



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

**CMAR ADDENDUM NO. 3 (CM3)**

ISSUED ON: FEBRUARY 19, 2025

This addendum includes the following changes and additions to the contract documents:

- **Monteith RFI Log (Questions 1-104)**
- **Revision 1 Scopes of Work as referenced in RFI log**
  - All bidders are instructed to review their scope of work for any modifications.
- **Bid Form with all required forms and checklist**
- **BMH Architects Addendum 5** with RFI responses as referenced in Monteith RFI LOG
  - Drawings:
    - A5.3 Sections and Details
    - A6.0 Enlarged Plans and Details
    - A6.1 Enlarged Plans & Details
    - A7.0 Door Schedule and Room Finish Schedule
    - S2.01 Foundation Plan
    - S2.02 Low Roof Framing Plan
    - S2.03 Roof Framing Plan
    - S4.12 Framing Sections and Details
    - EP1.1 Electrical Floor Plan - Power
    - E5.5 Electrical Details
  - Specifications:
    - SECTION 329300 - TREES, SHRUBS, AND GROUND COVERS (6 Pages)
    - SECTION 093000 – TILING (13 Pages)
- **Reminder only - Bid Date/Time/Location: REMAINS UNCHANGED**
  - Reminder: Bids will be received until February 26, 2025 at 2:00 PM at:  
Hand Delivered:
    - James Sprunt Community College  
Attn: Jessica McMahon  
Hoffler Building, Monk Auditorium  
133 James Sprunt Dr, Kenansville, NC 28349

Mailed & Early bids will be received until February 25, 2025 at 5:00 PM

Monteith Construction Corp.  
208 Princess Street  
Wilmington, NC 28401

**\*Bids shall be submitted in an opaque envelop clearly marked SEALED BID with  
Contractors Name and Bid Package.**

For questions, please contact:

John Clemons, Preconstruction Project Manager

[jclemons@monteithco.com](mailto:jclemons@monteithco.com)

**MONTEITH**

208 Princess Street, Wilmington, NC 28401 910.791.8101

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## Monteith Construction RFI Log

<b>Project Name</b>	James Sprunt Workforce Development Building
<b>Project Number</b>	SCO# 22-24540-02A
<b>Project Address</b>	133 James Sprunt Dr, Kenansville, NC 28349

<b>Owner</b>	James Sprunt Community College
<b>CMAR</b>	Monteith Construction Corp.
<b>Architect</b>	BMH Architects
<b>Engineer</b>	CIVIL: Tripp Engineering, STRUCTURAL: Woods Engineering PME: CBHF Engineers, PLLC.

Timestamp 2/19/2025 11:58:36

RFI #	Status	Bid Package/Scope	Description of Request	Assigned to	Request Date	Due Date	Response Date	Notes
001	Complete	Signage	I see a monument sign on ES1.2. That is the only indication of it that I could find.	BMH	01/31/25		2/18/2025	See drawing ES1.2 revision (RFI#1) -The site sign fed from Panel 1M4, circuit 27 will not be installed, the breaker for this sign will become spare. Electrical Contractor must provide (1) 3/4" conduit from Panel 1M4 underground and stub up 6" above graded on the exterior wall of the Mech courtyard. Provide nylon pull string in conduit and cap for future use.
002	Complete	Signage	Exterior wall sign as indicated on A5.3 is missing detailed specifications. Not required for us to price it but they are common.	BMH	01/31/25		2/18/2025	See drawing A5.3 (RFI #2)-Channel Letter sign in Lobby 101 is delineated on drawing A5.3, the sign is not specified in the project manual.
003	Complete	Signage	Interior room ID/ADA/Wayfinding signage specifications are missing	BMH	01/31/25		2/18/2025	Specification section 101400 Signage contains specifications for interior signage, and a signage schedule. Immediately following specification section 101400 in the project manual there are (5) pages of drawings illustrating signage types
004	Complete	Premanufactured Canopies	Can Mitchell Metals be approved as a manufacturer for premanufactured canopies?	MCC	02/04/25		2/7/2025	Substitution Request is allowed per BHM Architecture Addendum 5
005	Complete	HVAC	Can Daikin be added to the list of approved manufacturers for the split system heat pumps	MCC	02/04/25		2/7/2025	Substitution Request is allowed per BHM Architecture Addendum 5
006	Complete	Roofing	I have some concerns about the scope of work. You've got a metal panel package, but have all fascia in the roofing scope rather than panel scope. That's an integrated ACM fascia and should not be in roofing scope.	MCC	02/04/25		2/7/2025	MCC to offer clarification in scope of BP 07A
007	Complete	Roofing	Scope is generally written around single ply/low slope roofing – not standing seam.	MCC	02/04/25		2/7/2025	MCC to offer clarification in scope of BP 07A
008	Complete	Roofing	Project specific scope item 5 I can't find. I don't see any tapered insulation and vertical insulation behind gutters, cover board, SA underlayment below canopy ACM roofing, substrate boards or vapor barriers on canopies? Can you point me to this?	MCC	02/04/25		2/7/2025	MCC to offer clarification in scope of BP 07A
009	Complete	Roofing	Scope of work requests final cleaning – this is not typical for a metal roof.	MCC	02/04/25		2/7/2025	MCC to offer clarification in scope of BP 07A
010	Complete	Roofing	Metal roof spec requires warranty up to structural design speed – 139MPH. This is not possible. Winds of this speed are generally caused by acts of god and named storms and are for insurance – not manufacturer warranties. Spec also states warranty cannot exclude hurricanes. Nobody will offer this that I'm aware of – therefore we cannot bid as designed.	MCC	02/04/25		2/7/2025	BMH reviewed previously completed projects. They have include a warranty from CMP for a previous project (link below) – see exception #5. For that project they removed 'hurricanes' and listed the design wind speed. <a href="https://drive.google.com/file/d/136MdJIN-R4cUjwah8LgSQJPRzr3J8wX/view?usp=sharing">https://drive.google.com/file/d/136MdJIN-R4cUjwah8LgSQJPRzr3J8wX/view?usp=sharing</a>
011	Complete	Premanufactured Canopies	Can Elite Deck be added to the list of approved manufacturers for premanufactured canopies. Link to data is here. <a href="https://drive.google.com/drive/folders/1oiPknxj35q7BJDjaX3QF13AWMAEWatU?usp=sharing">https://drive.google.com/drive/folders/1oiPknxj35q7BJDjaX3QF13AWMAEWatU?usp=sharing</a>	MCC	02/05/25		2/7/2025	Substitution Request is denied per BHM Architecture Addendum 5
012	Complete	Landscape	Can you please confirm irrigation coverage is at plantings only? No seeded areas to be included?	BMH	02/05/25		2/18/2025	There is no irrigation included in the project. There will be an added one year maintenance plan for all plantings added to the scope of work in line item three.
013	Complete	Landscape	Please confirm who is responsible for importing topsoils? Mentioned in BP-31A (Requirement #2) and in BP-31B (Requirement #5).	MCC	02/05/25		2/7/2025	MCC to offer clarification in scope of work BP 31A
014	Complete	Landscape	Please revise the drawings to clearly denote site furnishings. Please revise drawings or specs to show desired furnishings.	BMH	02/05/25		2/18/2025	Drawings and specifications will not be revised for site furnishings. There are no site furnishings in the project. Project to be bid on project drawings and specifications. Bid package has been updated to remove this scope.
015	Complete	Landscape	Please revise the drawings to clearly denote the Grass Pavers mentioned in BP-31A (Requirement #5).	MCC	02/05/25		2/7/2025	MCC to offer clarification in scope of work for BP 31A
016	Complete	Landscape	Permanent Seeding per Spec (329200) or per Sheet C4?	MCC	02/05/25			MCC: C4 seeding is all temporary seeding. see Spec 329200 for Permanent Seeding
017	Complete	Landscape	Re: BP-31B (Requirement #8), can you please clarify what drainage needs to be picked up by the landscape sub? Safe to assume anything > 6" will be by BP-31A?	MCC	02/05/25		2/7/2025	MCC to offer clarification in scope of work for BP 31B
018	Complete	Landscape	Re: BP-31B (SoW Inclusions Note #4), please confirm there are no green roof plantings on this project. Not shown on drawings. Assume this is boilerplate language.	MCC	02/05/25		2/7/2025	MCC to offer clarification in scope of work for BP 31B
019	Complete	Sitework	Do you have cad file that can assist with quantity takeoff?	MCC	02/05/25		2/17/2025	CAD files are not available during the bidding process
020	Complete	Drywall & Studs	Please confirm item 24 on millwork scope relates to wood framed walls detailed on 1/A6.1. BP 09A only responsible for metal framing at these locations.	MCC	02/05/25		2/11/2025	Item 24 on the millwork scope is not referring to detail 1/6.1
021	Complete	Drywall & Studs	On 2/A5.0, please confirm tube steel will be pre-drilled at 24" o.c. to allow install of spray foam.	MCC	02/05/25		2/11/2025	MCC to offer clarification in scope of work for BP 05A to account for this

022	Complete	Drywall & Studs	BP 09A, scope item 10 requires exposed finished caulking. Please confirm this will be care for by painter.	MCC	02/05/25	2/11/2025	MCC to offer clarification in BP 09 all exterior caulking is by BP 09F
023	Complete	Drywall & Studs	BP 09A requires provide and install of all access doors not shown for MEP trades. Please confirm, MEP trades are to provide and install required access doors as required and BP 09A is only to coordinate for framing of such locations. If not, provide an allowance of # of doors required.	MCC	02/05/25	2/11/2025	MCC to offer clarification in BP 09. Item has been removed
024	Complete	Roofing	Will flashing for the canopies involve roofing scope?	BMH	02/05/25	2/18/2025	Canopy is free standing and is not tied to the building.
025	Complete	Electrical	E0.2 Electrical General Notes: Note #41 Do not combine branch circuit homeruns unless specifically indicated on the drawings and Note #42 Do not change circuiting shown without permission of the architect/engineer. There are several single receptacles that will have their own ¾" Homerun, and some of the panels will have more Homeruns than can physically fit in the top of the panel. Preferred solution: Combine circuits in Homerun to contain A Phase circuit and Neutral/ B Phase circuit and Neutral/ and C Phase circuit and Neutral with Grounding conductor (No more than 6 current carrying conductors)	CBHF	02/06/25	2/18/2025	<b>Drawing E0.2 - Clarification (RFI#25)</b> Drawing E0.2 notes: 'Do not combine branch circuit homeruns unless specifically indicated on the drawings.' and 'Do not change circuiting shown without permission of the architect/engineer. It is acceptable to combine circuits in Homerun to contain A Phase circuit and Neutral/ B Phase circuit and Neutral/ and C Phase circuit and Neutral with Grounding conductor (No more than 6 current carrying conductors) for 20Amp circuits. Individual neutrals must be provided for each circuit. Circuits other than 20Amps will require derating calculations and must be coordinated with the Electrical Engineer prior to rough-in and installation.'
026	Complete	MCC	Confirm if there is a bid form. It says it was going to be issued in Addendum #1, but doesn't look like it was.	MCC	02/06/25	2/11/2025	MCC: Please see Addendum 2 for Bid form.
027	Complete	Glass and Glazing	Please confirm that any borrowed lites in wood and HM framing are in our scope.	MCC	02/06/25	2/11/2025	MCC: All glazing is apart of BP 08B
028	Complete	Glass and Glazing	Confirm that we need to price a 3-coat custom finish on CW and ext. SF. What finish is the interior SF. dark bronze anodized?	BMH	02/06/25	2/18/2025	Request for information was submitted on curtainwall and storefront finish. Within Specification Section 084113, part 2.5 A shall be revised to read: A. Anodized aluminum architectural class one, 0.7 mils minimum. 1. Interior and Exterior Frame color: Permanodic: Final selection by Architect from all Architectural Class 1 anodized aluminum finishes: clear, dark bronze, and black. Within Specification Section 084413, part 2.6 shall be revised to read: 2.6 Finishes: B. Anodized aluminum architectural class one, 0.7 mils minimum. 2. Frame color: Permanodic: Final selection by Architect from all Architectural Class 1 anodized aluminum finishes: clear, dark bronze, and black.
029	Complete	Glass and Glazing	In the curtain wall specs it mentions an optional 3" cover. Please confirm and provide location	BMH	02/06/25	2/18/2025	Project specifications include an exterior mullion cap on the aluminum curtainwall. See drawing sheet A7.1; Curtainwall Note states: All curtainwall frames to have 3" extended profile cap.
030	Complete	Glass and Glazing	Please confirm 3rd party testing is by others. We will help coordinate and assist.	MCC	02/06/25	2/11/2025	Third party testing is by others coordination is by MCC
031	Complete	Glass and Glazing	Is there a mockup with drawings that will be tested or is it just a specific section of the CW?	MCC	02/06/25	2/11/2025	MCC: No mockup required
032	Complete	Glass and Glazing	Confirm if the L-1 mechanical louvers per A7.1 are included in glass and glazing scope.	MCC	02/06/25	2/11/2025	MCC: L-1 Mechanical louvers are a part of BP23A scope.
033	Complete	Glass and Glazing	Are the T6 and T10 framed mirrors per A6.0 in scope? We only price frameless mirrors.	MCC	02/06/25	2/11/2025	The drawings and specifications indicated framed mirrors.
034	Complete	Glass and Glazing	I don't see sunshades as mentioned in the #BP 08B scope of work. Please advise.	MCC	02/06/25	2/11/2025	BP 08B has been modified removing the work sunshade
035	Complete	Landscaping	I'm seeing a mention of an irrigation system In spec section 329300-1.1.C. "Irrigation shall be operational prior to any planting" Is there a Irrigation system required?	TRIPP	02/06/25	2/18/2025	There is no irrigation included in the project. There will be an added one year maintenance plan for all plantings added to the scope of work.
036	Complete	Metals	BP05A 'Trade Specific Requirements' Note #5 states that crane pads will only be provided where shown on the logistic plan. However, no crane pad locations are indicated on the site logistic plan. Please provide crane pad locations, if there are any on this project. And/or verify if our erector can have access inside the building footprint for erection.	MCC	02/06/25	2/11/2025	MCC will provide adequate sub grade at two locations for crane setup needs. We have modified BP 05A scope of work accordingly.
037	Complete	Metals	Architectural drawing A6.1 showing the Cubicle tube steel frames indicates to see the structural drawings for certain details. However, there is nothing for this cubicle framing shown on the structural drawings. Please provide structural details if available. Most details appear to be called out on the architectural drawing, however, please provide detail on how the cubicle frames will anchor down to the slab on grade. (detail 4/A6.1 states to see structural for base plate)	WOODS	02/06/25		Cubicle steel structure is intended to sit on shop floor without physical anchoring to the slab on grade. Additional notes and steel clip angles have been added to the cubicle steel structure design. Revised drawing A6.1 is included as <b>Attachment #2 in BMH Architects Addendum 5</b>
038	Complete	Metals	BP05A 'Project Specific Scope of Work Inclusions' structural item 'g' and misc steel item 'j' call for us to furnish and install top of wall bracing / CMU wall bracing. However, there are no interior CMU walls shown. Please verify what these two items are referring too.	MCC	02/06/25	2/11/2025	MCC to remove requirement from bid package scope.
039	Complete	Metals	BP05A 'Project Specific Scope of Work Inclusions' misc steel item 'd' calls for us to furnish and install roof anchor davits and cabling. However, there are no roof davits or cabling shown on the structural or architectural drawings. If required, please provide locations, details (including required structural bracing details), and specifications.	MCC	02/06/25	2/11/2025	MCC to remove from BP 05A metals. There are no davits and cabling system.

040	Complete	Metals	Specification 051200-7-2.9-A-2 states for all building columns to be galvanized. Please verify this only applies to any building columns outside the building envelope	BMH	02/06/25	2/18/2025	Within Specification Section 051200, part 2.9 2. shall be revised to read: 2. Galvanize all building columns, structural steel, lintels and shelf angles that are outside the building envelope.
041	Complete	Roofing	There is little detail on how the alternate rear canopy system integrates into the building on sheet A5.0. The canopy appears to have a gap between the exterior wall and canopy system. Is the intent to have a gap that driven rain can come through or is there a piece of flashing not detailed?	BMH	02/06/25	2/18/2025	Request for information was submitted on drawing 2/A5.0 concerning the canopy to building connection on the east elevation. The intent is for the canopies included in Alternate #2 to have no physical connection to the principal building. A small open joint of 1/8" minimum and 3/4" maximum (to be coordinated with the canopy manufacturer's recommendation) shall be provided at this location.
042	Complete	Roofing	On sheet A5.0 there appears to be a piece of flashing from under the roof system shown with a dotted line and it turns behind the gutter system and back under the eave. Please provide more detail on this area.	MCC	02/06/25	2/11/2025	Indicates Ice and Water shield to be wrapped behind gutter system
043	Complete	Roofing	Is the through wall pan flashing shown on 6/A9.1 included in the 07A package? Material only?	MCC	02/06/25	2/11/2025	MCC: Through wall pan flashing shown on 6/A9.1 to be a part of bid package BP 04A
044	Complete	Masonry	Drawing A4.1 detail 2 – column lines 6 and 7 notes brick at the exterior wall on either side of the front entrance. No steel shelf angle or elevations are shown on Architect or Structural plans. <a href="#">CLICK HERE FOR SNAPSHOT</a>	BMH	02/11/25	2/18/2025	Request for Information was submitted on the brick masonry shown in building section 2/A4.1 on column lines 6 and 7. Structural Drawings S2.02 Low Roof Framing Plan, S2.03 Roof Framing Plan, and S4.12 Framing Sections and Details have been revised to include steel supports and structural detailing at these locations. Revised drawing sheets S2.02, S2.03, and S4.12 are included as <b>Attachment #3 in BMH Architects Addendum 5.</b>
045	Complete	Electrical	Per sheet ES1.2, all circuits for site lighting have specified conductors and conduits. On sheet ES5.5 notes B2 & D2, it is specified that the conductors be direct buried. Which do we provide?	CBHF	02/10/25	2/18/2025	Clarification regarding circuits for site lighting: Direct buried conductors have been removed from Drawing ES5.5 details B2 & D2. Refer to sheet ES1.2 for site lighting conduit and conductor sizes. Revised drawing sheet ES5.5 is included as <b>Attachment #4 in BMH Architects Addendum 5.</b>
046	Complete	Electrical	On sheet ES5.5 notes B2 & D2, it is specified that each site fixture contain (3) 2" conduits. Is this correct?	CBHF	02/10/25	2/18/2025	Conduit sizes have been removed from drawing sheet ES5.5 details B2 & D2, see drawing ES1.2 for conduit and conductor sizes. Revised drawing sheet ES5.5 is included in Monteith Constructions Addendum #3 and <b>Attachment #4 in BMH Architects Addendum 5.</b>
047	Complete	Electrical	Does this building require a voice evac fire alarm system? The way project documents read it is unclear.	CBHF	02/10/25	2/18/2025	The Workforce Development Building does not require a Voice Evac FA System. The building occupancy is non-separated mixed use - Assembly/Business, and has an occupancy load under 1,000 people.
048	In Review	All	The Logistics plan shared on the presentation within Addendum 2 is very blurry. Please provide clear version of this.	MCC	02/11/25	2/19/2025	This logistics plan is located in the specifications section of the bid documents titled "JSCC - Site Logistics Plan"
049	Complete	General Trades	On item 1 you spell out one supervisor and 4 laborers, however the number (2) is in parentheses. Can you please confirm how many you want.	MCC	02/11/25	2/11/2025	Typo correction has been made in item 1 of BP 01A. One working supervisor and two laborers for the allotted time
050	Complete	General Trades	On item 4 you mention a skid steer requirement for a min. of 10 weeks. That leaves it a bit unopened. Should we carry 10 weeks, or should we carry additional time? Also – will this operator be separate from the ones mentioned in item 1.	MCC	02/11/25	2/11/2025	Carry the skid steer for 10 weeks total rental at three different times Foreman/operator to be factored from item one above
051	Complete	General Trades	Item 8 – is the person to manage the waste recycling included in the ones listed in item 1, or additional?	MCC	02/11/25	2/11/2025	This will be the responsibility of item one as part of their duties
052	Complete	General Trades	Item 12 – is there an allowance amount that you would like us to carry, or should we dictate that?	MCC	02/11/25	2/11/2025	Allowances are not permitted. Item 12 has been adjusted in BP 01A.
053	Complete	General Trades	Items 13 and 14. Do you want us to provide 800' of windscreens that is not custom?	MCC	02/11/25	2/11/2025	As stated MCC with furnish wind screening. General Trade will install and maintain throughout the duration of the project until removed.
054	Complete	Metals	Please provide a callout detail and or section of the wall/steel column that is on either side of the 3 overhead doors in the rear of the building.	WOODS	02/11/25	2/18/2025	Request for information was submitted on the steel column on either side of doors 114C, 120D, and 129C. Column is called out on drawing sheet S2.01 as 'J1'. 'J1' is listed in Foundation Legend on drawing sheet S2.01. See also WJ-3 on drawing sheet A7.2.
055	Complete	Signage	Verify if the lit sign on page A5.3 is interior or exterior? Is there any other specs on this other than what is on the drawing/plans?	MCC	02/12/25	2/12/2025	This is an interior sign. Other than what is on the plans and Specification 101400, there are no other specs.
056	Complete	Drywall and Metals	Please confirm BP 05A – Metals, is responsible for the 18 gauge pour stop and metal decking as shown on 6/S4.11.	MCC	02/12/25	2/17/2025	BP 05A is responsible for all steel structural components inclusive of the pour stop. All metal studs and clips are delegated design by BP 09A
057	Complete	Drywall	Due to deck heights as high as 28'6" and a deflection of L/240, 20 or 25 gauge studs do not meet the deflection requirements. Please confirm if we are to increase to structural studs 600S250-43P to meet the deflection requirements. The other option is to drop the deflection requirements to L/120 to allow a 33M stud to be used.	WOODS	02/12/25	2/18/2025	Deflection criteria will not be reduced. Provide stud gauge as required to meet project requirements.
058	Complete	Tiling	The plans call out two types of ceramic floor install methods TCNA F111-23 and TNCA F122A. The plans do not show a recessed slab on page S2.01 at restrooms. The plumbing drawings show floor drains. Will mud beds be required at ceramic floor tile?	BMH	02/12/25	2/18/2025	Drawings have been revised to show slab depressions for rooms 119, 124, 106, and 137. Tile finish has been revised in the finish schedule. Revised drawings are included in Monteith Constructions Addendum #3 and <b>Attachments #5, #6, &amp; #7 in BMH Architects Addendum 5.</b>
059	Complete	Signage	101400 Part 4 states that the Signage Drawings for Sign Types A, B, C, and D are attached. Please provide these drawings.	BMH	02/12/25	2/18/2025	Signage drawings for sign types A, B, C and D are included in the project manual volume 1 immediately following Specification Section 101400.
060	Complete	HVAC	There numerous references to hydronic piping and equipment, but the HVAC system is made up of split systems and VRF. Is it safe to assume those are leftover from a previous project?	MCC	02/12/25	2/17/2025	MCC to remove all language regarding hydronic piping from the scope of work. All systems are as indicated in the RFI.



061	Complete	HVAC	There are also numerous references to the Building Automation System (BAS) and controls integration in the HVAC Scope, there is no controls spec and the only reference of BACnet is on the equipment schedule for the ERV. Is it safe to assume that there is no BAS and all controls are stand alone?	CBHF	02/12/25	2/18/2025	There is no Building Automation System (BAS) for this project. This section has been omitted from the scope of work.
062	Complete	HVAC	Regarding item #7 in the HVAC Scope. This is a significant amount of electrical work, especially if there isn't a controls subcontractor that we need to carry. So, other than the low-voltage control wiring, conduit, etc., can this scope be moved to bid package 26A?	MCC	02/12/25	2/17/2025	Section 7 in BP 23A has been updated to remove unnecessary language and to clarify the scope intended.
063	Complete	Electrical	Lightning Protection is shown in Exhibit B Scopes of Work on pg. 130 Note 5. However, the drawings do not reflect any lightning protection. How do we proceed?	MCC	02/12/25	2/17/2025	Scope of work for this bid package will be altered removing lightning protection from the scope of work requirements.
064	Complete	Electrical	270510-2 Note 2.3 of the Bid Manual, Exhibit B Scopes of Work pg. 128 Note 32, Drawings Sheet E0.2 Note 59, & Drawings Sheet E51.2 Keyed Note 7 contradict each other. Who is to provide Telecommunications Cabling, Devices, and Conduit?	MCC	02/12/25	2/17/2025	All building interior low voltage, telecom, CTV, Security to be raceways and cabling only. JSCC will provide all head end equipment and installation of equipment. Access control is raceways only. The site fiber optic as noticed in note 7 is by this this bid package.
065	Complete	Electrical	Exhibit B Scopes of Work pg. 127 Note 6, Exhibit B Scopes of Work pg. 130 Note 2, & Drawings Legend Sheet E0.1 Camera Symbol contradict each other. Please clarify.	MCC	02/12/25	2/17/2025	Cameras are furnished and installed by owner
066	Complete	Electrical	Exhibit B Scopes of Work pg. 127 Note 19 states that the Electrical Contractor is to "provide PVC sleeves and goosenecks to RTUs". Shouldn't these sleeves and goosenecks be provided and installed by the Mechanical Contractor?	MCC	02/12/25	2/17/2025	This note to be removed from the scope of work.
067	Complete	Electrical	Referring to Exhibit B Scopes of Work pg. 128 Note 26, please specify what "accessories" includes.	MCC	02/12/25	2/17/2025	Accessories are any component required to provide a turn key power system per plans and specification for the overhead doors.
068	Complete	Electrical	Referring to Exhibit B Scopes of Work pg. 129 Note 51, please specify the size of the conductors and conduit needed for the 2 temporary feeds.	MCC	02/12/25	2/17/2025	Provide two 100 AMP services for the building construction and 100 AMP service for MCC site office.
069	Complete	Electrical	Who provides and installs the disconnects for HVAC and Plumbing equipment? There are contradicting notes within each trades scope of work.	MCC	02/13/25	2/17/2025	All disconnects for plumbing and mechanical equipment are by BP 26A electrical.
070	Complete	Ceilings	Per Sheet A5.3, linear wood planks are shown to be 12' long. ASI Architectural is Basis of Design and they are stating that they cannot do the 12' long slats as shown in Drawing 3-A5.3. Please advise what length linear wood is to be.	BMH	02/13/25	2/18/2025	Request for information was made about the dimensioned 12' on the linear reveal wood veneer wall in Lobby 101. Planks may be joined by manufacturers standard detail in a butt joint to achieve the 12' between reveals as shown on the drawings. Butt joints to be randomized. Notes have been added for clarification to drawing A5.3. Revised drawing A5.3 in Monteith Constructions Addendum #3 and <b>Attachment #8 in BMH Architectures Addendum #5.</b>
071	Complete	Drywall	Rooms 105, 108, 138, and 147 restrict the use of scissor lifts to top out with gypsum and seal. Solution: change wall types to A.1 to allow the inside of the rooms to hang 4" above the ceiling.	MCC	02/13/25	2/17/2025	Scissor lift usage to be coordinated with MCC onsite supervision for topping out. There should be no constraints if properly coordinated.
072	Complete	Flooring	Epoxy specs do not reference epoxy base. Finish Schedule A7.0 shows Epoxy Resin Base for areas receiving Epoxy Floors (alt #3). Can you advise if we should include epoxy base for alt #3 and what size?	BMH	02/12/25		Wall base for rooms 114, 116, 120, 122, 127, and 129 has been revised to RBBS-1. Wall base to be included in the base bid. Revised drawing A7.0 is included in Monteith Constructions Addendum #3 and <b>Attachment #6 in BMH Architects Addendum 5.</b>
073	Complete	Flooring	LVT specs only show BOD to be Karndean Van Gogh and do not provide any other products. Room Finish Schedule shows LVT-1, LVT-2, and LVT-3. Are we to assume all of these to be the same product, just different colors?	MCC	02/12/25	2/17/2025	Yes, the specifications also include 2 acceptable alternates.
074	Complete	Flooring	On the Room Finish Schedule it shows Rooms 114, 116, 120, 122, 127, and 129 to be Epoxy Resin with remarks stating "Floor Finish is add alternate #3, Base bid is polished concrete floor". Would we pick up polished concrete floor in 09C Flooring package?	MCC	02/12/25	2/17/2025	Do not included pricing for polished concrete in BP09C, polished concrete is to be priced under BP 03B Polished Concrete.
075	Complete	Flooring	On the Room Finish Schedule it shows Rooms 114, 116, 120, 122, 127, and 129 to be Epoxy Resin with remarks stating "Floor Finish is add alternate #3, Base bid is polished concrete floor". If base bid is polished concrete, will these areas receive rubber base or any other type of base?	BMH	02/12/25	2/18/2025	Wall base for rooms 114, 116, 120, 122, 127, and 129 has been revised to RBBS-1. Wall base to be included in the base bid. Revised drawing A7.0 is included in Monteith Constructions Addendum #3 and <b>Attachment #6 in BMH Architectures Addendum 5.</b>
076	Complete	Flooring	Carpet Tile specs only show BOD to be Millikin and do not provide any other products. Room Finish Schedule shows Car Tile 1, Car Tile 2, and Car Til 3. Are we to assume all of these to be the same product, just different colors?	MCC	02/13/25	2/17/2025	Yes, the specifications also include 3 acceptable alternates.
077	Complete	Tile	Finish Schedule shows "Tile Base" for areas receiving Tile 1 and Tile 2. Please advise what Tile 1 and Tile 2 base are to be, as elevation drawings only show areas receiving Tile 1 to have any base. Areas where it's Tile 2 (gang restrooms) show WTLT-2/WTLT-3 to run to the floor with no base shown. No information provided for base in specifications.	BMH	02/13/25	2/18/2025	Specification Section 093000 Tiling has been revised to included wall base information, modifications have been highlighted. Revised specification section is included in Monteith Constructions Addendum #3 and <b>Attachment #9 in BMH Architectures Addendum 5.</b>
078	Complete	Tile	If any areas are not to receive wall base and the wall tile is to begin at the floor, should we include a Schluter cove strip between the floor and wall tile? Schluter Dilex-AHK, for example?	BMH	02/13/25	2/18/2025	Specification Section 093000 Tiling has been revised to included wall base information, modifications have been highlighted. Revised specification section is included as in Monteith Constructions Addendum #3 and <b>Attachment #9 of BMH Architectures Addendum 5.</b>
079	Complete	Tile	Specifications call out waterproofing but do not identify which areas are to receive waterproofing. Please advise if all areas receiving floor and wall tile are to receive waterproofing or only in select areas.	MCC / BMH	02/13/25	2/17/2025	Reference drawing A6.0 Detail 11.
080	Complete	Tile	WTLT-3 is called out behind sinks in Mens and Womens Gang Restrooms from floor to 10'-0" AFF. Are we to assume the short perpendicular walls encompassing the vanities will also get WTLT-3 that will run 10'-0" AFF or will these be WTLT-2 that will run 8'-0" AFF?	BMH	02/13/25	2/18/2025	Notes have been added to drawing A6.0 referring to wall tile. Revised drawing A6.0 is included in Monteith Constructions Addendum #3 and <b>Attachment #5 in BMH Architectures Addendum 5.</b>

081	Complete	Tile	WTL-1 is called out as Daltile Classic Color Wheel and is shown in specs as 3/8" thick. Per the Daltile Color Wheel Data Sheet the standard 3"x6" Wall Tile id 5/16" thick; however, they do offer a Beveled 3"x6" tile that is 3/8" thick. Please advise which to include here.	BMH	02/13/25	2/18/2025	Specification Section 093000 Tiling has been revised for tile thickness information, modifications have been highlighted. Revised specification section is included in Monteith Constructions Addendum #3 and <b>Attachment #9 in BMH Architects Addendum 5.</b>
082	Complete	Tile	Gang Restrooms have sloping floors and calls out Tile 1, which is a 12"x24" tile. The other two restrooms (Unisex Toilet 119 and Unisex Toilet 124) do not have sloping floors; however, these areas call for Tile 2, which is a 2"x2" Mosaic Floor. It seems like this is backwards and they meant to include Tile 2 in the Gang Restrooms and Tile 1 in the Unisex Restrooms. Please clarify.	BMH	02/13/25	2/18/2025	Drawings have been revised to show slab depressions for rooms 119, 124, 106, and 137. Tile finish has been revised in the finish schedule. Revised drawings are included in Monteith Constructions Addendum #3 and <b>Attachments #5, #6, and #7 in BMH Architects Addendum 5.</b>
083	Complete	Tile	Please clarify if Tile 2 is to be standard mosaic or hexagon mosaic. Also, per Daltile Data Sheet all Daltile Keystone Mosaics are 1/4" thick, whereas specs note tile to be 3/8" thick.	BMH	02/13/25	2/18/2025	Specification Section 093000 Tiling has been revised for tile thickness information, modifications have been highlighted. Revised specification section is included in Monteith Constructions Addendum #3 and <b>Attachment #9 in BMH Architects Addendum 5.</b>
084	Complete	Drywall	A6.1 – Who is responsible for the wood framed 'Insert Panel' with plywood sheathing for the Training Cubicles?	MCC	02/14/25	2/17/2025	BP 09A is responsible for all wood infill at work cubicles. Steel is by others
085	Complete	Drywall	A6.1 – Confirm 09A is responsible for the Metal Framing and Plywood Sheathing at the Central Spine of the Training Cubicles?	MCC	02/14/25	2/17/2025	BP 09A is responsible for all wood infill at work cubicles. Steel is by others
086	Complete	Drywall	1/A6.1 – Says to provide Plexiglass Sheathing at Cubicle 1, 7, 13 & 9. Is that in addition to the 5/8" plywood or is it in lieu of the 5/8" plywood? Who is responsible for the plexiglass sheathing?	MCC	02/14/25	2/17/2025	Plexiglass sheathing at cubicles is by BP09A.
087	Complete	Drywall	Shop 2-120 – On A2.0, it appears that the central spine of the cubicles are back to back (2 rows of framing). 1/A6.1 appears to show the central spine as one row of framing. Please advise if the central spine to the cubicles is one or two rows of framing.	BMH	02/14/25	2/18/2025	There is a discrepancy between A2.0 and A6.1 for the framing of the training cubicles. Refer to drawing A6.1 for details and framing of the training cubicles. Revised drawing A6.1 is included in Monteith Constructions Addendum #3 and <b>Attachment #2 in BMH Architects Addendum 5.</b>
088	Complete	Drywall	Advise if the Reveal at the ¾" Birch plywood is an aluminum reveal or simply a gap between the plywood. Also confirm if the reveal is ¼" or ½". A7.0 shows a ¼" reveal. 1/A4.1 shows a ¼" reveal	BMH	02/14/25	2/18/2025	Reveal called out at ¾" Birch plywood is a ¼" space between panels when they are installed.
089	Complete	Drywall	Note 4 / A7.0 Finish Schedule says to include impact resistant gypsum at Locker, Tool Storage, and Shop Areas. Is this required full height of the walls or would 10'-12' AFF suffice? A7.0 shows glass mat sheathing behind the birch panels. Please confirm impact resistance is not required in the shop area at these locations.	BMH	02/14/25	2/18/2025	Wall Finishes called out in the finish schedule are for full height of the wall unless noted otherwise. Revised drawing A7.0 is included in Monteith Constructions Addendum #3 and <b>Attachment #6 in BMH Architects Addendum 5.</b>
090	Complete	Drywall	Is the AC Birch Plywood Required to be Fire Retardant Treated? 5/A5.3 Calls out ¾" Fire Retardant Plywood. There's no mention of Fire Retardant where it's noted as birch plywood.	BMH	02/14/25	2/18/2025	Drawing 5/A5.3 incorrectly called for fire rated plywood. Revised drawing A5.3 is included in Monteith Constructions Addendum #3 and <b>Attachment #8 in BMH Architects Addendum 5.</b>
091	Complete	Drywall	Janitor's Closet 125 – Finish Schedule Shows FRP on all 4 Walls. Advise if this is to be full height on these walls (Ceiling @ 10' AFF)	BMH	02/14/25	2/18/2025	Wall Finishes called out in the finish schedule are for full height of the wall unless noted otherwise. Revised drawing A7.0 is included in Monteith Constructions Addendum #3 and <b>Attachment #6 in BMH Architects Addendum 5.</b>
092	Complete	Drywall	Confirm the wood wall in the lobby North Wall is by the same subcontractor providing the ceiling.	MCC	02/14/25	2/17/2025	The decorative wood wall and ceiling are both by BP 09B Acoustical Ceilings. Also included in BP 09B is the wood trim as outlined in detail 9/A5.3.
093	Complete	Drywall	BP09A – Trade Specific Requirements Scope Item # 8 – Confirm this bid package is to furnish and install access panels required by MEP. It would make sense that they would provide the panels considering nothing is shown on the drawings regarding access panels and they would know what they need.	MCC	02/14/25	2/17/2025	Bid packages 22A, 23A, and 26A are to furnish access panels as required per their scope of work. BP 09A to install only. MCC to coordinate with trades during VDC to reduce or mitigate the need for access panels.
094	Complete	Drywall	BP09A – Trade Specific Requirements Scope Item # 24 – Advise if this is 40 Man Hours total for the duration of the project, 40 Man hours per week, or if this should be 8 Man hours per week for every 10 on site. The way it reads currently, this would require one dedicated person daily for the duration of the project for composite cleanup.	MCC	02/14/25	2/17/2025	Includes a composite cleanup crew throughout drywall and framing operations whose sole responsibility is cleaning work areas to broom swept condition. Include 16 MH per week for every 10 employees working onsite of composite cleaning.
095	Complete	Drywall	BP09A – Project Specific Scope of Work Scope Item # 8 – Confirm "exterior continuous insulation" requirement. Confirm BP09A provides continuous insulation behind brick. Who is providing the barrel for the brick tie for installation of the rigid insulation. At ACM Panels, Advise if the Z-Girt and Insulation is by BP 07B (item 4 in their bid scope) or BP 09A.	MCC	02/14/25	2/17/2025	All rigid insulation on masonry and brick ties are provided by BP 04A and installed by BP 09A per the revised scope of work items 24 and 25. All other insulation is furnished and installed by BP09A. All soffit sub framing including C channel and exterior gypsum sheathing is by BP 09A.
096	Complete	Concrete Polishing	Please provide a level of polishing required. There is no specification..	BMH	02/14/25	2/18/2025	Polished concrete is Grade 2, Class 2. Revised drawing A7.0 is included in Monteith Constructions Addendum #3 and <b>Attachment #6 in BMH Architects Addendum 5.</b>
097	Complete	Tiling	Finish schedule calls for tile base at the restrooms. There's not a material designation on the elevations or in the spec. Should we provide a cove base tile to match the floors, or a metal cove trim like Schluter Dilex?	BMH	02/17/25	2/18/2025	Specification Section 093000 Tiling has been revised to include wall base information, modifications have been highlighted. Revised specification section is included in Monteith Constructions Addendum #3 and <b>Attachment #9 in BMH Architects Addendum 5.</b>
098	Complete	Flooring	Will rubber base outside corners be required to be priced? They are called out in the resilient base spec for the RBBS-2, but there's nothing specific in the scope of work about them.	MCC	02/17/25	2/17/2025	Include pricing for outside corners as called out in the Resilient Base Specifications.
099	Complete	HVAC	015000-3, 3.2 (D) Is the mechanical contractor or the general contractor responsible for temp heating and cooling, and temp ventilation and humidity control?	MCC	02/17/25	2/17/2025	MCC is responsible for temporary heating and cooling as necessary to facilitate the project schedule
100	Complete	HVAC	Are there any coordination allowances?	MCC	02/17/25	2/17/2025	Per SCO statutes no allowance can be contained within scope of work/bid packages

## JSCC RFI Log

101	Complete	HVAC	230000-6, 1.15 (B) is the above ceiling control wiring required to be inside conduit or only the in-wall control wiring?	CBHF	02/17/25	2/18/2025	Within Specification Section 230000, part 1.15 B. shall be revised to read (revision is highlighted): B. All electrical work performed Division 23 shall comply with Division 26 specification requirements. Install control wiring in conduit. <b>All control wiring must be in conduit.</b>
102	Complete	HVAC	233113-9, 3.7 (A-C) What are the standards for testing and inspecting of the ductwork?	CBHF	02/17/25	2/18/2025	With regard to Metal Ducts 233113 Part 3.7, the engineer of record will administer observation and inspection of metal ducts. Testing will not be required beyond what is included in the project drawings and specifications.
103	Complete	Doors, Frames, HDW	States "Storefront doors and hardware to be furnished by others hardware". Yet note 14 says we are to furnish the locking hardware in our scope. So what exactly is expected of us to provide for the aluminum doors in the way of hardware?	MCC	02/17/25	2/19/2025	The intent is for this bid package to provide the locking cores/cylinders and keying for all aluminum store front . MCC has modified the scope language.
104	Complete	Doors, Frames, HDW	Note 3 indicates we are to furnish the glass for the borrowed lite frames, wood doors all metal doors. I think you have some doubled up because it also states this in BP 08B. Please clarify who is providing glass for wood doors, metal doors and hollow metal frames.	MCC	02/17/25	2/19/2025	Bid package 08B is to furnish and install all borrowed light door glazing. Light kits are to be provided by BP 08A



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February 18, 2025

## **ADDENDUM #5**

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            Drawing ES1.2 – Revision (RFI #1)**

The site sign fed from Panel 1M4, circuit 27 will not be installed, the breaker for this sign will become spare. Electrical Contractor must provide (1) 3/4" conduit from Panel 1M4 underground and stub up 6" above graded on the exterior wall of the Mech courtyard. Provide nylon pull string in conduit and cap for future use.

### **Item 2            Drawing A5.3 (RFI #2)**

Channel Letter sign in Lobby 101 is delineated on drawing A5.3, the sign is not specified in the project manual.

### **Item 3            Specification Section 101400 Signage – Clarification (RFI #3)**

Specification section 101400 Signage contains specifications for interior signage, and a signage schedule. Immediately following specification section 101400 in the project manual there are (5) pages of drawings illustrating signage types.

### **Item 4            Site Furnishings (RFI #14)**

Drawings and specifications will not be revised for site furnishings. There are no site furnishings in the project. Project to be bid on project drawings and specifications.

### **Item 5            Civil Drawings – Cad Files (RFI #19)**

Cad files for the civil drawings will not be released during the bid process.

### **Item 6            Drawing E0.2 – Clarification (RFI #25)**

Drawing E0.2 notes: 'Do not combine branch circuit homeruns unless specifically indicated on the drawings.' and 'Do not change circuiting shown without permission of the architect/engineer.'

It is acceptable to combine circuits in Homerun to contain A Phase circuit and Neutral/ B Phase circuit and Neutral/ and C Phase circuit and Neutral with Grounding conductor (No more than 6 current carrying conductors) for 20Amp circuits. Individual neutrals must be provided for each

circuit. Circuits other than 20Amps will require derating calculations and must be coordinated with the Electrical Engineer prior to rough-in and installation.

**Item 7                   Curtain Wall and Storefront Finish (RFI #28)**

Request for information was submitted on curtainwall and storefront finish.

Within Specification Section 084113, part 2.5 A. shall be revised to read:

- A.       Anodized aluminum architectural class one, 0.7 mils minimum.
  - 1.   Interior and Exterior Frame color: Permanodic: Final selection by Architect from all Architectural Class 1 anodized aluminum finishes: clear, dark bronze, and black.

Within Specification Section 084413, part 2.6 shall be revised to read:

2.6       Finishes:

- A.       Anodized aluminum architectural class one, 0.7 mils minimum.
  - 1.   Frame color: Permanodic: Final selection by Architect from all Architectural Class 1 anodized aluminum finishes: clear, dark bronze, and black.

**Item 8                   Specification Section 084413 Glazed Aluminum Curtainwalls (RFI #29)**

Project specifications include an exterior mullion cap on the aluminum curtainwall. See drawing sheet A7.1; Curtainwall Note states: All curtainwall frames to have 3" extended profile cap.

**Item 9                   Specification Section 329300 Trees, Shrubs and Ground Covers - Revision (RFI #35)**

There is no irrigation included in project scope. Specification Section 329300 Trees, Shrubs and Ground Covers has been revised, all revisions are highlighted. Specification section 329300 is included as **Attachment #1**.

**Item 10                  Drawing A6.1 - Clarification (RFI #37)**

Cubicle steel structure is intended to sit on shop floor without physical anchoring to the slab on grade. Additional notes and steel clip angles have been added to the cubicle steel structure design. Revised drawing A6.1 is included as **Attachment #2**.

**Item 11                  Specification Section 051200 - Clarification (RFI #40)**

Within Specification Section 051200, part 2.9 2. shall be revised to read:

- 2.   Galvanize all building columns, structural steel, lintels and shelf angles that are outside the building envelope. Include structural steel at roll-up door locations.

**Item 12                  Drawing A5.0 - Clarification (RFI #41)**

Request for information was submitted on drawing 2/A5.0 concerning the canopy to building connection on the east elevation. The intent is for the canopies included in Alternate #2 to have no physical connection to the principal building. A small open joint of 1/2" minimum and 3/4" maximum (to be coordinated with the canopy manufacturer's recommendation) shall be provided at this location.

**Item 13                    Drawings S2.02, S2.03, and S4.12 - Revisions (RFI #44)**

Request for Information was submitted on the brick masonry shown in building section 2/A4.1 on column lines 6 and 7. Structural Drawings S2.02 Low Roof Framing Plan, S2.03 Roof Framing Plan, and S4.12 Framing Sections and Details have been revised to include steel supports and structural detailing at these locations. Revised drawing sheets S2.02, S2.03, and S4.12 are included as **Attachment #3**.

**Item 14                    Drawing E5.5 - Revision (RFI #45)**

Clarification regarding circuits for site lighting: Direct buried conductors have been removed from Drawing E5.5 details B2 & D2. Refer to sheet ES1.2 for site lighting conduit and conductor sizes. Revised drawing sheet E5.5 is included as **Attachment #4**.

**Item 15                    Drawing E5.5 - Revision (RFI #46)**

Conduit sizes have been removed from drawing sheet E5.5 details B2 & D2, see drawing ES1.2 for conduit and conductor sizes. Revised drawing sheet E5.5 is included as **Attachment #4**.

**Item 16                    Electrical Clarification (RFI #47)**

The Workforce Development Building does not require a Voice Evac FA System. The building occupancy is non-separated mixed use - Assembly/Business, and has an occupancy load under 1,000 people.

**Item 17                    Drawings S2.01 and S2.03 – Clarification (RFI #54)**

Request for information was submitted on the steel column on either side of doors 114C, 120D, and 129C. Column is called out on drawing sheet S2.01 as ‘J1’. ‘J1’ is listed in Foundation Legend on drawing sheet S2.01. See also WJ-3 on drawing sheet A7.2.

**Item 18                    Specification Section 092216 and Drawing S1.01 - Clarification (RFI #57)**

Deflection criteria will not be reduced. Provide stud gauge as required to meet project requirements.

**Item 19                    Drawings A6.0, A7.0 and S2.01 - Revisions (RFI #58)**

Drawings have been revised to show slab depressions for rooms 119, 124, 106, and 137. Tile finish has been revised in the finish schedule. Revised drawings are included as **Attachments #5, #6, and #7**.

**Item 20                    Specification Section 101400 Signage - Clarification (RFI #59)**

Signage drawings for sign types A, B, C and D are included in the project manual volume 1 immediately following Specification Section 101400.

**Item 21                    Mechanical Controls - Clarification (RFI #61)**

There is no Building Automation System (BAS) for this project.

**Item 22                    Drawings A5.3 - Clarification (RFI #70)**

Request for information was made about the dimensioned 12’ on the linear reveal wood veneer wall in Lobby 101. Planks may be joined by manufacturers standard detail in a butt joint to achieve the 12’ between reveals as shown on the drawings. Butt joints to be randomized. Notes have been added for clarification to drawing A5.3. Revised drawing A5.3 is included as **Attachment #8**.

- Item 23      Drawings A7.0 - Clarification (RFI #72)**
- Wall base for rooms 114, 116, 120, 122, 127, and 129 has been revised to RBBS-1. Wall base to be included in the base bid. Revised drawing A7.0 is included as **Attachment #6**.
- Item 24      Drawings A7.0 - Clarification (RFI #75)**
- Wall base for rooms 114, 116, 120, 122, 127, and 129 has been revised to RBBS-1. Wall base to be included in the base bid. Revised drawing A7.0 is included as **Attachment #6**.
- Item 25      Specification Section 093000 Tiling - Revision (RFI #77)**
- Specification Section 093000 Tiling has been revised to included wall base information, modifications have been highlighted. Revised specification section is included as **Attachment #9**.
- Item 26      Specification Section 093000 Tiling - Revision (RFI #78)**
- Specification Section 093000 Tiling has been revised to included wall base information, modifications have been highlighted. Revised specification section is included as **Attachment #9**.
- Item 27      Drawings A6.0 - Clarification (RFI #80)**
- Notes have been added to drawing A6.0 referring to wall tile. Revised drawing A6.0 is included as **Attachment #5**.
- Item 28      Specification Section 093000 Tiling - Revision (RFI #81)**
- Specification Section 093000 Tiling has been revised for tile thickness information, modifications have been highlighted. Revised specification section is included as **Attachment #9**.
- Item 29      Drawings A6.0, A7.0 and S2.01 - Revisions (RFI #82)**
- Drawings have been revised to show slab depressions for rooms 119, 124, 106, and 137. Tile finish has been revised in the finish schedule. Revised drawings are included as **Attachments #5, #6, and #7**.
- Item 30      Specification Section 093000 Tiling - Revision (RFI #83)**
- Specification Section 093000 Tiling has been revised for tile thickness information, modifications have been highlighted. Revised specification section is included as **Attachment #9**.
- Item 31      Drawings A6.1 - Clarification (RFI #87)**
- There is a discrepancy between A2.0 and A6.1 for the framing of the training cubicles. Refer to drawing A6.1 for details and framing of the training cubicles. Revised drawing A6.1 is included as **Attachment #2**.
- Item 32      Drawings A4.1 and A7.0 - Clarification (RFI #88)**
- Reveal called out at  $\frac{3}{4}$ " Birch plywood is a  $\frac{1}{4}$ " space between panels when they are installed.
- Item 33      Drawing A7.0 - Clarification (RFI #89)**
- Wall Finishes called out in the finish schedule are for full height of the wall unless noted otherwise. Revised drawing A7.0 is included as **Attachment #6**.

- Item 34                    Drawings A5.3 - Revision (RFI #90)**
- Drawing 5/A5.3 incorrectly called for fire rated plywood. Revised drawing A5.3 is included as **Attachment #8**.
- Item 35                    Drawing A7.0 - Clarification (RFI #91)**
- Wall Finishes called out in the finish schedule are for full height of the wall unless noted otherwise. Revised drawing A7.0 is included as **Attachment #6**.
- Item 36                    Drawings A7.0 - Clarification (RFI #96)**
- Polished concrete is Grade 2, Class 2. Revised drawing A7.0 is included as **Attachment #6**.
- Item 37                    Specification Section 093000 Tiling - Revision (RFI #97)**
- Specification Section 093000 Tiling has been revised to included wall base information, modifications have been highlighted. Revised specification section is included as **Attachment #9**.
- Item 38                    Specification Section 230000 - Revision (RFI #101)**
- Within Specification Section 230000, part 1.15 B. shall be revised to read (revision is highlighted):
- B. All electrical work performed Division 23 shall comply with Division 26 specification requirements. Install control wiring in conduit. **All control wiring must be in conduit.**
- Item 39                    Specification Section 233113 - Clarification (RFI #102)**
- With regard to Metal Ducts 233113 Part 3.7, the engineer of record will administer observation and inspection of metal ducts. Testing will not be required beyond what is included in the project drawings and specifications.
- Item 40                    Drawing A7.0 – Revisions**
- The finish schedule has been revised on sheet A7.0 to coordinate with owner review comments in the classrooms and offices. Revised drawing A7.0 is included as **Attachment #6**.
- Item 41                    Electrical Drawing EP1.1 – Revisions**
- Drawing EP1.1 has been revised to clarify the removal and relocation of the existing MCC and existing Bus Duct. The MCC and Bus Duct are existing and are currently located in Hall Building in the existing Electrical Shop/Lab. The electrical contractor is responsible for disconnecting the existing MCC and Bus Duct and all associated hardware and re-installing in Workforce Development Building in Shop 2 Electrical [120] as indicated on EP1.1. Revised drawing EP1.1 is included as **Attachment #10**.



### **SUBSTITUTION REQUESTS STATUS**

All product substitutions listed as “Allowed” shall comply with all requirements of the drawings and specifications. It is the responsibility of the General Contractor to ensure that substitute products installed will function properly with Base Bid and Alternate work shown and specified in the construction documents. The General Contractor shall bear the cost of any modifications, material changes, and additional testing necessary to incorporate substitute products should they be required.

<b>Spec Section</b>	<b>Item</b>	<b>Manufacturer</b>	<b>Response</b>
105300	Extruded Aluminum Canopies	Mitchell Metals	Allowed
105300	Extruded Aluminum Canopies	Charlotte Tent & Awning – Elite Deck	Not Allowed
238126	Split-System Air-Conditioners	Daikin	Allowed
237223.19	Packaged Indoor Fixed Plate Energy Recovery Units	Valent	Allowed
101400	Signage	Port City Signs & Graphics	Allowed

**Bowman Murray Hemingway Architects, PC**



W. Daniel Hill, AIA

## SECTION 329300 - TREES, SHRUBS, AND GROUND COVERS

### PART 1 - GENERAL

#### 1.1 DESCRIPTION

- A. This section describes planting trees, shrubs, and ground cover, including mulching, pruning, guying, and staking.

#### 1.2 REFERENCES

- A. AAN: American Association of Nureserymen
- B. ANSI: American National Standards Institute
  - 1. ANSI Z60.1: Nursery Stock
- C. National Arborist Association Standard No. 3

#### 1.3 RELATED WORK SPECIFIED ELSEWHERE

- A. Section 329200, Turf and Grasses

#### 1.4 SUBMITTALS

- A. Provide shop drawings of plantings for approval. All final quantities and types for plants, trees and landscaping to be received by the Architect, Owner and authority having jurisdiction, prior to final approval.
- B. Certify in writing, within five days of Notice to Proceed, confirmed orders for plants and provide the quantity, location, telephone number, and address of the grower who has agreed to provide any plant material.
- C. Certificates required by law shall accompany shipments. Deliver all certificates to the Owner.

#### 1.5 QUALITY ASSURANCE

- A. The Contractor shall provide one person who:
  - 1. Directs work performed under this section.
  - 2. Is familiar with the materials and best methods for installation.
  - 3. Is present at all times during execution of work in this section.
- B. Government Inspection: Plants and planting material shall meet or exceed the specifications of federal, state and county laws requiring inspection for plant disease and control.
- C. Industry Standards:

1. Sizes and Conditions: Quality definitions, grading tolerances and caliper to height ratios shall be no less than minimums specified in American Standards for Nursery Stock, published by American Association of Nurserymen, Inc., ANSI Z60.1.
2. Botanical Names: American Joint Committee on Horticultural Nomenclature, "Standard Plant Names" or "Hortus Third."

D. The **Owner** may inspect plants and planting materials at a growing or holding site in addition to the work area. Approval of material at a growing or holding site is a qualified endorsement of general quality only, and does not certify compliance with the specifications in all cases. Such approval does not preclude the right of rejection at the work area.

E. Nursery: Unless otherwise approved by the **Owner**, obtain all plants of each type from the same nursery.

#### 1.6 PREPARATION FOR DELIVERY

A. Bare root and balled and burlapped plants shall conform to ANSI Z60.1.

#### 1.7 DELIVERY

A. Deliver fertilizer to the work area in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, and trademark.

B. Notify the **Owner** of delivery schedule 24 hours in advance to allow inspection upon arrival at the work area.

C. Remove unacceptable plant material from the work area immediately.

D. Do not deliver more plant materials than can be planted in one week.

E. Protect plants during delivery to prevent damage to root ball or desiccation of leaves.

#### 1.8 STORAGE

A. Heel-in bare-root or balled and burlapped plants immediately upon delivery if not planted within 4 hours.

B. Store plants in shade and protect from harmful weather until planted.

C. Water, maintain, and protect stored material from drying or other injury or damage.

D. Store plants in upright position and allow sufficient ventilation.

#### 1.9 HANDLING

A. Do not pick up containerized or balled plants by stems or trunks.

B. Do not drop plants.

## 1.10 PROTECTION

- A. Barricade or cover excavations as necessary to protect pedestrians, workers, equipment, and adjacent property.

## 1.11 SITE CONDITIONS

- A. Plant after preparation of plant beds and when soil conditions are suitable in accord with locally accepted practice.
- B. Planting Conditions: Planting is not permitted under the following conditions, unless otherwise approved:
  - 1. Cold Weather: Less than 32°F.
  - 2. Hot Weather: Greater than 90°F.
  - 3. Wet Weather: Saturated soil.
  - 4. Windy Weather: Wind velocity greater than 20 mph.

## 1.12 WARRANTY PERIOD

- A. Plant materials shall be in healthy condition at end of the warranty period. Warranty period to be one year from Final Acceptance. Tree and shrub installer to be responsible for watering plant materials during warranty period.
- B. Remove dead and rejected material within five days of being so directed. Replace as soon as possible.
- C. Repair, at no additional cost, any damage to other plants or other property caused by the Contractor during replacement of plant materials during the warranty period.

## PART 2 - PRODUCTS

### 2.1 GENERAL PLANT REQUIREMENTS

- A. Quality and Size:
  - 1. Provide healthy nursery stock, well branched and rooted, full foliated when in leaf, healthy, sound, vigorous, and free from insects, diseases, weeds, weed roots, injuries, and defects such as knots, sun-scald, windburn, abrasions, or disfigurement, equal to or exceeding measurements specified in plant list.
  - 2. Provide trees that are well shaped and properly pruned with normal branching configurations. Trees of the same species and size shall be headed to the same height unless noted otherwise.
  - 3. Sizes and methods of handling shall be according to the American Standard for Nursery Stock recommended by the AAN.
- B. Root Protection:
  - 1. Shrubs and trees over 1 1/2-inch caliper shall be balled and burlapped or grown in the container in which they are delivered for a minimum of nine months.

2. Furnish small, container-grown plants in removable containers or integral peat pots, well rooted to ensure healthy growth.
  3. Container-grown plants shall be in containers from six months to two years prior to delivery, with roots filling container but not root bound.
  4. Greenhouse plants shall be acclimated outdoors for 30 days prior to delivery.
  5. Bare-root stock shall have well-branched, fibrous root systems.
- C. Trees shall be well-branched, with straight single leaders, tops, and trunks; no cross branches, dead or broken leaders or major branches; no fresh cuts over 1-inch diameter; and not “topped” or sheared. Grafted trees shall be base grafted or base budded, unless indicated otherwise.

## 2.2 PLANTING SOIL MATERIALS

- A. Prepared soil mix for pocket planting shrubs and trees shall be two parts by volume of soil from pit thoroughly mixed with one part by volume of yard debris compost.
- B. Fertilizer for trees shall be plant tablets 20-10-5, 21-gram size.
- C. Fertilizer for ground cover shall be plant tablets 20-10-5, 10-gram size.

## 2.3 TREE SUPPORTS

- A. Wood stakes shall be 2-inch round by 8 feet, Douglas fir, construction grade.
- B. Guying materials shall include 1/4 inch steel cable, U-bolt fastener, rubber hose at tree crotch, 2 inches by 4 inches by 30 inches pressure-treated Douglas fir stakes and 1 inch diameter by 18 inches long white PVC pipe at base of each cable.
- C. Tree ties shall be Chainlock or equal.
- D. Provide approved safety flagging for guy wires.

## 2.4 TREE WRAP

- A. Corrugated or crepe paper, designed specifically to resist insect infestation and sun scald.

## PART 3 - EXECUTION

### 3.1 EXCAVATION

- A. Excavate pits for trees and shrubs as indicated in details and consistent with accepted horticultural practices.
- B. Provide rough, not smooth, walls in planting pits.

### 3.2 PLANTING TREES AND SHRUBS

- A. Excavate pit two times the width and 6 inches deeper than root ball or container.
- B. Place 6-inch minimum firmly compacted layer of prepared planting soil under root system of trees.
- C. Plant upright and plumb.
- D. When setting balled plants, loosen and remove twine or wire binding and burlap from top two thirds of root balls after setting in pit. Do not pull wrapping from under ball. Do not plant if ball is cracked or broken. Remove all synthetic twine and wire cages.
- E. When setting container grown plants, carefully remove from container without injury or damage. Superficially cut edge roots on three sides with knife. Do not plant if root ball breaks or loosens.
- F. Backfill pit with prepared soil mix until 2/3 full and thoroughly mud-in each tree with water.
- G. Place and compact prepared soil mix carefully to avoid injury to roots, filling all voids.
- H. When soil settles, fill pit with soil mix and water again.
- I. Install underground sprinkler system.
- J. Hose down planted areas with fine water spray to wash leaves of plants if required.
- K. Remove tags from plants.

### 3.3 PLANTING GROUND COVER

- A. Plant ground cover in areas shown on the drawings.
- B. Plant ground cover deep enough so that plant roots are embedded in soil.

### 3.4 WRAPPING AND INSTALLATION OF SUPPORTS

- A. Wrap trees promptly after planting to prevent sun scald. Wrap as approved by American Association of Nurserymen. Wrap spirally from ground line to the height of the first branch.

Wrap in neat and snug manner and secure with tape at bottom, top, and in the middle. Wrap before staking or guying.

- B. Stake deciduous trees up to 2 1/2-inch caliper. Stake from three directions.
- C. Guy deciduous trees larger than 2 1/2-inch caliper and guy all evergreen trees. Guy from three directions. Provide guying the same day trees are planted.
- D. Install with an angle of approximately 120 degrees between guys or stakes.

### 3.5 FIELD PRUNING

- A. Prune trees and shrubs to remove damaged branches, dead wood, and suckers to improve natural shape. Prune per National Arborist Association Standard No. 3.

### 3.6 ADJUSTMENT AND CLEANING

- A. Remove and replace plants or materials not meeting specified standards.
- B. Reinstall plants not located as indicated on the drawings.
- C. Keep the work area clean during progress of the work until completion.

### 3.7 MAINTENANCE

- A. Water to avoid drying out of plant materials and to promote healthy growth, until date of final acceptance. Warranty per to be one year from final acceptance.

END OF SECTION 329300

## SECTION 093000 - TILING

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Ceramic tile.
  - 2. Porcelain wall and floor tile.
  - 3. Metal edge strips installed as part of tile installations.
- B. Related Sections include the following:
  - 1. Division 07 Section "Joint Sealants" for sealing of expansion, contraction, control, and isolation joints in tile surfaces.

#### 1.3 DEFINITIONS

- A. Facial Dimension: Nominal tile size as defined in ANSI A137.1.
- B. Rectified tile: Tile provided from manufacturer with ground edges, dimensionally uniform, square and true edges; with or without bevel edge features.

#### 1.4 PERFORMANCE REQUIREMENTS

- A. Static Coefficient of Friction: For tile installed on walkway surfaces, provide products with the following values as determined by testing identical products per ASTM C 1028:
  - 1. Level Surfaces: Minimum 0.6.
  - 2. Step Treads: Minimum 0.6.
  - 3. Ramp Surfaces: Minimum 0.8.

#### 1.5 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For each type of tile and grout indicated. Include Samples of accessories involving color selection.



- C. Samples for Verification:
  - 1. Full-size sample of each color and finish of tile.
  - 2. Full-size units of each type of trim and accessory for each color and finish required.
  - 3. Metal edge strips in 6-inch lengths.
- D. Master Grade Certificates: For each shipment, type, and composition of tile, signed by tile manufacturer and Installer.
- E. Product Certificates: For each type of product, signed by product manufacturer.
- F. Qualification Data: For Installer.
- G. Material Test Reports: For each tile-setting and -grouting product and special-purpose tile.

## 1.6 QUALITY ASSURANCE

- A. Source Limitations for Tile: Obtain all tile of same type and color or finish from one source or producer.
  - 1. Obtain tile from same production run and of consistent quality in appearance and physical properties for each contiguous area.
- B. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from a single manufacturer and each aggregate from one source or producer.
- C. Source Limitations for Other Products: Obtain each of the following products specified in this Section through one source from a single manufacturer for each product:
  - 1. Waterproofing.
  - 2. Joint sealants.
  - 3. Cementitious backer units.
  - 4. Metal edge strips.
- D. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination."
- E. Maintain one copy on site, of the latest edition of the TCNA (Tile Council of North America 2023 Edition) Handbook and ANSI Standards series A108 / A118.

## 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirement in ANSI A137.1 for labeling sealed tile packages.
- B. Store tile and cementitious materials on elevated platforms, under cover, and in a dry location.

- C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.
- D. Store liquid latexes in unopened containers and protected from freezing.
- E. Handle tile that has temporary protective coating on exposed surfaces to prevent coated surfaces from contacting backs or edges of other units. If coating does contact bonding surfaces of tile, remove coating from bonding surfaces before setting tile.

## 1.8 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install tile until construction in spaces is complete and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

## 1.9 EXTRA MATERIALS

- A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
  - 1. Tile and Trim Units: Furnish quantity of full-size units equal to 3 percent of amount installed, for each type, composition, color, pattern, and size indicated.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply for product selection:
  - 1. Products: Subject to compliance with requirements, provide one of the products specified.
  - 2. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.
- B. Source Limitations for Tile: Obtain tile of each type and color or finish from single source or producer.
  - 1. Obtain tile of each type and color or finish from same production run and of consistent quality in appearance and physical properties for each contiguous area.
- C. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from single manufacturer and each aggregate from single source or producer.

## 2.2 PRODUCTS, GENERAL

- A. ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1, "Specifications for Ceramic Tile," for types, compositions, and other characteristics indicated.
  - 1. Provide tile complying with Standard grade requirements, unless otherwise indicated.
  - 2. For facial dimensions of tile, comply with requirements relating to tile sizes specified in Part 1 "Definitions" Article.
- B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI standards referenced in "Setting and Grouting Materials" Article.
- C. Colors, Textures, and Patterns: Where manufacturer's standard products are indicated for tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, provide specific products or materials complying with the following requirements:
  - 1. As indicated on drawings.
- D. Factory Blending: For tile exhibiting color variations within ranges selected during Sample submittals, blend tile in factory and package so tile units taken from one package show same range in colors as those taken from other packages and match approved Samples.
- E. Mounting: For factory-mounted tile, provide back- or edge-mounted tile assemblies as standard with manufacturer, unless otherwise indicated.
  - 1. Where tile is indicated for installation in areas continually exposed to moisture, do not use back- or edge-mounted tile assemblies unless tile manufacturer specifies in writing that this type of mounting is suitable for installation indicated and has a record of successful in-service performance.

## 2.3 TILE PRODUCTS

- A. Tile Type [Tile 1] Floor tile
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Dal-Tile Volume 1.0 series or comparable product by one of the following:
    - a. American Olean Corporation.
    - b. Florida Tile Inc.
    - c. Dal-Tile
  - 2. Composition: porcelain
  - 3. Face Size: 12 x 24
  - 4. Thickness: 3/8 inch.
  - 5. Wearing Surface: Nonabrasive, smooth
  - 6. Dynamic Coefficient of Friction: Not less than 0.42.
  - 7. Finish: unpolished.
  - 8. Tile Color and Pattern: Naval VL67 (color) lay in 1/3 offset (pattern): Final selection by Architect from manufacturer's full range.
  - 9. Grout Color: As selected by Architect from manufacturer's full range.

10. Grout Joint: 1/8" unless noted otherwise.

B. Tile Type [Tile 2] Floor tile

1. Basis-of-Design Product: Subject to compliance with requirements, provide Dal-Tile "Keystones" (2x2 Mosaic) series or comparable product by one of the following:
  - a. American Olean Corporation.
  - b. Florida Tile Inc.
  - c. Dal-Tile
2. Composition: porcelain
3. Face Size: 2x2
4. Thickness: 1/4 inch.
5. Wearing Surface: Nonabrasive, smooth
6. Dynamic Coefficient of Friction: Not less than 0.42.
7. Finish: unpolished.
8. Tile Color and Pattern: Suede Gray D182: Final selection by Architect from manufacturer's full range.
9. Grout Color: As selected by Architect from manufacturer's full range.
10. Grout Joint: 1/8" unless noted otherwise.

C. Tile Type [Tile 3] Floor tile

1. Basis-of-Design Product: Subject to compliance with requirements, provide Dal-Tile Portfolio Vivid series or comparable product by one of the following:
  - a. American Olean Corporation.
  - b. Florida Tile Inc.
  - c. Dal-Tile
2. Composition: porcelain
3. Face Size: 12 x 24
4. Thickness: 5/16 inch.
5. Wearing Surface: Nonabrasive, smooth
6. Dynamic Coefficient of Friction: Not less than 0.42.
7. Finish: unpolished.
8. Tile Color and Pattern: Plum Crazy PF29 (color) lay in 1/3 offset (pattern): Final selection by Architect from manufacturer's full range.
9. Grout Color: As selected by Architect from manufacturer's full range.
10. Grout Joint: 1/8" unless noted otherwise.

D. Tile Type: Wall tile [WLTL 1] (at Rooms 119 & 124)

1. Basis-of-Design Product: Subject to compliance with requirements, provide Dal-Tile: 'Classic Colorwheel' series or comparable product by one of the following:
  - a. Dal-Tile
  - b. Florida Tile Inc.
  - c. American Olean

2. Composition: porcelain
3. Face Size: 3 x 6
4. Thickness: 5/16 inch.
5. Finish: gloss
6. Tile Color and Pattern: Arctic White #0190 (color) Modern Dimensions (pattern): Final selection by Architect from manufacturer's full range.
7. Grout Color: As selected by Architect from manufacturer's full range.
8. Grout Joint: 1/8" unless noted otherwise.
9. Wall Base: Provide cove base to match wall tile from manufacturer. (Basis of Design: Daltile Classic Colorwheel 3x6 cove base – 5/16" – provide corner shapes as required.)

E. Tile Type: Wall tile [WLTl 2](at rooms 106 & 137)

1. Basis-of-Design Product: Subject to compliance with requirements, provide Dal-Tile 'Colorwheel Linear' series or comparable product by one of the following:
  - a. American Olean.
  - b. Florida Tile Inc.
  - c. Dal-Tile
2. Composition: porcelain
3. Face Size: 6 x18
4. Thickness: 3/8 inch.
5. Finish: gloss
6. Tile Color and Pattern: Final selection by Architect from manufacturer's full range.
7. Grout Color: As selected by Architect from manufacturer's full range.
8. Grout Joint: 1/8" unless noted otherwise.
9. Wall Base: Provide cove base to match wall tile in locations for WLTl 2. Provide from same manufacturer as WLTl 2. (Basis of Design: Daltile Colorwheel Linear 4x12 Flat Top Cove Base)

F. Tile Type: Wall tile [WLTl 3] (at rooms 106 & 137)

1. Basis-of-Design Product: Subject to compliance with requirements, provide Dal-Tile 'Stencil': Linear Wall Tile series or comparable product by one of the following:
  - a. American Olean.
  - b. Florida Tile Inc.
  - c. Dal-Tile
2. Composition: porcelain
3. Face Size: 4 x 12
4. Thickness: 5/16 inch.
5. Finish: gloss
6. Tile Color and Pattern: Linear patter, final selections by Architect from manufacturer's full range.
7. Grout Color: As selected by Architect from manufacturer's full range.
8. Grout Joint: 1/8" unless noted otherwise.
9. Wall Base @ WLTl 3: Provide metal edge strip. (Basis of Design: Schluter – DILEX-AHK or approved equal)

## 2.4 ACCESSORY MATERIALS

- A. Thresholds: Provide metal edge strips as indicated on drawings.

1. Schluter or approved equal.

- B. Outside Tile corners: Provide metal edge strips.

1. Schluter or approved equal.

- C. Crack-Suppression Membranes for Thin-Set Tile Installations: Manufacturer's standard product that complies with ANSI A118.10.

## 2.5 WATERPROOF MEMBRANE – Provide at all Tile Floor locations.

- A. General: Manufacturer's standard product that complies with ANSI A118.10 and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.

- B. Fluid-Applied Membrane: Liquid-latex rubber or elastomeric polymer.
1. Basis-of-Design Product: Subject to compliance with requirements, provide Custom Building Products; RedGard Waterproofing and Crack Prevention Membrane or comparable product by one of the approved manufacturers.
  2. Ardex Americas.
  3. Bonsal American, an Oldcastle company; B 6000 Waterproof-Crack Isolation Membrane.
  4. Bostik, Inc.
  5. Laticrete International, Inc.
  6. MAPEI Corporation.

## 2.6 SETTING AND GROUTING MATERIALS

- A. Manufacturers:

1. Custom Building Products.
2. LATICRETE International Inc.
3. MAPEI Corporation.
4. MerKrete
5. TEC Specialty Products Inc.

- B. Latex-Portland Cement Mortar (Thin Set): ANSI A118.4, consisting of the following:

1. Prepackaged dry-mortar mix combined with acrylic resin liquid-latex additive.

a. For wall applications, provide nonsagging mortar that complies with Paragraph F-4.6.1 in addition to the other requirements in ANSI A118.4.

- C. Medium-Bed, Latex-Portland Cement Mortar (vertical and horizontal applications): Provide materials composed as follows, with physical properties equaling or exceeding those required for thin-set mortars based on testing of medium-bed specimens according to ANSI A118.4:

1. Prepackaged dry-mortar mix combined with acrylic resin liquid-latex additive.

- D. Polymer-Modified Tile Grout: ANSI A118.7, color as indicated.

1. Polymer Type: Ethylene vinyl acetate, in dry, redispersible form, prepackaged with other dry ingredients, acrylic resin in liquid-latex form for addition to prepackaged dry-grout mix.

- a. Unsanded grout mixture for joints 1/8 inch and narrower.
- b. Sanded grout mixture for joints 1/8 inch and wider.

- E. Use only white thin-set with installation of translucent and transparent glass tile or stone.

## 2.7 ELASTOMERIC SEALANTS

- A. General: Provide manufacturer's standard chemically curing, elastomeric sealants of base polymer and characteristics indicated that comply with applicable requirements in Division 07 Section "Joint Sealants."

1. Use sealants that have a VOC content of 250 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

- B. Colors: Provide colors of exposed sealants to match colors of grout in tile adjoining sealed joints, unless otherwise indicated.

## 2.8 MISCELLANEOUS MATERIALS

- A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.

- B. Metal Edge Strips: Height to match tile and setting-bed thickness, metallic designed specifically for flooring and vertical outside corner applications, exposed-edge material.

1. Floor: Sheine by Schluter or approved equal in profile, material, and finish to types indicated.
2. Walls: Rondec by Schluter as approved equal in profile, material, and finish to types indicated.

- C. Temporary Protective Coating: Product indicated below that is formulated to protect exposed surfaces of tile against adherence of mortar and grout; compatible with tile, mortar, and grout products; and easily removable after grouting is completed without damaging grout or tile.

1. Grout release in form of manufacturer's standard proprietary liquid coating that is specially formulated and recommended for use as temporary protective coating for tile.
  - a. Grout Release by Aqua Mix or approved equal.

- D. Tile Cleaner: A neutral cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers.

## 2.9 MIXING MORTARS AND GROUT

- A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.
- B. Add materials, water, and additives in accurate proportions.
- C. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of installed tile.
  - 1. Verify that substrates for setting tile are firm; dry; clean; free of oil, waxy films, and curing compounds; and within flatness tolerances required by referenced ANSI A108 Series of tile installation standards for installations indicated.
  - 2. Verify that installation of grounds, anchors, recessed frames, electrical and mechanical units of work, and similar items located in or behind tile has been completed before installing tile.
  - 3. Verify that joints and cracks in tile substrates are coordinated with tile joint locations; if not coordinated, adjust joint locations in consultation with Architect.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Remove coatings, including curing compounds and other substances that contain soap, wax, oil, or silicone, that are incompatible with tile-setting materials.
- B. Provide concrete substrates for tile floors installed with thin-set mortar that comply with flatness tolerances specified in referenced ANSI A108 Series of tile installation standards.
  - 1. Fill cracks, holes, and depressions with trowelable leveling and patching compound according to tile-setting material manufacturer's written instructions. Use product specifically recommended by tile-setting material manufacturer.
  - 2. Remove protrusions, bumps, and ridges by sanding or grinding.
- C. Tile to vertical steel preparation: Remove any painted coatings down to bare metal. Scarify surface.
- D. Blending: For tile exhibiting color variations within ranges selected during Sample submittals, verify that tile has been factory blended and packaged so tile units taken from one package show



same range of colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.

- E. Field-Applied Temporary Protective Coating: Where indicated under tile type or needed to prevent grout from staining or adhering to exposed tile surfaces, precoat them with continuous film of temporary protective coating, taking care not to coat unexposed tile surfaces.

### 3.3 INSTALLATION, GENERAL

- A. ANSI Tile Installation Standards: Comply with parts of ANSI A108 Series "Specifications for Installation of Ceramic Tile" that apply to types of setting and grouting materials and to methods indicated in ceramic tile installation schedules.
- B. TCNA Installation Guidelines: TCNA's "Handbook for Ceramic Tile Installation." Comply with TCNA installation methods indicated in ceramic tile installation schedules and complying with the following:
  - 1. Floor tile 12 x 12 inch or greater: Finish tolerance of 1/8 inch in 10 feet (non-cumulative.)
    - a. Tile exceeding 18 x 18 inches: finish tolerance to 1/16 inch in 10 feet.
  - 2. Installer shall review F-number test reports and identify in writing where concrete slab floor flatness tolerances will prevent meeting finish tolerances specified herein. Arrange with Contractor to have missing F-number tests completed and correct any substrate deficiencies prior to commencing tile installation.
- C. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.
- D. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
- E. Jointing Pattern: Lay tile in grid pattern, unless otherwise indicated. Align joints when adjoining tiles on floor, base, walls, and trim are same size. Lay out tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting. Provide uniform joint widths, unless otherwise indicated.
  - 1. For tile mounted in sheets, make joints between tile sheets same width as joints within tile sheets so joints between sheets are not apparent in finished work.
  - 2. Refer to tile patterns indicated.
- F. Lay out tile wainscots to next full tile; Refer to patterns and details indicated.
- G. Expansion Joints: Locate expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.
  - 1. Locate joints in tile surfaces directly above joints in concrete substrates.

2. Prepare joints and apply sealants to comply with requirements in Division 07 Section "Joint Sealants."

H. Grout tile to comply with requirements of the following tile installation standards:

1. For ceramic tile grouts (sand-portland cement; dry-set, commercial portland cement; and latex-portland cement grouts), comply with ANSI A108.10.

### 3.4 WATERPROOFING AND /OR CRACK-SUPPRESSION MEMBRANE INSTALLATION

- A. Install waterproofing to comply with ANSI A108.13 and waterproofing manufacturer's written instructions to produce waterproof membrane of uniform thickness bonded securely to substrate.
- B. Install crack-suppression membrane to comply with manufacturer's written instructions to produce membrane of uniform thickness bonded securely to substrate.
- C. Do not install tile over waterproofing until waterproofing has cured and been tested to determine that it is watertight.

### 3.5 FLOOR TILE INSTALLATION

- A. General: Install tile to comply with requirements in the Floor Tile Installation Schedule, including those referencing TCNA installation methods and ANSI A108 Series of tile installation standards.
  1. Follow TCNA procedures for 95% mortar coverage.
- B. Joint Widths: Install tile on floors with the following joint widths:
  1. As indicated in Tile Products section 2.3.
- C. Metal Edge Strips: Install at locations indicated or where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with top of tile.

### 3.6 WALL TILE INSTALLATION

- A. Install types of tile designated for wall installations to comply with requirements in the Wall Tile Installation Schedule, including those referencing TCNA installation methods and ANSI setting-bed standards.
- B. Install 12 x 12 or greater size wall tile over medium-bed latex modified mortar. Adjust grout joint widths with the prior approval of the Architect, if needed to improve tile edge to edge alignment of standard and rectified tiles.
- C. Metal Edge Strips: Install at locations indicated and at outside corners.

### 3.7 CLEANING AND PROTECTING

- A. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter.
  - 1. Remove latex-portland cement grout residue from tile as soon as possible.
  - 2. Clean grout smears and haze from tile according to tile and grout manufacturer's written instructions, but no sooner than 10 days after installation. Use only cleaners recommended by tile and grout manufacturers and only after determining that cleaners are safe to use by testing on samples of tile and other surfaces to be cleaned. Protect metal surfaces and plumbing fixtures from effects of cleaning. Flush surfaces with clean water before and after cleaning.
  - 3. Remove temporary protective coating by method recommended by coating manufacturer that is acceptable to tile and grout manufacturer. Trap and remove coating to prevent it from clogging drains.
- B. For unglazed tiles and stone products apply coat of neutral protective cleaner grout release to completed tile walls and floors. Protect installed tile work with kraft paper or other heavy covering during construction period to prevent staining, damage, and wear.
- C. Prohibit foot and wheel traffic from tiled floors for at least seven days after grouting is completed.
- D. Before final inspection, remove protective coverings and rinse neutral cleaner from tile surfaces.

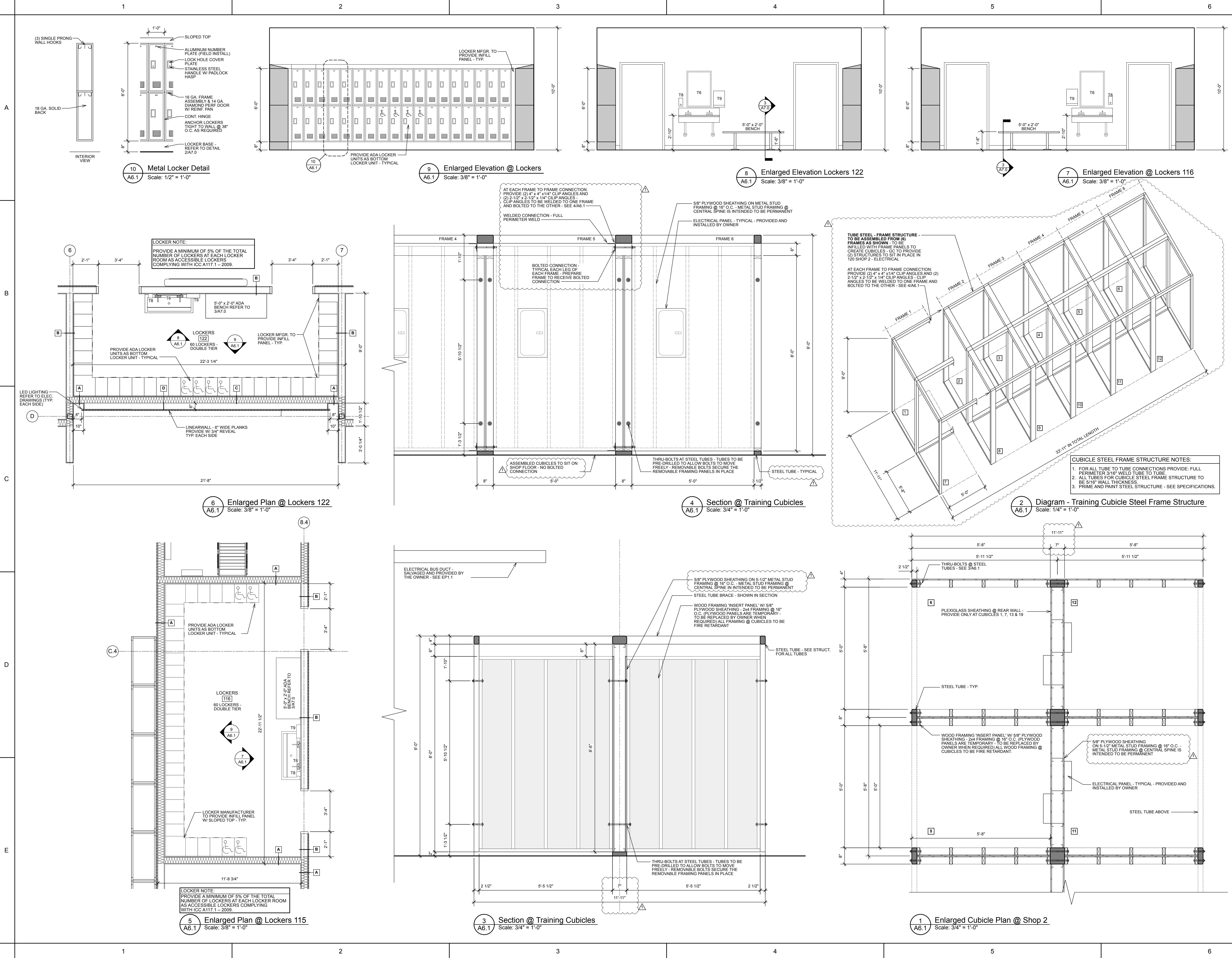
### 3.8 TILE INSTALLATION SCHEDULE

- A. Floor Tile Installation: Interior floor installations sloped to drain on concrete; cement mortar bed (thickset) with cleavage membrane; TCNA F111-23 and ANSI A108.1A.
  - 1. Tile Type: As indicated on drawings.
  - 2. Thin-Set Mortar: Latex- portland cement mortar.
  - 3. Grout: Polymer-modified sanded grout.
  - 4. Locations: See structural drawings for depressed slab locations @ rooms: 106, 119, 124, 137.
- B. Floor Tile Installation: Interior floor installation on concrete; thin-set mortar; TCNA F122A-23 and ANSI A118.4.
  - 1. Tile Type: As indicated on drawings.
  - 2. Thin-Set Mortar: Latex- portland cement mortar.
  - 3. Grout: Polymer-modified sanded or Polymer-modified unsanded grout per joint size and tile type indicated.
  - 4. Tiles exceeding 12 inches x 12 inches nominal; provide medium mortar bed.
- C. Paver Tile Installation: Exterior floor installation on-ground concrete, thickset; TCNA F101-23 and ANSI A108.1A.
  - 1. Tile Type: As indicated on drawings.
  - 2. Bond Coat for cured-bed method: Latex-portland cement mortar.
  - 3. Grout: Polymer-modified sanded grout.

- D. Wall Tile Installation: Interior wall installation over sound, dimensionally stable masonry or concrete; thin-set mortar; TCNA W202E-23 and ANSI A118.4 and ANSI A118.6.
1. Tile Type: As indicated on drawings.
  2. Thin-Set Mortar: Latex- portland cement mortar.
  3. Medium bed Mortar for large format tiles.
  4. Grout: Polymer-modified sanded or Polymer-modified unsanded grout per joint size and tile type indicated.
- E. Movement Joint Installation: Comply with TCNA standards for location and frequency of joints, including, but not limited to:
1. Interior – maximum of 25' in each direction and as indicated on drawings.
  2. Change of plane, interior – movement joints required at all inside corners.
  3. Perimeter Joints – movement joints are required where tilework abuts restraining surfaces such as perimeter walls, dissimilar floor finishes, curbs, columns, pipes, ceilings, and where changes occur in backing materials, but not at drain stainers.
  4. All expansion, control, construction, cold, saw-cut, isolation, contraction, and seismic joints in the structure should continue through the tilework, including such joints at vertical surfaces.

END OF SECTION 093000





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WILMINGTON, N.C.

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NORTH CAROLINA  
WILMINGTON, N.C.

2.18.2025

**James Sprunt Community College - Workforce Development Building**  
Kenansville, North Carolina 28349

REV.	DATE	DESCRIPTION
2.18.2025	ADDENDUM #5	

NO.	DATE	ISSUE NOTE
Project Manager	Drawn By	DP
Date	Reviewed By	DH
12-18-2024		
Project ID		

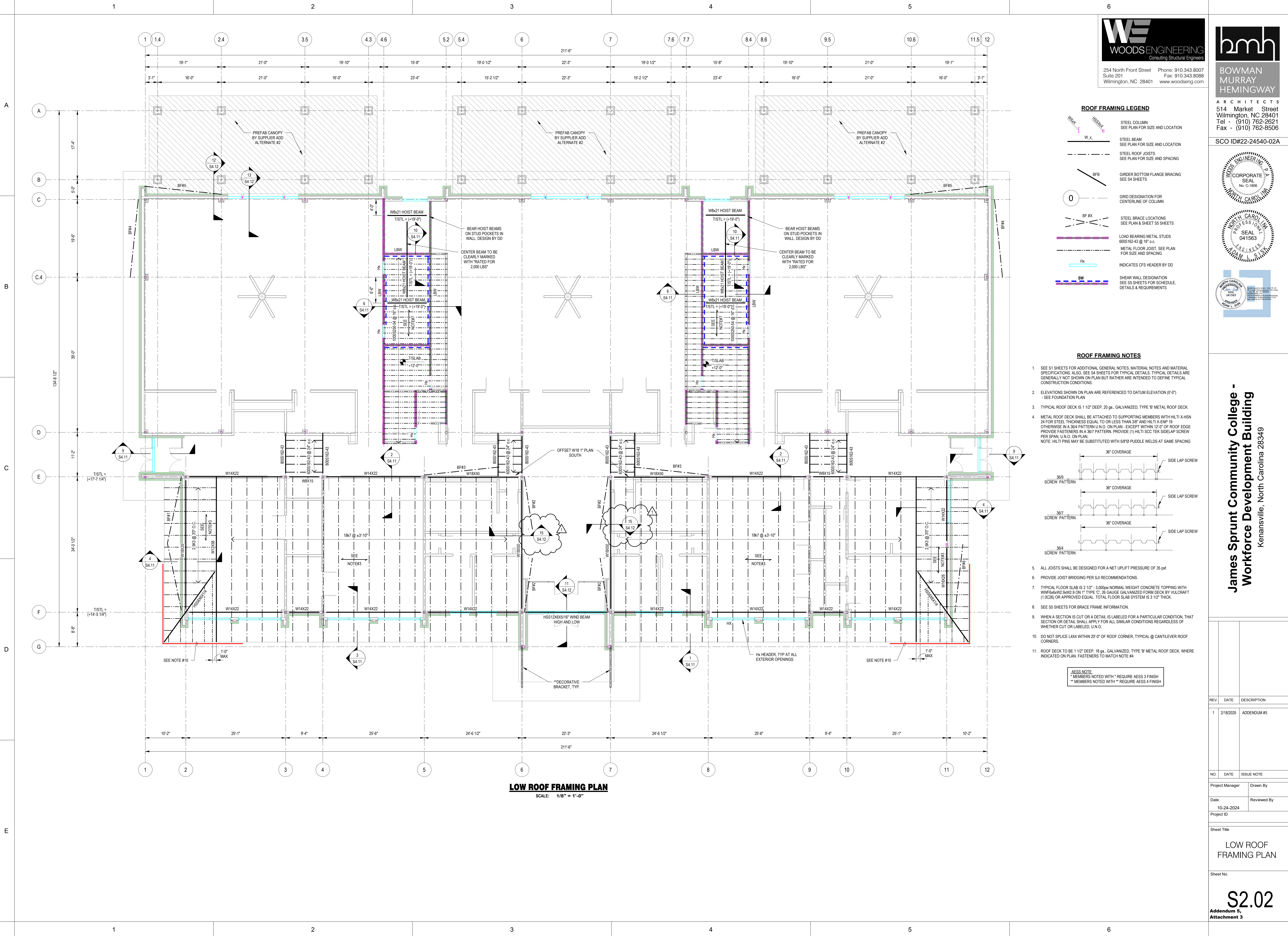
Sheet Title

**ENLARGED PLANS AND DETAILS**

Sheet No.

**A6.1**  
Addendum 5, Attachment 2





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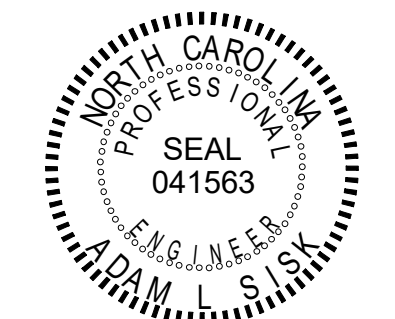
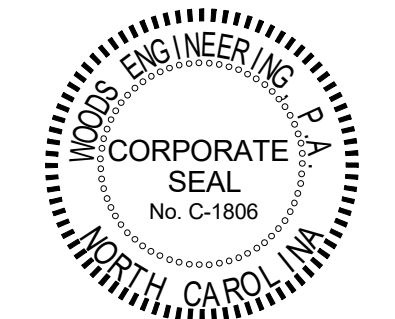
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REV.	DATE	DESCRIPTION
1	2/18/2025	ADDENDUM #5

NO.	DATE	ISSUE NOTE
Project Manager	Drawn By	
Date	Reviewed By	
10-24-2024		
Project ID		

Sheet Title

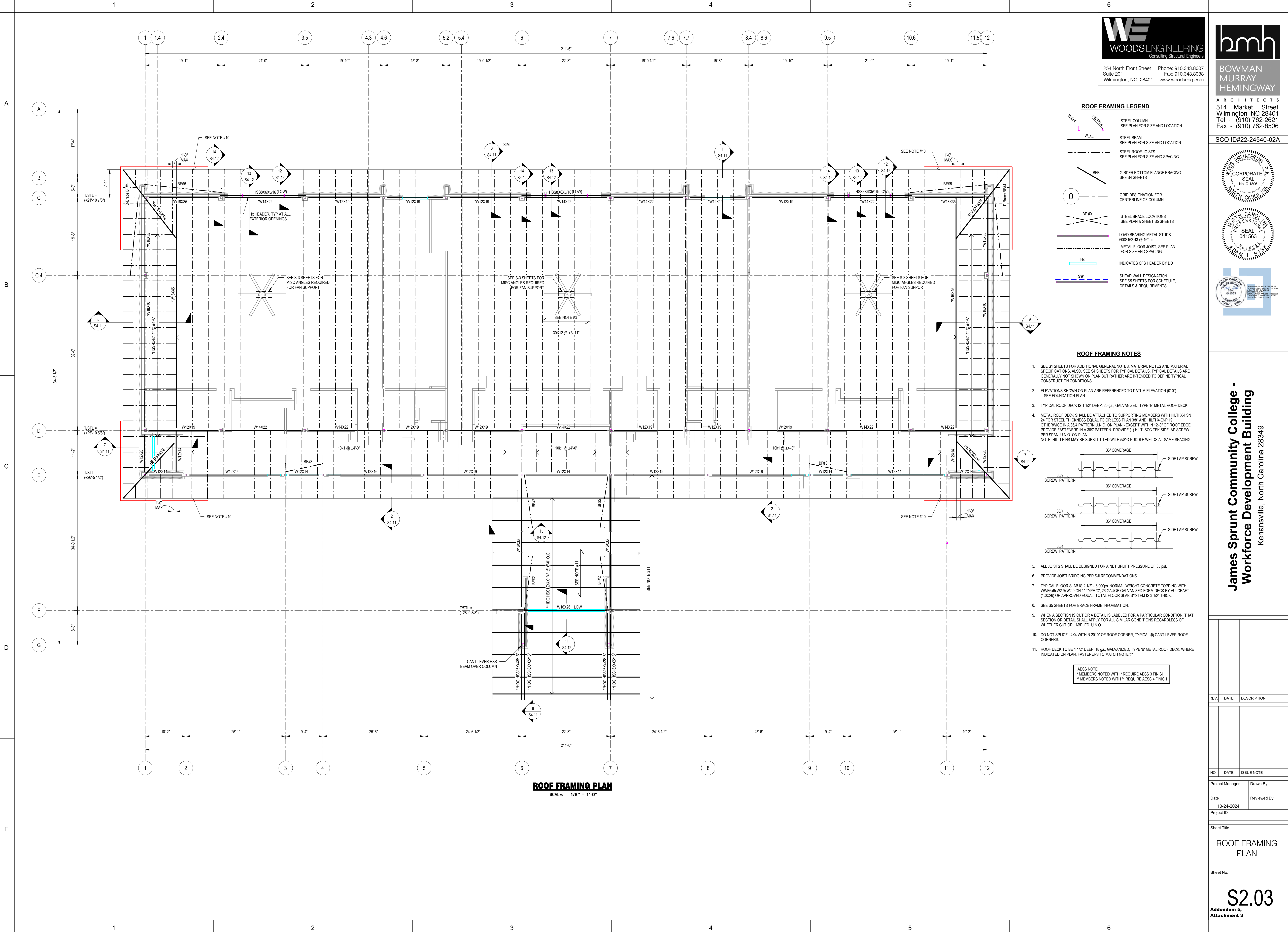
**LOW ROOF  
FRAMING PLAN**

Sheet No.

**S2.02**

Addendum 5,  
Attachment 3





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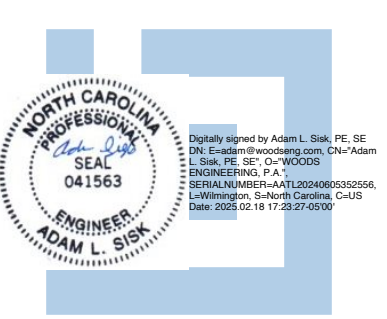
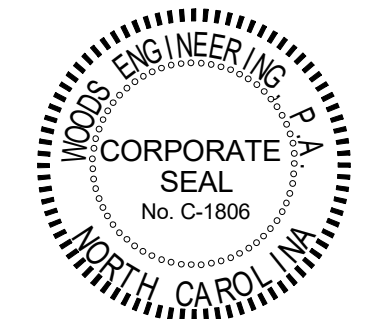
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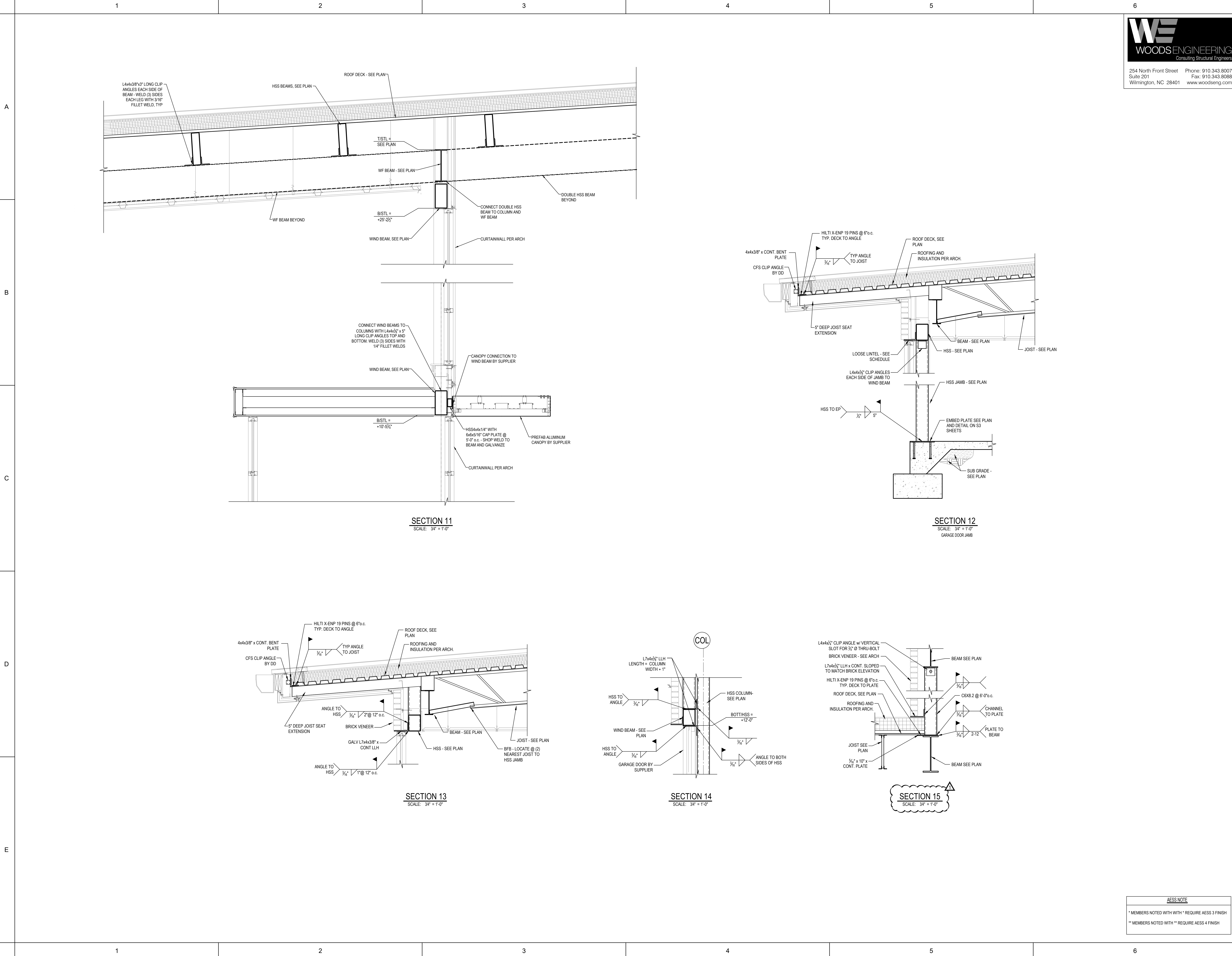
Project Manager  
Date  
10-24-2024  
Project ID

Drawn By  
Reviewed By

Sheet Title  
**ROOF FRAMING  
PLAN**

Sheet No.  
**S2.03**  
Addendum 5,  
Attachment 3





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REV.	DATE	DESCRIPTION
1	2/18/2025	ADDENDUM #5

NO.	DATE	ISSUE NOTE
Project Manager	Drawn By	
Date	Reviewed By	
10-24-2024		
Project ID		

Sheet Title
FRAMING SECTIONS AND DETAILS

Sheet No.
S4.12 Addendum 5, Attachment 3

**AESS NOTE**  
\* MEMBERS NOTED WITH WITH \* REQUIRE AESS 3 FINISH  
\*\* MEMBERS NOTED WITH \*\* REQUIRE AESS 4 FINISH



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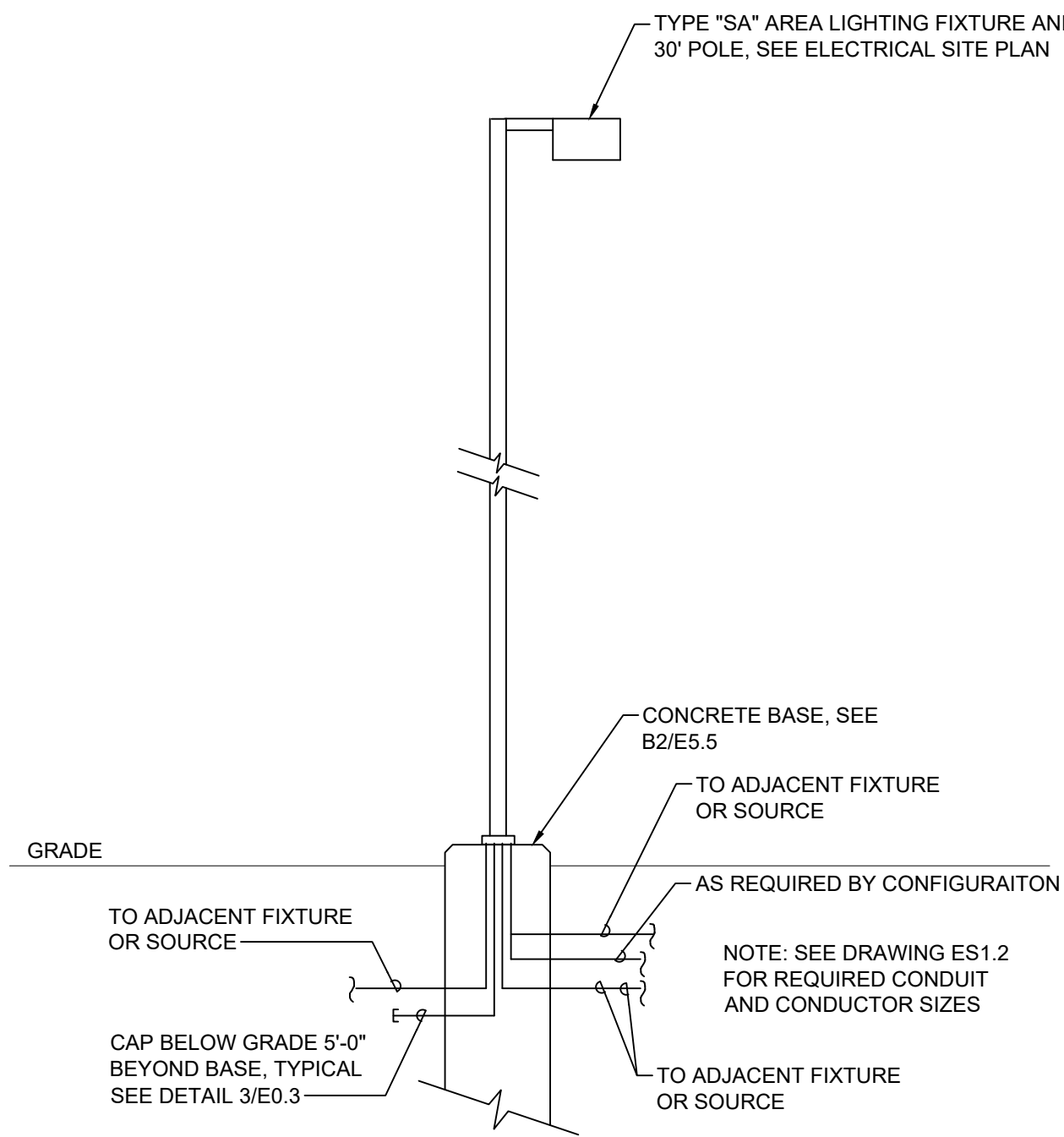
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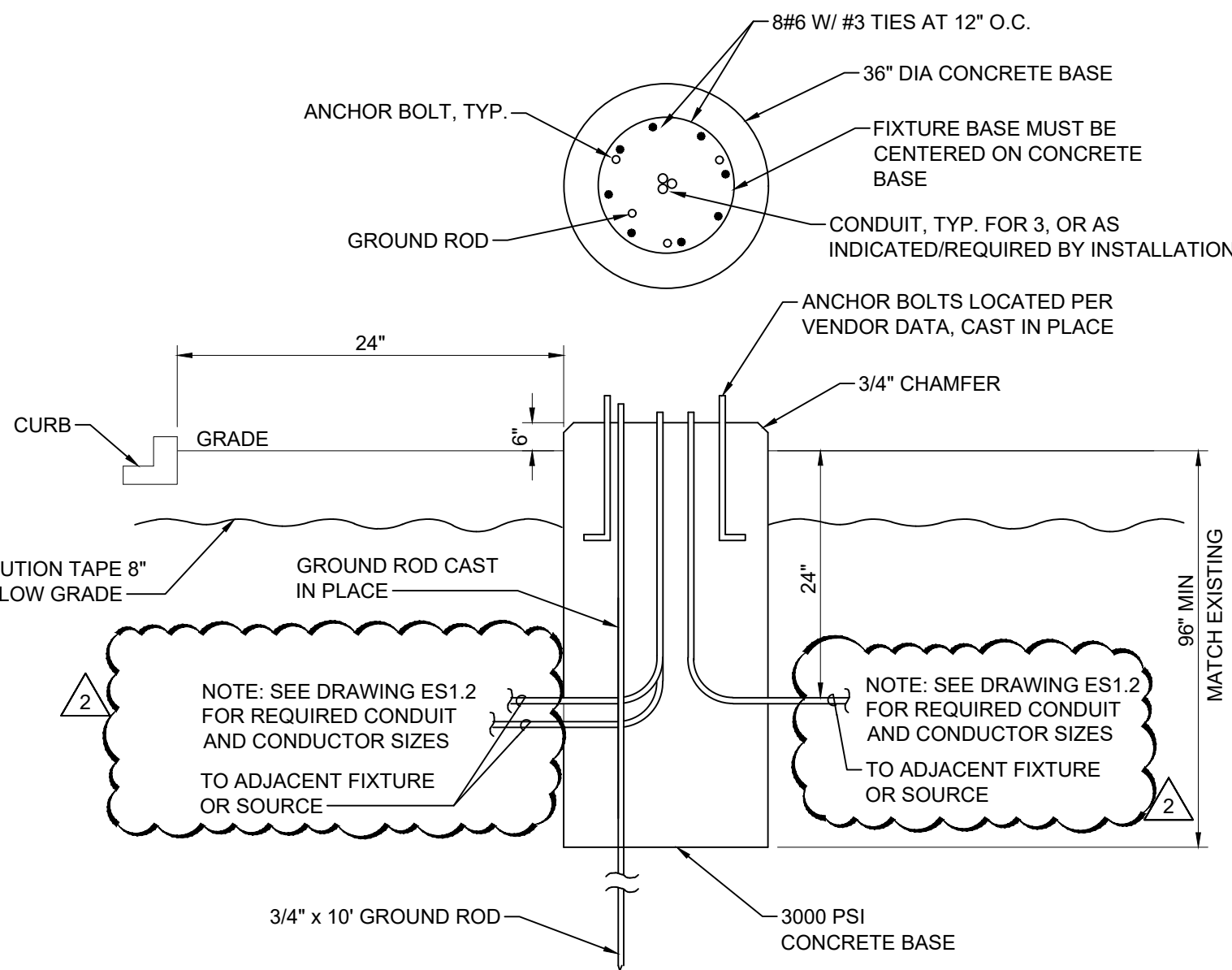
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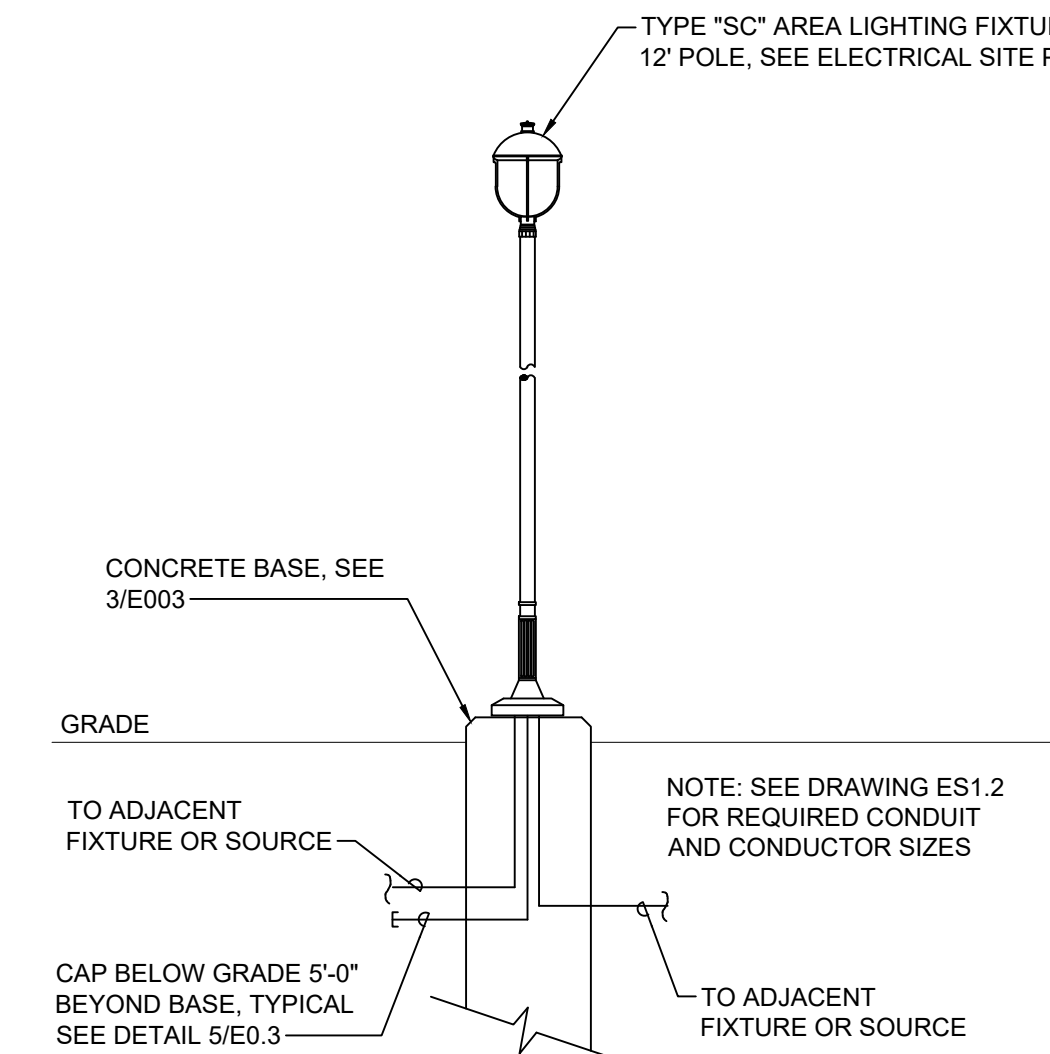
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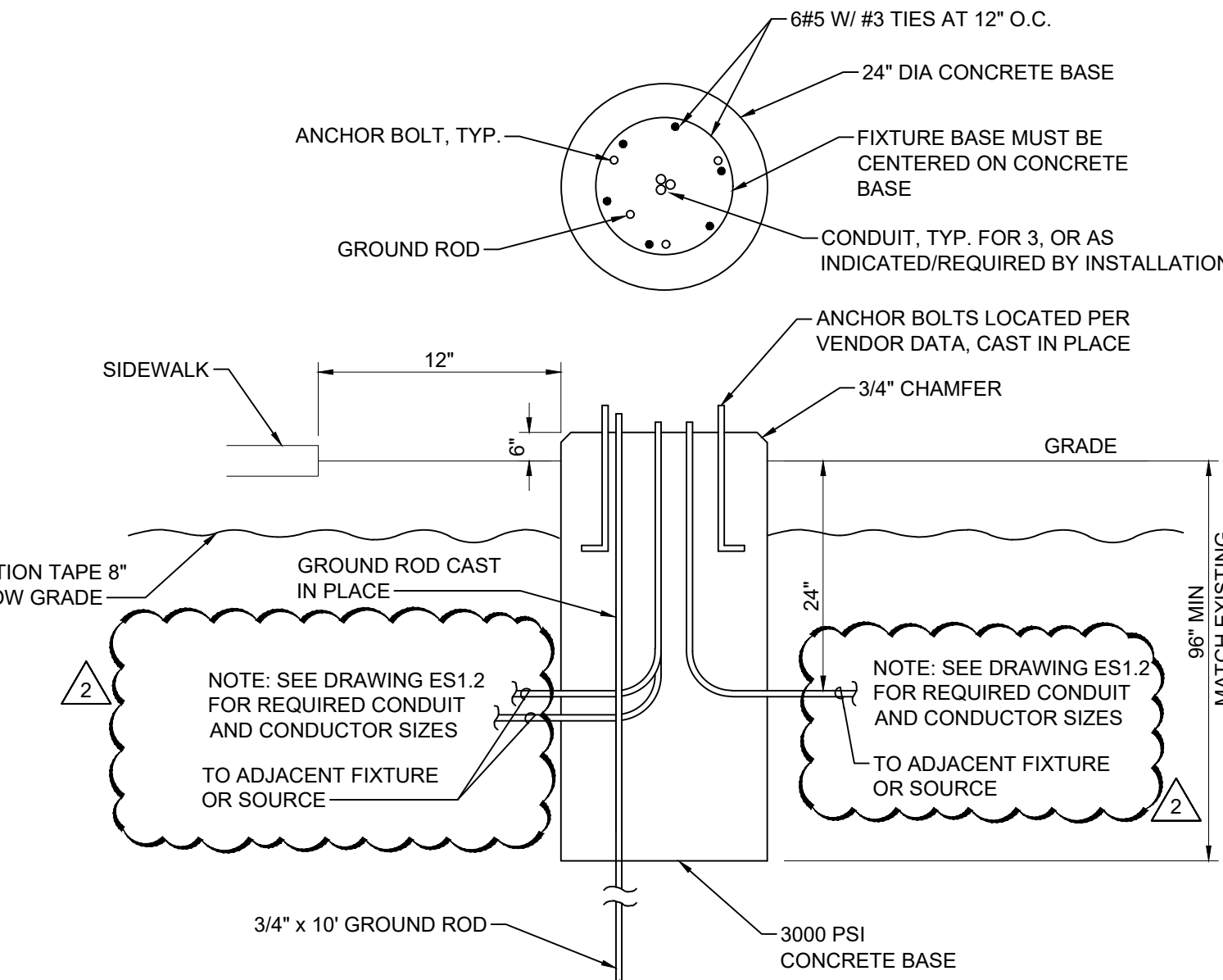
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NOT TO SCALE



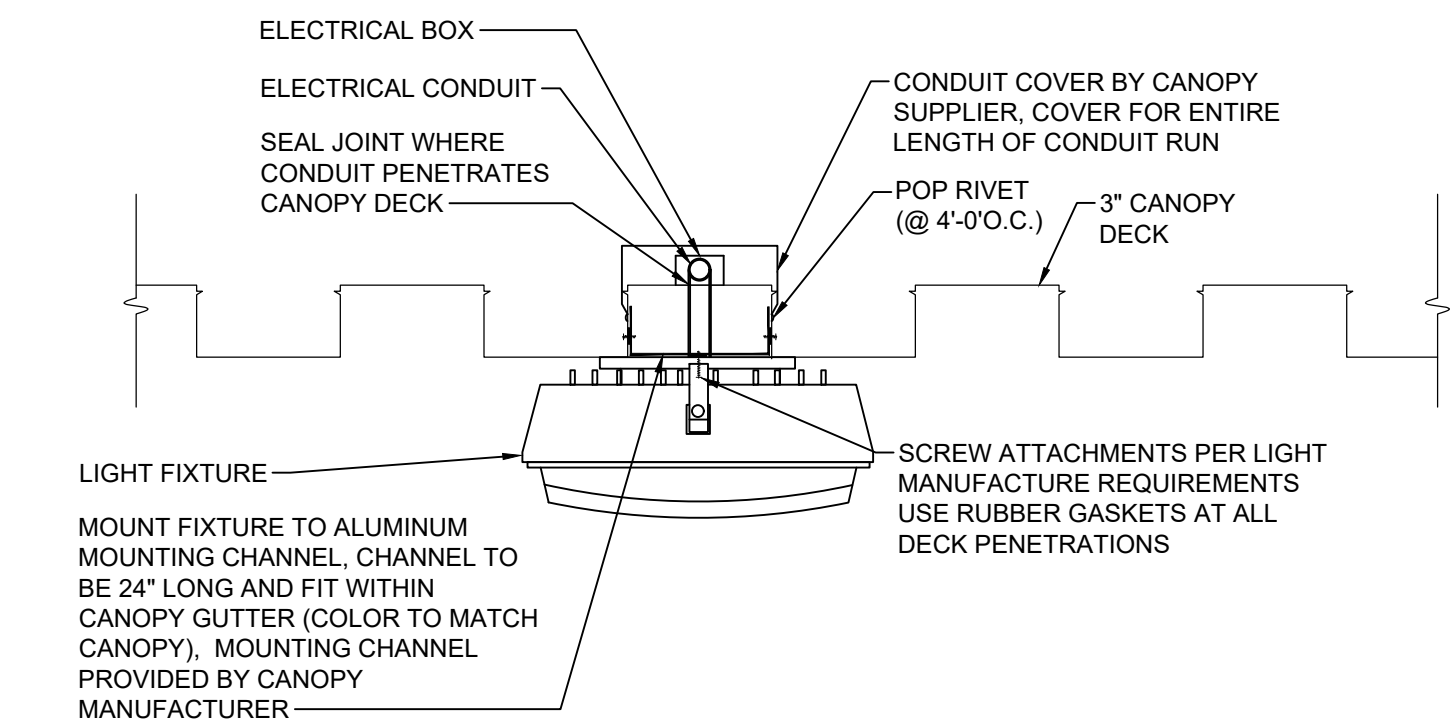
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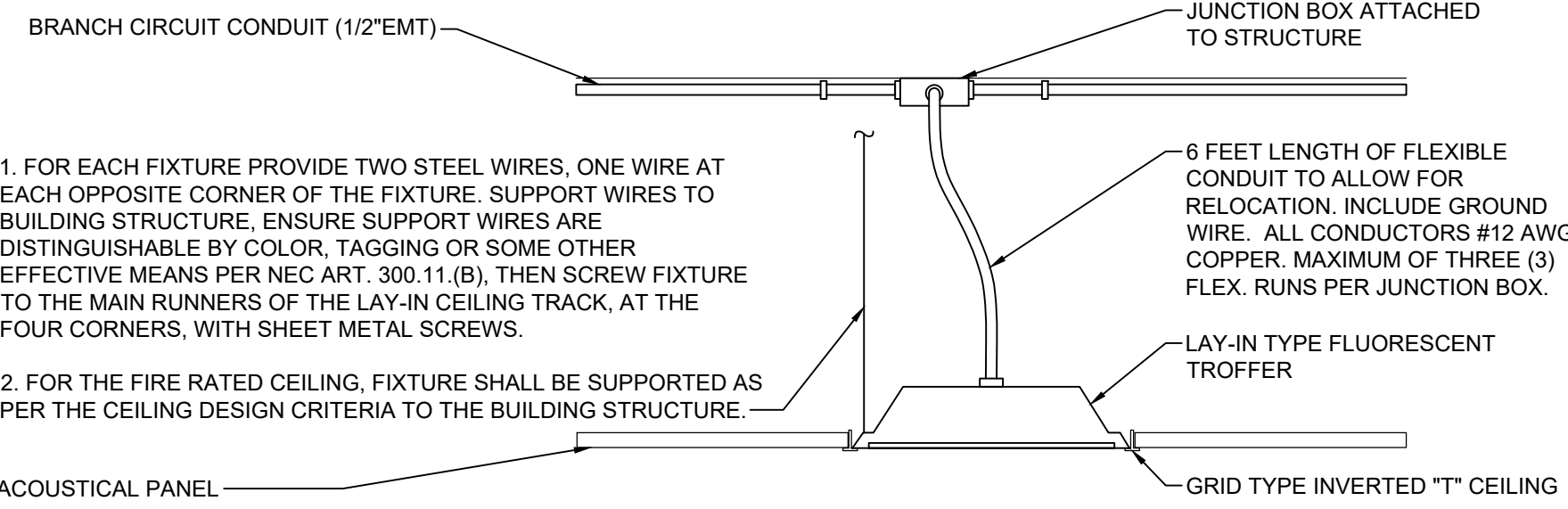
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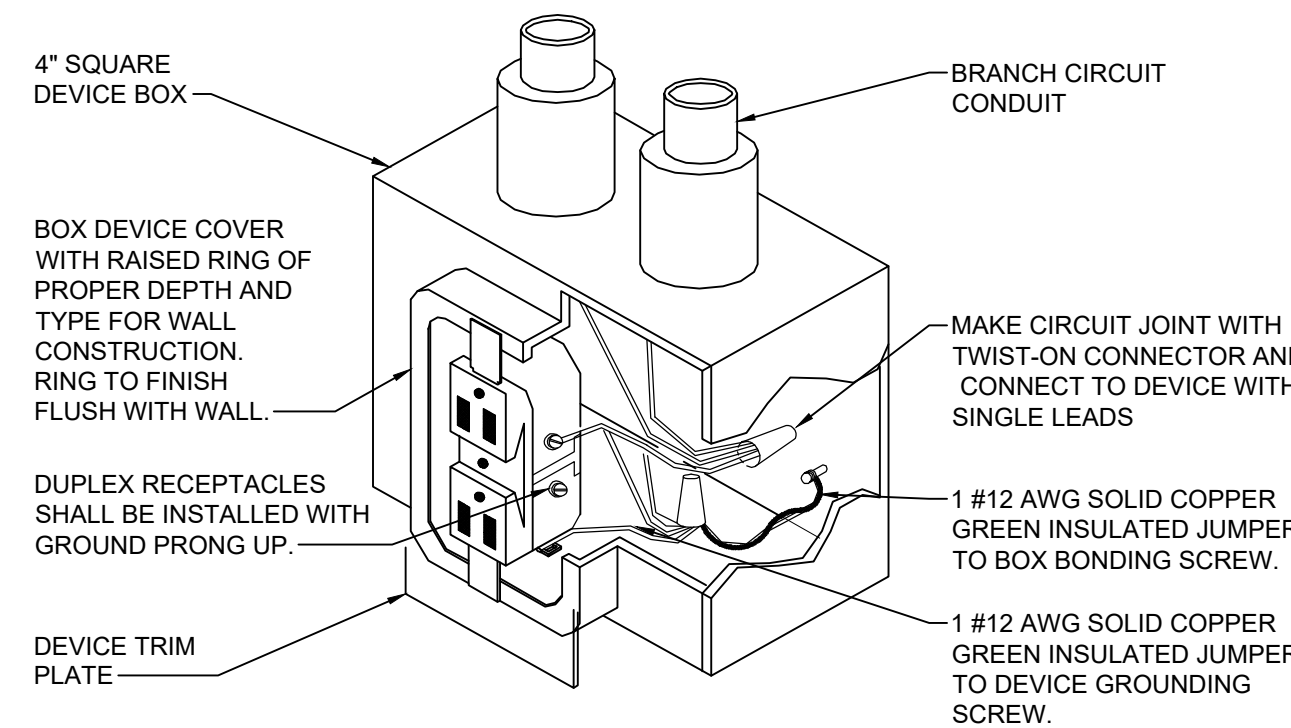
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**E1 TYPE K AND KE FIXTURE MOUNTING DETAIL**  
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**A1 LIGHTING FIXTURE MOUNTING DETAIL**  
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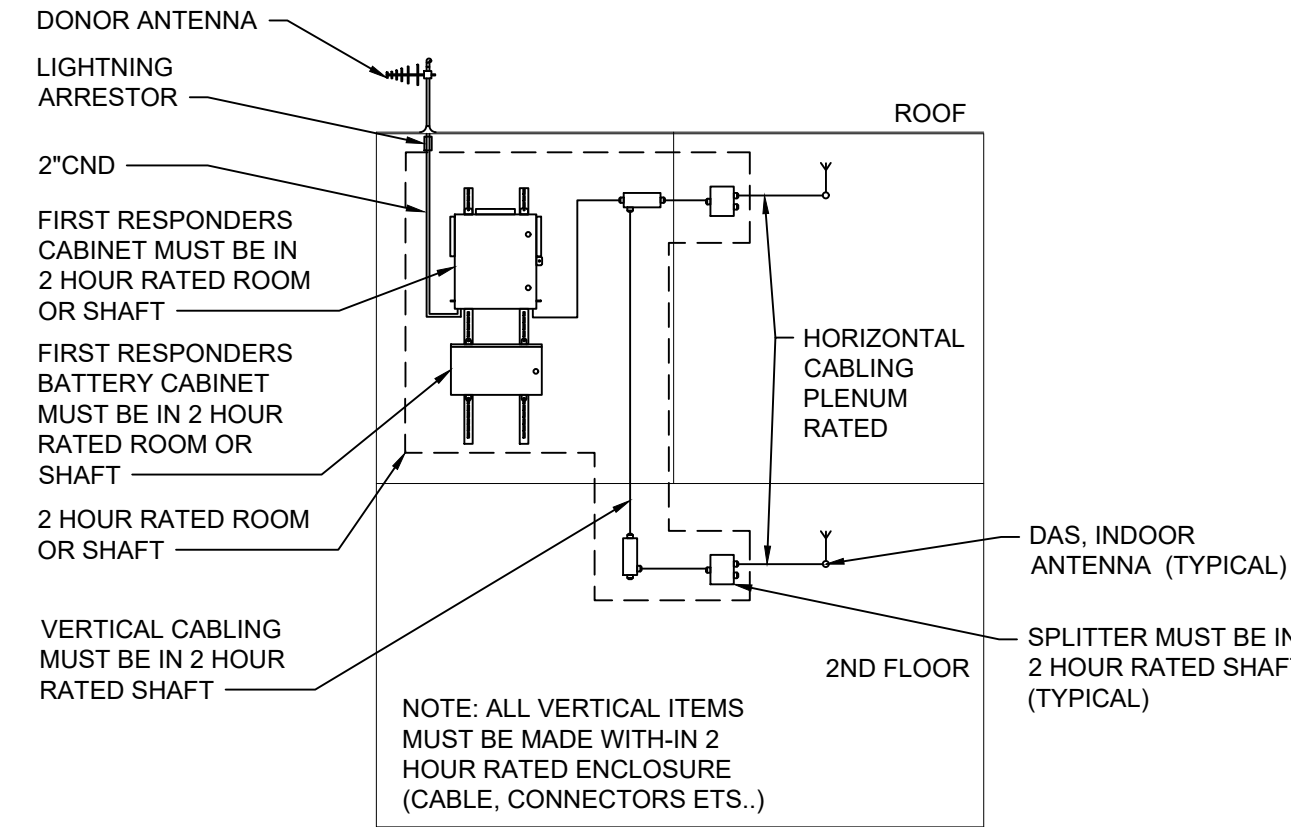


**B1 RECEPTACLE GROUNDING DETAIL**  
NOT TO SCALE

### FIRST RESPONDERS INSTALLATION NOTES

1. ALL WIRING SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES, INCLUDING NFPA 72 (2013 EDITION) AND NEC.
2. A FIRST RESPONDERS SYSTEM IS AN EMERGENCY RESPONDER RADIO ENHANCED SYSTEM IN COMPLIANCE WITH THE NC FIRE CODE, SECTION 510.
3. WHERE REQUIRED, WIRING SHALL BE RUN IN MINIMUM 3/4" CONDUIT. SURFACE METAL RACEWAY IS ACCEPTABLE.
4. PLENUM RATED COAXIAL CABLE WITHOUT CONDUIT, MAY BE ACCEPTABLE FOR HORIZONTAL RUNS IN AREAS OTHER THAN WHERE WATERPROOF DEVICES ARE REQUIRED. HOWEVER, CONDUIT SHALL BE USED TO PENETRATIONS IN RATED WALLS SHALL BE MADE IN CONDUIT PER APPROPRIATE U.L. SYSTEM.
5. MANUFACTURER'S 1/2" COAXIAL CABLE SHALL BE USED FOR THE FIRST RESPONDERS SYSTEM, DUE TO ITS LOW OHM LOSS PROPERTIES.
6. THE DIRECTIONAL DONOR ANTENNA ON THE ROOF SHALL BE TIED INTO THE BUILDING GROUNDING SYSTEM.
7. ALL CABLES USED FOR FIRST RESPONDERS SHALL BE GROUNDED TO THE BUILDING GROUNDING SYSTEM.
8. THE CABLE BETWEEN THE DONOR ANTENNA AND THE AMPLIFIER MAY BE RUN TO THE ROOF, BUT IT MUST BE IN CONDUIT.
9. A LIGHTNING ARRESTOR SHALL BE INSTALLED ON THE ANTENNA.
10. THE CABLE FROM THE DONOR ANTENNA TO THE AMPLIFIER SHALL BE SEPARATED FROM THE RISER CABLE FROM THE FIRST RESPONDERS SYSTEM TO THE INDOOR ANTENNA. THIS REQUIREMENT APPLIES TO THE RISER.
  - IF BOTH CABLES ARE NOT IN CONDUIT, THE MINIMUM SEPARATION SHALL BE SIX (6) FEET.
  - IF AT LEAST ONE CABLE IS IN CONDUIT, THE MINIMUM SEPARATION SHALL BE THREE (3) FEET.
  - THESE CABLES ARE ALLOWED TO CROSS A MAXIMUM OF ONE TIME.
11. THE FIRST RESPONDERS AMPLIFIER ENCLOSURE SHALL BE INSTALLED ON METAL STRUT CHANNEL (TO ALLOW AIRFLOW), SEE INSTALLATION DIAGRAM.
12. THE FIRST RESPONDERS AMPLIFIER AND BATTERY ENCLOSURES SHALL BE GROUNDED TO THE BUILDING GROUNDING SYSTEM UTILIZING A SHORT, DIRECT PATH WITH THE MINIMUM NUMBER OF BENDS (GROUNDING CABLES SHALL NOT REVERSE DIRECTION WHEN CONNECTING TO TERMINATION POINTS.)
13. A.C. WIRES SHALL BE RUN IN SEPARATE CONDUIT FROM D.C. WIRING, SUCH THAT A SYSTEM ALARM DOES NOT DE-ENERGIZE THE CONTROL PANEL. MINIMUM SIZE WIRE TO BE AWG 12 THHN. PROTECTION AGAINST VOLTAGE TRANSIENTS AND SURGES SHALL BE INSTALLED AT THE ELECTRICAL PANELBOARD AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
  - PRIMARY AC POWER TO THE FIRST RESPONDERS AMPLIFIER SHALL BE DEDICATED CIRCUIT.
  - REDUNDANT AC POWER TO THE FIRST RESPONDERS AMPLIFIER SHALL BE A 120VAC CIRCUIT. (PROVIDING A SECOND (REDUNDANT) POWER CIRCUIT IS PER THE MANUFACTURERS RECOMMENDED PRACTICE.)
  - CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED BY THE SYSTEM TYPE: i.e. "EMERGENCY COMMUNICATION SYSTEM" (ECS)
14. CONDUIT FOR THE DONOR (ROOF) ANTENNA AND FOR THE RISER COAXIAL CABLE SHALL BE PARALLEL TO THE FIRST RESPONDERS ENCLOSURE. THESE CONDUITS SHALL TERMINATE WITH A BUSHING WITHIN TWO (2) FEET OF THE BOTTOM OF THE ENCLOSURE. THE FIRST RESPONDERS INSTALLER SHALL MAKE THE CONNECTION PROVIDED, PRE-WIRED 1/4" FLEX CABLE FROM THE FIRST RESPONDERS SYSTEM.
15. INSTALLATION REQUIREMENTS TO COMPLY WITH NFPA 72, SECTION 24.3.6.8.
  - THE RISER COAXIAL CABLE SHALL BE INSTALLED IN A 2 HOUR RATED ENCLOSURE OR SHAFT. (2 HOUR RATED COAXIAL CABLE IS NOT AVAILABLE AT THE CORRECT LOW OHM LOSS RATING.)
  - THE SPLITTER CONNECTIONS BETWEEN THE RISER CABLE AND THE HORIZONTAL FEEDER CABLE SHALL ALSO BE MADE WITH A 2 HOUR RATED ENCLOSURE. THE FEEDER CABLE PASSAGE THROUGH THAT 2 HOUR ENCLOSURE SHALL BE FIRE STOPPED WITH THE APPROPRIATE U.L. SYSTEM.
  - ALL FEEDER CABLES SHALL BE PLENUM RATED AT A MINIMUM. (FEEDER CABLES ARE THE HORIZONTAL RUNS TO THE DAS.)
16. WHEN SPLITTER CONNECTIONS ARE IN CONDUIT, PROVIDE A MINIMUM 12 INCH x 12 INCH JUNCTION COX TO MAKE THE CONNECTION.
17. THE FIRST RESPONDERS ANNUNCIATOR SHALL BE INSTALLED NEAR THE FIRE ALARM CONTROL PANEL.
18. ALL FIELD WIRING SHALL BE CHECKED FOR SHORTS, OPENS, AND GROUNDS BEFORE MAKING CONNECTIONS.
19. SEE MANUFACTURERS SHEETS FOR MOUNTING DETAILS.
20. ALL JUNCTION BOX COVERS SHALL BE RED IN COLOR. THOSE IN FINISHED AREAS ARE PERMITTED TO MATCH THE FINISH COLOR.
21. ALL PENETRATIONS THROUGH RATED WALLS SHALL BE SEALED USING APPROPRIATE U.L. SYSTEM.
22. PROVIDE THE FOLLOWING ALARMS TO THE FIRE ALARM CONTROLS PANEL.
  - a. AC FAIL
  - b. LOW BATTERY
  - c. CHARGER FAIL
  - d. BOOSTER FAIL
  - e. ANTENNA MALFUNCTION
  - f. SYSTEM COMPONENT FAIL

**E5 FIRST RESPONDER DETAILS**  
NOT TO SCALE



**D5 FIRST RESPONDERS RISER DIAGRAM**  
NOT TO SCALE

### FIRST RESPONDERS PROJECT NOTES IN TESTING AND INSTALLATION SEQUENCING

1. A PRELIMINARY SITE SURVEY IS NEEDED TO DETERMINE THE EXISTING dBm SIGNAL STRENGTH.
2. A MORE DETAILED SURVEY WILL MAP THE BUILDING ONCE THE BUILDING IS SUBSTANTIALLY COMPLETED.
3. THE NEXT SIGNAL STRENGTH SURVEY WILL COMPLY WITH THE 2018 NCFE, 510.5.3 AND NFPA 72, 24.5.2.1 (2013 EDITION).
  - EACH FLOOR SHALL BE DIVIDED INTO 20 (APPROXIMATELY) EQUAL TEST AREAS. THE WORST CASE SIGNAL STRENGTH READING SHALL BE RECORDED. PROVIDE 90 PERCENT FLOOR AREA RADIO COVERAGE.
  - CRITICAL AREAS, IF PRESENT, SHALL BE SURVEYED SEPARATE FROM THE EQUAL TEST AREAS:
    - EXIT STAIRS
    - EXIT PASSAGEWAYS
    - ELEVATOR LOBBIES
    - AT STANDPIPE CABINETS
    - SPRINKLER SECTIONAL VALVE LOCATIONS.
    - AHJ MAY REQUIRE ADDITIONAL LOCATIONS.
  - CRITICAL AREAS SHALL BE PROVIDED WITH 99 PERCENT RADIO COVERAGE.
4. THE MINIMUM SIGNAL STRENGTH OF -95 dBm IS REQUIRED.

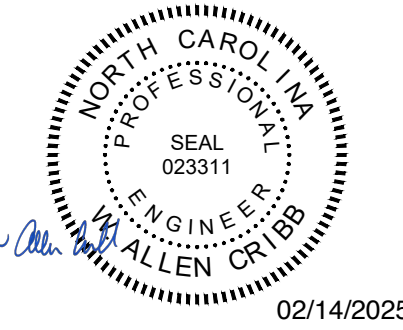
### FIRST RESPONDERS GENERAL NOTE

1. NOT ALL COMPONENTS REQUIRED ARE INDICATED IN THE INFORMATION PROVIDED IN THE INSTALLATION NOTES, RISER AND FLOOR PLAN(S). THE CONTRACTOR MUST PROVIDE A FULLY FUNCTIONAL AND OPERATIONAL SYSTEM AS PART OF THIS PROJECTS CONTRACT.

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NCF P-0506

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**James Sprunt Community College -**  
**Workforce Development Building**  
Kenansville, North Carolina 28349

REV.	DATE	DESCRIPTION
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02-17-25	ADDENDUM #5	
01-21-25	ADDENDUM #3	
NO.	DATE	ISSUE NOTE

Project Manager	WAC	Drawn By	HGH
Date	12-18-2024	Reviewed By	WAC
Project ID	CBHF: 22093		

Sheet Title

**ELECTRICAL**  
**DETAILS**

Sheet No.

**E5.5**  
**Addendum 5,**  
**Attachment 4**



A

B

C

D

E

1

2

3

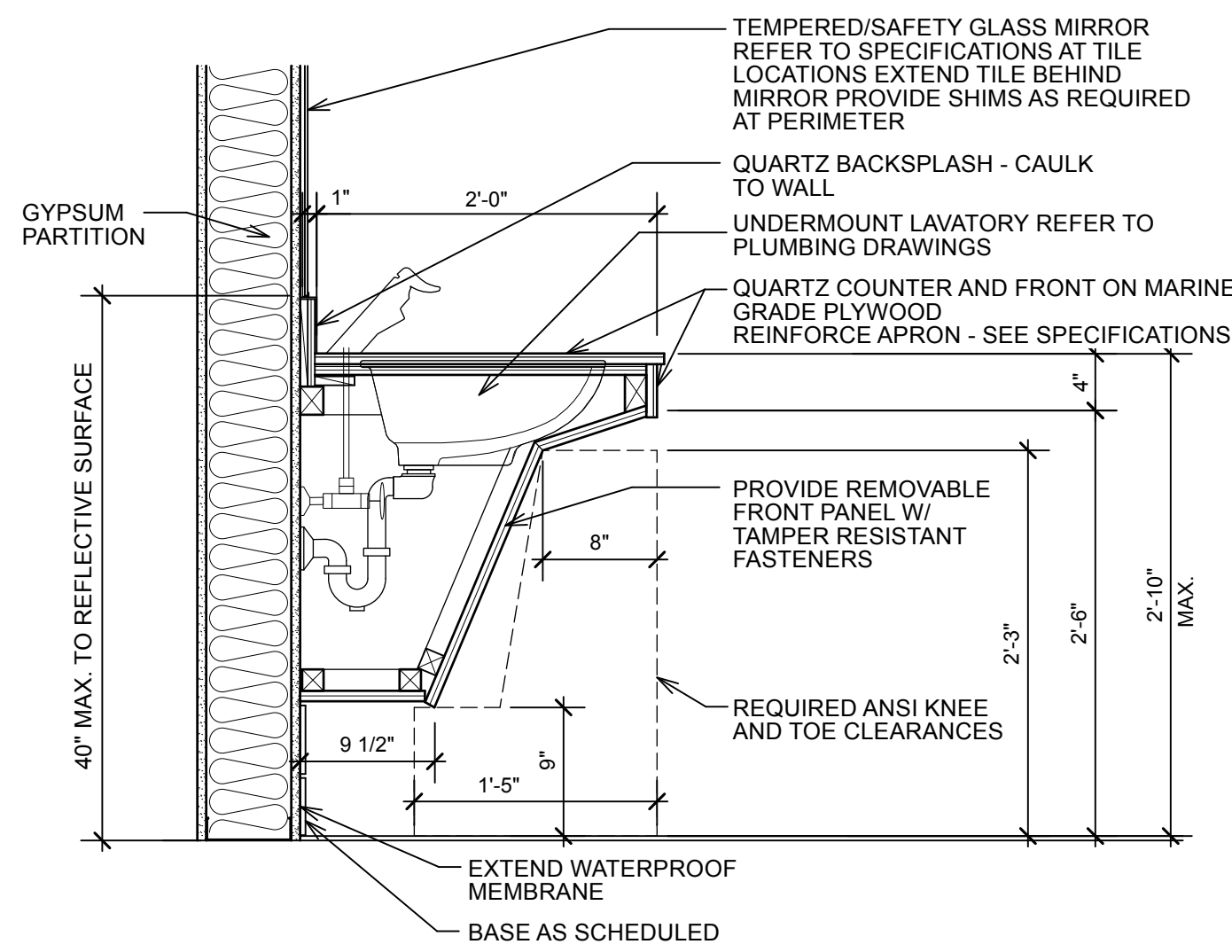
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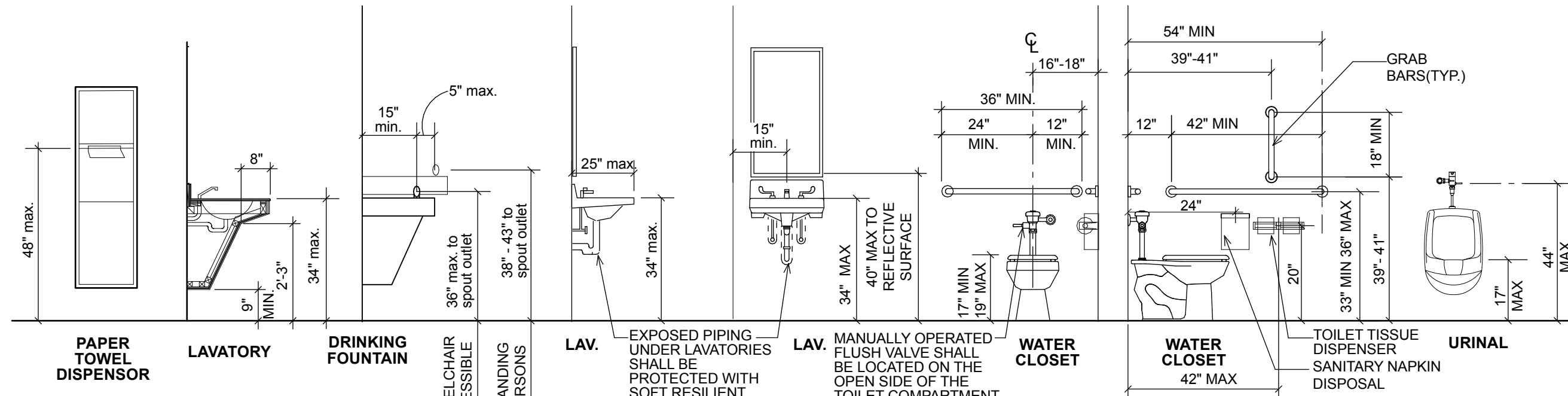
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TOILET ACCESSORIES		MNTG. HT.
T1	Vertical Handicapped Grab Bar-18"	40"
T2	Handicapped Grab Bar - 42"	36"
T3	Handicapped Grab Bar - 36"	36"
T4	Toilet Tissue Dispenser- Double Roll	18"
T5	Sanitary Napkin Disposal	18"
T6	Frame Mirror - 2'-0" Wide x 3'-0" High	40" (bottom)
T7	Clothes Hook - 48" at required accessible locations, 60" for standard height locations	48" / 60"
T8	Wall Mounted Soap Dispenser	40"
T9	Paper Towel Dispenser	48"
T10	Full Body Mirror - 3'-0" Wide x 6'-0"	

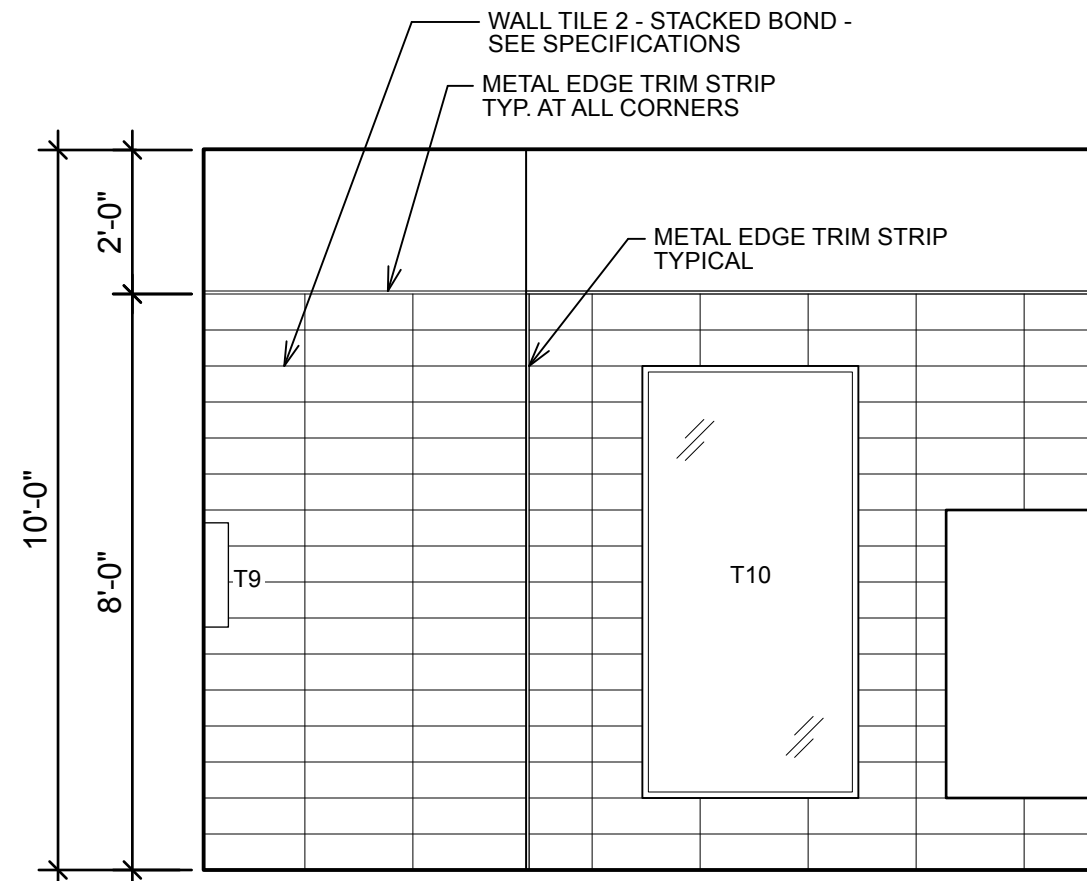
NOTE: Mounting heights are to operating mechanism where applicable.



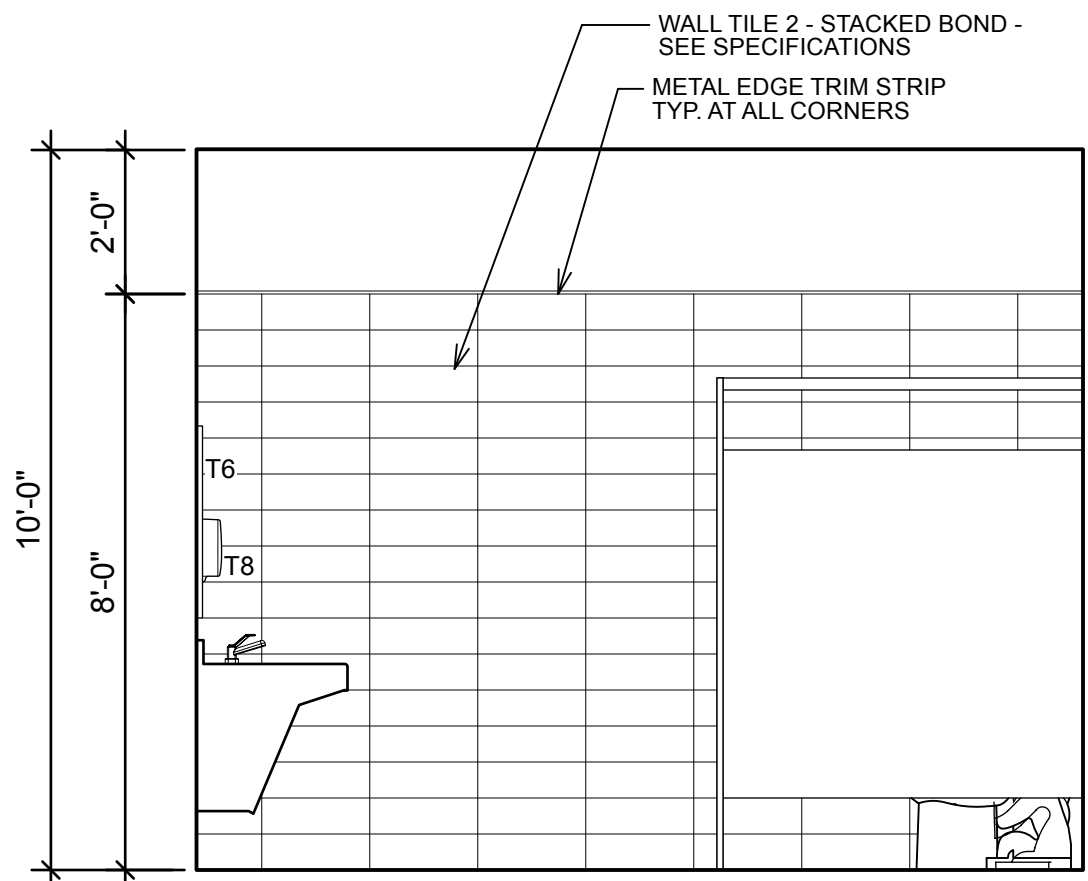
**11**  
**A6.0** Section @ Wall Mounted Sink  
Scale: 1" = 1'-0"



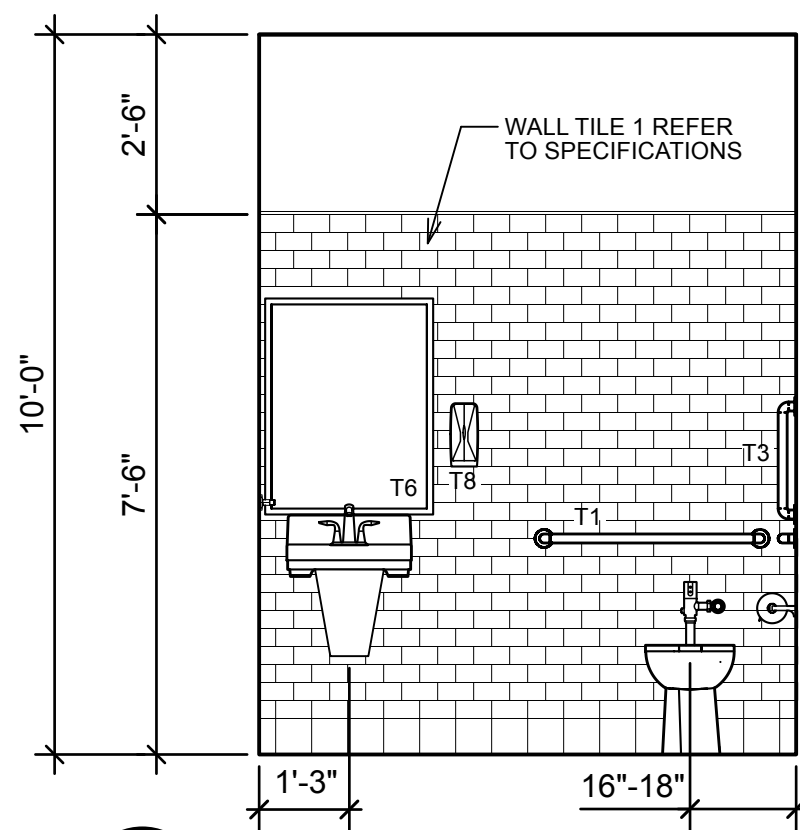
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**A6.0** ADA Fixture Mounting Requirements  
Scale: 3/8" = 1'-0"



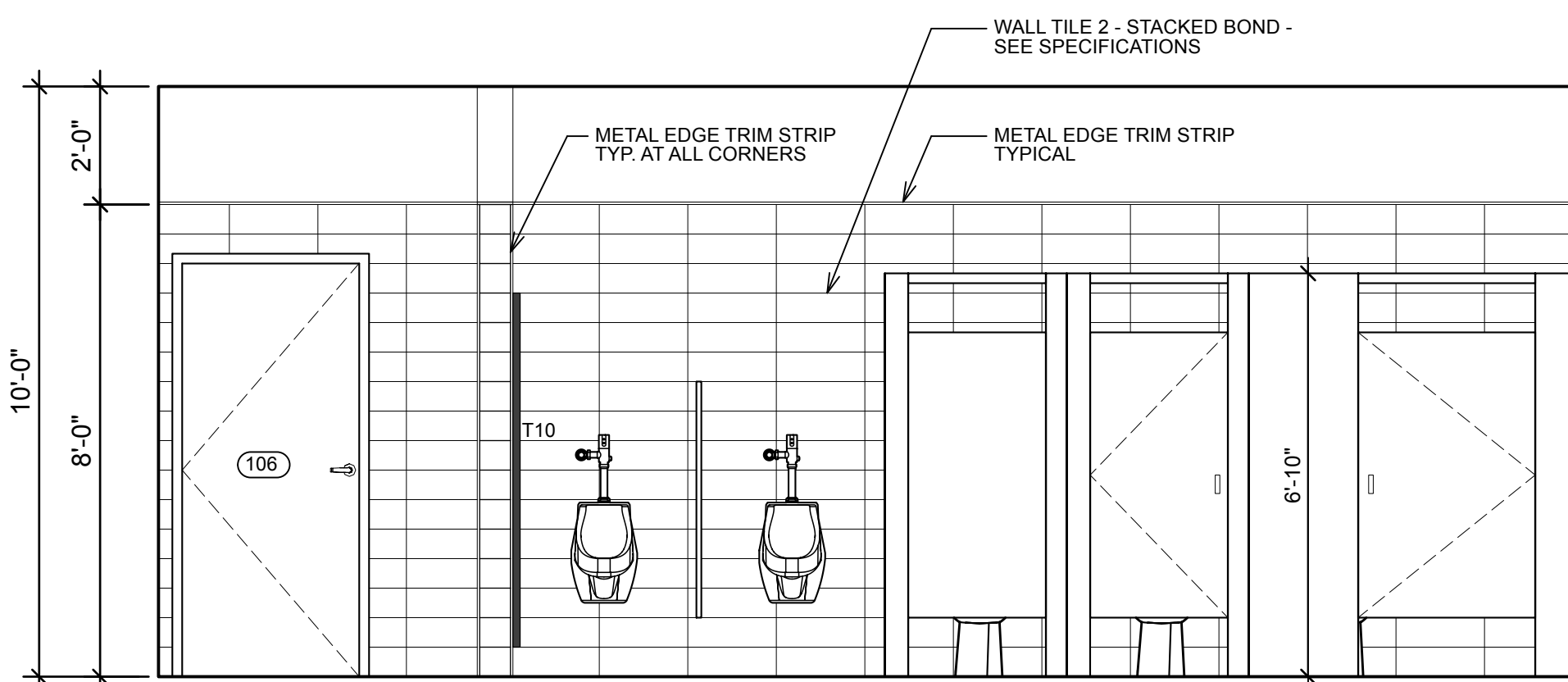
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**A6.0** Elevation @ Mens Toilet Room  
Scale: 3/8" = 1'-0"



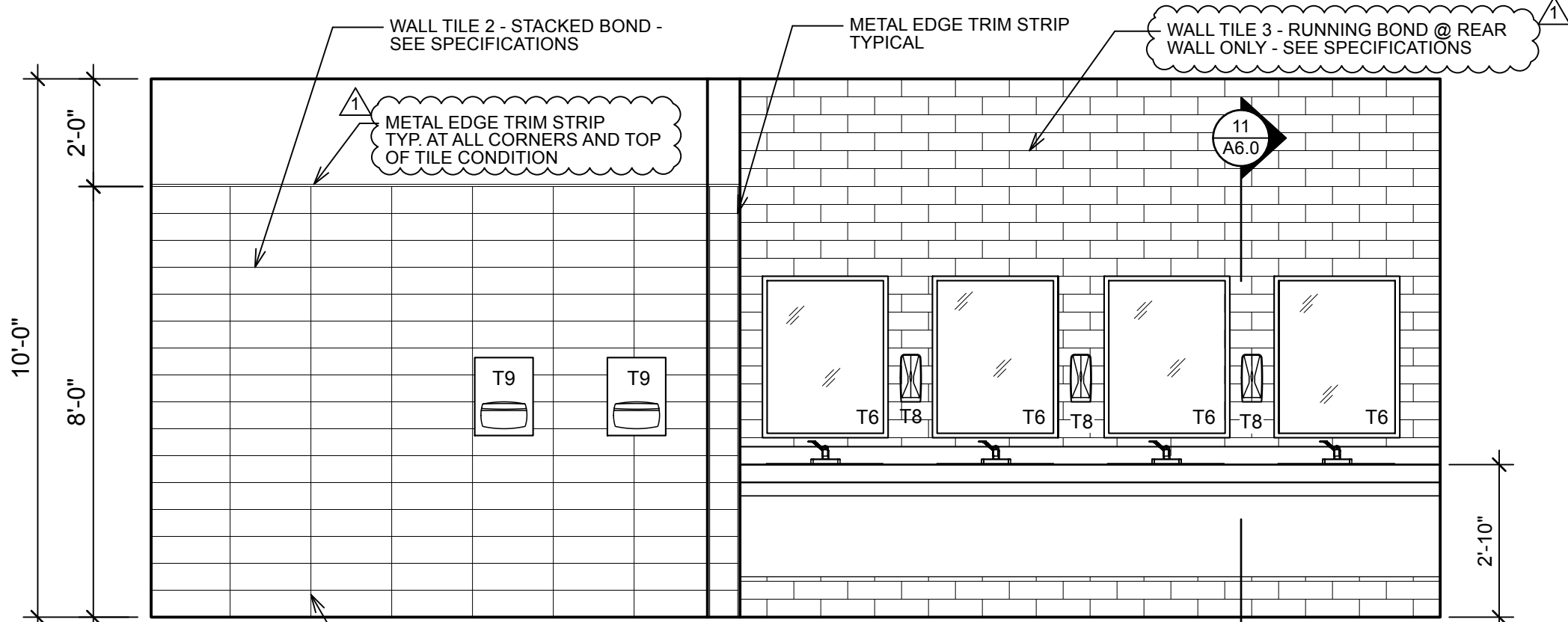
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**A6.0** Elevation @ Womens Toilet Room  
Scale: 3/8" = 1'-0"



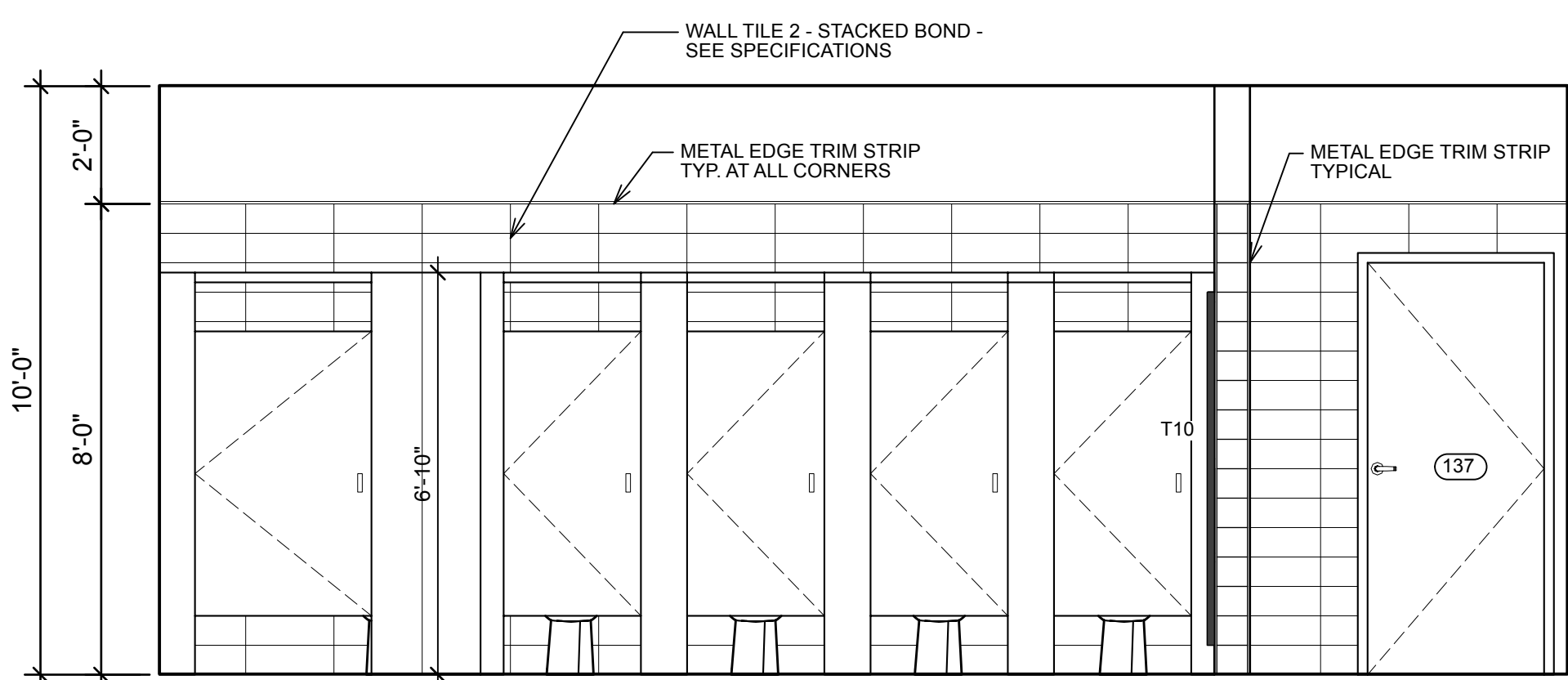
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**A6.0** Elevation @ Unisex Toilet Room  
Scale: 3/8" = 1'-0"



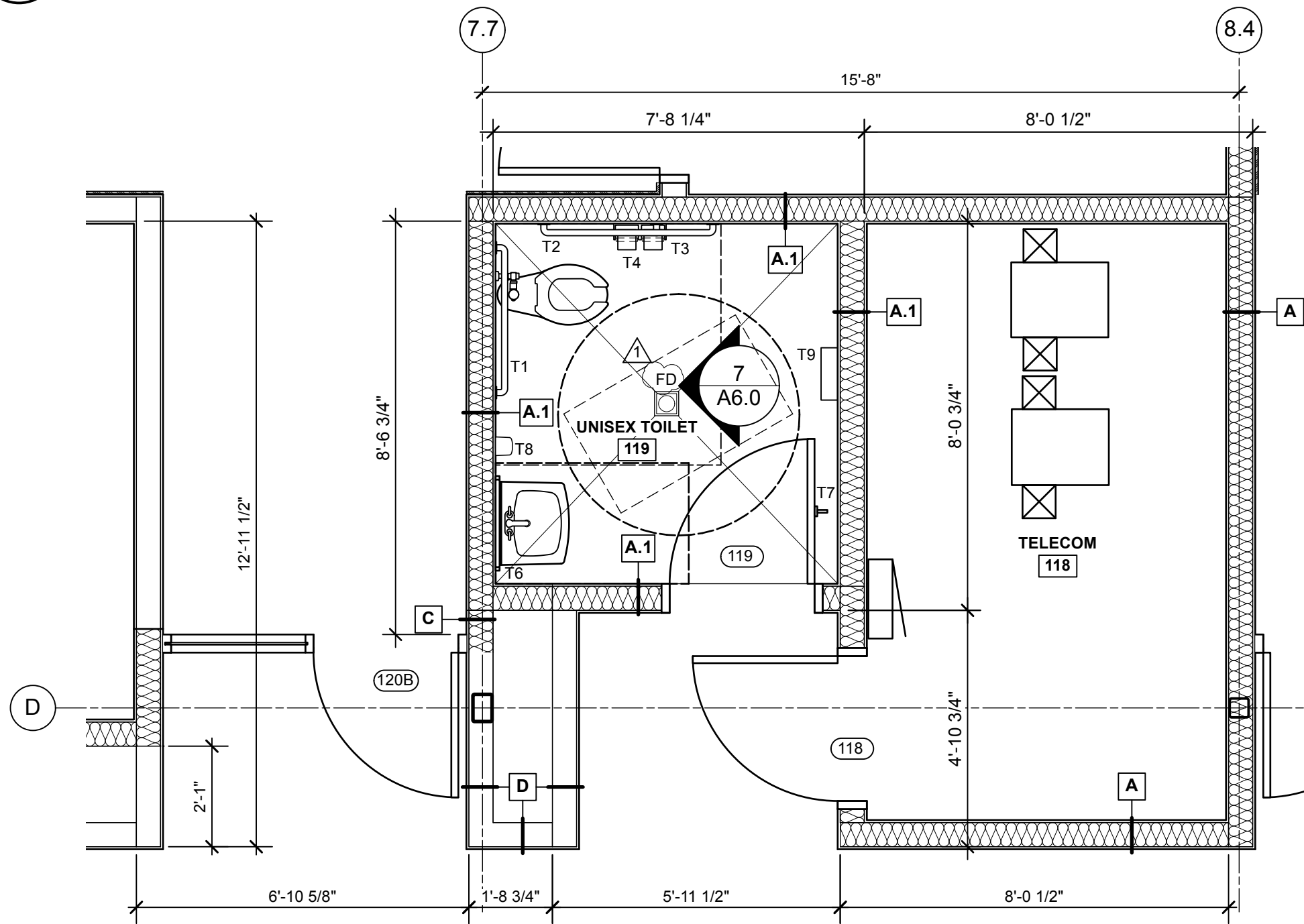
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**A6.0** Elevation @ Mens Toilet Room  
Scale: 3/8" = 1'-0"



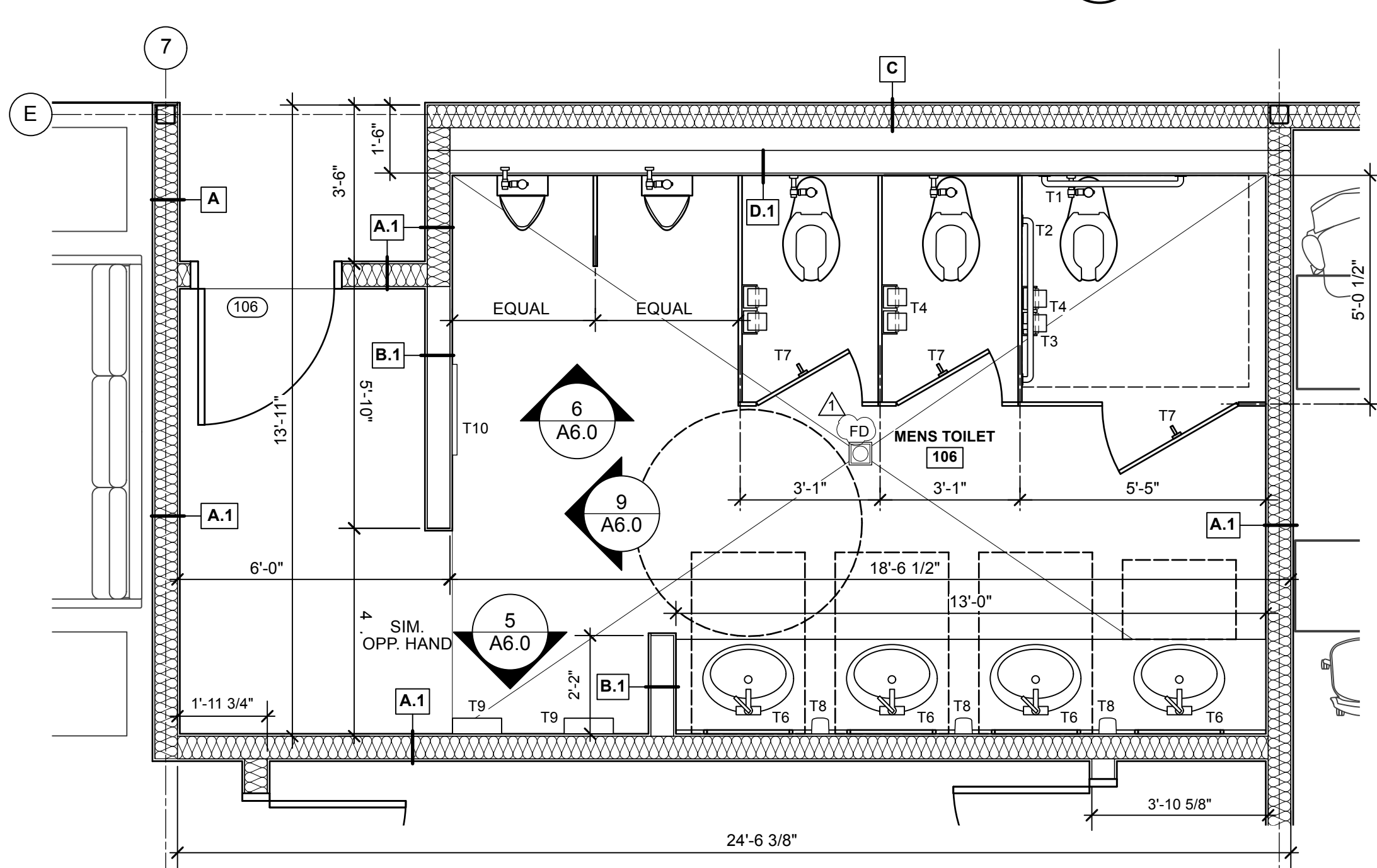
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**A6.0** Elevation @ Toilet Room Lavatory  
Scale: 3/8" = 1'-0"



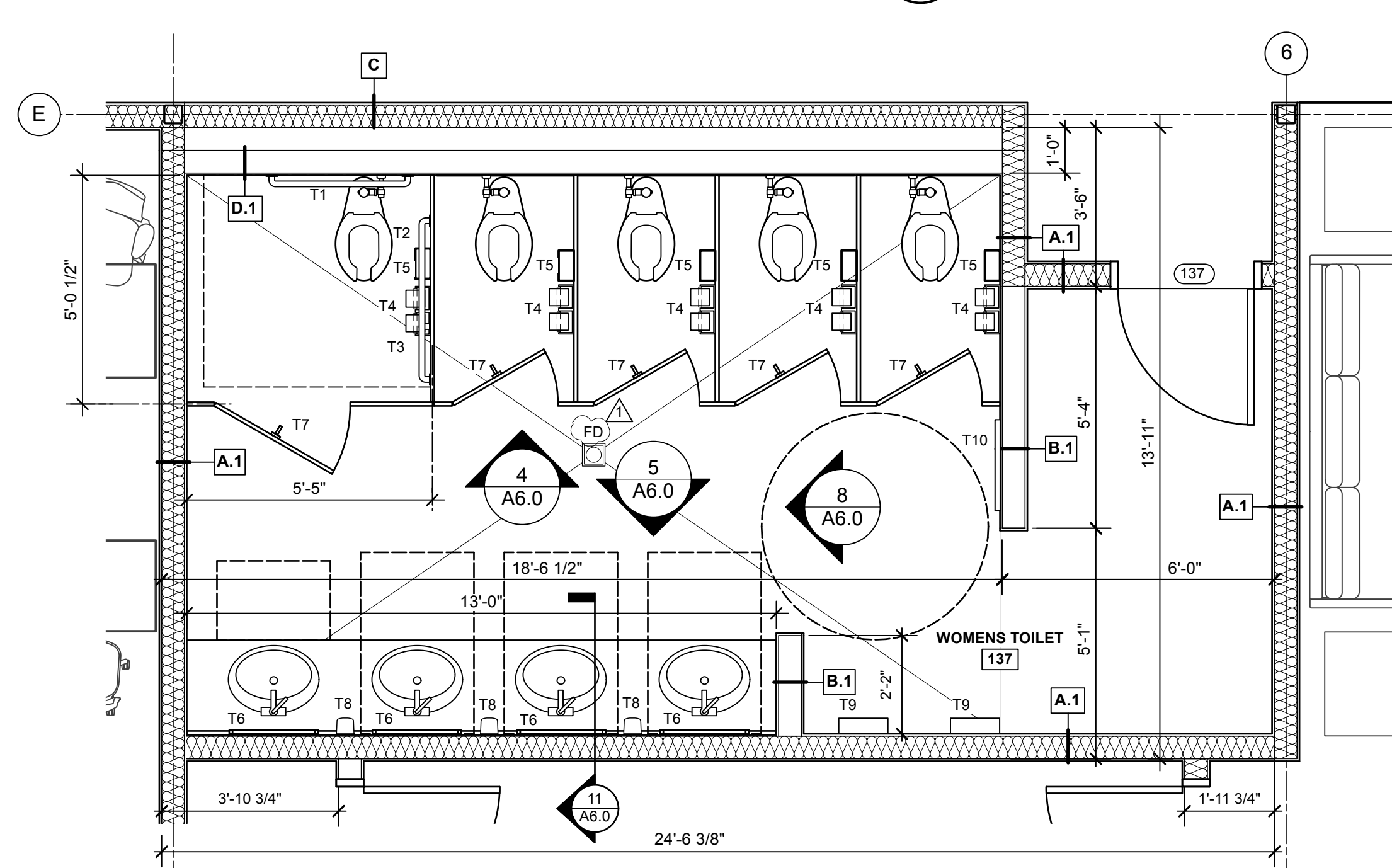
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**A6.0** Elevation @ Womens Toilet Room  
Scale: 3/8" = 1'-0"



**3**  
**A6.0** Enlarged Plan @ Unisex Toilet Room  
Scale: 3/8" = 1'-0" UNISEX TOILET 124 SIM. OPPOSITE HAND  
NOTE: SEE S2.01 FOR 2" DEPRESSED SLAB LOCATIONS.  
REFER TO PLUMBING DRAWINGS FOR FLOOR DRAINS.  
SLOPE SLAB TO DRAIN @ 1/8"FT AS SHOWN.



**2**  
**A6.0** Enlarged Plan @ Men's Toilet Room  
Scale: 3/8" = 1'-0"  
NOTE: SEE S2.01 FOR 2" DEPRESSED SLAB LOCATIONS.  
REFER TO PLUMBING DRAWINGS FOR FLOOR DRAINS.  
SLOPE SLAB TO DRAIN @ 1/8"FT AS SHOWN.



**1**  
**A6.0** Enlarged Plan @ Women's Toilet Room  
Scale: 3/8" = 1'-0"  
NOTE: SEE S2.01 FOR 2" DEPRESSED SLAB LOCATIONS.  
REFER TO PLUMBING DRAWINGS FOR FLOOR DRAINS.  
SLOPE SLAB TO DRAIN @ 1/8"FT AS SHOWN.

1

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## Finish Schedule

ROOM #	ROOM NAME	FLOOR	BASE	NORTH WALL MAT/FINISH	EAST WALL MAT/FINISH	SOUTH WALL MAT/FINISH	WEST WALL MAT/FINISH	CEILING MAT	CEILING FINISH	REMARKS
101	LOBBY	TRZ - SEE A4.1	RBBS 1	SP. WOOD	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-
102	CORRIDOR	LVT 1	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
103	OFFICE 3	LVT 1	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
104	OFFICE 4	LVT 1	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
105	STORAGE	QT	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
106	MENS TOILET	TILE 2	TILE	WLT.L 2/GYP.-PT	WLT.L 2/GYP.-PT	WLT.L 2/GYP.-PT	WLT.L 2/GYP.-PT	GYP. BD.	PT	SEAL GROUT
107	CLASSROOM 3	QT	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
108	STORAGE	QT	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
109	BREAK ROOM	QT	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
110	CONFERENCE ROOM	CAR. TILE 3	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
111	CORRIDOR	TRZ - SEE A4.1	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	O.T. ST.	PT	FLOOR FINISH IS ADD ALTERNATE #3 BASE BID IS LVT2 REFER TO A4.0.1 FOR CEILING
112	SECURE TOOL STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
113	SECURE TOOL STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
114	SHOP 3 - MECHATRONICS	EPOXY RESIN	RBBS 2	FLYWOOD/GB. PT	FLYWOOD/GB. PT	FLYWOOD/GB. PT	FLYWOOD/GB. PT	O.T. ST.	PT	FLOOR FINISH IS ADD ALTERNATE #3 BASE BID IS POLISHED CONCRETE FLOOR
115	ELECTRICAL ROOM	CONCRETE	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	O.T. ST.	PT	
116	LOCKER ROOM 3	EPOXY RESIN	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
117	TOOL STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
118	TELECOM	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
119	UNISEX TOILET	TILE 2	TILE	WLT.L 1/GYP.-PT	WLT.L 1/GYP.-PT	WLT.L 1/GYP.-PT	WLT.L 1/GYP.-PT	GYP. BD.	PT	SEAL GROUT
120	SHOP 2 - ELECTRICAL	EPOXY RESIN	RBBS 2	FLYWOOD/GB. PT	FLYWOOD/GB. PT	FLYWOOD/GB. PT	FLYWOOD/GB. PT	O.T. ST.	PT	FLOOR FINISH IS ADD ALTERNATE #3 BASE BID IS POLISHED CONCRETE FLOOR
121	SECURE TOOL STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
122	LOCKER ROOM 2	EPOXY RESIN	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
123	SECURE TOOL STORAGE	QT	RBBS 2	PAINT	PAINT	PAINT	PAINT	EGAP	-	
124	UNISEX TOILET	TILE 2	TILE	WLT.L 1/GYP.-PT	WLT.L 1/GYP.-PT	WLT.L 1/GYP.-PT	WLT.L 1/GYP.-PT	GYP. BD.	PT	SEAL GROUT
125	JANITORS CLOSET	QT	RBBS 2	FRP	FRP	FRP	FRP	EGAP	-	
126	TOOL STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
127	LOCKER ROOM 1	EPOXY RESIN	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
128	SPRINKLER RISER ROOM	CONCRETE	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	O.T. ST.	PT	
129	SHOP 1 - HVAC/PLUMBING	EPOXY RESIN	RBBS 2	FLYWOOD/GB. PT	FLYWOOD/GB. PT	FLYWOOD/GB. PT	FLYWOOD/GB. PT	O.T. ST.	PT	FLOOR FINISH IS ADD ALTERNATE #3 BASE BID IS POLISHED CONCRETE FLOOR
130	SECURE TOOL STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
131	SECURE TOOL STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
132	CORRIDOR	TRZ - SEE A4.1	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	O.T. ST.	PT	FLOOR FINISH IS ADD ALTERNATE #3 BASE BID IS LVT2 REFER TO A4.0.1
133	CLASSROOM 1	QT	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
134	STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
135	STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
136	CLASSROOM 2	QT	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
137	WOMENS TOILET	TILE 2	TILE	WLT.L 2/GYP.-PT	WLT.L 2/GYP.-PT	WLT.L 2/GYP.-PT	WLT.L 2/GYP.-PT	GYP. BD.	PT	SEAL GROUT
138	STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
139	CORRIDOR	QT	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
140	OFFICE 1	LVT 1	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
141	OFFICE 2	LVT 1	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
142	VESTIBULE	TILE 3	RBBS 1	BRICK	GLAZING	BRICK	GLAZING	GYP. PT	PT	
143	VESTIBULE	TILE 3	RBBS 1	BRICK	GLAZING	BRICK	GLAZING	GYP. PT	PT	
144	VESTIBULE	TILE 3	RBBS 1	GLAZING	BRICK	GLAZING	BRICK	GYP. PT	PT	
145	CORRIDOR	LVT 3	RBBS 1	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
146	STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
147	STORAGE	QT	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	EGAP	-	
201	MECHANICAL PLATFORM 1	CONCRETE	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	O.T. ST.	-	
202	MECHANICAL PLATFORM 2	CONCRETE	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	O.T. ST.	-	
203	BDA ROOM	CONCRETE	RBBS 2	GYP./PT	GYP./PT	GYP./PT	GYP./PT	O.T. ST.	-	

## ABBREVIATIONS

ALUM.	ALUMINUM
CAR. TILE	CARPET TILE & TYPE (SEE SPECIFICATIONS)
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
EGAP	EXPOSED GRID ACOUSTICAL PANEL (SEE SPECIFICATIONS)
EXT.	EXTERIOR
FF	FACTORY FINISH
FRP	FIBERGLASS REINFORCED PANEL
GYP. BD.	GYPSUM BOARD
HM	HOLLOW METAL
INSUL.	INSULATED
INT.	INTERIOR
LVT	LUXURY VINYL TILE (SEE SPECIFICATIONS)
MIN.	MINUTE
OPNG.	OPENING
O.T. ST.	OPEN TO STRUCTURE
PRE. FIN.	PRE-FINISHED
PT	PAINT
RBBS	RUBBER BASE (SEE SPECIFICATIONS)
SCW	SOLID CORE WOOD
SCHED.	SCHEDULED
STN	STAINED
TILE	TILE (SEE SPECIFICATIONS FOR TYPE)
TEMP.	TEMPERED
QT	QUARTZ TILE
TRZ	EPOXY TERRAZZO - SEE SPECIFICATIONS

## NOTES:

- ALL EXPOSED SPRINKLER PIPING TO BE PAINTED - TYPICAL ALL LOCATIONS
- ADD ALTERNATE #3 - ALL LABOR AND MATERIALS FOR FLOOR FINISH IN ROOMS 114, 115, 120, 122, 127, AND 129. BASE BID TO BE POLISHED CONCRETE - GRADE 2 CLASS 2 REFER TO SPECIFICATIONS. BASE BID TO INCLUDE WALL BASE RBBS AS SCHEDULED
- ADD ALTERNATE #3 - PROVIDE 4 CMU VENEER (TO BE PAINTED) TO 10'-0" A.F.F. IN LEBU OR PLYWOOD ON METAL FURRING. BASE BID TO PROVIDE 3/4" A/C BIRCH PLYWOOD TO 12'-0" A.F.F. WHERE DELINEATED IN ROOMS 114, 120, AND 129. BIRCH A/C PLYWOOD TO BE UNFINISHED (NOT PAINTED)
- PROVIDE IMPACT RESISTANT GYP. BOARD @ ALL LOCKER ROOMS, TOOL STORAGE AND SHOP AREAS. NOT REQUIRED BEHIND PLYWOOD - REFER TO PLYWOOD DETAIL @ SHOP SPACES FOR CONSTRUCTION AT THIS LOCATION

## DOOR NOTES:

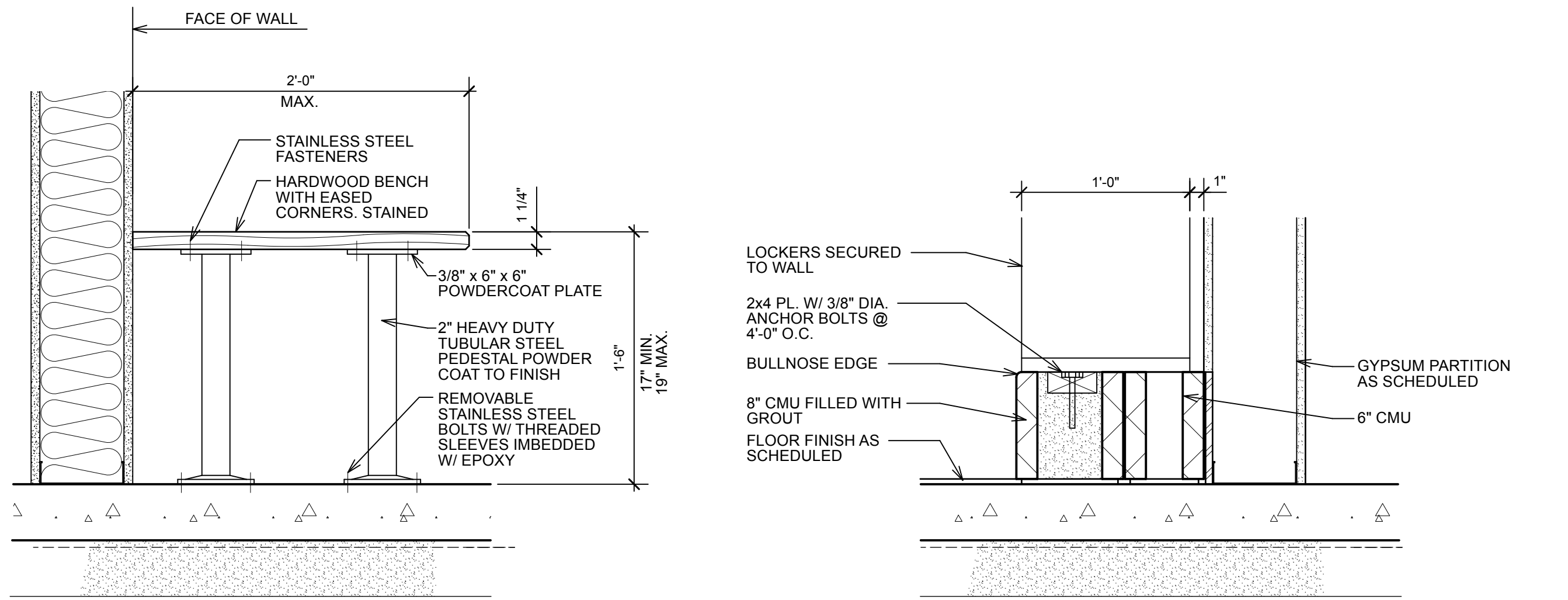
- ALL DOORS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS PROVIDED WITH EACH DOOR.
  - EXTERIOR ROUGH OPENINGS SHALL HAVE FLASHING AT HEAD, JAMB, AND SILL. SHALL BE INSTALLED PER FLASHING MANUFACTURER'S INSTRUCTIONS.
  - SHIMS AND ANCHORING CLIPS ARE NOT SHOWN IN DETAILS FOR CLARITY BUT SHALL BE PROVIDED PER MANUFACTURER'S INSTRUCTIONS.
  - ANCHORING CLIPS SHALL BE STAINLESS STEEL AND SHALL BE INSTALLED WITH STAINLESS STEEL FASTENERS. ADJUST ROUGH OPENING AS NECESSARY.
  - ALL DOOR GLAZING SHALL BE TEMPERED UNLESS NOTED OTHERWISE.
- WINDOW NOTES:**
- ALL WINDOWS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS PROVIDED WITH EACH WINDOW.
  - ROUGH OPENINGS SHALL HAVE FLASHING AT HEAD, JAMB, AND SILL. FLASHING SHALL BE INSTALLED PER FLASHING MANUFACTURER'S INSTRUCTIONS.
  - SILL FLASHING SHALL BE PREMOLED, SELF ADHERING WITH 3/8" HIGH BACKDAM. HEAD AND JAMB FLASHING SHALL BE STRAIGHT AND SELF ADHERING.
  - SHIMS AND ANCHORING CLIPS ARE NOT SHOWN IN DETAILS FOR CLARITY BUT SHALL BE PROVIDED AS PER WINDOW MANUFACTURER'S INSTRUCTIONS.
  - ANCHORING CLIPS SHALL BE STAINLESS STEEL AND SHALL BE INSTALLED WITH STAINLESS STEEL FASTENERS. ADJUST ROUGH OPENING AS NECESSARY.
  - ALL GLAZING WITHIN 24" OF A DOOR SHALL BE TEMPERED.

## FRAME NOTES:

- ALUMINUM FRAME DIMENSIONS ARE NOMINAL - FIELD VERIFY ACTUAL DIMENSIONS PRIOR TO FABRICATION.
- ANCHOR EXTERIOR ALUMINUM FRAMES TO MEET N.C. WIND LOAD REQUIREMENTS AND PROVIDE SEALED DOCUMENTATION BY ENGINEER LICENSED IN N.C. SEE S1.01 COMPONENTS AND CLADDING WIND PRESSURE TABLE. SEE SPECIFICATIONS.

## GLAZING NOTES:

- EACH PANE OF SAFETY GLAZING SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES.



## Door Schedule

OPENING		DOOR			FRAME						GLAZING	HW SET	Fire Rating	REMARKS	
NO.	LEAVES	SIZE WxHxT	MATERIAL	FINISH	ELEVATION	FRAME MATERIAL	FRAME FINISH	FRAME ELEVATION	HEAD DTL	JAMB DTL					SILL DTL
102	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	9.0	-	
103	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-10	H-1	J-1	S-1	-	11.0	-	
104	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-9	H-1	J-1	S-1	-	11.0	-	
105	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	15.0	-	
106	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	20.0	-	
107	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-4	HM	PNT	F-1	H-1	J-1	S-1	-	18.0	-	
108	PAIR	(2) 3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-2	H-1	J-1	S-1	-	14.0	-	
109	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-4	HM	PNT	F-1	H-1	J-1	S-1	-	8.0	-	
110	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-10	H-2	J-2	S-2	-	13.0	-	
112	SINGLE	3'4" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	12.0	-	
113	SINGLE	3'4" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	12.0	-	
114A	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-3	HM	PNT	F-4	H-6	J-6	S-6	1/4" TEMP.	19.0	-	PROVIDE HOLD OPEN
114B	SINGLE	3'0" x 7'0" x 1'3/4"	HM	PNT	D-6	HM	PNT	F-11	H-3	J-3	S-3	1" TEMP.	4.0	-	
114C	SINGLE	10'0" x 12'0" x 1'1/2"	MTL	FF	D-7	STL	FF	F-7	H-4	J-4	S-4	21.0	-	-	
114D	SINGLE	3'0" x 7'0" x 1'1/2"	HM	PNT	D-6	HM	PNT	F-11	H-3	J-3	S-3	1" TEMP.	4.0	-	
115	PAIR	(2) 3'0" x 7'0" x 1'3/4"	HM	PNT	D-5	HM	PNT	F-12	H-5	J-5	S-5	-	3.0	-	
116A	SINGLE	3'4" x 7'0" x 2"	-	-	-	HM	FF	F-1A	H-1A	J-1A	S-1A	-	-	-	CASED OPENING
116B	SINGLE	3'4" x 7'0" x 2"	-	-	-	HM	FF	F-1A	H-1A	J-1A	S-1A	-	-	-	CASED OPENING
117	SINGLE	3'4" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	12.0	-	
118	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	16.0	-	
119	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	10.0	-	
120A	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-3	HM	PNT	F-4	H-6	J-6	S-6	1/4" TEMP.	19.0	-	PROVIDE HOLD OPEN
120B	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-3	HM	PNT	F-3	H-6	J-6	S-6	-	19.0	-	PROVIDE HOLD OPEN
120C	SINGLE	3'0" x 7'0" x 1'1/2"	HM	PNT	D-6	HM	PNT	F-11	H-3	J-3	S-3	1" TEMP.	4.0	-	
120D	SINGLE	10'0" x 12'0" x 1'1/2"	MTL	FF	D-7	STL	FF	-	H-4	J-4	S-4	-	21.0	-	
120E	SINGLE	3'0" x 7'0" x 1'1/2"	HM	PNT	D-6	HM	PNT	F-11	H-3	J-3	S-3	1" TEMP.	4.0	-	
121	PAIR	(2) 3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-2	H-1	J-1	S-1	-	17.0	-	
122A	SINGLE	3'4" x 7'0" x 2"	-	-	-	HM	FF	F-1A	H-1A	J-1A	S-1A	-	-	-	CASED OPENING
122B	SINGLE	3'4" x 7'0" x 2"	-	-	-	HM	FF	F-1A	H-1A	J-1A	S-1A	-	-	-	CASED OPENING
123	PAIR	(2) 3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-2	H-1	J-1	S-1	-	17.0	-	
124	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	10.0	-	
125	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	15.0	-	
126	SINGLE	3'4" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	12.0	-	
127A	SINGLE	3'4" x 7'0" x 2"	-	-	-	HM	FF	F-1A	H-1A	J-1A	S-1A	-	-	-	CASED OPENING
127B	SINGLE	3'4" x 7'0" x 2"	-	-	-	HM	FF	F-1A	H-1A	J-1A	S-1A	-	-	-	CASED OPENING
128	PAIR	(2) 3'0" x 7'0" x 1'3/4"	HM	PNT	D-5	HM	PNT	F-12	H-5	J-5	S-5	-	5.0	-	
129A	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-3	HM	PNT	F-3	H-6	J-6	S-6	1/4" TEMP.	19.0	-	PROVIDE HOLD OPEN
129B	SINGLE	3'0" x 7'0" x 1'1/2"	HM	PNT	D-6	HM	PNT	F-11	H-3	J-3	S-3	1" TEMP.	4.0	-	
129C	SINGLE	10'0" x 12'0" x 1'1/2"	MTL	FF	D-7	STL	FF	-	H-4	J-4	S-4	-	21.0	-	
129D	SINGLE	3'0" x 7'0" x 1'1/2"	HM	PNT	D-6	HM	PNT	F-11	H-3	J-3	S-3	1" TEMP.	4.0	-	
130	SINGLE	3'4" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	12.0	-	
131	SINGLE	3'4" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	12.0	-	
133	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-4	HM	PNT	F-1	H-1	J-1	S-1	-	18.0	-	
134	PAIR	(2) 3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-2	H-1	J-1	S-1	-	14.0	-	
135	PAIR	(2) 3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-2	H-1	J-1	S-1	-	9.0	-	
136	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-4	HM	PNT	F-1	H-1	J-1	S-1	-	18.0	-	
137	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	20.0	-	
138	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	15.0	-	
139	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	9.0	-	
140	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-10	H-2	J-2	S-2	-	11.0	-	
141	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-9	H-2	J-1	S-1	-	11.0	-	
142A	PAIR	(2) 3'0" x 8'0" x 1'3/4"	ALUM	FF	D-1	ALUM	FF	F-8	H-8	J-8	S-8	1" TEMP.	2.0	-	
142B	PAIR	(2) 3'0" x 8'0" x 1'3/4"	ALUM	FF	D-1	ALUM	FF	F-8A	H-7	J-7	S-7	1" TEMP.	7.0	-	
143A	PAIR	(2) 3'0" x 8'0" x 1'3/4"	ALUM	FF	D-1	ALUM	FF	F-8	H-8	J-8	S-8	1" TEMP.	2.0	-	
143B	PAIR	(2) 3'0" x 8'0" x 1'3/4"	ALUM	FF	D-1	ALUM	FF	F-8B	H-7	J-7	S-7	1" TEMP.	7.0	-	
144A	PAIR	(2) 3'0" x 8'0" x 1'3/4"	ALUM	FF	D-1	ALUM	FF	F-8A	H-8	J-8	S-8	1" TEMP.	1.0	-	SEE ELEC. FOR DOOR SWITCH LOC. FOR AUTO DOOR OPR.
144B	PAIR	(2) 3'0" x 8'0" x 1'3/4"	ALUM	FF	D-1	ALUM	FF	F-8B	H-8	J-8	S-8	1" TEMP.	6.0	-	SEE ELEC. FOR DOOR SWITCH LOC. FOR AUTO DOOR OPR.
145	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	9.0	-	
146	PAIR	(2) 3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-2	H-1	J-1	S-1	-	14.0	-	
147	SINGLE	3'0" x 7'0" x 1'3/4"	SCW	STN	D-2	HM	PNT	F-1	H-1	J-1	S-1	-	18.0	-	
202	SINGLE	3'0" x 7'0" x 1'3/4"	HM	PNT	D-5	HM	PNT	F-1	H-1	J-1	S-1	-	15.0	90	



REV.	DATE	DESCRIPTION
1	2/18/2025	ADDENDUM #5

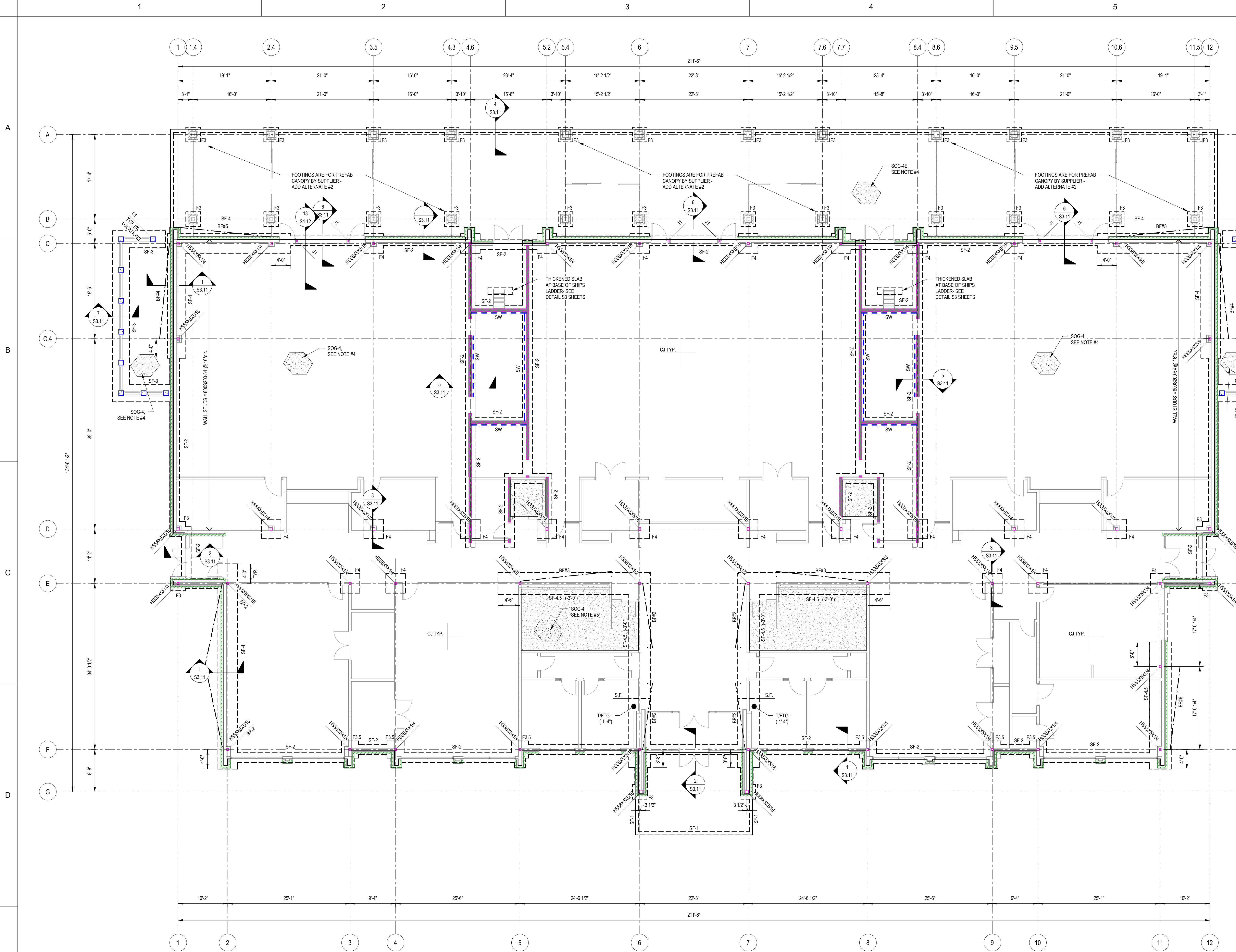
NO.	DATE	ISSUE NOTE
Project Manager	Drawn By	
Date	Reviewed By	
10-24-2024		
Project ID		

NO.	DATE	ISSUE NOTE
Project Manager	Drawn By	
Date	Reviewed By	
10-24-2024		
Project ID		

Sheet Title  
**FOUNDATION PLAN**

Sheet No.

**S2.01**  
Addendum 5,  
Attachment 7



**FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"

SLAB RECESSES ADDED  
ON PLAN (4) LOCATIONS

INDICATES 2" SLAB DEPRESSION  
COORDINATE EXACT LIMITS W/ ARCH. &  
PLUMBING DIMS & SEE S3 SHEETS FOR  
TYPICAL SLAB DEPRESSION DETAILS

- FOUNDATION LEGEND**
- SF-X SPREAD FOOTING DESIGNATION  
SEE SCHEDULE ON S3 SHEETS
  - SF-X STRIP FOOTING DESIGNATION  
SEE SCHEDULE ON S3 SHEETS
  - S.F. STEP FOOTING  
SEE TYPICAL DETAIL ON S3 SHEETS
  - CJ CONCRETE SLAB CONTRACTION JOINTS  
SEE TYPICAL DETAIL ON S3 SHEETS  
SEE PLAN FOR LOCATIONS  
MAXIMUM SPACING = 12' IN EACH DIRECTION  
BRICK PER ARCH
  - 0 STEEL COLUMN  
SEE PLAN FOR SIZE AND LOCATION  
SEE S3 SHEETS FOR BASE PLATE  
DETAILS (BP-X)
  - BF-X STEEL BRACE LOCATIONS  
SEE PLAN & S3 SHEETS
  - LOAD BEARING METAL STUDS  
600S162-43 @ 16" o.c.
  - HSSB4x1/4" JAMB WITH EP-1 TO  
SLAB. SEE DETAILS S3 SHEETS
  - BRICK SCREEN WALL PILASTER,  
SEE SECTION S3 SHEETS

- FOUNDATION NOTES**
- SEE S1 SHEETS FOR ADDITIONAL GENERAL NOTES, MATERIAL NOTES AND MATERIAL SPECIFICATIONS. ALSO, SEE S3 SHEETS FOR TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
  - DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0" = OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION. SEE CIVIL FOR ELEVATIONS RELATIVE TO MSL.
  - TOP OF FOOTINGS SHALL BE (-1'-4") FROM DATUM ELEVATION, U.N.O.
  - SEE SLAB-ON-GRADE SCHEDULE S3 SHEETS.
  - REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
  - RELOCATE ANY UTILITY LINES THAT CONFLICT WITH THE FOUNDATIONS OR DROP THE FOUNDATIONS TO AN ELEVATION BELOW THE PROPOSED UTILITIES. RELOCATE ANY GRAVITY FLOW LINES THAT CONFLICT WITH SPREAD FOOTINGS AS SHOWN ON STRUCTURAL FOUNDATION PLANS. IF A GRAVITY FLOW LINE TRAVELS UNDER A CONTINUOUS STRIP FOOTING EITHER:  
a. DROP THE FOOTING ELEVATION BELOW THE PROPOSED LINE.  
b. IF THE UTILITY LINE IS < 2'-0" BELOW THE STRIP FOOTING, THEN ENCASE THE LINE IN A STEEL PIPE 2" LARGER IN DIAMETER THAN THE LINE AND EXTEND THE PIPE 1'-0" PAST EACH SIDE OF THE CONCRETE FOOTING. BACKFILL THE TRENCH WITH #57 STONE. THE BEARING CAPACITY OF THIS AREA MUST MEET OR EXCEED THE ALLOWABLE SOIL BEARING CAPACITY.  
c. IF THE UTILITY LINE IS > 2'-0" BELOW BOTTOM OF FOOTING, THEN STEEL PIPE IS NOT REQUIRED. BACKFILL THE TRENCH WITH #57 STONE. THE BEARING CAPACITY OF THIS AREA MUST MEET OR EXCEED THE ALLOWABLE SOIL BEARING CAPACITY.
  - DIMENSIONS ARE FROM EDGE OF SLAB (E.O.S.) AND OUTSIDE FACE OF STUD (O.F.S.) / CURTAINWALL (O.F.C.W.) TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE.
  - S.F. = STEP FOOTING. SEE TYPICAL DETAIL ON S3 SHEETS - G.C. TO COORDINATE STEPS IN FOUNDATION FOR PLUMBING, ELECTRICAL AND MECHANICAL.
  - SEE S3 SHEETS FOR SHEARWALL AND BRACE FRAME INFORMATION.
  - WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

NOTE: ANY ELEMENTS ASSOCIATED  
WITH THE PREFABRICATED CANOPIES  
ARE PART OF ALTERNATE #2.

ASSESS NOTE  
\*\* MEMBERS NOTED WITH \* REQUIRE AESS 3 FINISH  
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BOWMAN  
MURRAY  
HEMINGWAY

ARCHITECTS

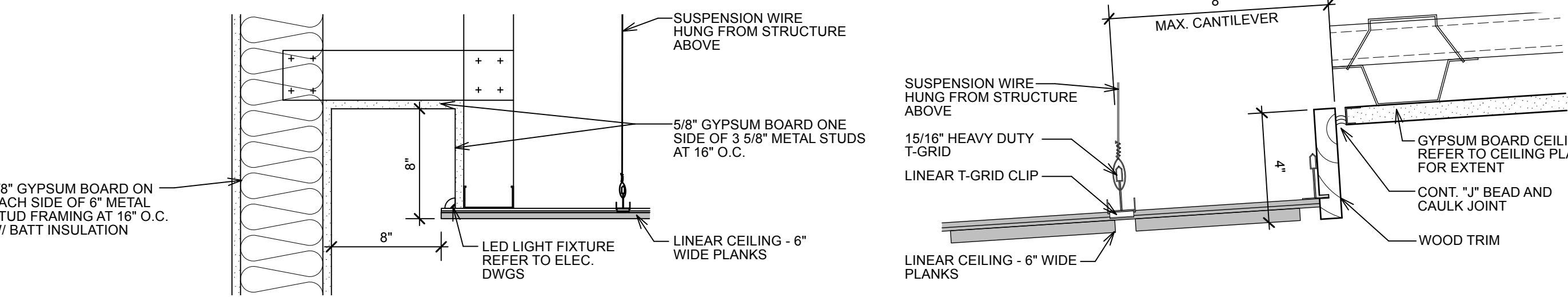
514 Market Street  
Wilmington, NC 28401  
Tel - (910) 762-2621

SCO ID# 22-24540-02A

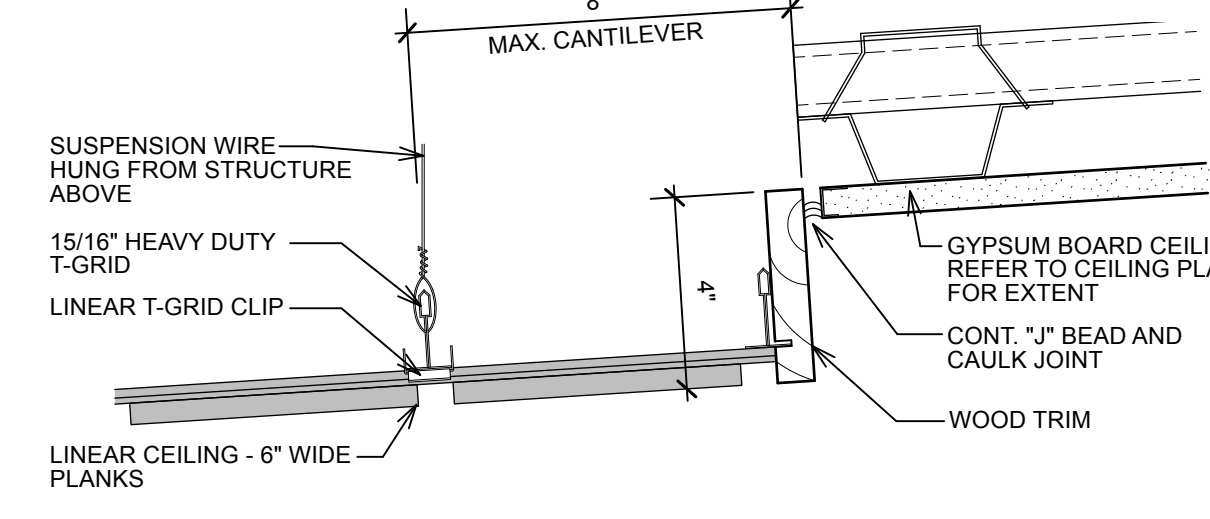


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Workforce Development Building  
Kenansville, North Carolina 28349

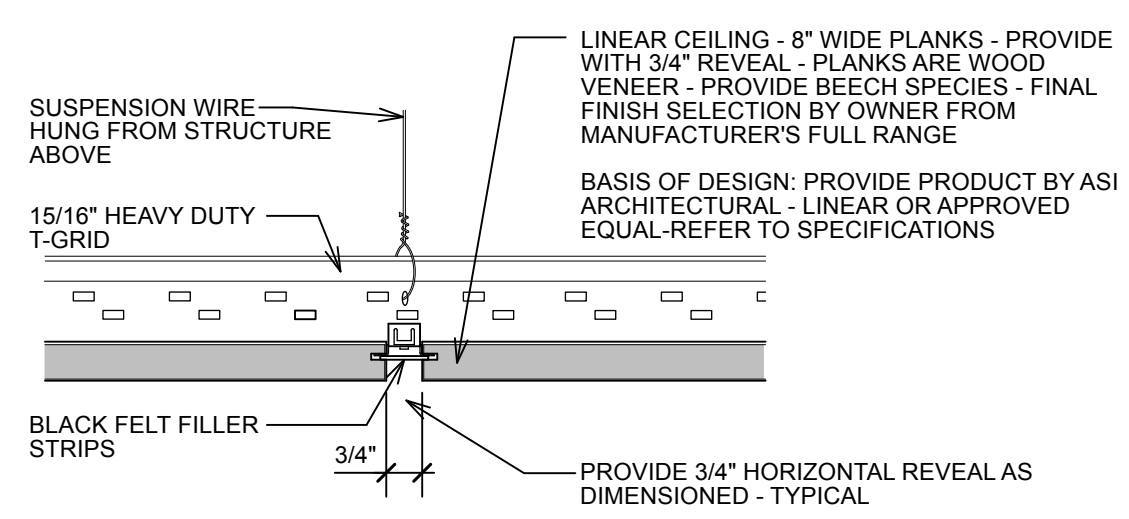
2.18.2025	ADDENDUM #5	
REV.	DATE	DESCRIPTION
NO.	DATE	ISSUE NOTE
Project Manager	Drawn By	DP
Date	Reviewed By	DH
12-18-2024		
Project ID		
Sheet Title		
SECTIONS AND DETAILS		
Sheet No.		
A5.3		
Addendum 5, Attachment 8		



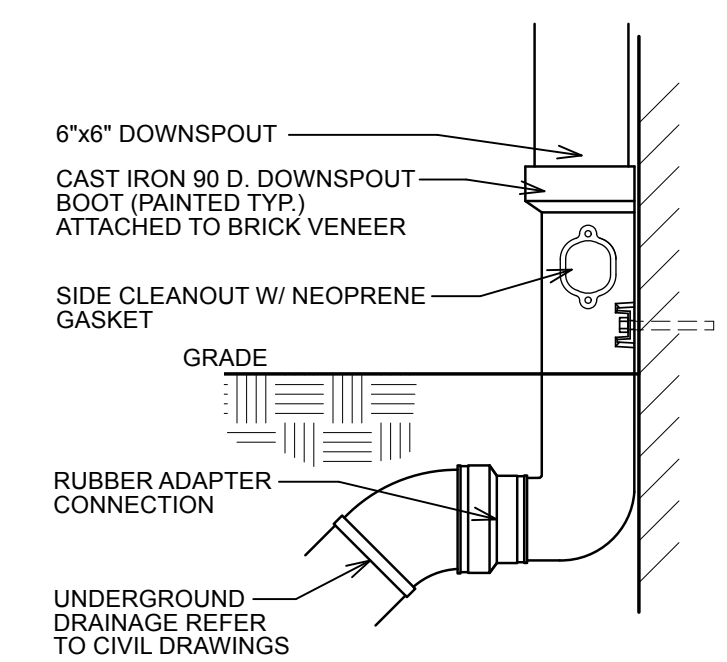
10 Typical Linear Section Detail  
A5.3 Scale: 1 1/2" = 1'-0"



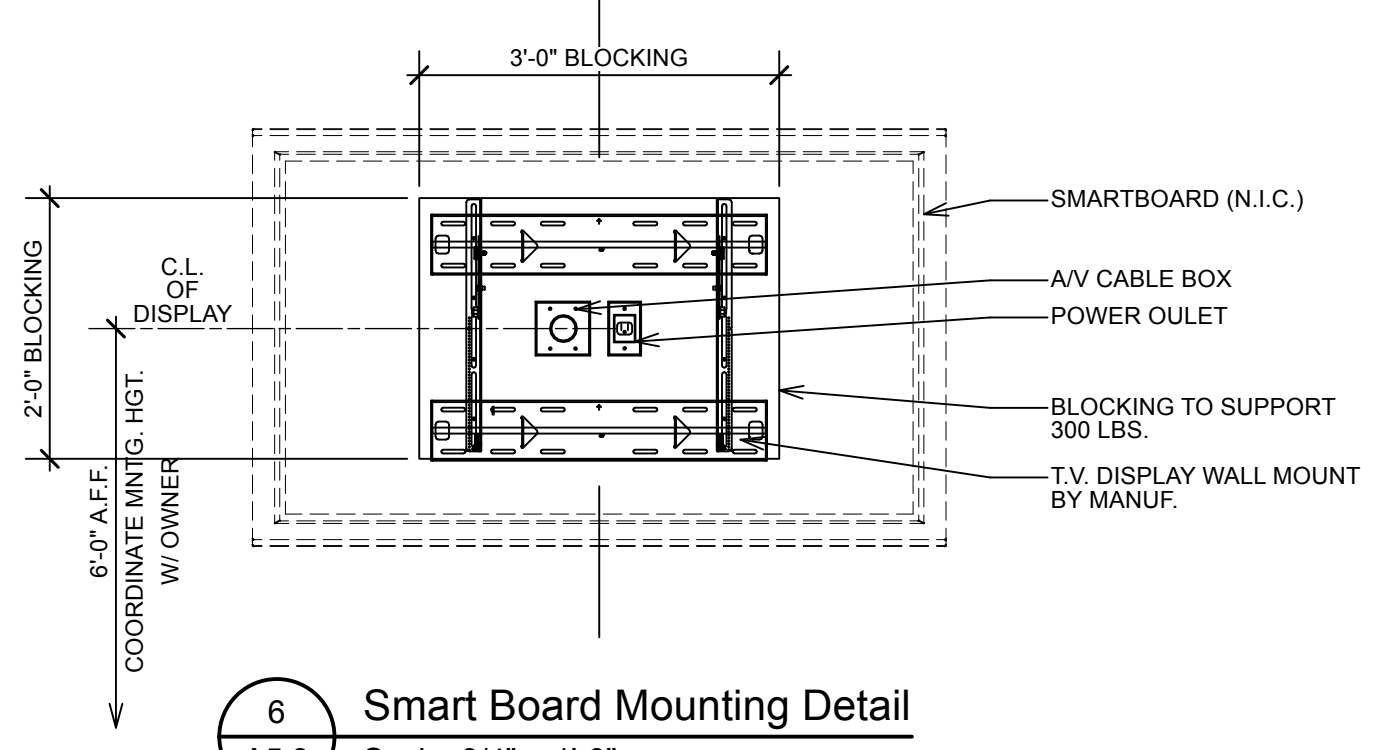
9 Typical Linear Section Detail  
A5.3 Scale: 3" = 1'-0"



8 Typical Linear Section Detail  
A5.3 Scale: 3" = 1'-0"

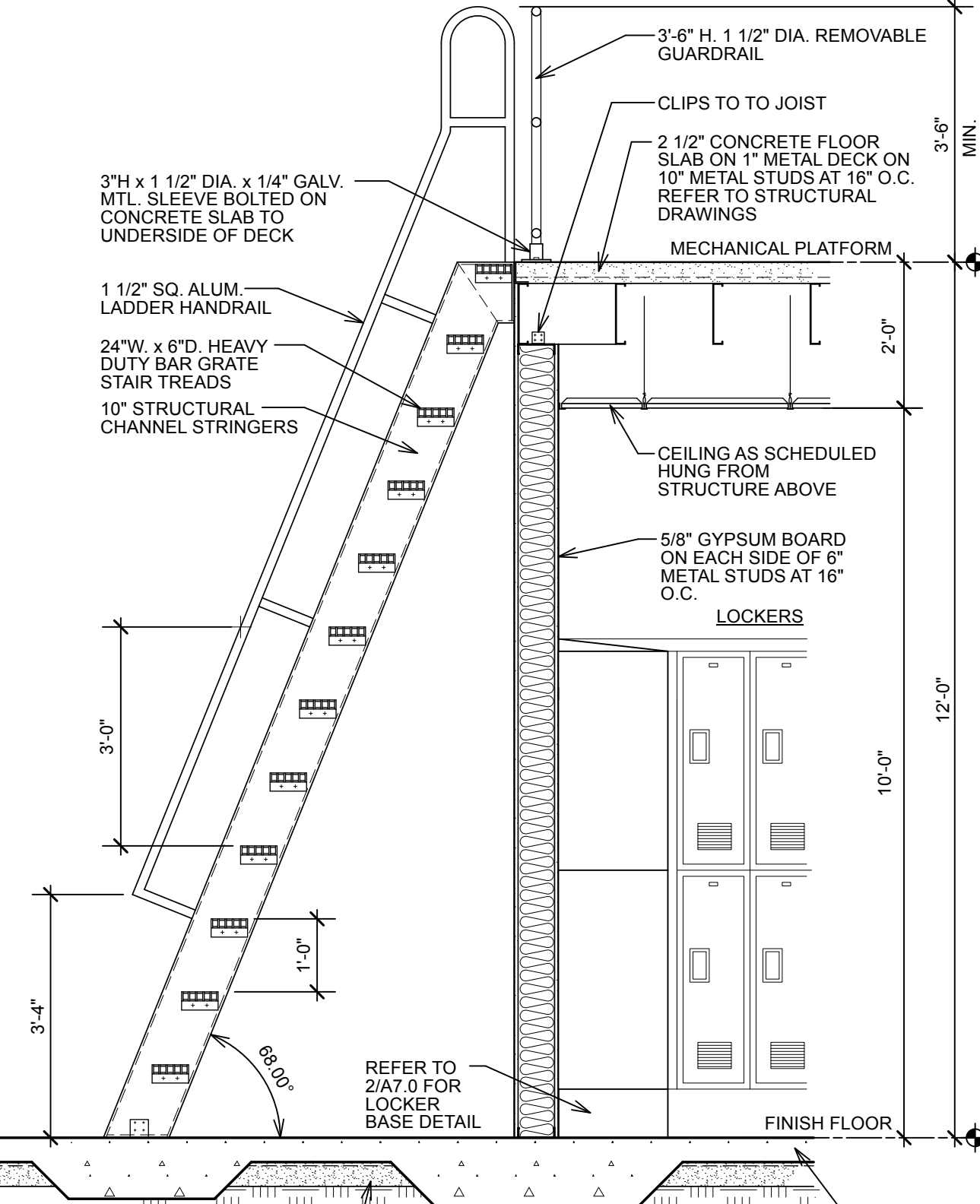


7 Detail @ Downspout Boot  
A5.3 Scale: 3/4" = 1'-0"

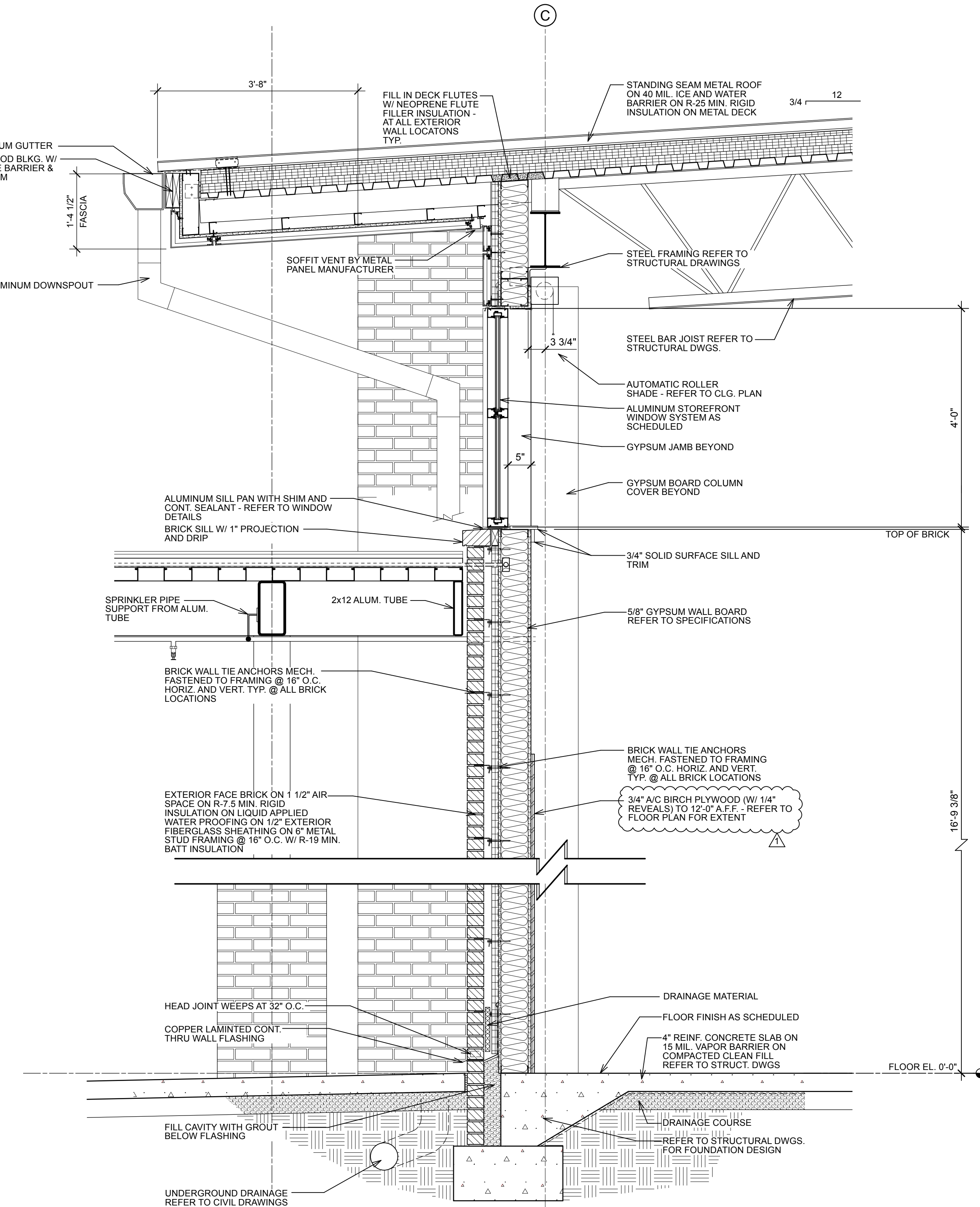


6 Smart Board Mounting Detail  
A5.3 Scale: 3/4" = 1'-0"

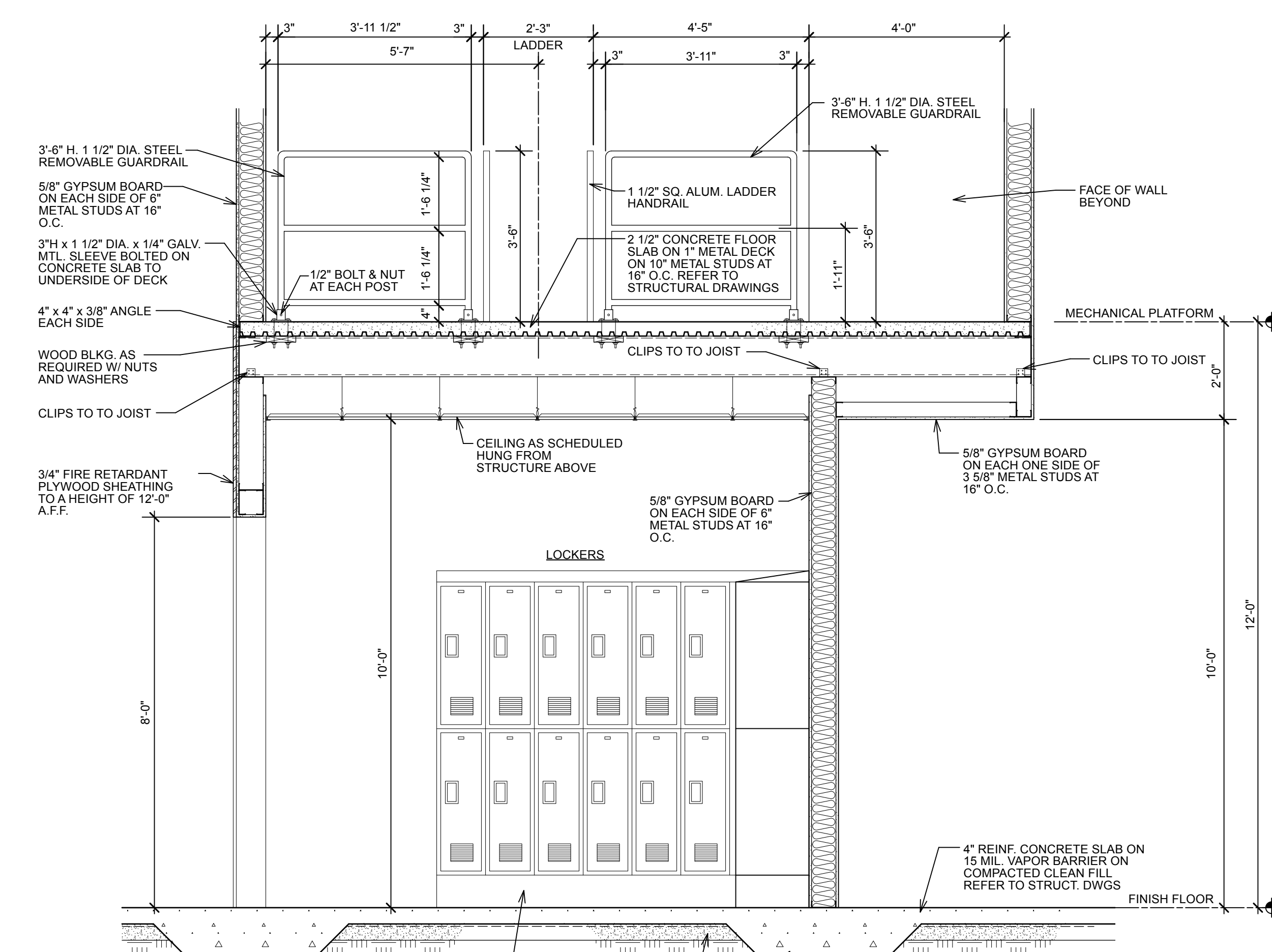
- LADDER NOTES:**
- LADDER DESIGN SHALL CONFORM TO THE LATEST OSHA STANDARDS.
  - THE MINIMUM CONCENTRATED LIVE LOAD OF 300 LBS. SHALL BE USED.
  - LADDER SHALL BE DESIGNED TO BE MOUNTED AT FLOORS. INTERMEDIATE BRACING POINTS MAY NOT BE ACCESSIBLE.
  - LADDER SHALL BE SHOP PRIMED AND FIELD PAINTED.
  - LADDER MANUFACTURE SHALL PROVIDE REQUIRED ANCHORING LOADS AND INSTRUCTIONS.
  - REFER TO STRUCTURAL FOR THICKENED SLAB LADDER LOCATIONS.



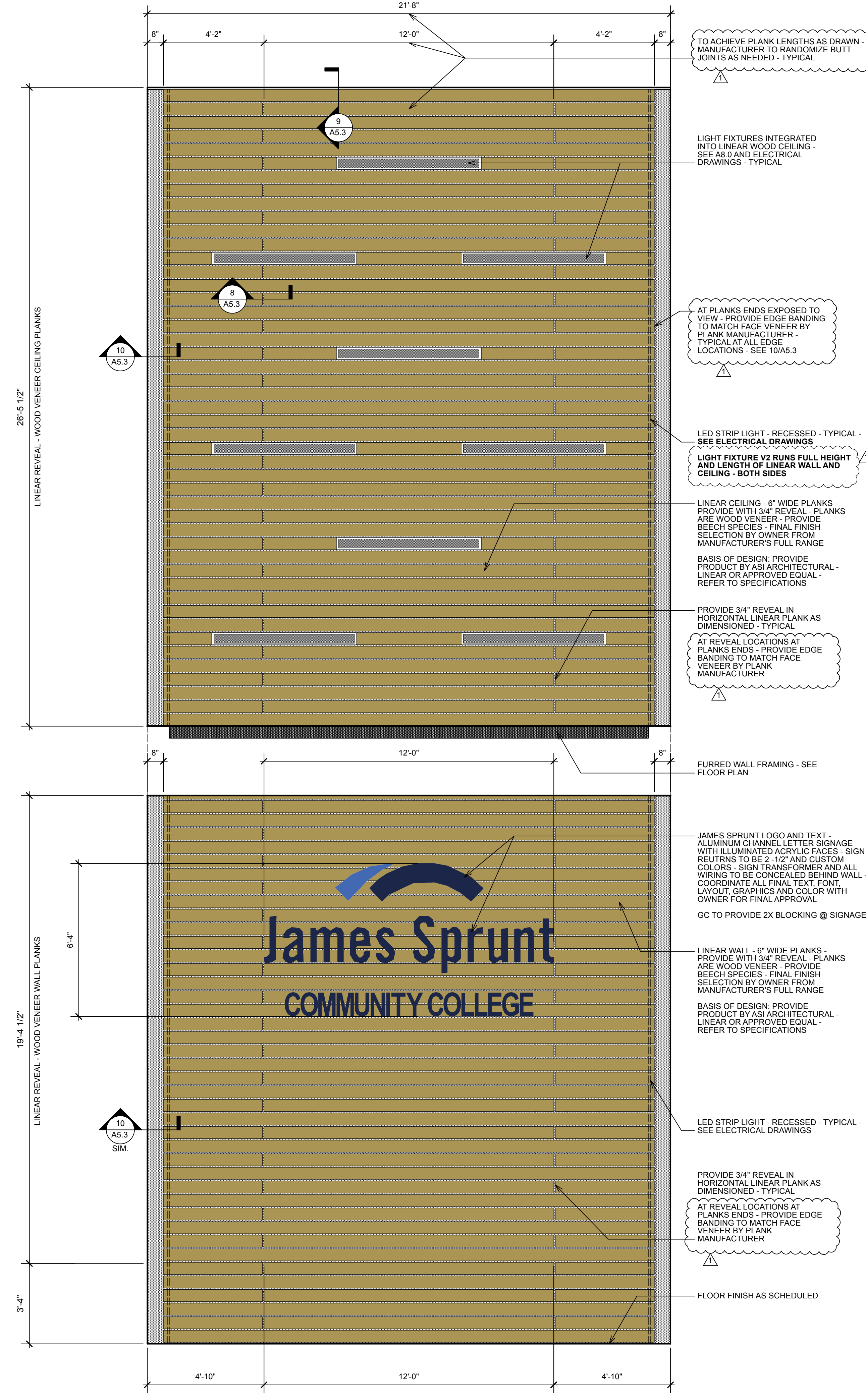
2 Detail @ Ship Ladder  
A5.3 Scale: 1/2" = 1'-0"



5 Wall Section  
A5.3 Scale: 3/4" = 1'-0"



1 Section @ Mechanical Platform  
A5.3 Scale: 1/2" = 1'-0"



3 Entry Wall Elevation  
A5.3 Scale: 3/8" = 1'-0"



**CBHF**  
Engineers, PLLC

2246 Yaupon Drive  
Wilmington, NC 28401

Phone: 910.791.4000  
Fax: 910.791.5266  
www.cbhfeengineers.com  
NCEP-P-0506

**WALL LEGEND**  
2 HOUR RATED WALL

**bmh**  
BOWMAN  
MURRAY  
HEMINGWAY

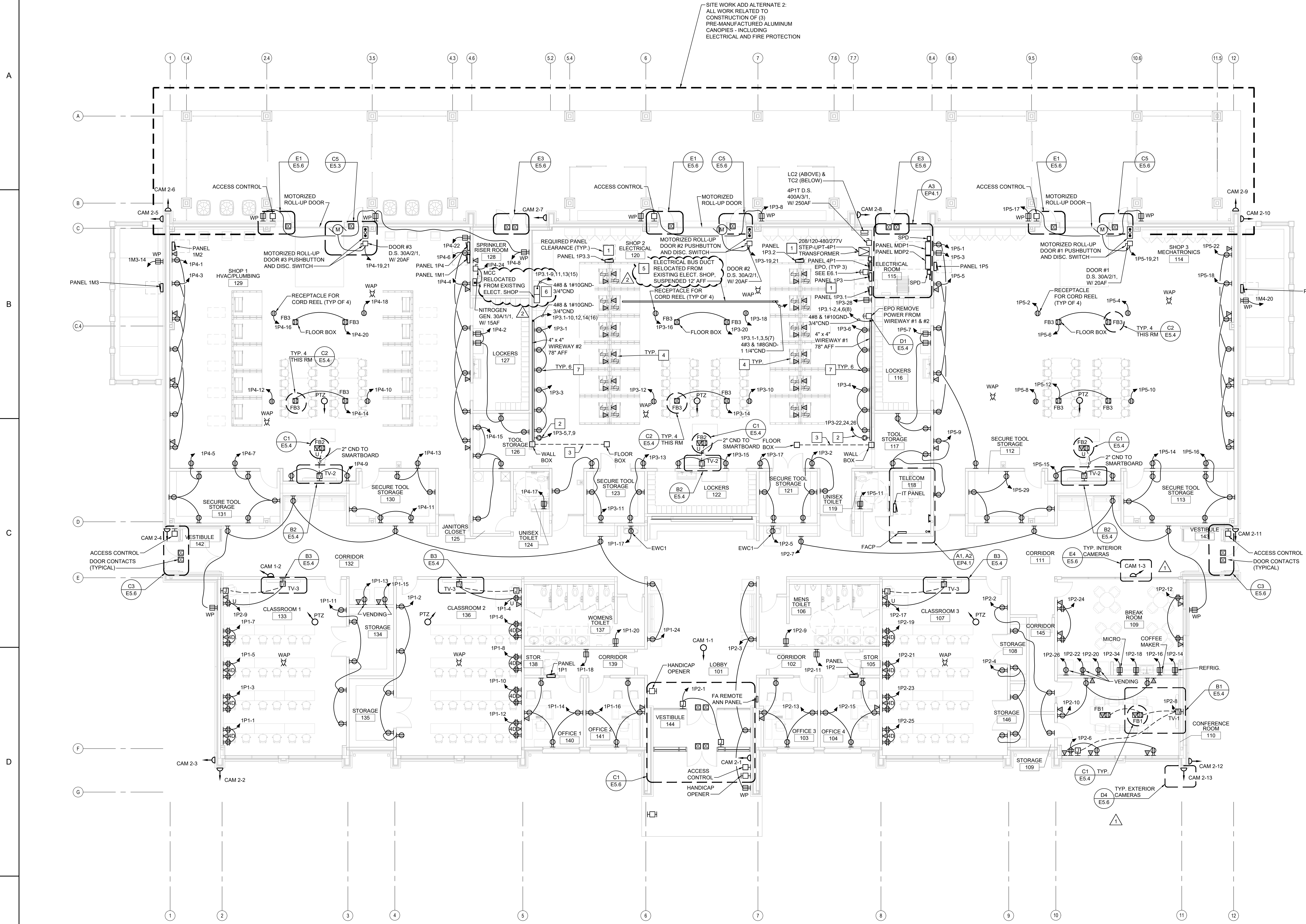
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SCO ID# 22-24540-02A

02/18/2025

James Sprunt Community College -  
Workforce Development Building

Kenansville, North Carolina 28349



- KEYED NOTES**
1. PROVIDE (2) 30/1 CIRCUIT BREAKERS IN PANEL 1P3 TO FEED PANEL 1P2 & PANEL 1P3. PROVIDE (2) 2" CND'S FROM PANEL 1P3 BELOW SLAB, (1) 2" CND TO 1P2 AND (1) 2" CND TO 1P3. SEE RISER DIAGRAM SHEET E6.1

2. PROVIDE (1) 20A 4 POLE SPECIAL PURPOSE RECEPTACLE, MOUNT RECEPTACLE 6" BELOW WIREWAY.

3. PROVIDE FLUSH MOUNTED CONCRETE SERIES EPOXY COATED DEEP FLOOR BOX (6"X14"X11"). FLOOR BOX COVER MUST BE PEDESTRIAN RATED, REMOVABLE AND FLUSH WITH FINISHED FLOOR. PROVIDE (2"x12"x6") DEEP JUNCTION WALL BOX WITH SCREW COVER, BOX TO BE MOUNTED AT 9'-6" AFF TO TOP OF BOX, INTERCONNECT FLOOR BOX AND WALL BOX WITH (1) 2" CONDUIT.

4. RECEPTACLES SHOWN ON WALL ARE FOR REFERENCE ONLY, THESE RECEPTACLES ARE TO BE MOUNTED AND WIRED BY THE STUDENTS AS PART OF CLASSROOM ACTIVITIES.

5. RELOCATED BUS DUCT: ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO REMOVE AND RELOCATE THE EXISTING BUS DUCT FROM THE EXISTING ELECTRICAL SHOP AND INSTALLING IN LOCATION INDICATED. ELECTRICAL CONTRACTOR MUST DELIVER ALL EXISTING BUS MOUNTED PLUG-IN EQUIPMENT ASSOCIATED WITH THE RELOCATED BUS DUCT INCLUDING OPERATING DEVICES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT. BUS DUCT MUST BE PROVIDED WITH LABEL INDICATING PANEL SOURCE, VOLTAGE AND AMPERAGE (480/277V, 3PH, 4W, 100A).

6. RELOCATED MCC: ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO REMOVE AND RELOCATE THE EXISTING MCC FROM THE EXISTING ELECTRICAL SHOP AND INSTALLING IN LOCATION INDICATED. MCC MUST BE PROVIDED WITH LABEL INDICATING PANEL SOURCE, VOLTAGE AND AMPERAGE (600V MAX, 3PH, 4W, 500A).

7. RECEPTACLES MOUNTED ON WALL BELOW WIREWAY ARE TO BE MOUNTED 6" ABOVE COUNTER TOP.

- GENERAL NOTES**
1. ALL ELECTRICAL DEVICES LOCATED IN SHOP1 HVAC/PLUMBING, AND SHOP 3 MECHANICALS INCLUDED BUT NOT LIMITED TO RECEPTACLES, SAFETY SWITCHES, JUNCTION BOXES, DATA OUTLETS ETC. MUST BE MOUNTED 48" ABOVE FINISHED FLOOR.

REV.	DATE	DESCRIPTION
02-17-25	ADDENDUM #5	
01-21-25	ADDENDUM #3	
NO.	DATE	ISSUE NOTE
Project Manager		Drawn By
WAC		HGH
Date		Reviewed By
12-18-2024		WAC
Project ID		CBHF: 22093
Sheet Title		
ELECTRICAL FLOOR PLAN - POWER		
Sheet No.		
EP1.1 Addendum 5, Attachment 10		





## JAMES SPRUNT COMMUNITY COLLEGE – WORKFORCE DEVELOPMENT BUILDING

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Project Bid Manual  
Kenansville, NC

Issue Date: 2/19/2025  
Revision: 1

### *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 two (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





*EXHIBIT B- Scopes of Work*

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. Operator/foreman may be one in the same. They however must be “certified”.
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.
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.
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



*EXHIBIT B- Scopes of Work*

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 are not 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.
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.



*EXHIBIT B- Scopes of Work*

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.
27. Include in this bid package is the installation of owner provided items such as smart boards, marker boards, tackboards, clocks, etc.

**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



*EXHIBIT B- Scopes of Work*

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:**



Project Bid Manual  
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*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 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:

<b>Specification</b>	<b>Description</b>
Division 00 (All)	Procurement Requirements
Division 01 (All)	General requirements
Section 03 30 00	Concrete Forming and Accessories
Section 03 30 10	Vapor Retarder for Cast In Place Concrete

#### **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.



*EXHIBIT B- Scopes of Work*

3. Provide all reinforcing steel for foundations, embedded masonry dowels, slab dowels, turndowns, CIP walls, WWF, reentrant bars etc.
4. Provide 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.





*EXHIBIT B- Scopes of Work*

19. Subcontractor responsible for requesting all public and private utility locations prior to any excavation.
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.



### *EXHIBIT B- Scopes of 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.

### **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)



### *EXHIBIT B- Scopes of Work*

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.

### **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



### *EXHIBIT B- Scopes of Work*

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. 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



*EXHIBIT B- Scopes of Work*

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 03B – Polished 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	Vapor Retarder for Cast In Place Concrete

**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. Review and inspect all concrete installed for conformance prior to installation.
2. Provide all labor and materials as necessary to provide a turnkey polished concrete 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. Includes all applicable taxes, insurances, shipping and mobilizations for a fully turnkey polished floor system.
2. Includes all necessary hoisting and loading of materials and equipment into the building.
3. Fill all cracks, voids and spall with semi rigid filler
4. Included all chemical hardeners as indicated in the plans and specifications
5. Includes all labor and material to provide a complete polished floor system per plans and specifications.
6. Included temporary protection of adjacent in place work.
7. Includes final cleaning and periodic cleaning during all polishing activities in all work areas.
8. MCC to coordinate with other trades as not to impede or hold up progress. All trades are responsible for coordination of active work areas.
9. Includes all OSHA compliant equipment and proper personal protective equipment
10. There will be a Zero tolerance for air born silica on this project.
11. This package includes all grinding, honing, and polishing to achieve an approved defect free finished surface
12. Includes hand polishing as needed at adjacent walls and other structure
13. Polish as indicated in the project specifications to the desired polished call out.
14. Coordinate power requirements for grinding equipment with MCC project superintendent ahead of mobilization.

#### **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 the below dates and concurrent workflows as required to complete the project on, or ahead



***EXHIBIT B- Scopes of Work***

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.

**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.





## JAMES SPRUNT COMMUNITY COLLEGE – WORKFORCE DEVELOPMENT BUILDING

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Project Bid Manual  
Kenansville, NC

Issue Date: 2/19/2025  
Revision: 1

### *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 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. All rigid insulation is furnished and installed by BP 09A
5. Mason to provide base of wall flashing and turn bar for installation by BP 09A
6. 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.
7. Includes all neoprene joint fillers and self-expanding neoprene cavity seals between brick and adjacent materials as indicated.
8. Provide full time supervision for projects whose sole responsibility is quality control, safety, material ordering, and maintaining a clean and efficient work area.
9. Include additional grouted and reinforced cells in CMU as required for steel installations.
10. 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.
11. Vertical and horizontal steel reinforcing is to be installed per the contract drawings in all masonry walls
12. Provide UL listed head of wall details at all fire rated masonry partitions. Label all fire rated masonry partitions.
13. All top-of-wall sealants, mineral wool, fillers, draft stops, etc. for all CMU walls is the responsibility of this subcontractor.
14. 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.
15. Includes installation of miscellaneous steel materials (provided by others) including the following:



### *EXHIBIT B- Scopes of Work*

- a. Loose steel lintels
- b. Embedded bearing plates, anchor bolts, plates, in masonry walls.
16. 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.
17. Includes all infill and grouting of structural steel (bearing blackouts, beam tails, etc.) set by structural steel and misc. metals contractor within masonry walls.
18. 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.
19. 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.
20. Clean all footings, slabs, brick ledges, and dewater excavations as needed for masonry installation.
21. Provide adequate protection at all floor areas during masonry and grouting operations.
22. Includes all cold weather masonry provisions as required including hot water, temporary heating, enclosures, masonry blankets, sand and water heaters, etc.
23. 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.
24. 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.
25. 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.



### *EXHIBIT B- Scopes of Work*

2. Closely inspect masonry units prior to installation to verify conformity of unit's sizes and shapes to specified tolerances.
3. All veneer anchors to be furnished by this bid package and installed by BP 09A. Coordination and layout location for brick ties is by this bid package.
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.

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.



*EXHIBIT B- Scopes of Work*

**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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*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  
#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:

<b>Specification</b>	<b>Description</b>
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.



*EXHIBIT B- Scopes of Work*

- 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 all documents for standard crane locations and pick distances. Crane pads, if required will be provided by site contractors at locations agreed upon during the structural steel preconstruction conference.
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.



### *EXHIBIT B- Scopes of Work*

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.



*EXHIBIT B- Scopes of Work*

- 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.
4. Coordinate and prep tube steel with holes that receive spray foam insulation. See drawing A5.0 for example.
5. Furnish and install 18 Gauge pour stop at mezzanines as indicated in detail 6/S4.1



### *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.

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



**EXHIBIT B- Scopes 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. **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



*EXHIBIT B- Scopes of Work*

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 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:

<b>Specification</b>	<b>Description</b>
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. Wood slat wall as outlined on drawing 3/A5.3 by BP 09B
3. Coordinate all blocking requirements and locations with MCC during VDC phase.
4. 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.
5. Field verify dimensions of all openings prior to fabrication and installation of casework.
6. Coordinate all wall devices to avoid conflict with casework and countertops.
7. Supply and coordinate support bracket locations with unmounted equipment as indicated.
8. All base cabinets depth to be verified at 2'-0" minimum. See architectural drawings for clarifications.
9. All casework shall be finished as indicated in the plans and specification unless noted otherwise.
10. Provide 1" minimum filler panels at all locations where casework abuts a wall.
11. Provide adjustable shelving within all wall and base cabinets as indicated in the plans and specifications.
12. Bottom of upper cabinets to be finished to match vertical faces.
13. Provide 12" clear interior dimension on all upper wall cabinets unless otherwise noted.
14. All keyboard trays to be included as indicated in the plans and specifications.
15. At wall with fire extinguisher cabinets stop upper bump rails 6" from edge of cabinet.
16. Refer to project manual for cabinet/casework pull types.
17. Refer to architectural and/or interior drawings for solid surface sink types.
18. All windowsills as indicated.
19. Furnish and install all countertops and supports.
20. Furnish and install all Wainscott or wall paneling as indicated.
21. Stained or painted wood handrailing as indicated.
22. Solid surface seat on plinth with waterfall edge
23. ½" Quartz Panel adhered to plywood.
24. Provide all plywood and particle boards considered as substrates for subsequent finish materials and installed outboard of gypsum boards.
25. Slatwalls and decorative wood walls as indicated in the plans and specifications.



*EXHIBIT B- Scopes of Work*

- 26. Storage casework as indicated in the plans and specifications
- 27. Reception Counters
- 28. 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:

<b>Specification</b>	<b>Description</b>
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. Roof insulation as indicated is to be provided by this contractor as required
7. Provide roof cleaning to ensure that the roof is clear of any debris from this bid package at the completion of this scope of work.
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. Provide warranties as described in the specifications. See prebid RFI # 10 for clarification.
12. Include inspection and observation by manufacturers' representatives / inspectors as required.
13. 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.
14. This Subcontractor is responsible for making all cuts and patching penetrations in roofing materials required by others.
15. 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.
16. This Subcontractor is responsible for cleaning all surfaces receiving roofing materials prior to placing the roofing system.
17. This Subcontractor is responsible for keeping the roof cleaned on a continual basis during installation to prevent stains and damage and shall provide a final cleaning of the roofing system upon completion of this work.



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**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 all insulation, metal roofing, roof edge material, drip edges, and any fascia to parapet caps to complete the roofing system. All metal panel trims and tie into roof by BP 07B.
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 BP 31A the site work contractor. Boots to be installed on gutters by this bid package.
5. Includes insulation as/if indicated behind gutters. Includes all fall protection anchors installation and removal.
6. The roofing system must meet requirements as stated in the specifications.
7. Review and verify compatibility of all components of roofing system, flashings, adhesives, vapor barriers, etc. with adjacent materials.



### *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. 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 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 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:

<b>Specification</b>	<b>Description</b>
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:

<b>Specification</b>	<b>Description</b>
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.
3. Structural steel tubes to receive spray foam will be prepped with holes by BP 05A.



*EXHIBIT B- Scopes of Work*

4. Coordinate with Monteith, designer, and building commissioning agent prior to beginning any waterproofing or vapor barrier installations.
5. 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 ¼", 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. The backfill of footings and walls is by others.

**Joint Sealant requirements:**

- a. Utilize joint sealants based on application type and consistent with specifications
- b. Complete adhesion testing per specifications



***EXHIBIT B- Scopes of Work***

- c. Utilize sealant backings of appropriate type and size for joint to be sealed. All joint sealants to be a minimum depth 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.

**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

**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. Brick to brick control joints
  - c. Metal panel or soffits to brick caulk joints
  - d. Metal panel or soffits to aluminum J trims or bent plates
  - e. Metal panel to steel angles
  - f. Masonry to sheathing
  - g. Concrete expansion joints in concrete paving
  - h. Back of concrete curbs to sidewalks
  - i. Top edge of transition flashing over termination bars at thru wall flashing.
  - j. All exterior wall penetrations, pipes, boxes, fixtures, etc.



*EXHIBIT B- Scopes of Work*

2. Include all interior caulking and sealants between non similar materials **EXCEPT** the following locations:
  - a. Interior aluminum 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.

**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:**

**Procurement & Delivery:**

**Installation Durations:**

**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 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



*EXHIBIT B- Scopes of Work*

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:

<b>Specification</b>	<b>Description</b>
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 all glazing kits 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 by BP 08B.
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 core/cylinder hardware is by this bid package and is responsible for coordination and preparation of keying for locking cylinders.

### **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: 2/19/2025  
Revision: 1

*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:

<b>Specification</b>	<b>Description</b>
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:**

2. 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, 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.
1. 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 adheres to joint sealants specifications and is to be of a color selected by Architect from



***EXHIBIT B- Scopes of Work***

- manufacturers full range of options including custom color match. Provide two caulk joints per interior storefront frame.
2. Install mineral wood insulation between interior caulk joint and primary exterior joint under frame on all sides.
  3. 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.
  3. Includes all curtainwall clips, outriggers, and support brackets. Fabricate support brackets to length required to reach steel structure.
  4. 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.
  5. 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.
  6. All finishes of exterior aluminum frames are to be high performance organic finish, three-coat metallic fluoropolymer.
  7. Coordinate and assist with 3<sup>rd</sup> 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.
  8. Provide mockup of all curtainwall and storefront assemblies including framing members, flashings, sealants, glazing, etc.
  9. Provide all aluminum doors within storefront or curtain wall frames.
  4. All hardware for aluminum doors provided and installed by 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 BP 08A.
  10. 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.

**Scope Specific Safety Requirements:**

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



***EXHIBIT B- Scopes of Work***

- 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.
- 12. 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.
- 13. 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.

- 5. Furnish and install all door lite glazing. Glazing kits to be provided by BP 08A.
- 6. Glazing includes all 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.
  - 1. Include sill extensions as indicated.
  - 2. 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:

<b>Specification</b>	<b>Description</b>
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:

<b>Specification</b>	<b>Description</b>
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. 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.
9. Provide task lighting as required for the work of this Bid Package.
10. 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.
11. Provide fire-stopping and/or smoke stopping at top and bottom of all rated walls as required by the Contract Documents
12. . 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.
13. 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.
14. 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.
15. 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.
16. 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.



***EXHIBIT B- Scopes of Work***

17. Includes all Level 5 drywall finish as indicated in drawings.
18. Includes all aluminum or drywall column boxouts and covers.
19. 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.
20. Provide and install any knee wall supplemental bracing as required.
21. Provide labeling and identification markings for priority, fire, smoke, smoke-tight and / or sound partition walls as specified or required by code.
22. Includes all plywood backboards for telecommunications and backer for millwork installations.
23. Includes a composite cleanup crew throughout drywall and framing operations whose sole responsibility is cleaning work areas to broom swept condition. Include 16 MH per week for every 10 employees working onsite of composite cleaning.
24. Include Temporary window coverings for all curtainwall and storefront openings until storefront installation is completed.
25. 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.
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.



***EXHIBIT B- Scopes of Work***

- 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, 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 neoprene flute filler insulation at the top of all exterior walls. See Detail 5/A5.3 for clarifications
10. Includes all aluminum column covers as indicated.
11. Includes insulating all exterior hollow metal frames in framed walls
12. Include supplemental framing as required for attachment window shades and motorized blinds as needed.
13. Include tear away beads to bottom side of all window stools/interior sills
14. Include tear away beads to all drywall returns to storefront/curtainwall framing. Assume separate mobilization for all window returns after completion of window installations.
15. Include supplemental framing as required at all expansion joints including roof expansion joints
16. Include expansion joint assemblies in interior GWB walls and ceilings.
17. Include framing to monumental stair plinth block with plywood backer and cement boards. (



### *EXHIBIT B- Scopes of Work*

18. 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.
19. Include supplemental framing and drywall for casework base supports and vertical wood blocking (behind framing)
20. Include all furring, 2x blocking, plywood etc. As coordinated with MCC.
21. Provide framing and drywall finish to underside of stairs.
22. Masonry veneer anchors are provided by BP 04A and installed by this bid package. All layout is provided by BP 04A.
23. All masonry veneer anchors are to be installed in metal studs. BP 09A to verify prior to veneer installation.
24. All rigid insulation on masonry is to be provided by BP 04A and installed by this bid package.
25. All other insulation is to be furnished and installed by this bid package including but not limited to spray foam, rigid insulation, batt insulation, rock wool, rock board, mineral wool, and EPS board.
26. Base of wall flashing is to be provided by BP 04A and installed/caulked by this bid package
27. This bid package is to include all labor and material for the wood framing and sheathing at the training cubicles. Steel cubicle frames are by others.
28. All framing at soffits including C channel ACM panel support is to be included in this bid package.
29. All gypsum sheathing and rigid insulation at ACM panel systems is by this bid package.
30. Includes Plexi glass sheathing at work cubicles per Sheet A6.1. Also see 1/A6.1 note six.

### **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.



### *EXHIBIT B- Scopes of Work*

#### **Submittals and Shop Drawings:**

1. Submittals and Shop drawings: 8 weeks to submit

#### **Procurement & Delivery:**

1. Exterior Metal Framing Material Delivery: 12 weeks

#### **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:**





Project Bid Manual  
Kenansville, NC

Issue Date: 2/19/2025  
Revision: 1

*EXHIBIT B- Scopes of Work*

**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 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:

<b>Specification</b>	<b>Description</b>
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.

2. Includes wood wall system as indicated on 3/A5.3.
3. Wood ceiling and slat wall to be by same material/supplier.
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.



*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 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.



*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 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:

<b>Specification</b>	<b>Description</b>
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.



### ***EXHIBIT B- Scopes of Work***

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. 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



***EXHIBIT B- Scopes of Work***

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.

**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 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:

<b>Specification</b>	<b>Description</b>
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:

<b>Specification</b>	<b>Description</b>
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. 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.
9. 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



### *EXHIBIT B- Scopes of Work*

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. 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.



***EXHIBIT B- Scopes of Work***

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]
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.



*EXHIBIT B- Scopes of Work*

**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 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 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:

<b>Specification</b>	<b>Description</b>
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:

<b>Specification</b>	<b>Description</b>
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:**



## JAMES SPRUNT COMMUNITY COLLEGE – WORKFORCE DEVELOPMENT BUILDING

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Project Bid Manual  
Kenansville, NC

Issue Date: 2/19/2025  
Revision: 1

### *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:**



## JAMES SPRUNT COMMUNITY COLLEGE – WORKFORCE DEVELOPMENT BUILDING

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Project Bid Manual  
Kenansville, NC

Issue Date: 2/19/2025  
Revision: 1

### *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:

<b>Specification</b>	<b>Description</b>
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 in base bid pricing.





#### *EXHIBIT B- Scopes of Work*

4. Colors to be offer from manufactures full line of colors
5. 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.
6. 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:

<b>Specification</b>	<b>Description</b>
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:

<b>Specification</b>	<b>Description</b>
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:**



### *EXHIBIT B- Scopes of Work*

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 and NFPA.
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. Integrate 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





### ***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:**

**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:

<b>Specification</b>	<b>Description</b>
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



**EXHIBIT B- Scopes of Work**

Section 22 11 23.21	Inline, Domestic Water Pumps
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, accessories 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.



*EXHIBIT B- Scopes of Work*

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**



*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.

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:

<b>Specification</b>	<b>Description</b>
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.
5. Include coordination with Building Envelope and Function commissioning requirements including:



***EXHIBIT B- Scopes of Work***

- a. 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.
  - b. Completion of pre-functional checklists
  - c. Attendance at all commissioning coordination meetings
  - d. Startup technician and controls representative presents for all functional testing
  - e. All tools, test equipment, and instruments required to execute startup, checkout, calibration, and functional performance testing of all equipment.
  - f. Manufacturer start-up and commissioning/testing as required
  - g. Pre-functional performance testing and documentation
  - h. TAB Verification
6. Provide all electrical work associated with this scope including the following:
  - i. Final connection to all equipment
  - j. All disconnects are by BP26A. Disconnects and fuses for all equipment requiring disconnecting means per NEC.
  - k. All low-voltage control wiring, conduit, boxes, transformers, etc. as required for this scope of work.
7. Provide and install all VRF AHUs, Out Door Units, Branch Circuit Controllers and associated piping.
8. Provide and install all split System Heat Pumps, ERVs, Louvers, Exhaust Fans, as specified.
9. 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.
10. 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.
11. 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.
12. 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



*EXHIBIT B- Scopes of Work*

- c. Sufficient balancing dampers as shown or as required for Test and Balance of system.
  - d. Flexible joints and isolations at connections specified.
  - e. all duct insulation
  - f. spiral duct
  - g. Fire and smoke damper access doors
- 13. 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.
  - l. Perform testing, adjusting, and balancing for all HVAC and domestic water systems.
  - m. Perform a complete design review of the Construction Documents, shop drawings, and submittal information for discrepancies.
  - n. Perform testing and adjusting for pressurization from space to space with complete documentation.
  - o. Coordinate testing requirements and reports with the Mechanical, Electrical Subcontractor, and Commissioning Agent.
  - p. 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.
  - q. 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.
  - r. 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.
  - s. Include the cost to replace sheaves and belts required for correct balance.



***EXHIBIT B- Scopes of Work***

- t. 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.
  - u. Provide all platform ladders, scaffolding, and other means to access required areas.
- 14. Includes installation of all ducts mounted smoke detectors.
- 15. 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.
- 16. Includes all condensate and refrigerant piping for equipment in this bid package.
- 17. Includes all fire and smoke dampers as required.
- 18. 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.
- 19. Provide bases, curbs, and concrete pads associated with this scope of work.
- 20. 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.
- 21. 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



### *EXHIBIT B- Scopes of Work*

cabinets, natural gas meters, domestic water meters, Electric power meters, Domestic hot 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 DALT 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,



### *EXHIBIT B- Scopes of Work*

the subcontractor has included, in their base bid, sufficient workforce to achieve the dates below 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:**

5. 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.
6. All disconnects for plumbing, mechanical and electrical equipment are by this bid package.
1. Participate in BIM coordination and provide models necessary for a fully coordinated system.
7. Include all conduit, boxes, and cabling for Telecom, AV, and security scopes. All AV equipment will be furnished and installed by JSCCC.



*EXHIBIT B- Scopes of Work*

2. Include all necessary for a complete turn key BDA system per drawings and specifications.
3. This subcontractor to provide and install grid wires for light fixtures per specifications.
8. This subcontractor provides raceways and strings only for access control. Access control is by JSCC.
9. Plumbing subcontractor to provide all heat trace wire, and controls. Termination of heat trace in junction box provided by electrical subcontractor. Coordinate location of heat trace power between trades.
4. All conduit, boxes, wiring, and termination of all electronic door hardware.
5. Coordinate all POTS line requirements for elevator and fire alarm with CM and construction documents.
6. 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.
7. This subcontractor provides and installs all lineside wiring and conduit load side wiring by others. Adhere to wiring demarcations provided in electrical details.
8. 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.
9. Provide power to all mechanical and plumbing systems as coordinated with mechanical drawings, specifications, and shop drawings.
10. Include all concrete encased conduit and duct bank as part of this bid package.
11. Provide all housekeeping and equipment pads as needed for installation of equipment in this bid package.
12. Provide Generator, connections, checking systems, and controllers per plans and specification. Gas connections and generator pads by others.
13. Provide bracing or struts to mechanical rails or curbs for mounting disconnects and GFCIs as required.
10. Subcontractor responsible for connecting temporary power to office trailer on site at the beginning of project and disconnecting power at the end of project.
14. Provide all Tamper, Flow switches, and monitoring modules as needed for complete monitoring of Fire Protection Systems and Elevator. Tamper and Flows to be installed by Fire Suppression Subcontractor and terminated by Fire Alarm Vendor.
15. Include for all wall and ceiling cutting and patching to complete this work.
16. Installation and connection of owner provided equipment.
11. Provide site lighting not noted as provided by the utility company. 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.
17. 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.



*EXHIBIT B- Scopes of Work*

18. Subcontractor is responsible for furnishing materials and making electrical connections to power overhead doors. Coordinate with overhead doors subcontractor as required.
19. 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.
20. 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.
21. Provide as-builts at the completion of work.
22. Coordinate any shutdowns with Construction Manager.
23. Provide a complete fire alarm system including rough-in, cabling, devices and equipment.
24. Wire sprinkler flow and tamper switches, including wiring, conduit, tie-into the fire alarm system. Provide and wire tamper switch at backflow.
25. Provide telephone / data systems including rough-in, cabling, cable terminations, and testing.
26. Provide cable support system.
27. Provide concrete base, anchor bolts and hardware for all site electrical lighting.
28. Provide excavation, trenching, trench shoring, backfill, compaction and spoils removal necessary for the work within this package.
29. Provide dewatering necessary for the work within this package.
30. Provide support as required for electrical panels and equipment, including backboards, independent supports, etc.
31. 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.
32. Provide caulking, sealants, fire-stopping, putty pads for all work installed under this Bid Package.
33. Provide color coding and labeling of conduit, boxes, systems, and equipment as required for work within this Bid Package.
34. Provide access doors as necessary or specified for work within this package.
35. Provide sleeves, block-outs, coring and supports necessary for the work within this package.
36. 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.
37. Furnish embeds, sleeves, block-outs, back boxes, etc. to be cast in concrete floors and walls to the Cast-In-Place Subcontractor.
38. 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.



*EXHIBIT B- Scopes of Work*

39. All raceways and sleeves shall be coordinated with adjacent walls to ensure that all penetrations enter and exit walls at 90 degree angles.
40. Provided authorized factory start up and owner training.
41. Provide testing and system certifications as required.
42. Provide extended warranties as required for use of electrical items during construction.
43. 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.
44. 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.
45. Provide and install 1 meter base at utility transformer for temporary power usage
46. 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.
47. Include power distribution for all temporary power listed.
48. Furnish and maintain temporary construction lighting per OSHA guidelines
49. Transformer pad is by bid package BP 03A
50. Power to exterior of building at min. 4 locations with 4 duplex receptacles, GFCI protected receptacles at each location.
51. 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.
52. This trade contractor is responsible for coordination drawings. See General requirements.
53. 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. As indicated.
2. All fiber optic and duct banks are to be included in this bid package as per the civil drawings.
3. 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. Pull string is to be included.
4. Provide 120V power to motorized dampers
5. Provide 120V power to all automatic door operators as indicated.
6. Provide 120V power as indicated at access control areas.
7. Provide all lighting controls as indicated.
8. Provide grounding and bonding to hangers, pipe clamps, and misc. metals throughout the building as required.
9. Provide power and data to all equipment provided by others
10. Provide all site lighting and power as indicated.
11. Provide lineside power to all disconnects, VFDs, equipment, and fixtures.
12. Coordinate all boxes, outlets, devices, etc. with finished materials, casework, and equipment by others.
13. Install all hangers, struts, and supports prior to fireproofing installations. Repair damaged fireproofing caused by installation of this scope of work.
14. Provide power to all transformers for automatic fixture sensors. Low voltage transformers and cabling provided by others.
15. Provide rough-in, devices, boxes, power whips, etc. as required for connection of owner provided furniture if indicated. Provide final connection of power to owner provided equipment. Leave data cabling of sufficient length for routing in furniture as required.
16. 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.
17. Provide all cabling, conduit, wall boxes, plates, cable trays, hooks, and wall trim out devices for all low voltage and security. Head end equipment to be furnished and installed by JSCC.



### *EXHIBIT B- Scopes of Work*

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.

#### **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





### ***EXHIBIT B- Scopes of Work***

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 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.



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*EXHIBIT B- Scopes of Work*



*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:

<b>Specification</b>	<b>Description</b>
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. Topsoil for this bid package is intended for common areas outside of planters. All topsoil in planters is BP 31-B.
4. 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, valves, cast iron rings/covers 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.
5. Includes all layout, surveying and surveyed as-builts for all site related work.
6. Includes all surcharging as outlined in the soils report and specifications.
7. Includes tree protection fencing and signage with maintenance for the project's duration.
8. Includes all cut and patch of concrete, asphalt, and other hardscape necessary to facilitate this scope of work.
9. 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.
10. Construction entrances for each phase of site work. (See logistics plan)
11. Includes tie-in to existing utilities installed as part of the CEP/Infrastructure project.
12. Install and remove temporary construction road(s) and cattle grate (furnished by others).
13. Include a designated concrete washout area including maintenance while mobilized.
14. Haul off spoils generated by excavation associated with other trade work on site, including footing spoils, excavation spoils from underground work, etc.
15. Includes cut, fill and fine grading for all sidewalks, site walls, stairs, curbs, paver areas and other landscaped and hardscaped areas.
16. Includes temporary seeding, matting and stabilization of slopes to meet requirements.
17. 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.
18. 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.
  19. All grades to be provided within .10' of final and subgrade elevations.
  20. Includes all required permits, fees, and inspections as required by local and state jurisdictions.
  21. Provide complete systems for drainage of downspouts and roof leaders (tie-in 5'-0" outside building)
  22. Include water bacteria testing, flushing and chlorination to meet Town of Wendell and state requirements.
  23. 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.
  24. Includes final cleanout adjustments at finished grade, sidewalks and paving areas.
  25. Video confirmation of all sanitary and stormwater systems.
  26. Include all concrete and asphalt paving including base, tack and primers.
  27. Include stone base for all unit pavers.
  28. All asphalt striping, wheel stops, traffic signs, handicap signage and traffic control. Coordinate road closures with authorities and with other projects on this campus.
  29. Protect all existing sidewalks, curbs and asphalt paving from damage during grading and utility operations.
  30. Include foundation drains tie-in to storm system as indicated.

**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. 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.



*EXHIBIT B- Scopes of Work*

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. Note that sediment basin volume is determined by State Storm Water Review and Dupin County Custom Basin Volume.
19. Basins can't be removed until the environmental consultant approves. Scheduled site meeting is required.
20. At least 10 days prior to dewatering activities, contact NCDEQ for notification.
21. Install and maintain temporary construction road for duration of project and remove as directed by CM.
22. Temporary seeding and stabilization are required of this scope. Reseed as necessary to achieve ground stabilization.
23. Strictly follow erosion and sediment control construction sequence. (REF: CE500)



*EXHIBIT B- Scopes of Work*

24. 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.
25. Provide tie in of all Roof Drain leaders to storm. Review plumbing plans for leader locations. Tie in from 5' outside of building
26. Provide road cleaning as related to your operations.
27. Install a rain gauge to monitor rainfall in a location that can be maintained for the duration of the project.
28. Obtain Land Disturbance Permit before beginning land disturbance activities.
29. Install compacted subbase and aggregate base course under light duty and heavy-duty concrete paving. (Concrete work by others)
30. Coordinate irrigation system work with BP31.
31. Install compacted subbase and aggregate base course under unit pavers
32. Asphalt aggregate base, tack coat, prime coat for standard duty and heavy-duty asphalt.
33. Concrete curb and gutter including driveway aprons including required NCDOT permits.
34. All required cut and patch of existing asphalt and concrete for utility and storm installation.
35. All materials and construction methods shall be in accordance with required and applicable design standards, details, and specifications and per Public Utility Standards
36. Maintain continuous water and sanitary sewer services to existing facilities throughout construction.
37. Furnish and install all pressure reducing valves on all water services exceeding 80 psi. Back water valves are required on all sanitary sewer services.
38. Provide all environmental permits applicable to the project. Permits must be obtained from NCDWQ, USACE and/or FEMA, prior to construction.
39. NCDOT/Railroad Encroachment Agreements are required for any utility work prior to construction.
40. Backflow preventer permits are required.
41. Provide fire flow analysis that will be reviewed by the Fire Marshal and used for fire sprinkler design calculations.
42. Bedding and backflow requirements to meet Kenansville Standards.
43. All utility piping material to meet Kenansville approved products.
44. Furnish proprietary water meter by Metersys as indicated on sheet C6.0.
45. Irrigation meters, fees and vaults to be included.
46. Install bollards loading dock.
47. Ground cover or temporary stabilization is required in disturbed areas left unpaved.
48. Tree protection around existing trees including root protection and signage.





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- 49. Stormwater minimum standards shall be governed by CFPUA.
- 50. Any required temp support or shoring of utility piping.
- 51. Provide and install flagpoles and bases as indicated.
- 52. Temporary stone construction access road to building pad.
- 53. Decorative stone is furnished and installed by landscaper.
- 54. All disposal of vegetation and trees for clearing/grubbing is per specification. Burning onsite is not permitted.
- 55. Furnish and install all roof drain leaders and cast iron down spout boots per plans and specifications. Also included is roof drain leader tied into stormwater. Gutter down spouts tie into downspout gutters is by roofing package.

**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 plus 5% overhead and profit will deducted from the remaining contract amount. Should the



### ***EXHIBIT B- Scopes of Work***

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 rejection of any alternate will not be allowed. Alternate Prices shall also include all cost of overhead,



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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:

<b>Specification</b>	<b>Description</b>
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.



### *EXHIBIT B- Scopes of Work*

3. There is no irrigation in the project at this time. Include in base bid a one-year (12 Month) planting maintenance plan. Grass mowing will not be part of this maintenance plan. Maintenance is for new plantings only.
4. Furnish and install all imported topsoil for planter areas only. Factor minimum 6" of topsoil in all planter locations.
5. 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 planter material as indicated
6. Drop off bollards are by others.
7. 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 provided by others. This pertains to only drain if shown at planters.
8. 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.
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:**



### *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 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 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:**



*EXHIBIT B- Scopes of Work*

**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:

<b>Specification</b>	<b>Description</b>
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.