 14 00	Signage

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Signage** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Includes all panel signage, exterior signage, and interior signage as indicated in plans and specifications.
2. Includes all fasteners, standoffs, adhesives, integral back lighting, transformers, low voltage cabling to transformers, connection of transformer to Junction box provided by electrical. Wall penetrations, sealants, etc. as required.
3. Include all interior signage including braille lettering, room insert sleeves, directional signage, AED, Fire extinguisher, emergency eye wash signage, interior directories, etc as indicated.
4. Provide sample fonts and coordination with existing James Sprunt Community College fonts and color format



EXHIBIT B- Scopes of Work

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient workforce to achieve the agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms

A summary of Allowances and Unit Prices are as follows:



Project Bid Manual
Kenansville, NC

Issue Date: 2/3/2025
Revision: 0

EXHIBIT B- Scopes of Work

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 10C- Lockers

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 10 51 13	Lockers

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Lockers** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

5. Includes all applicable taxes and insurances
6. Includes furnish and installation of all lockers and fillers
7. Colors to be offer from manufactures full line of colors
8. Includes all materials and hardware as outlined in the drawings and specifications for a turnkey locker system.
9. Coordinate all blocking requirements with MCC project superintendent
10. Furnish and install all identification plates per approved submittals
11. Coordinate delivery and offloading with MCC site project superintendent
12. Includes all base, filler material, scribes, etc. for a finished product.



EXHIBIT B- Scopes of Work

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor contracts with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient workforce to achieve the agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried out in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:



Project Bid Manual
Kenansville, NC

Issue Date: 2/3/2025
Revision: 0

EXHIBIT B- Scopes of Work

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B #BP 10D- Extruded Aluminum Canopies

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 10 53 00	Extruded Aluminum Canopies

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Extruded Aluminum Canopies** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Includes all applicable taxes and insurances
2. Includes delegated design of a turn key aluminum canopy system
3. Furnish and install all anchor bolts per delegated design.
4. Furnish and install concrete foundations for the aluminum canopy system. Include all foam block outs for canopy footing system.



EXHIBIT B- Scopes of Work

5. Colors to be offer from manufactures full line of colors
6. Provide all necessary drain piping for the concealed gutter system. Also included is to be all tie in connectors for the gutter system to be tied into the storm drain system as indicated in the drawings and specifications.
7. Includes all base, filler material, scribes, flashings, etc. for a finished product.

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient workforce to achieve the agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All



EXHIBIT B- Scopes of Work

unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 11A- Window Treatments

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 12 24 13	Roller Shades

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Roller Shades/Window Treatments** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Includes all window treatments including manual window shades, motorized window shades, back boxes, controllers, low voltage wiring for a complete window treatments scope of work.
2. Includes all required equipment and low voltage wiring as outlined in plans and specifications.
3. All high voltage conduit and boxes will be provide by the electrician.
4. Motorized shade controllers (where multiple shades are being controlled) are to be installed in a single location and capable of controlling all or part of the shades within line of site of controller location.
5. Prior to ceiling finishing, any cutting, patching, reframing, will be the responsibility of this bid package.



EXHIBIT B- Scopes of Work

6. Provide all support structure, hangers, suspension, or framing for attachments of roller shade boxes to structure. Ensure boxes are secure and resist movement.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient workforce to achieve the agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or



EXHIBIT B- Scopes of Work

authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

**Bid Package – Exhibit B
#BP 21A – Fire Sprinkler**

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used in conjunction with **all** Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Division 21 (All)	Fire Suppression
Section 21 05 17	Sleeves and Sleeve Seals for Fire Suppression Piping
Section 21 05 18	Escutcheons for Fire Suppression Piping General
Section 21 05 23	General Duty Valves for Water Based Fire Protection Piping
Section 21 05 29	Hangers and Supports for Fire Suppression Piping and Equipment
Section 21 05 53	Identification for Fire Suppression Piping and Equipment
Section 21 10 00	Facility Fire Suppression Water Service Piping
Section 21 10 19	Fire Department Connections
Section 21 13 13	Wet Pipe Sprinkler Systems
Section 21 13 16	Dry Pipe Sprinkler Systems
Section 22 00 00	General Plumbing (As Pertains)

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Fire Sprinkler** package includes all inclusions as described in the following subparagraphs regardless of whether they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:



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1. Provide all labor, material, equipment and services for proper completion and operation of the fire protection systems. This will include fully designed systems sealed by a registered professional engineer or the NICET Level III designer for system drawings and hydraulic calculations as required by the State of North Carolina General Statutes.
2. Although work is not specifically shown or specified, subcontract is to provide a complete design with all devices, materials obviously necessary for a complete installation. This includes but is not limited to fire pumps, jockey pumps, remote alarm panel annunciator, drivers, controllers, accessories, pressure-maintenance pump and controllers, electric motor drives, horizontal fire pumps, multistage pressure-maintenance pumps, pump controllers/alarm panels and flow-measuring systems.
3. Participate in BIM coordination and provide models necessary for a fully coordinated system.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required per plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Division 21 Contractor shall furnish all motor starters and disconnect switches as required by NEC for motors, unless specifically noted otherwise in the specifications or on the drawings.
2. System design should be in accordance with North Carolina State Building Codes, including Building Code
3. System design and construction to adhere to NFPA 13, 14, 20, 24 and 70 and the NCDOT requirements.
4. System to be in accordance with ANSI, ASTM, UL and FM Global insurance requirements.
5. All exposed piping within finished areas shall be painted to match the adjacent surfaces.
6. Sleeves and firestopping at penetrations are included in this scope as required. If UL details or engineering judgements are not found in the documents, the subcontractor will obtain them.
7. Flow data shown on the drawings is calculated by hydraulic model provided by others. Site piping is not currently installed. The subcontractor is to have a flow test performed of the design hydrant once site work is complete. See Civil Drawings for hydrant location and pipe routing to the building.
8. Interface system with the building fire and smoke alarm system.
9. Provide fire department connections as indicated on the Drawings.
10. Masking off and protection of sprinkler heads is the responsibility of this bid package.



EXHIBIT B- Scopes of Work

11. All sprinkler heads in lay-in or gypsum ceilings shall have concealed type unless noted otherwise. All sprinkler heads in spaces without a ceiling shall be upright pendant with cages as required.
12. Route Sprinklers in insulated section canopy/green roof and provide dry type sprinkler heads.
13. Provide concrete housekeeping pads for all pumps and other equipment, as necessary.
14. Provide additional heads as required under >48" obstructions.
15. Provide high and low sprinkler head where drop ceilings obstruct sprinkler, but above ceiling space is open to below.
16. Provide a minimum of 3 phased hydrostatic testing with isolation of individual floors prior to completion of the whole building system.
17. Provide primary test drain with overflow drain cover as detailed.
18. Provide additional drain down locations as required due to coordination of piping elevations with structure and other trades.
19. Furnish hot box tamper switches as required. Installation by site contractor

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this



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Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances: N/A

Unit Prices:

Unit Price No. 1: Provide and install Upright Pendant & 10' of branch piping

1. Description: Sprinkler heads according to Division 21 Section 212213 "Wet Pipe Sprinkler Systems". Piping according to Division 21 Section 211101 "Fire Protection Piping".
2. Unit of Measurement: Per sprinkler head and 10' of branch piping = \$_____

Unit Price No. 2: Provide and install Dry Type Sprinkler Heads & 10' of branch piping

1. Description: Sprinkler heads according to Division 21 Section 211316 "Dry Pipe Sprinkler Systems". Piping according to Division 21 Section 211101 "Fire Protection Piping".
2. Unit of Measurement: Per sprinkler head and 10' of branch piping = \$_____

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B #BP 22A – Plumbing

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 22 00 00	General Plumbing
Section 22 05 50	Common Work Results for Plumbing
Section 22 05 19	Meters and Gages for Plumbing Piping
Section 22 05 23	General Duty for Plumbing Piping
Section 22 05 29	Hangers and Supports for Plumbing Piping and Equipment
Section 22 05 53	Identification for Plumbing Piping and Equipment
Section 22 08 93	Testing, Adjusting, and Balancing for Plumbing
Section 22 07 19	Plumbing Piping Insulation
Section 22 11 16	Domestic Water Piping
Section 22 11 19	Domestic Water Piping Specialties
Section 22 11 23.21	Inline, Domestic Water Pumps



EXHIBIT B- Scopes of Work

Section 22 13 16	Sanitary Waster and Vent Piping
Section 22 13 19.13	Sanitary Drains
Section 22 15 13	General Service Compressed Air Piping
Section 22 33 00	Electric, Domestic, Water Heaters
Section 22 42 00	Commercial Plumbing Fixtures
Section 22 45 00	Emergency Plumbing Fixtures
Section 22 47 00	Drinking Fountains and Water Coolers

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Plumbing** package includes all inclusions as described in the following subparagraphs regardless of whether they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Provide all labor, material, surveying/layout, equipment and services for proper completion and operation of a fully functional gas system, lab air and vacuum piping system, domestic water system, chemical waste systems, sanitary waste and vent system, and storm water collection system.
2. Although work is not specifically shown or specified, subcontractor is to provide all equipment, accessories, fixtures (water closets, urinals, lavatories, sinks, mop receptors, electric water coolers, safety equipment and emergency shower/eye-face water tempering system, compressed air storage tank, air compressor, micron combination coalescing filter, glassware washer, Heat Exchanger, hose reel, undercounter dilution tank), materials, and labor obviously necessary for a complete installation. This includes but is not limited to cleanouts, floor drains/floor sinks, hub drains, bin drains, roof drains, downspout nozzles, hose bibbs, wall hydrants, post hydrants, backflow prevention devices, double check valves assembly, flow meters, water hammer arrestors, pressure gauges, thermometers, gas pressure regulators, domestic water pressure regulating valves, domestic water heaters, boilers, circulating pumps, expansion tanks, storage tanks, ice maker outlet boxes, trap primers, dishwasher boxes, hose reel, pipe/equipment/valve identification, and painting of piping as specified.
3. Participate in BIM coordination and provide models necessary for a fully coordinated system.
4. The gas system will begin at PNG gas riser/meter assembly.



EXHIBIT B- Scopes of Work

5. Chemical waste system to include acid neutralization tanks and check alarm. Tank to be mounted below the floor with a trap door for access.
6. Route water and waste piping and make connections to all food service equipment.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Plumber to include in this bid package all work associated with the following:
 - a. Gas piping as indicated.
 - b. Air Compressor and air lines as indicated
 - c. High Temperature Refrigerant Air Dryer system
 - d. Oil Interceptor systems
 - e. Trap Primers as indicated
2. Provide elevated temperature sanitary sewer piping and stub into grease interceptor provided by others.
3. Provide concrete housekeeping pads for all pumps and other equipment, as necessary.
4. Participate in commissioning of the plumbing system.
5. Provide sleeves and firestopping for all penetrations through rated walls, floors, or ceilings. This includes UL details or engineering judgements to match each condition not found in the documents.
6. All domestic water piping shall be thoroughly flushed and disinfected by hyper chlorite or a chlorine solution. After which, bacteriological test samples shall be collected and sent to an EPA approved lab to be analyzed. The water supply shall not be placed into service until the bacteriological test results are satisfactory.
7. Canopy downspouts are included in this scope of work down to grade. Tie-in to site storm water is by the site contractor. Chilled and building hot water piping is by BP 23A – HVAC.
8. Install 120VAC to 6VDC transformer and low voltage wiring to the faucet sensors as indicated.
9. Hot Water Circulating Pump to be tied to BAS. Coordinate with Controls Contractors.
10. Install all DHW, DW, and gas flow transmitters provided by BAS contractor at locations indicated on controls drawings.
11. Heat exchanger to be integrated with BAS by BAS contractor. Provide suitable interface and connections for integration.
12. Provide caulking and sealants from plumbing fixtures to all adjacent finishes.



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13. Provide connections of all Contractor provided and owner provided equipment required to be connected to plumbing systems
14. Include gas shut off solenoid and emergency shut off buttons in as indicated.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances: N/A

Unit Prices: N/A



Project Bid Manual
Kenansville, NC

Issue Date: 2/3/2025
Revision: 0

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Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.

N/A



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 23A – HVAC

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used in conjunction with **all** Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Division 23 (All)	Heating, Ventilation, and Air Conditioning

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **HVAC** package includes all inclusions as described in the following subparagraphs regardless of whether they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Provide mechanical systems complete and operable per applicable codes and as indicated on drawings, specifications, and the below exhibit B requirements.
2. Participate in BIM coordination and provide models necessary for a fully coordinated system.
3. Provide all curb rails, pitch pockets, etc. as required for rooftop equipment.
4. Provide labeling for all equipment, disconnects, piping, ductwork, valves, etc for all equipment supplied as part of this package. Adhere to all labeling and color-coding requirements per the contract documents.

5Provide a complete hydronics system including but not necessarily limited to:



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- a. All pumps, skids, housekeeping pads, isolation bushings/springs/pads, gauges, valves, supports, controls, VFDs etc.
 - b. HWS/HWR and CHWS/CHWR piping, connections, welded connections, hangers, supports, manual/auto air vents, control and manual valves, gages, sensors, controls, flex connections, etc.
 - c. Chilled and hot water expansion tanks
 - d. Expansion joint material across all building expansion joints
 - e. Underground hydronic lines from demarcation location provided by termination of campus hydronic loop. Includes all excavation, backfill, bedding material, tracer wire, warning tape, HDPE and pre-insulated pipe, fittings, valves, etc.
 - f. Connection of hydronic lines to all equipment as indicated
 - g. Flushing and water treatment
5. Provide a complete Building Automation System as indicated in the project documents including but not necessarily limited to the following:
 - h. BAS field devices
 - i. BAS instrumentation and control devices
 - j. BAS communications and wiring
 - k. BAS alarms and reporting
 - l. BAS graphics work with as coordinated with and approved by owner's representatives and Monteith and operational prior to integration by Master controls integrator for commissioning and testing.
 - m. Provide instruments, meters, transmitters, cabling, and integration of all monitors and utility meters including BTU pulse meters, domestic water meters, power meters, etc.
 - n. Provide integration of all devices provided by others but integrated into BAS systems including generators, domestic water heat exchanger, occupancy sensors, duct smoke detectors, etc.
 - o. Provide connection and monitoring to all equipment both within and outside of HVAC scope as indicated. Provide suitable connections to all equipment as coordinated with equipment provider.
 - p. Low voltage power to all controllers from a central location or as coordinated with Construction Manager, EC, MC, and EOR.
6. Include coordination with Building Envelope and Function commissioning requirements including:



EXHIBIT B- Scopes of Work

- q. All forms and checklists are to be entered in the web-based commissioning platform. Construction Manager to provide platform access throughout the project's duration to a single designated employee of the subcontractor.
 - r. Completion of pre-functional checklists
 - s. Attendance at all commissioning coordination meetings
 - t. Startup technician and controls representative presents for all functional testing
 - u. All tools, test equipment, and instruments required to execute startup, checkout, calibration, and functional performance testing of all equipment.
 - v. Manufacturer start-up and commissioning/testing as required
 - w. Pre-functional performance testing and documentation
 - x. TAB Verification
- 7. Provide all electrical work associated with this scope including the following:
 - y. Final connection to all equipment
 - z. Provide and install Disconnects and fuses for all equipment requiring disconnecting means per NEC.
 - aa. Provide all load side conduit, wiring, and terminations
 - bb. Provide and install all starters or VFDs and all load side connections
 - cc. All low-voltage control wiring, conduit, boxes, transformers, etc. as required for this scope of work.
- 8. Includes firestopping of all penetrations through rated partitions, escutcheons, or neatly trimmed/sealed penetrations through nonrated partitions in exposed ceilings, acoustical sealants through all partitions.
- 9. All exterior wall penetrations are to be neatly cut or drilled to allow for waterproofing of annular space by waterproofing contractor. Any penetrations made after completion of air barriers, transition membranes, and sealing of penetrations by the waterproofing contractor will be sealed by this contractor.
- 10. All supports, hangers, sleeves, struts, etc. must be installed before fireproofing application. If hangers or support installation is required after fireproofing, all patching costs associated are this contractor's responsibility.
- 11. Provide a complete ductwork and air distribution system including but not necessarily limited to the following:
 - a. Metal ductwork, fittings, flanges, hangers, supports, sealants, taps, saddles, etc.
 - b. All grills and diffusers as shown or required for complete system
 - c. Sufficient balancing dampers as shown or as required for Test and Balance of system.



EXHIBIT B- Scopes of Work

- d. Flexible joints and isolations at connections specified.
- e. all duct insulation
- f. spiral duct
- g. Fire and smoke damper access doors

12. This Subcontractor shall provide complete test and balance of mechanical systems that includes but is not limited to the following items: providing all labor, material, equipment, and hoisting necessary and/or incidental as required to complete the scope of work identified in the Construction Documents.

- dd. Perform testing, adjusting, and balancing for all HVAC and domestic water systems.
- ee. Perform a complete design review of the Construction Documents, shop drawings, and submittal information for discrepancies.
- ff. Perform testing and adjusting for pressurization from space to space with complete documentation.
- gg. Coordinate testing requirements and reports with the Mechanical, Electrical Subcontractor, and Commissioning Agent.
- hh. Use test instruments that have been calibrated within a time as recommended by the certifying agency or the manufacturer, whichever is more recent. Instruments shall be checked for accuracy before testing, adjusting, and balancing activity starts. The Subcontractor shall handle the testing of the test instruments used to perform this work and shall give a complete list of instruments it proposes for approval. The list shall include the manufacturer's name, model, and serial number of each instrument and copies of calibration certificates prior to beginning work. No work shall begin until the list has been approved by Monteith Construction. Re-measurement of air distribution devices shall be carried out utilizing the same instruments used in the original balance report.
- ii. Measure up to ten percent (10%) of air distribution devices (or more if required by Commissioning) in the presence of the Owner, Commissioning Agent, Architect, Engineers, and Monteith Construction to prove the final balance report is correct.
- jj. Submit the final balancing report for approval. Promptly address all listed deficient items including re-balancing, as necessary. Resubmit a revised final report if required. This process shall be repeated at the Subcontractor's expense until the report is accepted by the Architect and Engineers without corrections needed.
- kk. Include the cost to replace sheaves and belts required for correct balance.
- ll. Participate in and provide guidance during the development of coordination drawings. Find and locate where additional dampers, valves, etc. are needed for proper execution of this scope of work.



EXHIBIT B- Scopes of Work

- mm. Provide all platform ladders, scaffolding, and other means to access required areas.
13. Includes installation of all ducts mounted smoke detectors.
 14. Review electrical drawings closely to verify power shown to be provided for equipment furnished by this bid package is adequate. If equipment furnished requires different power than that shown on the electrical drawings, the cost to revise power is the responsibility of this bid package.
 15. Includes all condensate piping for equipment in this bid package.
 16. Includes all fire and smoke dampers as required.
 17. Blocking / backing is provided by the Drywall Subcontractor. Submit blocking / backing requirements and location drawings to the Drywall Subcontractor. Blocking / backing that is not submitted will be the responsibility of this Bid Package.
 18. Provide bases, curbs, and concrete pads associated with this scope of work.
 19. Provide bracing, framing, support, and anchorage of work in this package as required for structural attachment, wind-loading requirements, and all governing codes and requirements. Steel and miscellaneous metals shown and sized on the structural drawings will be provided by the Structural Steel and Miscellaneous Metals Subcontractor. Any additional or supplemental requirements are the responsibility of this Bid Package. Provide hanger wires where required to support diffusers, devices, etc.
 20. All ductwork materials to be stored off the ground and open ends of ductwork protected from contamination or dust.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Provide and install all equipment including power ventilators, air curtains, air handling units, terminal heat transfer units, split systems, fan coil units, hydronic pumps, etc. as indicated on drawings and specs.
2. Provide all motorized outside air dampers/louvers where indicated. Architectural louvers provided and installed by others.
3. Include all linear slot diffusers as indicated on Architectural Drawings
4. Provide installation and integration all sensors and all MODBUS or BACNET connections to all Utility monitoring and Misc. system components including Fume hoods, biological safety cabinets, natural gas meters, domestic water meters, Electric power meters, Domestic hot



EXHIBIT B- Scopes of Work

water BTU sub metering, solar inverters, domestic circulation pumps, Domestic heat exchangers, Sump pump monitoring, DHW Booster Boiler, ATS, and Generator.

5. Equipment control panels power and data requirements are to be coordinated with the electrical plans and EC. Power and data will be provided by EC at locations shown on plans and distributed from that point to all control panels as required. Transformers required for low voltage power is part of this package.
6. Building HVAC system will be used during construction, and this subcontractor will provide any required filter media at return air grills, plenum openings, or unit filters to protect units from contamination. The CMAR will advise MC of any upcoming heavy dust generating activities so units can be temporarily brought offline until cleanup is complete. This subcontractor shall assume that final building fire alarm system will not be active for all or part of the duration of temporary conditioning with permanent units and shall make provisions as necessary to allow for use of the units 24/7 during this time.
7. Provide temporary filter media throughout construction and maintain on a regular basis or as directed by CM. maintain logs of replacement of filters with dates, time, and photos.
8. Provide a clean set of MERV filters at all units prior to TAB and commissioning activities.
9. Terminal boxes are to be provided with air switch safety
10. Provide DALI testing to be seen by commissioning agents and all provisions for this testing including sealing of ducts, test equipment, etc.
11. Additional Controls requirements:
 - a. Attend controls integration meeting with commissioning agent and owner to review owner controls integration requirements. Provide screenshots of controls graphics layouts for review by owner.
 - b. Provide temporary wireless connection point for remote monitoring of controls prior to final data connection being energized in building.
 - c. Coordinate with master systems integrator and controls integration requirements as outlined in spec section 25 00 00

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient workforce to achieve the dates below



EXHIBIT B- Scopes of Work

and concurrent workflows as required to complete the project on, or ahead of, schedule. Additional Activities will be incorporated into the baseline schedule once finished with this Subcontractor.

The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings:

- c. Shop Drawings and product data: 6 weeks to submit upon executed subcontract

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.



EXHIBIT B- Scopes of Work

A summary of Allowances and Unit Prices are as follows:

Allowances: N/A

Unit Prices:

- As listed in specifications

Alternates:

Alternates listed in the bid documents shall be carefully reviewed for impacts to the scope of this bid package. Alternate Prices shall include all costs associated with the changes, omissions, additions or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B
#BP 26A- Electrical and Fire Alarm

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Bidding Requirements and Contract Forms
Division 01 (All)	General requirements
Division 26 (All)	Electrical
Division 27 (All)	Communications
Division 28 (All)	Electronic Safety and Security
Division 21	Fire Suppression (As Pertains)
Division 23	Heating Ventilating and Air Condition (As Pertains)

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Electrical and Fire Alarm** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. This Subcontractor shall provide all electrical equipment, devices, rough in materials, conduit, boxes, trims, fixtures, switchboards, disconnecting means, etc. as required for a full and complete electrical and fire alarm scope of work.
2. Participate in BIM coordination and provide models necessary for a fully coordinated system.
3. Include all conduit, boxes, and cabling for Telecom, AV, and security scopes. All AV equipment will be by others.
4. Include all necessary for a complete turn key BDA system per drawings and specifications.



EXHIBIT B- Scopes of Work

5. This subcontractor to provide and install grid wires for light fixtures per specifications.
6. This subcontractor provides complete access control and security systems per specifications.
7. Plumbing subcontractor to provide all heat trace wire, and controls. Termination of heat trace in junction box provided by electrical subcontractor. Coordinate location of heat trace power between trades.
8. All conduit, boxes, wiring, and termination of all electronic door hardware.
9. Coordinate all POTS line requirements for elevator and fire alarm with CM and construction documents.
10. This subcontractor to provide all Fire alarm relays as needed for mechanical unit shutdown, duct detectors as needed. Sampling tubes to be provided and installed by Mechanical subcontractor.
11. This subcontractor provides and installs all lineside wiring and conduit load side wiring by others. Adhere to wiring demarcations provided in electrical details.
12. This subcontractor installs all starters, Disconnects, VFDs, and required fuses supplied by others. Final termination of load side wiring in equipment to be completed by others.
13. Provide power to all mechanical and plumbing systems as coordinated with mechanical drawings, specifications, and shop drawings.
14. Include all concrete encased conduit and duct bank as part of this bid package.
15. Provide all housekeeping and equipment pads as needed for installation of equipment in this bid package.
16. Provide Generator, connections, checking systems, and controllers per plans and specification. Gas connections and generator pads by others.
17. Provide bracing or struts to mechanical rails or curbs for mounting disconnects and GFCIs as required.
18. Subcontractor responsible for connecting temporary power to office trailer on site at the beginning of project and disconnecting power at the end of project.
19. Provide PVC sleeves and goosenecks to RTUs. Coordinate size of sleeve with mechanical contractor to ensure adequate sizing for wiring and refrigerant line sets. Pipe boots and sealant provided by roofing contractor.
20. Provide all Tamperers, Flow switches, and monitoring modules as needed for complete monitoring of Fire Protection Systems and Elevator. Tamperers and Flows to be installed by Fire Suppression Subcontractor and terminated by Fire Alarm Vendor.
21. Include for all wall and ceiling cutting and patching to complete this work.
22. Installation and connection of owner provided equipment.
23. Provide site lighting not noted as provided by the utility company or by Site infrastructure contractor. This work includes poles, pole bases, drilling and installation of poles, concrete bases, backfill of poles and removal of spoils, installation of lighting, conduit, wiring, terminations, lighting controls, etc.



EXHIBIT B- Scopes of Work

24. The work of this Bid Package shall include patching and repairs required for existing roadways, paving, walks, and landscaping that are disturbed outside of the construction fencing limits solely for the installation of site electrical work. At a minimum, provide orange construction fencing around all site utility work.
25. Subcontractor is responsible for furnishing materials and making electrical connections to power overhead doors. Coordinate with overhead doors subcontractor as required.
26. Subcontractor responsible for furnishing and installing all conduit and accessories required for low voltage wiring of overhead doors. Coordinate with overhead doors subcontractor as required.
27. Power rough-in, wiring and final connection of all owner-furnished equipment and equipment furnished by others. Coordinate new electrical services with the local utilities, local authorities, Engineer, Owner, and Construction Manager.
28. Provide as-builts at the completion of work.
29. Coordinate any shutdowns with Construction Manager.
30. Provide a complete fire alarm system including rough-in, cabling, devices and equipment.
31. Wire sprinkler flow and tamper switches, including wiring, conduit, tie-into the fire alarm system. Provide and wire tamper switch at backflow.
32. Provide telephone / data systems including rough-in, cabling, cable terminations, and testing.
33. Provide cable support system.
34. Provide concrete base, anchor bolts and hardware for all site electrical lighting.
35. Provide excavation, trenching, trench shoring, backfill, compaction and spoils removal necessary for the work within this package.
36. Provide dewatering necessary for the work within this package.
37. Provide support as required for electrical panels and equipment, including backboards, independent supports, etc.
38. In-wall blocking / backing is provided by the Drywall Subcontractor. Submit blocking / backing requirements and location drawings to the Drywall Subcontractor. Blocking / backing that is not submitted will be the responsibility of this Bid Package.
39. Provide caulking, sealants, fire-stopping, putty pads for all work installed under this Bid Package.
40. Provide color coding and labeling of conduit, boxes, systems, and equipment as required for work within this Bid Package.
41. Provide access doors as necessary or specified for work within this package.
42. Provide sleeves, block-outs, coring and supports necessary for the work within this package.
43. Furnish sleeves for all masonry or concrete wall penetrations in new construction. The Masonry or concrete Subcontractor is to install. The Electrical Subcontractor is to clearly indicate the exact location for the sleeves and verify location. This contractor is responsible for all cutting and patching if required.
44. Furnish embeds, sleeves, block-outs, back boxes, etc. to be cast in concrete floors and walls to the Cast-In-Place Subcontractor.



EXHIBIT B- Scopes of Work

45. Attachment to roof deck is not allowed. Attachments must be made to roof beams and structural framing members. This applies to all work installed by this Bid Package, including hanger wires for light fixtures. Provide hanger wires where required to support light fixtures, devices, etc.
46. All raceways and sleeves shall be coordinated with adjacent walls to ensure that all penetrations enter and exit walls at 90 degree angles.
47. Provided authorized factory start up and owner training.
48. Provide testing and system certifications as required.
49. Provide extended warranties as required for use of electrical items during construction.
50. Provide temporary power, wiring, lighting and distribution in accordance with current OSHA requirements. Includes installation, maintenance, and removal. Include temporary power and removal of temporary Power to CM trailer.
51. Include two (2) temporary conduit feeds from utility transformer to Main electrical room in location specified by Monteith. Provide temporary aluminum feeders in temp conduits.
52. Provide and install 1 meter base at utility transformer for temporary power usage
53. Include temporary a temporary 480V 3phase 60A and temporary 220V 1P 100A breakers/disconnects at central location for temporary power service for temp conditioning and Terrazzo grinding.
54. Include power distribution for all temporary power listed.
55. Furnish and maintain temporary construction lighting per OSHA guidelines
56. Transformer pad is by bid package BP 03A
57. Power to exterior of building at min. 4 locations with 4 duplex receptacles, GFCI protected receptacles at each location.
58. Attendance at weekly subcontractor meetings by all low voltage, second-tier subcontractors under this Bid Package is required at least two weeks prior to and during their work onsite.
59. This trade contractor is responsible for coordination drawings. See General requirements.
60. Block-outs, embeds, sleeves for penetrations, openings, attachments, etc. will be furnished by this trade for installation in masonry work by Masonry Subcontractor. Include all permanent and/or non-permanent materials required for openings. Elevation and size of penetrations to be written on walls or floors by trade requiring penetration. If penetration/block out is provided and properly coordinated by this trade and not installed per coordination all cutting, coring, or rebuilding of wall is the responsibility of masonry subcontractor. If information given to Masonry contractor is not correct, all costs for cutting, coring, or rebuilding of wall is the responsibility of Electrical subcontractor.



EXHIBIT B- Scopes of Work

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required by plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Provide all conduit from solar cabinet in MCB through ground level exterior disconnect, to RSHDP and from RSHDP To Solar PV Disconnects. Provide all Disconnects, panels, conduit, conductors, breakers, fuses, etc.
2. Access control is as stated on drawing A2.0. Access control devices, wiring, and installation is by the owner unless otherwise noted. See electrical drawings for access control pathways and infrastructure included in the project scope.
3. Provide 120V power to motorized dampers
4. Provide 120V power to all automatic door operators
5. Provide lightening protection, cabling, certification, ground rods, etc. as required for a complete system
6. Provide all lighting controls as indicated.
7. Provide grounding and bonding to hangers, pipe clamps, and misc. metals throughout the building as required.
8. Provide power and data to all equipment provided by others
9. Provide all site lighting and power as indicated.
10. Provide lineside power to all disconnects, VFDs, equipment, and fixtures.
11. Coordinate all boxes, outlets, devices, etc. with finished materials, casework, and equipment by others.
12. Install all hangers, struts, and supports prior to fireproofing installations. Repair damaged fireproofing caused by installation of this scope of work.
13. Provide power to all transformers for automatic fixture sensors. Low voltage transformers and cabling provided by others.
14. Provide rough-in, devices, boxes, power whips, etc. as required for connection of owner provided furniture. Provide final connection of power to owner provided equipment. Leave data cabling of sufficient length for routing in furniture as required.
15. Provide all cabling, terminations, wall plates, conduit, cable trays, fiber connections/splices/risers, provide all copper risers and tie lines, grounding of Telecom systems, head end equipment racks, patch panels, head end equipment, etc as indicated in LV drawings.
16. Provide all cabling, conduit, wall boxes, plates, Ceiling mounted TV supports (TVs by others), projector structural support frames (Projectors and stems by others), AV cable tray, projector control wiring. See notes on AV drawings and AV811 for scope delineation.



EXHIBIT B- Scopes of Work

17. Provide complete security scope of work which includes all access control systems (card readers, power supplies, LV cabling from power supplies to door hardware, security control cabinets, rough into all door security devices, programming) Includes all security cameras and head end equipment.
18. Include complete fire alarm systems including integration to all equipment provided by others including duct detectors, HVAC shutdown relays, door access control, Fire sprinkler modules). Includes all data connections, DACT, FACP, power supplies, battery backup, isolation modules, relays, annunciators, printers, terminal cabinets, EOL systems, etc as indicated in FA drawings and specifications.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve the below dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

The schedule requirements below are contractually binding for durations of activities indicated. The dates associated with each activity are subject to change based on coordination with other trades, however durations shall remain constant.

Submittals and Shop Drawings:

- a. Submittals and Shop drawings: 4 weeks to submit:
- b. Submittal Approval: 2 weeks to approve:

Procurement & Delivery:

Installation Durations:

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.



EXHIBIT B- Scopes of Work

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. Total cost of quantity allowances are to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be carefully reviewed for impacts to the scope of this bid package. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate, or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternate will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be



JAMES SPRUNT COMMUNITY COLLEGE – WORKFORCE DEVELOPMENT BUILDING

Project Bid Manual
Kenansville, NC

Issue Date: 2/3/2025
Revision: 0

EXHIBIT B- Scopes of Work

considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

Bid Package – Exhibit B

#BP 31A – Sitework – Earthwork & Utility

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. Subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used in conjunction with **all** Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Bidding Requirements and Contract Forms
Division 01 (All)	General requirements
Section 31 10 00	Site Clearing
Section 31 12 00	Earthwork
Section 31 25 00	Erosion Control
Section 32 12 16	Asphalt Paving
Section 32 13 13	Concrete Paving
Section 32 17 23	Pavement Markings
Section 32 92 00	Turf & Grasses
Section 32 93 00	Trees, Shrubs, and Ground Covers
Section 33 10 00	Site Water Distribution System and Sewer Force Main
Section 33 30 00	Sanitary Sewer System
Section 33 32 18	Commercial Grinder Pump Stations
Section 33 34 00	Storm Drainage System

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Sitework** package includes all inclusions as described in the following subparagraphs regardless of whether they are included in the above specifications or any other specification section or shown on the plans:



EXHIBIT B- Scopes of Work

Trade Specific Requirements:

1. Provide selective site demolition, clearing and grubbing as it relates to site improvements.
2. Include grading/earthwork for all areas within the limits of disturbance, including cut and fill, stockpiling, export and import of soils (structural and topsoil), backfill of foundations/precast and cast in place walls, stairs, curbs, etc., and protection of stockpiles until dirt can be used for its intended purpose.
3. Furnish and install all utilities including sanitary sewer, domestic water, irrigation water from cistern to building entrance, fire water and stormwater systems including all structures, 1000-gallon cistern and pumps, valves, cast iron rings/covers per town of Wendell and to meet all state regulations, shoring, taps, tapping valves/sleeves, meters, vaults, boxes, insulation, PIV's, FDC's, Siamese connections, and ball drip valves for complete and operational systems. Fire main and FDC connection to include run-in and turn up 1'-0" AFF with proper flange for fire sprinkler contractor connection. Sanitary Sewer and Water services to run from tie-in to 5'-0" outside building.
4. Includes all layout, surveying and surveyed as-builts for all site related work.
5. Includes all surcharging as outlined in the soils report and specifications.
6. Includes tree protection fencing and signage with maintenance for the project's duration.
7. Includes all cut and patch of concrete, asphalt, and other hardscape necessary to facilitate this scope of work.
8. Includes all erosion and sediment control including SWPPP management and record keeping per NCDENR/NCDEQ requirements. This includes the temporary sediment/skimmer basin including dissipators, emergency spillway, inlets, check dams, wattles, baffles, silt fence, inlet protection, gutter guards, wattle bags, temporary diversions, slope drains required to prevent erosion and loss of sedimentation from the site.
9. Construction entrances for each phase of site work. (See logistics plan)
10. Includes tie-in to existing utilities installed as part of the CEP/Infrastructure project.
11. Install and remove temporary construction road(s) and cattle grate (furnished by others).
12. Include a designated concrete washout area including maintenance while mobilized.
13. Haul off spoils generated by excavation associated with other trade work on site, including footing spoils, excavation spoils from underground work, etc.
14. Includes cut, fill and fine grading for all sidewalks, site walls, stairs, curbs, paver areas and other landscaped and hardscaped areas.
15. Includes temporary seeding, matting and stabilization of slopes to meet requirements.
16. Caping of building pad slab when weather threatens. This includes tail ditches, well points or other measures to divert the water from excavations and low areas to prevent flooding.



EXHIBIT B- Scopes of Work

- Provide tail ditches and pump points along open footing excavations until backfill is complete.
17. Maintain grade around the building to ensure drainage and access for equipment. This includes capping subgrade and installing other temporary measures including stone base to prevent rutting.
 18. All grades to be provided within .10' of final and subgrade elevations.
 19. Includes all required permits, fees, and inspections as required by local and state jurisdictions.
 20. Provide complete systems for drainage of downspouts and roof leaders (tie-in 5'-0" outside building)
 21. Include water bacteria testing, flushing and chlorination to meet Town of Wendell and state requirements.
 22. Include temporary water service for construction use and office trailer. Water sleeves have been installed. A temp line should be installed from the existing water line at the general classroom building in the grass areas across to the building pad of the Workforce development building. See logistics plan. An Additional 500 LF should be included for distribution around site. Provide min. of 3-yard hydrants at locations specified by Monteith. One at the MCC site office and two at the building pad.
 23. Includes final cleanout adjustments at finished grade, sidewalks and paving areas.
 24. Video confirmation of all sanitary and stormwater systems.
 25. Include all concrete and asphalt paving including base, tack and primers.
 26. Include stone base for all unit pavers.
 27. All asphalt striping, wheel stops, traffic signs, handicap signage and traffic control. Coordinate road closures with authorities and with other projects on this campus.
 28. Protect all existing sidewalks, curbs and asphalt paving from damage during grading and utility operations.
 29. Include foundation drains and underdrains with stone and filter fabric and tie-in to storm system and backfill of foundation walls.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.



EXHIBIT B- Scopes of Work

1. Refer to geotechnical report for surcharging of site. Demolition of existing facilities, clearing and surcharging are to be immediately started upon execution of subcontract agreement.
2. Reference to geotechnical study/report.
3. The contractor is responsible for verifying all existing site conditions
4. It is recommended that subcontractors perform a pre-bid and pre-construction site inspection to become familiar with all existing conditions.
5. Provide public locating of existing utilities and services through 811 and also provide private utility location prior to the start of any excavation or underground work.
6. Provide all applicable permits needed to facilitate this scope of work.
7. Coordinate tie-ins and maintain water, fire protection, electrical and sewer services for the duration of the project.
8. Provide all inspection fees, usage fees, tap/meter fees, permitting fees, and inspection charges.
9. Provide Dust Control
10. Provide fill material to building pad and extend building pad elevation past building footprint a minimum of 15 feet. Cut excess soils after completion of building veneer.
11. Soil and material testing will be by owner.
12. Provide wayfinding signage, barricades, and all other devices for temporary and alternate pedestrian routes.
13. Temporary Building Letters/Numbers to meet local requirements.
14. Connect all condensate lines to storm drainage system.
15. Gas Meters and Electrical Equipment to be protected by bollards installed under this bid package (furnished by others)
16. Reference Structural Drawings, Specifications and Geotech Report for building subgrade information.
17. Protect against contamination of wetlands, buffered streams, and bio retention ponds. All costs for cleanup and replanting will be the responsibility of the sitework contractor.
18. See stockpile requirements/notes.
19. ESC plan will be phased in 3 operations.
20. Note that sediment basin volume is determined by State Storm Water Review and Dupin County Custom Basin Volume.
21. Basins can't be removed until the environmental consultant approves. Scheduled site meeting is required.
22. At least 10 days prior to dewatering activities, contact NCDEQ for notification.
23. Install and maintain temporary construction road for duration of project and remove as directed by CM.



EXHIBIT B- Scopes of Work

24. Temporary seeding and stabilization are required of this scope. Reseed as necessary to achieve ground stabilization.
25. Strictly follow erosion and sediment control construction sequence. (REF: CE500)
26. ESC self-inspection and record keeping is required. (REF: CE500) Adherence to NCDEQ, DEMLR Self-Inspection Program and Green Globes requirements. Submit inspections to Monteith weekly.
27. Provide tie in of all Roof Drain leaders to storm. Review plumbing plans for leader locations. Tie in from 5' outside of building
28. Provide road cleaning as related to your operations.
29. Install a rain gauge to monitor rainfall in a location that can be maintained for the duration of the project.
30. Obtain Land Disturbance Permit before beginning land disturbance activities.
31. Install compacted subbase and aggregate base course under light duty and heavy-duty concrete paving. (Concrete work by others)
32. Coordinate irrigation system work with BP31.
33. Install compacted subbase and aggregate base course under unit pavers
34. Asphalt aggregate base, tack coat, prime coat for standard duty and heavy-duty asphalt. (REF: CS501)
35. Concrete curb and gutter including driveway aprons including required NCDOT permits.
36. All required cut and patch of existing asphalt and concrete for utility and storm installation.
37. All materials and construction methods shall be in accordance with required and applicable design standards, details, and specifications and per Public Utility Standards
38. Maintain continuous water and sanitary sewer services to existing facilities throughout construction.
39. Furnish and install all pressure reducing valves on all water services exceeding 80 psi. Back water valves are required on all sanitary sewer services.
40. Provide all environmental permits applicable to the project. Permits must be obtained from NCDWQ, USACE and/or FEMA, prior to construction.
41. NCDOT/Railroad Encroachment Agreements are required for any utility work prior to construction.
42. Backflow preventer permits are required.
43. Provide fire flow analysis that will be reviewed by the Fire Marshal and used for fire sprinkler design calculations.
44. Bedding and backflow requirements to meet Kenansville Standards.
45. All utility piping material to meet Kenansville approved products.
46. Furnish proprietary water meter by Metersys as indicated on sheet C6.0.



EXHIBIT B- Scopes of Work

- 47. Irrigation meters, fees and vaults to be included.
- 48. Install bollards loading dock.
- 49. Ground cover or temporary stabilization is required in disturbed areas left unpaved.
- 50. Tree protection around existing trees including root protection and signage.
- 51. Stormwater minimum standards shall be governed by CFPUA.
- 52. Any required temp support or shoring of utility piping.
- 53. Provide and install flagpoles and bases.
- 54. Temporary stone construction access road to building pad.
- 55. Decorative stone is furnished and installed by landscaper.
- 56. All disposal of vegetation and trees for clearing/grubbing is per specification. Burning onsite is not permitted.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule. Additional Activities will be incorporated into the baseline schedule once finalized in coordination with this Subcontractor.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract documents and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. In the event that a lump sum allowance is not utilized in full, the remaining amount



EXHIBIT B- Scopes of Work

plus 5% overhead and profit will deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. Total cost of quantity allowances are to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances

N/A

Unit Prices:

- A. Unit Price No. 1: Removal of Unsuitable Soil, as approved by Owner's Testing Agency, and offsite disposal.
 - 1. Description: Earth moving according to Division 31 Section 311200 Earthwork
 - 2. Unit of Measurement: Per Bank Cubic Yard = \$____/CY

- B. Unit Price No. 2: Provide, install and compact low-plastic suitable soil from off-site to replace removed rock or unsuitable soil.
 - 1. Description: Earth moving according to Division 31 Section 311200 Earthwork
 - 2. Unit of Measurement: Per Loose Cubic Yard = \$____/CY

Alternates:

Alternates listed in the bid documents shall be carefully reviewed for impacts to the scope of this bid package. Alternate Prices shall include all costs associated with the changes, omissions, additions or other adjustments to the work of the Bid Package as described in the alternate, or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or



EXHIBIT B- Scopes of Work

rejection of any alternate will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternate does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

**Bid Package – Exhibit B
#BP 31B – Landscaping**

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. Subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used in conjunction with **all** Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Bidding Requirements and Contract Forms
Division 01 (All)	General requirements
Section 31 10 00	Site Clearing
Section 31 12 00	Earthwork
Section 31 25 00	Erosion and Sediment Control
Section 33 92 00	Turf and Grasses
Section 32 93 00	Trees, Shrubs, and Ground Covers

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Landscaping** package includes all inclusions as described in the following subparagraphs regardless of whether they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. The subcontractor has inspected the site, reviewed the logistics plan, and is familiar with access, sequence, staging, and all available documents prior to submitting the bid.
2. All required survey and layout are included.
3. Furnish and install all site furnishings including but not limited to:
 - a. Seating



EXHIBIT B- Scopes of Work

- b. Bicycle Racks
 - c. Trash Receptacles
 - d. Recycle Receptacles
4. Include a complete irrigation system including permits, fees, upstream of the point of connection, back flow preventer, meter, feeds and taps. This includes a complete green roof irrigation system that will require use of recycled rainwater collected from and stored on site. The system will utilize drip irrigation for all areas. Include full system including time clocks, rain fall sensors, controls, control interface, scheduling interface etc. provide for provisions to integrate irrigation system in to BAS system as required. The system will require 50 gallons per minute of flow with an operational working pressure of 30 psi.
 5. Furnish and install all imported topsoil, seeding, hydroseeding, mulch, sodding, sub drainage and grass paving including watering labor during construction until substantial completion and from substantial completion through maintenance period. Base course of crushed stone under grass paving to be included. Turf Paving to include woven filter fabric and 10" pervious compacted aggregate base.
 6. Provide and install all trees, plantings, planting soils and landscape edging in strict accordance with specifications and Plant Schedule found on drawing. Furnish and install all decorative stone and artful glass elements. Include geotextile fabric, washed stone, 4" dia. Perforated pvc drainpipe wrapped in filter fabric attached to storm drain.
 7. Drop off bollards are by others.
 8. Furnish and install all "AREA DRAINS" and "UNDERDRAINS" and tie to nearest storm structure or underdrain. Also include subdrainage in plant beds that will tie to stormwater system or site Cistern provided by others.
 9. Coordinate finish grades to assure all areas drain properly. This includes coordination with concrete and storm drainage work.

Project Specific Scope of Work Inclusions:

The following is provided as a courtesy and is not intended to fully represent the scope of work required in the plans and specifications. Drawing references are intended to be references to similar details relevant to the scope and may not be limited to the details referenced.

1. Irrigation zone control shall be automatic operation with controller and automatic control valves.



EXHIBIT B- Scopes of Work

2. Provide a **Delegated-Design** submittal/shop drawings for the irrigation systems to comply with performance and design criteria, including analysis data signed and sealed by a qualified professional designer licensed in the state of North Carolina.
3. Installer for turf and grasses to be a qualified landscape installer with a professional membership in good standing in the National Association of Landscape Professionals, the NC Landscape Contractors' Licensing Board, or AmericanHort.
4. Installer of trees, plantings and green roof shall be a member in good standing of either the National Association of Landscape Professionals or the American Nursery and AmericanHort.

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or venders that have adequate capacity to supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient manpower to achieve agree upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract documents and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.



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Quantity Allowances:

Quantity allowances, when included, are to be carried at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. Total cost of quantity allowances are to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:

Allowances:

N/A

Alternates:

Alternates listed in the bid documents shall be carefully reviewed for impacts to the scope of this bid package. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternate will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternate does not relieve the Bidder of timely completion of the Work within the time periods indicated.



EXHIBIT B- Scopes of Work

**Bid Package – Exhibit B
#BP 32A- Fencing**

Description of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. The subcontractor acknowledges that the following Scope of Work detail is provided as a complementary document and must be used with all Project Documents. Scope of Work listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

The scope of the work is identified in the following Specification(s) and further described below:

Specification	Description
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 32 31 00	Fencing

SCOPE OF WORK SUMMARY/INCLUSIONS:

It is understood and agreed that this **Fencing** package includes all inclusions as described in the following subparagraphs regardless of whether or not they are included in the above specifications or any other specification section or shown on the plans:

Trade Specific Requirements:

1. Furnish and supply all chain link fencing as outlined in the project documents.
2. Pricing includes all labor, materials, taxes and insurances.
3. Furnish and install all gate post and hardware.
4. All concrete for post to be included within this proposal.
5. Coordinate post locations and depths with Monteith Construction Co.
6. All fencing is to comply with plans and specifications.
7. Furnish all bracing and ties as needed



EXHIBIT B- Scopes of Work

Schedule Requirements:

Time is of the Essence:

Due to the nature of the Community College Facility and the extreme cost of delayed delivery of the project, every effort shall be made by the Subcontractor to meet or improve upon the scheduled durations and dates provided below. The subcontractor shall contract with material suppliers, manufacturers, or vendors that can supply materials or labor as required per schedule. Additionally, the subcontractor has included, in their base bid, sufficient workforce to achieve the agreed upon dates and concurrent workflows as required to complete the project on, or ahead of, schedule.

Allowances and Unit Prices:

Lump sum and quantity allowances, when included, are to be utilized only when authorized, in writing, by the Construction Manager. Allowances are in addition to the requirements stated in this bid package or contract document and are not to be used for costs associated with the required scope of work. All allowances are to be carried in the base bid.

Lump Sum Allowances:

Lump Sum Allowances are those listed herein with fixed dollar amounts and are representative of the direct cost of the work performed. As such, overhead and profit is included in the base contract. If a lump sum allowance is not utilized in full, the remaining amount plus 5% overhead and profit will be deducted from the remaining contract amount. Should the fixed dollar amount allowance be exceeded in the execution of the work as directed by Monteith, the subcontract will be increased by the direct cost of work plus overhead and profit as outlined in the General Conditions of the Contract. Utilization of a lump sum allowance is based on established unit rates, or on a time and material basis where Unit Prices are not specified.

Quantity Allowances:

Quantity allowances, when included, are to be carried out at the quantity specified and a unit rate provided for each distinct unit requested in addition to the quantities required per contract documents. Reconciliation of quantity allowances will be based on agreed upon unit rates. All unutilized allowances will be deducted from the subcontract amount at the completion of this Scope of Work. The Unit Price may also be used to increase the contract sum as required or authorized by Monteith. Unit prices shall include all costs, benefits, overhead and fees. The total cost of quantity allowances is to be stated on bid forms.

A summary of Allowances and Unit Prices are as follows:



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Allowances

N/A

Unit Prices:

N/A

Alternates:

Alternates listed in the bid documents shall be reviewed for impacts to this bid package's scope. Alternate Prices shall include all costs associated with the changes, omissions, additions, or other adjustments to the work of the Bid Package as described in the alternate or are reasonably inferable there from. Claims for extras resulting from changes caused by the acceptance or rejection of any alternative will not be allowed. Alternate Prices shall also include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternative does not relieve the Bidder of timely completion of the Work within the time periods indicated.



James Sprunt Community College – Workforce Development Building
SCO #22-24540-02A

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Issue Date 02/03/2025
Revision: 0

EXHIBIT C – COORDINATION DRAWINGS AND 3D MODELS

Trade Partners with bid Packages 21A, 22A, 23A, and 26A are required to develop 3D models.

This project will utilize Building Information Modeling (BIM) to coordinate the locations of all Mechanical, Electrical, Plumbing, Fire Suppression, and Telecommunications (MEPFS & T) systems included in this project. Monteith Construction Co (MCC) will lead the coordination effort with input from all of the MEPFS & T trades. BIM Coordination drawings shall be prepared and submitted by the MEPFS & T subcontractors to MCC and the Design Team. This coordination effort is to minimize conflicts and delays during the procurement and installation processes before and during construction, as well as documenting accurate installed conditions of all MEPFS & T systems as As- Built drawings. Subcontractors with bid packages listed above are required to participate in the coordination process for this project. The coordination process will be based on electronic 3D and 2D files that will be imported into the Construction Manager-produced building model. The end result of this process is to identify and resolve areas of conflict with Architect and Engineer designed components as well as conflicts with other trades. The coordination process does not relieve the subcontractor from the responsibility of submitting work specific shop drawings to the Design Team for review. The subcontractor is to fully understand the BIM requirements as related to their scope of work, and make adequate provisions in the base bid amount to participate in the coordination process from inception to completion.

This coordination effort will be led by the Construction Manager with input from all MEPFS & T trades as follows:

The Construction Manager will provide baseline 2D CAD files and/or 3D Models to all subcontractors for coordination. The models and CAD files will be produced either by the Design Team, or by the Construction Manager following the Contract Construction Documents.

This Subcontractor shall be responsible for creating 3D models and 2D dimensioned drawings of all of their contract work, both horizontal and vertical. The 3D models should include any and all systems and components pertaining to this subcontractor's scope of work.

An initial "BIM Coordination Kickoff Meeting" will be held prior to Construction Manager-led BIM Coordination activities. This meeting is to establish milestone dates per the



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Construction Schedule, system sequencing and precedence, model and coordination drawing submittal process, and to introduce all parties involved in coordination. The kickoff meeting will be mandatory for the Project Manager, BIM Detailer, and Superintendent / Foreman of all trades involved in the coordination process.

Weekly Coordination Meetings will be held after the BIM Kickoff Meeting, and will continue until the coordination process is complete for all areas of the project. Weekly meetings will be scheduled by MCC. These meetings will be mandatory for the BIM Detailer and Project Manager of all trades involved in the coordination process. Superintendent / Foreman participation is highly suggested.

Areas of the project will be fully coordinated in the order set in the BIM Coordination Kickoff Meeting. As areas are coordinated, each subcontractor is to produce scaled, fully dimensioned drawings of their respective system within that area. Dimensioned Drawings are to include elevations, dimensions, isometrics, etc of systems and components in order to accurately install the systems. Dimensions and elevations are to be set by the subcontractor. Project Control Lines, when available, will be provided by MCC.

Dimensioned Drawings will be sent out to each subcontractors Project Manager. Each Project Manager is to promptly review these dimensioned drawings to assure accordance with the contract. Once reviewed, the Project Manager is to sign the dimensioned drawings through DocuSign or another alternate electronic-signature medium. All cost attributable to failure of a subcontractor to provide its timely approval of the dimensioned drawings or failure to cooperate in the production or assembly of input for said drawings shall be borne by such subcontractor.

When the Coordination process is complete, monthly As-Built Meetings will be scheduled by MCC. The intent of these meetings is to record any changes to the coordination drawings that occurred in the field. Each subcontractor is responsible for relaying any drawings and markups to their BIM Detailer before this meeting so that the models accurately reflect what is installed. The As-built models will be converted to dimensioned drawings at the end of the project, and submitted to the Design Team for record.

The Construction Manager shall publish a list of all the required 3D dimensioned drawings with due dates for each.



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Coordination efforts are not to take place solely at the date and time of the weekly scheduled meetings. Each subcontractor is responsible for communicating with other trades involved in the coordination process to ensure all milestone dates are reached. The intent of the weekly scheduled meetings is to evaluate areas with major conflicts and determine the best course of action for clash resolution in these areas.

The subcontractor is responsible for identifying all potential conflicts with the building as designed by the Design Team. The Subcontractor shall include all required piping / duct modifications, fittings, etc to comply with the final system layouts. The Subcontractor shall include all required piping / duct modifications, fittings, etc to comply with field conditions for connections into existing utilities or systems.

All systems in the building are to be coordinated with accurate representations of the access spaces needed to properly use and maintain the systems. This subcontractor shall include all necessary offsets, etc to provide access to all devices and equipment for access. All cost associated with relocating aforementioned devices and equipment to more accessible locations due to improper coordination efforts shall be borne by this subcontractor.

The Construction Manager shall be responsible for merging the dimensioned drawings into a single coordinated drawing set for submittal to the Design Team for review.

Each subcontractor that has stake in the coordination process will be required to sign off on acceptance of the coordinated dimensioned drawings prior to installation of systems in the given area.

The coordination activities include below and above groundwork of HVAC, Electrical, Plumbing, Fire Suppression / Protection, Telecommunications, Fire Alarm, etc. within five feet (5') of the building line.

If the Subcontractor does not have in-house modeling capabilities, if the Subcontractor needs contact information to price out BIM Detailing and Coordination, or if the Subcontractor has any questions about these requirements, please contact Will McLawhorn at wmclawhorn@monteithco.com.

3rd Party BIM Coordination Companies approved by MCC:
Drafting Services LLC John Burke
draftingservicesllc@gmail.com



MONTEITH

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