



UNCW Housing Village Phase III – Building Package

March 4th, 2026

Addendum #1

Addendum #1 includes the following documents posted to the Building Connected bidding folder

1. Pre-qualified Bidder List
2. Bidder Question Log Responses
3. The following documents from the bid manual have been uploaded:
 - a. Tab 2 - UNCW Building Package Bid Form
 - b. Tab 6 – Temporary Power Plan
 - c. Pre-Bid Meeting Presentation
 - d. Pre-Bid Meeting Sign-In Sheet
4. The following Bid Package Scopes of Work have been updated:
 - a. BP-09A Drywall, Framing, Ceilings, & GFRP
 - b. BP-22A Plumbing
 - c. BP-23B Mechanical
 - d. BP-26A Electrical

COMPANY	FIRST NAME	LAST NAME	PHONE NUMBER	EMAIL
BP-01B Final Clean				
Classic Cleaning	Patricia	Mathis	919-298-2071	classiccleaningllc1@gmail.com
Sparkle and Shine Cleaning	Steve	Lozinsky	919-466-9001	steve@sparkle-shinecleaning.com
BP-04B Masonry				
Brodie Contractors	Doug	Gray	919-523-2234	doug@brodiecon.com
J B Overman Masonry LLC	Bryan	Overman	910-231-6331	info@jbomnc.com
Citadel Masonry	Maddi	Godiwn	910-617-2303	mgodwin@citadelmasonryllc.com
BP-06A Architectural Millwork				
Stephenson Millwork	Rick	Hakanson	252-237-1141	rick.h@smcinc.com
CBD Casework Millwork	Ryan	Noell		rnoell@cbdga.com
BP-07A Roofing and Metal Wall Panel				
Highland Roofing	Mac	McGraw	910-798-0155	mmcgraw@highlandroofingcompany.com
Baker Roofing			919-828-2975	estimating@bakerroofing.com
J.T. Murphy Construction, Inc.	Jason	Murphy		jtmurphy@jtmurphyconstruction.com
BP-07B Caulking				
Alpha Insulation & Waterproofing	Jimmy	Stout		jstout@alphaiwp.com
J.T. Murphy	Jason	Murphy		jtmurphy@jtmurphyconstruction.com
Strickland Waterproofing	Christopher	Orton	919-779-4982	corton@stricklandwaterproofing.com
Waterproofing Specialties, Inc.	Cardiff	Shea	704-489-2099	cardiff@wsi-nc.com
BP-08A Doors, Frames & Hardware				
Martin Architectural Products	Kyle	Praeuner	402-841-1345	kpraeuner@mapdoors.biz
Precision Wall	Mark	VanCleaf	910-815-0074	mvancleef@precisionwalls.com
BP-08B Overhead Coiling Smoke Curtain				
Maxson and Associates, Inc	Marc	Duchaine	919-665-7268	mduchaine@maxsonassociates.com
BP-08C Glass and Glazing				
Brinn Glass, Inc.	Mary	Brinn	252-637-4996	brinn@brinnnglass.com
GlassTech Commercial Glazing	West	Hughes	252-355-9195	whughes@glasstechonline.com
MSJ	Craig	Simmons	33-477-1121	craigs@msjinc.com

BP-09A Drywall, Framing, Ceilings, FRP

Precision Wall	Mark	VanCleaf	910-815-0074	mvancelef@precisionwalls.com
Sears Contract	Ryan	Sears	919-754-0750	rsears@searscontract.com
Grey Interiors	Barak	Quesada	669-205-2478	bquesada@greyintl.com

BP-09B Painting

Nolan Painting	Dan	Nolan	910-520-0302	paintdan@aol.com

BP-09C Flooring

Brock Contract Services	Damon	Brock	919-570-1300	dbrock@brockcontract.com
Carolina Commercial Floorcovering, Inc.	Chris	Brock	910-343-3350	chris@ccfloorcovering.com

BP-09D Hard Tile

Brock Contract Services	Damon	Brock	919-570-1300	dbrock@brockcontract.com
David Allen Company			919-821-7100	bids@davidallen.com
Central Flooring	Scott	Miller	919-502-6358	scott@centralflooringusa.com
Concordia Building Company	Michael	Lehman	919-762-7366	office@concordiabuilding.com

BP-09E Terrazzo - Bid Alternate No. 2 & 4

David Allen			919-821-7100	bids@davidallen.com
Concordia	Michael	Lehman	919-762-7366	office@concordiabuilding.com

BP-10A Specialties

Precision Wall	Mark	VanCleaf	910-815-0074	mvancelef@precisionwalls.com
Martin Architectural Products	Kyle	Praeuner	402-841-1345	kpraeuner@mapdoors.biz

BP-10B Signage

AOA Signs, Inc.	John	Herring	252-299-1533	john@aoasigns.com
ASI, North Carolina	Dorian	Dimitrov	919-949-4262	dorian.dimitrov@asisignage.com

BP-12A Window Treatments

Precision Wall	Mark	VanCleaf	910-815-0074	mvancelef@precisionwalls.com
Atlantic FESP	Jason	Mayer	910-358-9761	jason@atlanticfesp.com

BP-22A Plumbing

TA Woods	David	Porter	910-752-7900	dporter@tawoods.com
Bell Constructors, LLC	John	Partlow	802-249-1087	jpartlow@thebellcompany.com
Ivey Mechanical	Jimmy	Driscoll	910-483-7171	jimmy.driscoll@iveymechnical.com

BP-22A/23B Plumbing and Mechanical Combo

Bell Constructors, LLC	John	Partlow	802-249-1087	jpartlow@thebellcompany.com
Ivey Mechanical	Jimmy	Driscoll	910-483-7171	jimmy.driscoll@iveymechnical.com
TA Woods	David	Porter	910-752-7900	dporter@tawoods.com

BP-23B Mechanical

Bell Constructors, LLC	John	Partlow	802-249-1087	jpartlow@thebellcompany.com
Ivey Mechanical	Jimmy	Driscoll	910-483-7171	jimmy.driscoll@iveymechnical.com
TA Woods	David	Porter	910-752-7900	dporter@tawoods.com

BP-23C Controls

Bosh Building Technologies / Climatec	Brian	Sherwood		brian.sherwood@bosch.com

BP-26A Electrical & Fire Alarm

LJ Electric	Joe	Rouse	919-624-1143	joe.rouse@ljelectricalcompany.com
Pitt Electric	Rob	Runyan	910-530-0561	rrunyan@pittelectric.com
Wayne J Griffin			508-306-5278	planroom@wjgei.com

BP-27A Telecommunications

Interconnect	Matthew	Snider	336-667-3356	msnider@interconnect-inc.com
MTS Services, Inc	Scott	Robinson	910-332-3939	srobinson@mtsservices.com
Wayne J Griffin			508-306-5278	planroom@wjgei.com
Pitt Electric	Rob	Runyan	910-530-0561	rrunyan@pittelectric.com

BP-31A Sitework & Hardscape

Evergreen Clearing	Phil	Rice	910-777-5196	p.rice@evergreenclearing.com
Hine Sitework	Elayne	Kincaid	919-736-8990	elayne@hinesitework.com

BP-32A Landscape & Pavers

Freeman Landscape	James	Freeman	910-796-1166	james@freemanlandscape.com

Description | **Prebid Question & Answer Log**
Project | **HOUSING VILLAGE PHASE III - Building Package**
Owner | **UNIVERSITY OF NORTH CAROLINA AT WILMINGTON**
Update Date | **Wednesday, March 4, 2026**

Item	Spec. or Drwg.	DISCIPLINE	Questions/Comments	Asked By	Date	Response	Response by	Date	Open / Closed	Bid Package
1		General	What permits and inspection fees will be expected by trades	FAQ		CM REPSONSE: State construction project does not have permits, however, any water and sewer utility that requires permits and/or inspections fees required to complete your applicable Scope(s) of Work are the responsibility of the contractor.	BBC		Closed	
2		General	Is a bid bond required?	FAQ		CM RESPONSE: Yes; reference the Bid Manual Instruction to Bidders, and the Package Bid Form.	BBC		Closed	
3		General	When is the bid opening?	FAQ		CM Response: March 19, 2026 @ 2:00PM	BBC		Closed	
4		General	When submitting the bid do I need to send as a sealed bid or email?	FAQ		CM Response: All bids must be submitted to and received by the CM in a sealed envelope per the Instruction to Bidders and the Package Bid Form. Emailed bids will not be accepted.	BBC		Closed	
5		General	Would you provide a bid form or can I put it on my business bid form	FAQ		CM Response: Bid Forms are provided in the Bid Manual - Tab 2.	BBC		Closed	
6		General	If an addendum question is asked and answered for a specific bid package which is part of a bid combination package, we assume the same response should be included by the bidders for the bid combination bid packages - correct?	FAQ		CM Response: yes, that is correct	BBC		Closed	
7		General	Can I include exclusions and inclusion with my bid?	FAQ		CM RESPONSE: No, All bids must be submitted on the bid form provided by CM with the Construction Documents. Any inclusions, exclusions and/or attachments with your bid may disqualify your bid.	BBC		Closed	
8		General	Can I submit a Bid for a package that I am not approved and prequalified to bid.	FAQ		CM RESPONSE: No.	BBC		Closed	
9		General	Are there liquidated damages ?	FAQ		CM Response: Please reference Instructions to Bidders under tab 1 of the bid manual and the specifications. \$100 per bed per day.	BBC		Closed	
10		General	When is each package bidding? What is the location of the bid opening?	FAQ		CM Response: Please reference the Instructions to Bidders within the Bid Manual for the date and times of each package. Refer to any issued Addendum for revisions to these dates.	BBC		Closed	
11		General	What is the turnaround time for when the bid packages are submitted to when the winning contractor will be notified?	FAQ		CM Response: It is a public bid opening, thus the low bid contractor for each respective bid package will be announced on bid day. All lowest responsive bidders will have a post bid interview with the CM prior to award	BBC		Closed	
12		General	Is State Construction involved?	FAQ		CM Response: Yes, they are involved in drawing review and all inspections, and will be accepting the buildings with UNCW	BBC		Closed	
13		General	Where will workers be allowed to park?	FAQ		CM Response: Please reference site logistics plan in Tab 6 of bid manual and Pre-Bid meeting minutes. No parking is available on-site.	BBC		Closed	

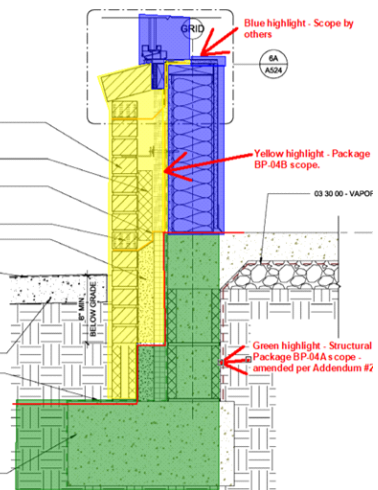
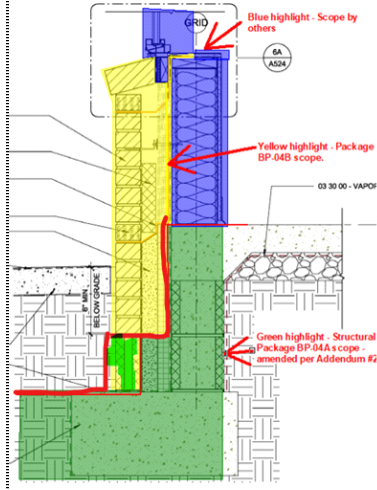
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14		General	Is a safety Orientation required for all site workers?	FAQ		CM Response: Yes, all workers and visitors on site will have to go through safety orientation, which lasts approximately 45 minutes. There will be a mandatory site wide safety meeting every Monday morning at 7:00 am.	BBC		Closed	
15		General	Are BIM coordination drawings required?	FAQ		CM Response: Yes, please refer to Tab 4 Special Provisions and Tab 8 Exhibit Q of bid manual and the specifications for details.	BBC		Closed	
16		General	Are unit prices required?	FAQ		CM Response: No unit prices.	BBC		Closed	
17		General	What are the requirements for sales tax?	FAQ		CM Response: Instructions to Bidders, Section 12, of the Bid Manual (Tab 1) details the requirements for sales tax. Exhibit F & G within Tab 8 of the Bid Manual details how the recording of Sales Tax should be completed.	BBC		Closed	
18		General	Are drug tests required?	FAQ		CM Response: Yes, the documentation must be submitted to CM prior to the employee going through the mandatory safety orientation. The drug test must be completed within thirty (30) days of the worker starting on the project.	BBC		Closed	
19		General	Is a payment & performance bond required?	FAQ		CM Response: Instructions to Bidders Section 9 within the Bid Manual (Tab 1) outlines the specific requirements relating to bonding.	BBC		Closed	
20		General	Please clarify if a bid bond is required for anything above \$300k or not.	FAQ		Refer to instructions to bidders.	BBC		Closed	
21		General	Is there parking onsite for employees?	FAQ		No, only one foreman per trade may park onsite. All other employees must utilize a shuttle from an offsite location	BBC		Closed	
22		General	When is the start date and completion date for the project?	FAQ		Please refer to schedule released in tab 5 of bid manual.	BBC		Closed	
23		General	Do you have a prequalified bidders list available	FAQ		Reference Tab 1 of bid manual. This will be updated each addendum	BBC		Closed	
24		General	Is there a specific form for Bid Bond?	FAQ		See tab 2 of bid manual	BBC		Closed	
25		General	Do you have a budget number for any packages?	FAQ		See prequalification package in bid manual	BBC		Closed	
26	078413 & 078443	Masonry	1. Is there any firestopping work (as listed in the "Related Specification Sections 078413 & 078443) in the the BP-04B Masonry scope?	JB Overman	2/27/2026	No.	BBC	3/4/2026	Closed	BP-04B
27	076000 & 076200	Masonry	2. Sheet A523/3C – there are many details including the aforementioned that call for Spec Section 07 60 00 - 18 ga SS hemmed edge drip flashing. Should this spec Section call out be 07 62 00? Spec Section 07 60 00 is not included in the specification manual.	JB Overman	2/27/2026	Yes, call out should be 07 62 00.	BBC	3/4/2026	Closed	BP-04B

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28	076200	Masonry	3. Spec Section 07 62 00 - 2.2 calls for Type 304 Stainless-steel sheet that is 0.016 inch thick. This material would be 26-28 gauge which coincides with masonry drip edge (such as York or Wirebond) normally sold by masonry material supply houses (see snippets below). Should this call out be changed to 26 gauge 304 stainless steel drip edge that is readily available at masonry supply houses?	JB Overman	2/27/2026	Yes, 26 gauge 304 stainless steel drip edge.	BBC	3/4/2026	Closed	BP-04B
29	Scope	Masonry/Caulking	I wanted to reach out regarding the BP-04B Masonry scope of work. It appears the foamed-in-place insulation air and vapor barrier system is currently included within that bid package. Can you confirm whether the intent is to keep that scope in BP-04B, or if there may be an opportunity to shift it to BP-07B (Caulking)?	Alpha Insulation	2/22/2026	We are planning to keep the spray foam in the masonry scope.	BBC	3/2/2026	Closed	BP-04B, BP-07B
30	Scope	Masonry/Caulking	Additionally, I have one clarification question regarding Item 5, Letter D. The language indicates that patching/repairing foam is to be included in the base bid. Future damage to installed spray foam is inherently unquantifiable and can vary significantly depending on site conditions and trade coordination. Would you consider establishing a fixed spray foam patching allowance to ensure consistency across all bidders?	Alpha Insulation	2/22/2026	The patching requirement is based on damage caused by the masonry installation.	BBC	3/2/2026	Closed	BP-04B, BP-07B
			Please see Bid Package BP-04B Masonry Item #3 that states to reference Structural Package BP-04A scope (assumes BP-04A Add#2) to determine the delineation of between the early release structural scope and the scope contained in this package. Deciphering the BP-04A scope is tricky especially when reviewing items #8, #9, and #22, and this has led us to ask the following. Is the following scope correct for Bid Package BP-04B (also see snippet) as it pertains to the interface between where this scope starts and where the BP-04A scope stopped? <ul style="list-style-type: none"> o Installation of all 4" x 8" x 16" CMU brick shelf block. o Installation of a 16" band of 2" thick rigid board insulation (no specifications provided). o Installation of all brick below and above finish floor, including air space grout, though wall flashings systems, clay masonry expansion-joint material, cavity net, weep ventilators, brick ties. 			See below edit				

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31	Scope	Masonry		JB Overman	3/2/2026		BBC	3/2/2026	Closed	BP-04B
37	Bid Manual	General	1.The bid manual says the working hours are 7am to 6pm. Does this mean these are the hours available to work, or does it mean this is a mandatory work schedule and we are to include overtime for these hours?	LJ Electrical	3/3/2026	These are jobsite hours available to work.	BBC	3/3/2026	Closed	BP-26A
38		Electrical	2.Is it acceptable to direct bury feeder conduits inside the building perimeter, instead of concrete encasement as specified?	LJ Electrical	3/3/2026	Yes, under slab is not required to be concrete encased. .	BBC	3/3/2026	Closed	BP-26A
39	E701	Electrical	3.Please reference drawing E701, and Bid Package 26-A, page 4 of 13, paragraph 3, item c. Should MTS-LS be included in the list of pre-purchased equipment BP-26B.2?	LJ Electrical	3/3/2026	No, the MTS-LS should be included in this bid.	BBC	3/3/2026	Closed	BP-26A
40	Scope	Electrical	4.Please reference Bid Package 26-A, page 4 of 13. Please confirm that we are to include the dollar amounts for BP-26B.1 and BP-26B.2 in our base bid	LJ Electrical	3/3/2026	We will clarify this in scope addendum. Do not include this cost in your bid.	BBC	3/3/2026	Closed	BP-26A
41	Scope	Electrical	5.Please reference Bid Package 26-A, page 5 of 13 says motor starters are provided by the EC. In the Bid Manual under spec section 26 01 20 "Division of Work" it specifies motor starters are provided by the MC. Typically we see if provide by the equipment supplier so the sizes can be coordinated with the equipment. Please clarify who provides starters.	LJ Electrical	3/3/2026	MC to provide starters, wired by EC. Scope of work to be updated.	BBC	3/3/2026	Closed	BP-26A

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42	Scope	Electrical	6.Please confirm the EC is only providing raceways with pull strings for the access control system	LJ Electrical	3/3/2026	Confirmed.	BBC	3/3/2026	Closed	BP-26A
43	Scope	Electrical	7.Please confirm the EC is only providing raceways with pull strings for the AV system.	LJ Electrical	3/3/2026	Confirmed.	BBC	3/3/2026	Closed	BP-26A
45	E702	Electrical	8.Please reference drawing E702. Please confirm the ATS Combination Motor Controller is provided by the fire pump installer.	LJ Electrical	3/3/2026	Confirmed.	BBC	3/3/2026	Closed	BP-26A
46	Fire Alarm	Electrical	9.Please reference the fire alarm drawings. No speaker/strobe devices are shown in the hallways. Is this correct?	LJ Electrical	3/3/2026	There are smoke detector / sounder bases in the hallways typical.	BBC	3/3/2026	Closed	BP-26A
47	Alternate 20	Controls	It is my understanding that Alternate 20 calling for field-installed HVAC controls in lieu of factory installed controls only applies to the water source pumps. I spoke with Cameron Beaird, and he told me that the early procurement water source heat pump quote included factory installed controls and providing thermostats. So, am I understanding correctly that Alternate 20 for the Mechanical bid package would be difference in the water source heat pumps as he quoted them to you and the water source heat pumps provided with only a thermostat terminal strip for a field installed BAS controller? Then Alternate 20 for the Controls bid package would be the cost of providing and field installing those BAS controllers? But what about the thermostats for Alternate 20, would the Controls bidders also be providing thermostats?	TA Woods	3/3/2026	Alt 20 should be deleted and will be reflected in addendum #1.	BBC	3/3/2026	Closed	BP-23B, BP-23C
48	BDA System	Telecommunications	In Division 27, are we supposed to bid the BDA System?	Intellicom	2/27/2026	No need to include in bid as it is not determined if we need a BDA system at this time.	BBC	3/4/2026	Closed	BP-27A
49	Div 27 Specs	Telecommunications	1.There's multiple manufacturer's called out for fiber, UNCW is a Corning HOUSE ONLY!	Interconnect	2/27/2026	Corning is used as the basis of design. Multiple manufacturers had to be listed to comply with public bid requirements, but the stipulation that it must work with the existing infrastructure is also in there.	BBC	3/4/2026	Closed	BP-27A
50	Div 27 Specs	Telecommunications	2.They call out SC connectors, UNCW uses only LC	Interconnect	2/27/2026	271300 1.2.B specifically calls for LC	BBC	3/4/2026	Closed	BP-27A
51	Div 27 Specs	Telecommunications	3.For Horizontal Cable, it calls only manufactures for cable only, no requirement for a single source.	Interconnect	2/27/2026	I am not aware of a single source agreement. There are multiple manufacturers listed in the design standards.	BBC	3/4/2026	Closed	BP-27A
52	Div 27 Specs	Telecommunications	4.Legrand is NOT an approved manufacturer	Interconnect	2/27/2026	According to the design standards attached they are.	BBC	3/4/2026	Closed	BP-27A
53	Div 27 Specs	Telecommunications	5.There's no requirements for color	Interconnect	2/27/2026	On sheet T001	BBC	3/4/2026	Closed	BP-27A
54	Div 27 Specs	Telecommunications	6.There's no requirements for qty's or footages of patch cords	Interconnect	2/27/2026	Patch cords are covered in 271500	BBC	3/4/2026	Closed	BP-27A
55	Div 27 Specs	Telecommunications	7.There's no warranty requirement	Interconnect	2/27/2026	270010 1.10 and 1.11	BBC	3/4/2026	Closed	BP-27A

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56	Div 27 Specs	Telecommunications	8. There's no certifications required whether its BICIS or Manufacturer	Interconnect	2/27/2026	270010 1.8.D	BBC	3/4/2026	Closed	BP-27A
64	Scope	Mechanical	1. The only reference to commissioning for any of the equipment in the early procurement specs was in the water source heat pump section that references a commissioning spec section that doesn't exist. But in the Division 23 CD specs there is a whole section on commissioning. How is this to be addressed? Should any cost impacts from the early procurement equipment vendors be directed to you, or those of us bidding BP-23B? Because the scope for BP-23B indicates that commissioning conveys with the equipment.	TA Woods	3/4/2026	The early procurement equipment includes commissioning support from the manufacturer rep. The mechanical bidder is to include their labor to support commissioning and complete prefunctional checklist	BBC	3/4/2026	Closed	BP-23B
65	Scope	Mechanical	2. According to the early procurement specs, the cooling towers (liquid coolers) are to have "a five year warranty to include coverage for liquid cooler package, labor." But on the DOAS they only call for a "five year manufacturers warranty for compressor/condenser unit," and nothing other than warranty documentation is called for in the water source heat pump section. Does the owner not want any labor or extended warranty on the DOAS and water source heat pumps? Now, the equipment bid scopes (BP-23A.1, BP-23A.2, and BP-23A.3) do all indicate that the "vendor shall include full warranty or extended warranty per the contract documents." But the warranties per the specs on the DOAS and water source heat pumps are clearly not full warranties like on the liquid coolers. Do additional warranties on that equipment need to be added?	TA Woods	3/4/2026	The specified extended warranties and one year full subcontractor warranty will be required. The coverage for the one year will include early procurement equipment.	BBC	3/4/2026	Closed	BP-23B
66	Scope	Mechanical	3. Has the early procurement equipment been submitted on, and will approved submittals be provided before the 3/19/26 bid date? If not, how will any issues or discrepancies in the submittal process be addressed?	TA Woods	3/4/2026	Approved submittals will be posted in the next addendum.	BBC	3/4/2026	Closed	BP-23B
67		General	Did you state that Bid Forms will be provided with the Addendum?	Bell Company	3/3/2026	Yes	BBC	3/3/2026	Closed	

BID FORM

**Project: University of North Carolina at Wilmington
Housing Village Phase III
Wilmington, North Carolina**

BID PACKAGE #: _____

PROPOSAL OF: _____ **Bidder** _____ **Date** _____

Location and receipt of Bids:

(Clearly Mark on each envelope) Bidder Company Name and "UNCW Housing Village Phase III" – Bid Package # _____"

MAIL TO (Prior to Bid Day): Balfour Beatty Construction
3314 Jaeckle Drive, Suite 140
Wilmington, NC 28403 Attn: Josh Taylor
University of North Carolina at Wilmington

HAND DELIVER TO (Bid Day Only): Balfour Beatty Construction
3314 Jaeckle Drive, Suite 140
Wilmington, NC 28403 Attn: Josh Taylor
University of North Carolina at Wilmington

The undersigned, as Bidder, hereby declares that the only person or persons interested in this Proposal as principal or principals is or are named herein and that no other person than herein mentioned has interest in this Proposal or in the contract to be entered into. The Bidder further declares that he has examined the site of the Work and the Contract Documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed.

The bidder understands the intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work. The Contract Documents are complimentary, and what is required by any one shall be binding as if required by all. Subcontractor and Contractor acknowledge that the Contract Documents require a complete, first class project which complies with all applicable laws, permits, and requirements of the local jurisdiction. Subcontractor and Contractor recognize that the Contract Documents are scope documents and, as such, indicate the design concepts and major architectural and engineering elements of the Project. The Contract Documents do not necessarily indicate or describe all details required for the full performance and execution of the Subcontractor's Work. As the construction proceeds, additional comments will be provided to assist in the completion of the Work. Subcontractor specifically agrees that there will be no request for increase to the Subcontract Price as a result of the additional documents provided as part of the development of the complete documents for the project as long as the original design intent for the scope of work does not change. The Subcontractor agrees to bring to the attention of the Contractor any changes shown on such documents in accordance with article (9) of the Standard Form Terms and Conditions.

This project will require the Subcontractor to work as a team member with the Contractor and other members of the Project Team through the completion of construction to assure that all work required by this Scope will be performed in such a manner that it is complete, fully functional, and in accordance with the Contract Documents and Contract Price.

Total bid price for all work, complete, in accordance with the Contract Documents, including all applicable Federal, State, and local taxes. All required insurance costs. Per the Subcontract Agreement Exhibit J, AND excluding Performance and Payment Bonds. Should Subcontractor/Supplier be excluded from Construction Manager's Subguard program, Performance and Payment bonds could be required and the actual costs of which reimbursed. Bids are good for 30 days.

BASE BID: _____

_____ Dollars (\$ _____ *)

(Please write out bid total bid amount on above line)

* Excluded is Payment & Performance Bonds Covered by Subguard.

ALTERNATES:

***** The following are a listing of BID ALTERNATES which must be submitted with the Bid (for Alternates see specification section 01 23 00). Included are required Insurance and taxes Excluded are Subcontractor Performance & Payment Bonds:

Architect Alternate No. 1: Porcelain Tile – Lobby 1201 and 1220

Provide porcelain tile as specified in Section 09 30 00 Tiling and as indicated in the Finish Material Schedule on the Drawings in lieu of LVT flooring.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 2: Terrazzo – Lobby 1201 and 1220

Provide terrazzo flooring as specified in Section 09 66 23 Resinous Matrix Terrazzo Flooring and as indicated on the Drawings in lieu of LVT flooring.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 3: Porcelain Tile – Kitchen Lounge 1209 and Corridor C1200

Provide porcelain tile as specified in Section 09 30 00 Tiling and as indicated in the Finish Material Schedule on the Drawings in lieu of LVT flooring.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 4: Terrazzo – Kitchen Lounge 1209 and Corridor C1200

Provide terrazzo flooring as specified in Section 09 66 23 Resinous Matrix Terrazzo Flooring and as indicated on the Drawings in lieu of LVT flooring.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 5: Sound-Absorbing Wall Units – Kitchen Lounge 1209

Provide sound-absorbing wall units on installed gypsum board walls as specified in Section 09 84 33 Sound Absorbing Wall Units and as indicated on the Drawings in lieu of paint finish.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 6: Porcelain Tile – Restrooms 1207 and 1215

Provide porcelain tile as specified in Section 09 30 00 Tiling and as indicated in the Finish Material Schedule on the Drawings in lieu of resinous flooring.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 7: Wall Covering – TV Lounge 2209

Provide wall covering on installed gypsum board walls as specified in Section 09 91 23 Wall Coverings and as indicated on the Drawings in lieu of paint finish.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 8: Plastic-Laminate Wall Cladding – Learning Commons 1201, Lobby Entry 1220

Provide panels as specified in Section 06 42 19 Plastic-Laminate-Faced Wood Paneling and as indicated on the Drawings.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 9: Plastic-Laminate Wall Cladding – Elevator Lobbies, Floors 2 through 5

Provide panels as specified in Section 06 42 19 Plastic-Laminate-Faced Wood Paneling and as indicated on the Drawings.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 10: Acoustical Panel Ceiling – Learning Commons 1210

Provide acoustic panel ceiling APC-3 as specified in Section 09 51 13 Acoustic Panel Ceilings and as indicated in the Finish Material Schedule on the Drawings.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 11: Sound Absorbing Ceiling Units – TV Lounge 2209

Provide acoustic baffles as specified in Section 09 84 36 Sound Absorbing Ceiling Units and as indicated in the Finish Material Schedule on the Drawings in lieu of acoustical panel ceilings.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 12: Acoustical Mat Underlayment

Provide acoustical mat underlayment as specified in Section 09 65 19 Resilient Tile Flooring.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 13: Motor-Operated Roller Shades – Learning Commons

Provide motor-operated roller shades in the Learning Commons as specified in Section 12 24 13 Roller Window Shades and as indicated on the Drawings in lieu of manual roller shades.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 14: Solid-Surface Countertop, Apron, and Splashes

No change at Level 1 and 2 public restrooms 1207, 1215, 2205, 2217; and double sink vanities in typical residential bathrooms which are to be solid surface.

Provide solid surface countertop, apron, and splashes as specified in Section 12 36 61 Solid Surfacing Countertops and in the Finish Material Schedule on the Drawings in lieu of wall hung sinks where indicated.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 15: Solid-Surface Material Window Stools

Provide solid surface material window stools as specified in Section 12 36 61 Solid Surfacing Countertops and in the Finish Material Schedule on the Drawings in lieu of wood window stools.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 16: PVC Corner Guards

Provide PVC corner guards as indicated on the Drawings.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 17: Impact-Resistant Gypsum Board

Provide impact-resistant gypsum board as specified in Section 09 29 00 Gypsum Board up to 4 feet vertically above the finished floor in the corridors in lieu of mold-resistant gypsum board from floor to ceiling.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 18: Resinous Flooring – Laundry Room

Provide resinous flooring as specified in Section 09 67 23 Resinous Flooring in lieu of LVT.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 19: Cooling Towers

Provide two cooling units in lieu of a single cooling tower.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 21: Outside Air Duct Insulation – Levels 1 through 5

Provide outside air duct insulation.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Architect Alternate No. 22: Planting and Hardscape, Alternate No. 1

Provide planting and hardscape including pavers specified in Section 32 14 43 Porous Unit Paving in lieu of base bid landscape.

_____ Dollars Add / Deduct \$ _____
 (Please write out total bid amount on above line)

Architect Alternate No. 23: Planting and Hardscape, Alternate No. 2

Provide planting and hardscape including pavers specified in Section 32 14 43 Porous Unit Paving in lieu of base bid landscape.

_____ Dollars Add / Deduct \$ _____
 (Please write out total bid amount on above line)

Architect Alternate No. 24: GFRC Column Wraps and Fascia Components

Provide GFRC column wraps and fascia components as specified in Section 03 49 00 Glass-Fiber-Reinforced Concrete (GFRC).

_____ Dollars Add / Deduct \$ _____
 (Please write out total bid amount on above line)

Architect Alternate No. 25: Cast Stone Residential Window Framing, Above Learning Commons

Provide cast stone residential window framing as specified in Section 04 72 00 Cast Stone Masonry and as indicated on the Drawings in lieu of brick.

_____ Dollars Add / Deduct \$ _____
 (Please write out total bid amount on above line)

OWNER PREFERRED MANUFACTURER ALTERNATES:

***** The following are a listing of BID ALTERNATES which must be submitted with the Bid (for Owner Preferred Manufacturer Alternates see "Architect and Owner Alternate Memo"). Included are required Insurance and taxes Excluded are Subcontractor Performance & Payment Bonds:

Owner Alternate No. 1: Produce documents in AutoCAD 2008, or newer version AutoCAD software.

_____ Dollars Add / Deduct \$ _____
 (Please write out total bid amount on above line)

Owner Alternate No. 2: Door Hardware, Owner-Preferred Alternates: Provide the following door hardware components (model and manufacturer) as specified in Section 08 71 00 Door Hardware.

_____ Dollars Add / Deduct \$ _____
 (Please write out total bid amount on above line)

Name	Model	Manufacturer
Continuous Geared Hinge: Full Mortise Aluminum Geared Continuous Hinge (exterior door w/card reader)	Select SL 11 HD-8TWP	Allegion

Exit Device	Von Duprin Wide Stile Push Pad 98/99 Series	Allegion
Key system (cylinders & cores)	Schlage Everest 29SL 7-pin SFIC	Allegion
Locks, Latches and Bolts	Schlage, series L9000, Grade 1	Allegion
Electric Mortise lock, no panic hardware required, interior card reader door	Best 45HW-Less Core-TDEU-14J-IDH-24V-PR + 40H-VITH-626	Allegion
Padlocks	Schlage KS41F1200 x less core x 2" shackle	Allegion
ADA Operators (low Energy Electro-Mechanical Automatic Operators)	LCN 4630/4640 series	Allegion
Keyed removable mullions (between pair doors)	Von Duprin KR4954/9954 series, and shall include stabilizer kits	Allegion
Power Transfers	Von Duprin - 2 wire EPT-2 10 wire EPT-10	Allegion
Closers	LCN 1 4010/4111 EDA Series	Allegion
Power Supplies	Von Duprin PS914 900-4RL	Allegion
Interior Door with card reader, w/ electric mortis lock	Best 45HW-7-LESS CORE-TDEU-14-J-626-IDH-24V-PR + 40H-VITH-626	Allegion
Entry Door with card reader and auto operator	Von Duprin QEL-RX-LC 98-NL/NL-OP. Auto-operator w/ actuators. Door position switch	Allegion
Entry Door with card reader	Von Duprin QEL-RX-LC 98-NL/NL-OP	Allegion

Owner Alternate No. 3: Machine Room-Less Electric Traction Passenger Elevator, Owner-Preferred Alternate: Provide "Gen3 Edge" as manufactured by Otis Elevator Company.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Owner Alternate No. 4: Fire Suppression Equipment Components, Owner-Preferred Alternate: Provide fire pump controllers as manufactured by Eaton Cutler-Hammer.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Owner Alternate No. 5: Fire Suppression Equipment Components, Owner-Preferred Alternate: Provide oxygen monitors (221R) as manufactured by Advanced Micro Systems.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Owner Alternate No. 6: HVAC Components, Owner-Preferred Alternates: Provide the following HVAC components.

_____ Dollars Add / Deduct \$ _____
 (Please write out total bid amount on above line)

BTU Meters and communications	Onicon System 10, LonWorks communication, F-3500 Electromagnetic Flow Meter	Onicon, LonWorks, F-3500
Building Automation System	ESC (Honeywell)	Honeywell
Control Valve and Dampers	Series 9000	Tamco
Campus Energy Management Control System	N4 platform with Energy Analytics software	Tridium Niagara
Cooling Towers - large	To match project requirements	Marley, B.A.C
Compressor	To match project requirements	Turbocor
Gas Meters	Onicon in-line insertion meter with D-100 Display	Onicon
Condensing Boilers	To match project requirements	Fulton, Lochinvar

Owner Alternate No. 7: Provide the following electrical components (model and manufacturer) Diesel Emergency Engine Generator as manufactured by Caterpillar. See specification division 26 Electrical for additional information and requirements.

_____ Dollars Add / Deduct \$ _____
 (Please write out total bid amount on above line)

Owner Alternate No. 8: Provide the following Electronic Safety and Security (model and manufacturer). See specification Division 28 Electronic Safety and Security for additional information and requirements.

_____ Dollars Add / Deduct \$ _____
 (Please write out total bid amount on above line)

Addressable Fire Alarm System	3030 with FMM-1 Monitor Module	Notifier
Addressable Fire Alarm will be wireless/cellular connection	Starlink dual cellular Model SLE-LTEVI-FIRE	Napco
Addressable Fire Alarm System	Notifier 3030 with FMM-1 Monitor Module	
Addressable Fire Alarm will be wireless/cellular connection	Napco Starlink dual cellular Model SLE-LTEVI-FIRE	

Physical Access Control System (PACS)	Lenel OnGuard (S2)	Lenel
Video Management System (VMS)	Genetec Security Center	Genetec
Access Control Reader (Hardwired)	SIGNO-T3 (Part number ending in 00PVFG)	HID
Video Equipment	Cameras	Axis
Access Control - Hinges	Hinge model BB1199 or BB1191	Hager
Access Control - Power Supplies	Model PS914-4RL	Von Duprin
Access Control - Cameras	Lenel OnGuard	
Data Surge Protector (Inline)	DTK-MRJPOES	Ditek
Data Surge Protector (Head End)	DTK-RMNETS series	Ditek
Area of Rescue two-way communication system	2400-808NSP	Rath

Owner Alternate No. 9: Termiticide, Owner-Preferred Alternate: Provide "Termidor" termiticide as manufactured by BASF and as specified in Section 31 31 16 Termite Control.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Owner Alternate No. 10: Fire Hydrants, Owner-Preferred Alternate: Provide fire hydrants as manufactured by Mueller.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Owner Alternate No. 11: Landscape Irrigation System, Owner-Preferred Alternate: Provide landscape irrigation system by Hunter Industries and as specified in Section 32 84 00 Planting Irrigation.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

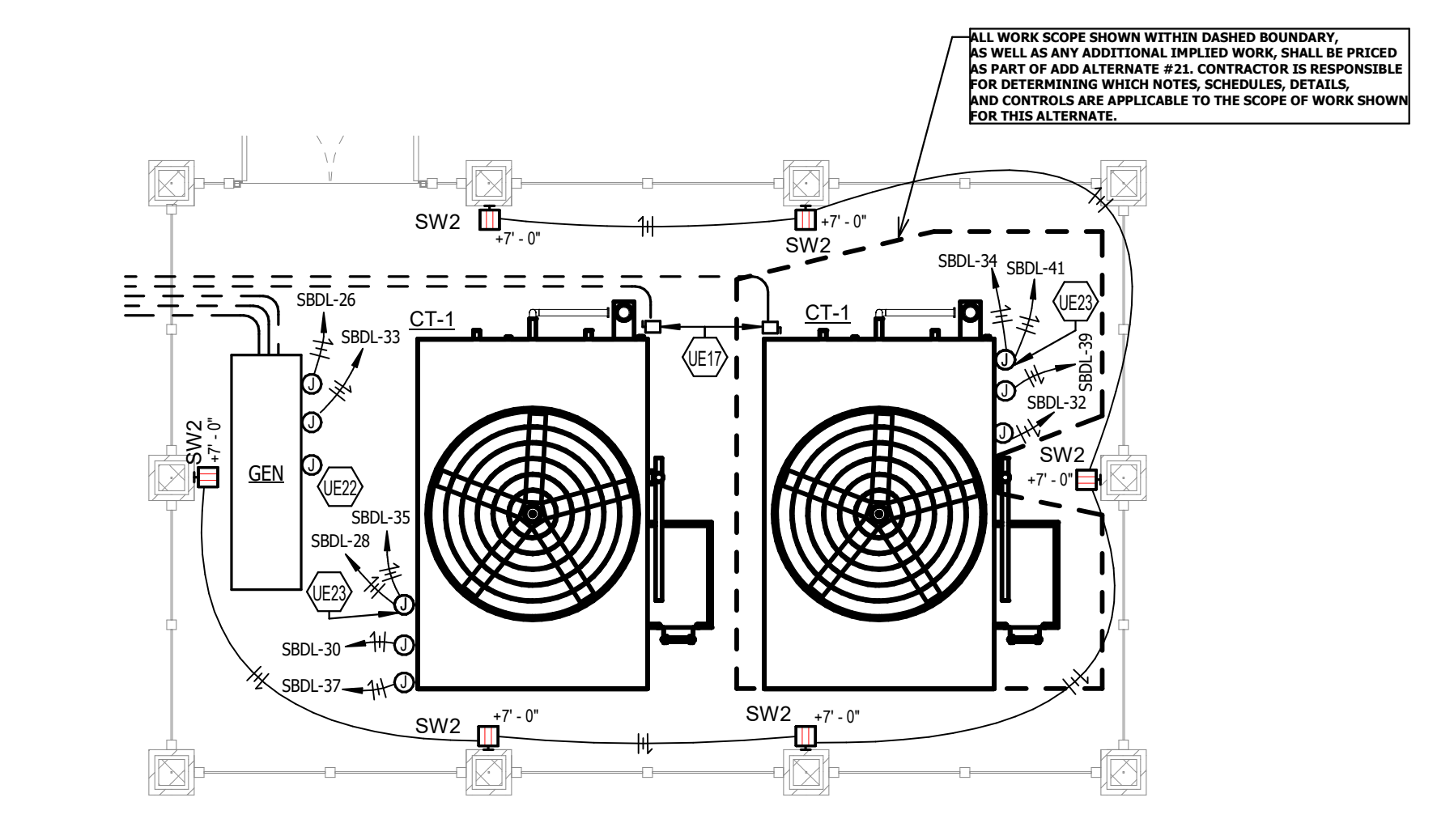
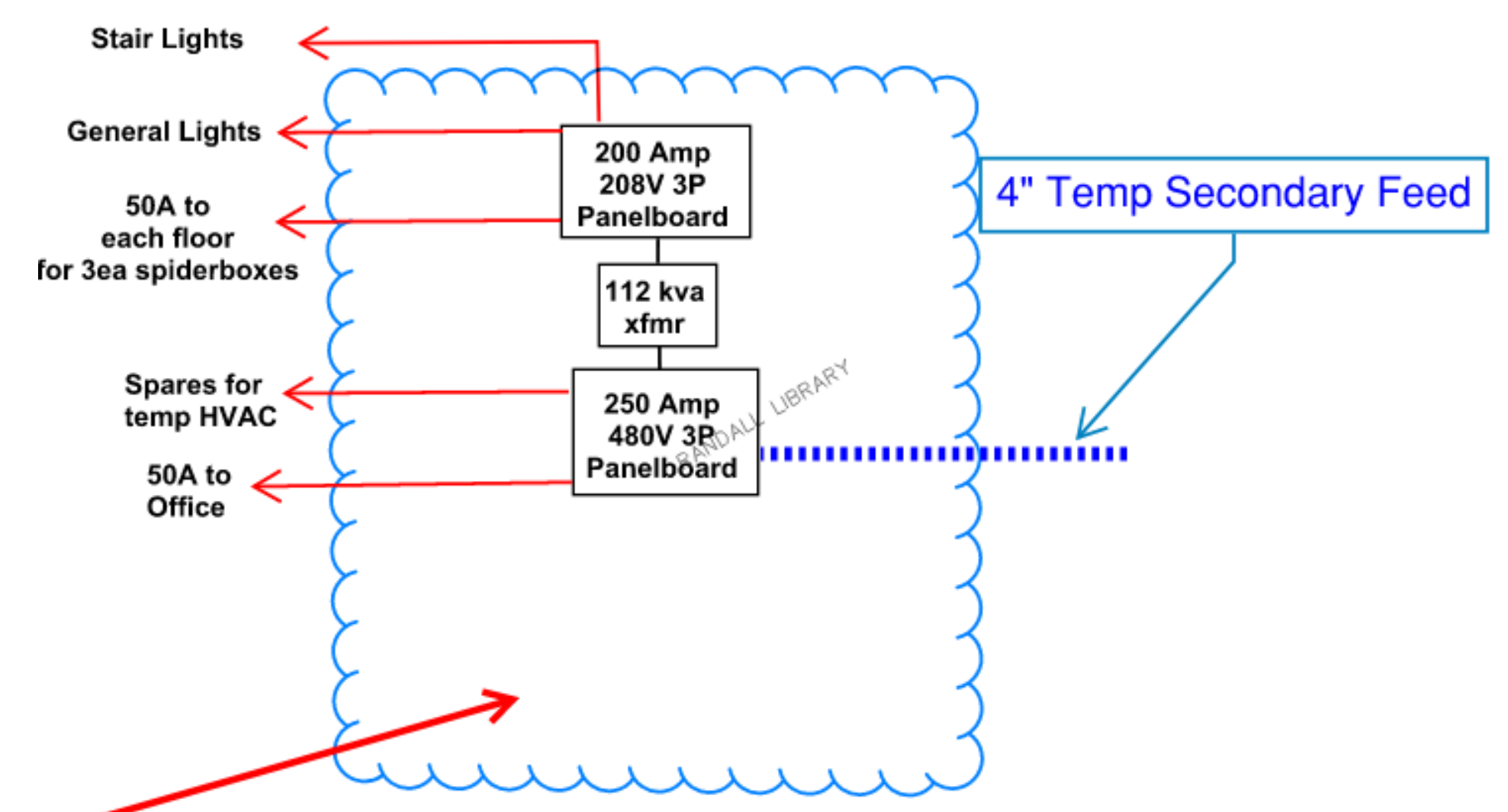
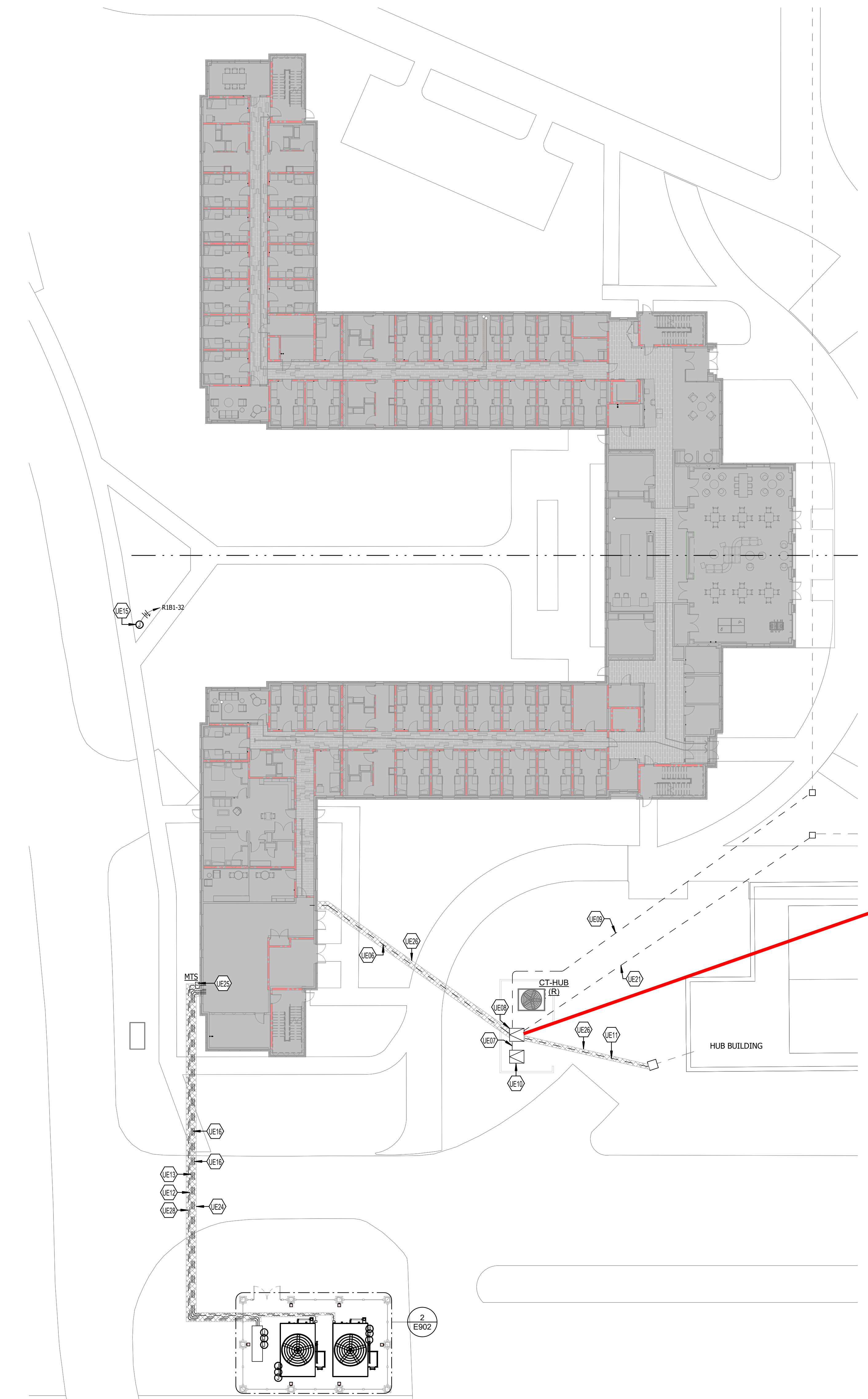
Owner Alternate No. 12: AED Cabinet, Owner-Preferred Alternate: Provide defibrillator cabinet as manufactured by Zoll Industries and specified in Section 10 43 00 Emergency Aid Specialties to house Owner-provide AED Unit.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

Owner Alternate No. 13: Emergency Call Station, Owner-Preferred Alternate: Provide Emergency Call Station by CALL 24, Wireless call box system S-Series Mark III C24.

_____ Dollars Add / Deduct \$ _____
(Please write out total bid amount on above line)

- SHEET KEYED NOTES**
- UE06 PROVIDE SERVICE SECONDARY FEEDER FROM NEW TRANSFORMER LOCATION TO SERVICE ENTRANCE SWITCHBOARD WITHIN DUCTBANK. REFER TO ONE-LINE DIAGRAM FOR CONDUIT/CONDUCTOR SIZING.
 - UE07 DUKE ENERGY TO EXTEND UNDERGROUND PRIMARY BETWEEN NEW RESIDENCE HALL TRANSFORMER AND NEW HUB BUILDING TRANSFORMER.
 - UE08 DUKE ENERGY TO PROVIDE NEW PAD-MOUNTED TRANSFORMER FOR NEW RESIDENCE HALL. CONTRACTOR SHALL PROVIDE CONCRETE PAD AND CONDUIT TRANSITIONS PER DUKE ENERGY'S GUIDELINES.
 - UE09 DUKE ENERGY TO PROVIDE NEW UNDERGROUND SERVICE PRIMARY FEEDER FROM JUNCTION LOCATION TO NEW PAD-MOUNTED TRANSFORMER LOCATION.
 - UE10 DUKE ENERGY TO PROVIDE NEW PAD-MOUNTED TRANSFORMER TO REPLACE EXISTING HUB BUILDING TRANSFORMER. CONTRACTOR SHALL PROVIDE CONCRETE PAD AND CONDUIT TRANSITIONS PER DUKE ENERGY'S GUIDELINES.
 - UE11 PROVIDE UNDERGROUND SECONDARY CONDUITS/CONDUCTORS FOR HUB BUILDING SERVICE FROM NEW TRANSFORMER LOCATION TO NEW JUNCTION/SPLICE BOX LOCATION. MATCH EXISTING CONDUIT/CONDUCTOR SIZING AND BURIAL DEPTH.
 - UE12 PROVIDE LIFE SAFETY BRANCH FEEDER FROM GENERATOR TO BUILDING WITHIN DUCTBANK. REFER TO ONE-LINE DIAGRAM FOR CONDUIT/CONDUCTOR SIZING.
 - UE13 PROVIDE STANDBY BRANCH FEEDER FROM GENERATOR TO BUILDING WITHIN DUCTBANK. REFER TO ONE-LINE DIAGRAM FOR CONDUIT/CONDUCTOR SIZING.
 - UE15 PROVIDE 120V CONNECTION FOR BLUELIGHT PEDESTAL.
 - UE16 PROVIDE NEW COOLING TOWER BRANCH CIRCUIT FROM SERVICE SWITCHBOARD "SSW" TO MECH YARD WITHIN DUCTBANK. REFER TO ONE-LINE DIAGRAM FOR CONDUIT/CONDUCTOR SIZING.
 - UE17 PROVIDE 600V, 100A/3P, NEMA 3R, FUSED DISCONNECT SWITCH FOR NEW COOLING TOWER. PROVIDE FUSES PER MANUFACTURER'S RECOMMENDATIONS/GUIDELINES. COORDINATE FINAL LOCATION WITH MECHANICAL CONTRACTOR.
 - UE21 DUKE ENERGY TO PROVIDE UNDERGROUND PRIMARY RETURN LOOP FROM PAD-MOUNTED TRANSFORMER LOCATION TO SPLICE BOX LOCATION.
 - UE22 PROVIDE (2) 1" CONDUITS FROM GENERATOR TO BAS PANEL LOCATION IN MAIN MECHANICAL ROOM FOR CONTROLS WIRING.
 - UE23 PROVIDE (2) 120V CONNECTIONS FOR HEAT TRACE AT CHILLER. PROVIDE CONNECTION TO/FROM HEAT TRACE CONTROL PANEL IN MAIN MECHANICAL ROOM AS REQUIRED.
 - UE24 PROVIDE CONCRETE ENCASED DUCT BANK FOR LIFE SAFETY & OPTIONAL STANDBY BRANCH FEEDERS FROM GENERATOR AND COOLING TOWER BRANCH CIRCUITS. FIELD COORDINATE EXACT ROUTING. INSTALL SUCH THAT TOP OF CONCRETE IS 24" BELOW GRADE MINIMUM. REFER TO ONE-LINE DIAGRAM FOR CONDUIT/CONDUCTOR SIZING. REFER TO DUCT BANK DETAIL FOR MORE INFORMATION.
 - UE25 PROVIDE MANUAL TRANSFER SWITCH/CAMLOCK CONNECTION BOX FOR TEMPORARY ROLL-UP GENERATOR SERVICE AT THIS LOCATION. REFER TO RISER DIAGRAM FOR MORE INFORMATION. CONCRETE FINAL LOCATION SUCH THAT ENCLOSURE IS CENTERED BETWEEN EDGE OF WINDOW FRAME AND EDGE OF BRICK JOINTS.
 - UE26 PROVIDE CONCRETE ENCASED DUCT BANK FOR SERVICE SECONDARY FROM NEW PAD-MOUNTED TRANSFORMER LOCATION TO BUILDING. FIELD COORDINATE EXACT ROUTING. INSTALL SUCH THAT TOP OF CONCRETE IS 24" BELOW GRADE MINIMUM. REFER TO ONE-LINE DIAGRAM FOR CONDUIT/CONDUCTOR SIZING. REFER TO DUCT BANK DETAIL FOR MORE INFORMATION.
 - UE28 PROVIDE FIRE PUMP FEEDER FROM GENERATOR TO BUILDING WITHIN DUCTBANK. REFER TO ONE-LINE DIAGRAM FOR CONDUIT/CONDUCTOR SIZING.



1 ELECTRICAL SITE UTILITY NEW WORK PLAN
 1" = 20' 0"

2 ELECTRICAL SITE UTILITY NEW WORK ENLARGED PLAN - GENERATOR & COOLING TOWER YARD
 1/8" = 1' 0"

Autodesk Docs/UNC Wilmington - Housing Village Phase 3/RUNCW25 - UNCW Residence Hall_FMEP_R24.rvt
 W:\Studio\Folder\Subfolder\#####_JobName2_Designs\Revit
 1/14/2026 1:26:33 AM

UNCW Student Housing Phase 3

HUB OUTREACH & PRE-BID MEETING: BUILDING PACKAGE

February 3, 2026



Balfour Beatty **RJL R.J. LEEPER**
Construction, LLC

BALFOUR BEATTY-LEEPER, UNCW HOUSING PHASE 3, A JOINT VENTURE

Team Introductions

UNCW

- Kelli Jordan
- Nic Troutman
- Craig Brackens
- Kevin Stevens
- Harry Eason

Little

Eric Schoenagel
Will Stewart

Balfour Beatty/RJ Leeper

- Josh Taylor
- Malcomb Coley/Ross Westall
- Q Bailey

Safety Program

The Challenge Ahead Will Be Achieved By Focusing On Six Pillars:



ZEROHARM



Leading

Every leader commits to zero harm and inspires their people to make it their personal priority

Simplifying

We make sure our systems help people do this and not get in the way

Re-thinking

We look at what we do with fresh eyes, challenge the status quo, and re-engineer how we do it to eliminate risks

Involving

We engage everyone who works for us to make safety personal – contributing to zero harm through all they do

Learning

We seek out and share what works well, adapt it for our own environment then make it what we do

Tracking

We identify where we can improve, how to close the gap and when we've achieved success

- ✓ Zero Harm is the first topic of all project meetings
- ✓ All workers will go through BBCON/RJ LEEPER orientation process
- ✓ Each site will establish a Zero Harm committee
- ✓ JHA's are developed by contractors for each major portion of their work
- ✓ All forklifts will have proximity alarms
- ✓ Focus on Fatal Four in the construction industry
- ✓ JHA's are kept in the area of the work
- ✓ "Take 5" meetings held daily
- ✓ Man hours / Incidents reported monthly to Loss Prevention



ZEROHARM

UNCW Student Housing Phase 3 HUB Outreach Session

Project: Student Housing Phase 3
Project Owner: UNC Wilmington
Project Architect: Little
Project Start Date: February 2026

Project/Phase Duration: February 2026 – July 2027

Bid Date: Early Procurement – Tuesday January 27, 2022 @ 2:00PM

Structure – Tuesday February 17, 2026 @ 2:00PM

Building Package – Tuesday March 19, 2026 @ 2:00PM

This project consists of 3 separate bidding phases:

Package C: Early Procurement and Site

Package B: Structure

Package A: All Remaining

MWBE and Local Participants:

- Meet and strive to exceed UNCW goals for MWBE participation
- To provide equal opportunities to MWBE as defined and certified by the NC HUB Offices.
- Encourage local participation from New Hanover, Brunswick, Columbus, Bladen, Sampson, Pender, Duplin, Onslow, Jones and Carteret Counties (see handout)
- All currently listed North Carolina HUB Companies can be found @:
<https://www.ips.state.nc.us/vendor/searchvendor.aspx?t=h>

MWBE and Local Participants:

Increase the overall participation of HUBs on this project and exceed 15% MWBE participation on traditional construction scopes.

Collaborate with MWBE to achieve an equitable distribution of construction contract awards

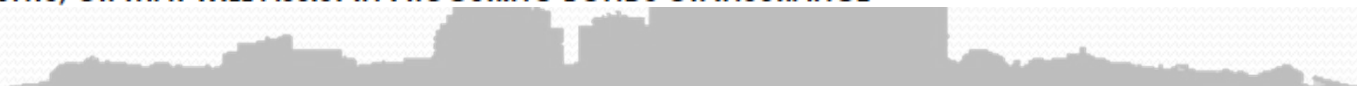
- 1st tier / lower tier
- Suppliers
- Partnerships

Reduced barrier bid packages

Maximum utilization of local subcontracting community

Affidavits and Good Faith Efforts:

GOOD FAITH EFFORT REQUIREMENTS WITH TIPS	
1.	Contacted minority businesses that reasonably could have expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
	NEWSPAPER/TRADE ADS DON'T COUNT FOR NOTIFICATION; PRODUCE LIST OF POTENTIAL BIDDERS CONTACTED BY CONTRACTOR; SUBTRACT 10 DAYS FROM BID DATE THEN ADD 1 DAY TO DETERMINE LATEST TIME TO NOTIFY
2.	Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.
	NEWSPAPER/TRADE ADS DON'T COUNT FOR NOTIFICATION; NOTICE SHALL STATE AVAILABLE IN OWN OFFICE OR PROVIDE MBE'S THE DOCUMENTS; SUBTRACT 10 DAYS FROM BID DATE THEN ADD 1 DAY TO DETERMINE LATEST TIME TO NOTIFY
3.	Broken down or combined elements of work into economically feasible units to facilitate minority participation.
	SHOW THAT WORK IS BROKEN DOWN INTO SMALL COMPONENTS (EG: FOR MECHANICAL CONTRACTOR - BREAK DOWN TO INSULATION, CONTROLS, AND AIR BALANCE); INDICATE IN SOLICITATION THAT MBE'S CAN BID WORK FOR THIS PROJECT IN ANY AREAS THAT THEY ARE QUALIFIED
4.	Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority business.
	OBTAIN LETTER OR OTHER DOCUMENTATION FROM ONE OF THESE ORGANIZATIONS INDICATING THAT YOU ARE WORKING WITH THEM IN THE RECRUITMENT OF MINORITY BUSINESSES
5.	Attended pre-bid meetings scheduled by the public owner.
	OWNER/CONSTRUCTION MANAGER IS KEEPING LIST OF ATTENDEES (MAKE SURE YOU SIGN-IN)
6.	Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.
	DOCUMENT, OR INDICATE IN SOLICITATION TO NOTIFIED SUBS, THAT BONDS AREN'T REQUIRED, OR THAT BONDS AREN'T REQUIRED IN CERTAIN DIVISIONS, OR THAT BONDS AREN'T REQUIRED BELOW CERTAIN CONTRACT AMOUNTS, OR THAT WILL ASSIST IN PROCURING BONDS OR INSURANCE



Affidavits and Good Faith Efforts:

- Documentation of “good faith efforts” shall be maintained and **will be reviewed.**
- Make sure that all required HUB documents are turned in with the Bid

SUBMIT WITH YOUR BID,		
Identification of Minority Business Participation, and either		
Affidavit A	or	Affidavit B



Affidavits and Good Faith Efforts:

Make sure that all required HUB documents are turned in after the bid

SUBMIT AFTER BID (WITHIN 72 HOURS),

Affidavit C, if participation is
10% or greater

or

Affidavit D, if participation is
less than 10%



Prequalification Packages:

For instructions on submittals and for obtaining forms, contact Josh Taylor at 919-815-5232, or jtaylor@balfourbeattyus.com

Submittals for pre-qualification are to be turned in to Balfour Beatty/RJ Leeper:

Via email to: jtaylor@balfourbeattyus.com

Or hard copies to:

Balfour Beatty/RJ Leeper
Balfour Beatty Construction
3314 Jaeckle Dr Unit 140
Wilmington, NC 28403

Prequalification Packages:

Interested subcontractors shall submit their completed prequalification packages **ASAP**. Subcontractors must be prequalified to be able to bid project.

*NOTE: IF YOU INTEND TO BID MULTIPLE
PACKAGES YOU MUST PREQUALIFY FOR EACH
ONE SEPARATELY*

Bidding and Project Review:

- Project Overview
- Project Bid Packages and Alternates
- Schedule and Project Highlights
- Bid Form Review
- Bidding Procedures
- Contracting Requirements
- Project Notifications
- Key Dates



Project Overview: PACKAGE D

UNCW Student Housing Phase 3
Building Package

Documents Available at

Password: 7HD310rMXkfw

<https://bbcus.egnyte.com/fl/H739vRtpCKYP>

Questions to jtaylor@balfourbeattyus.com



Project Overview:

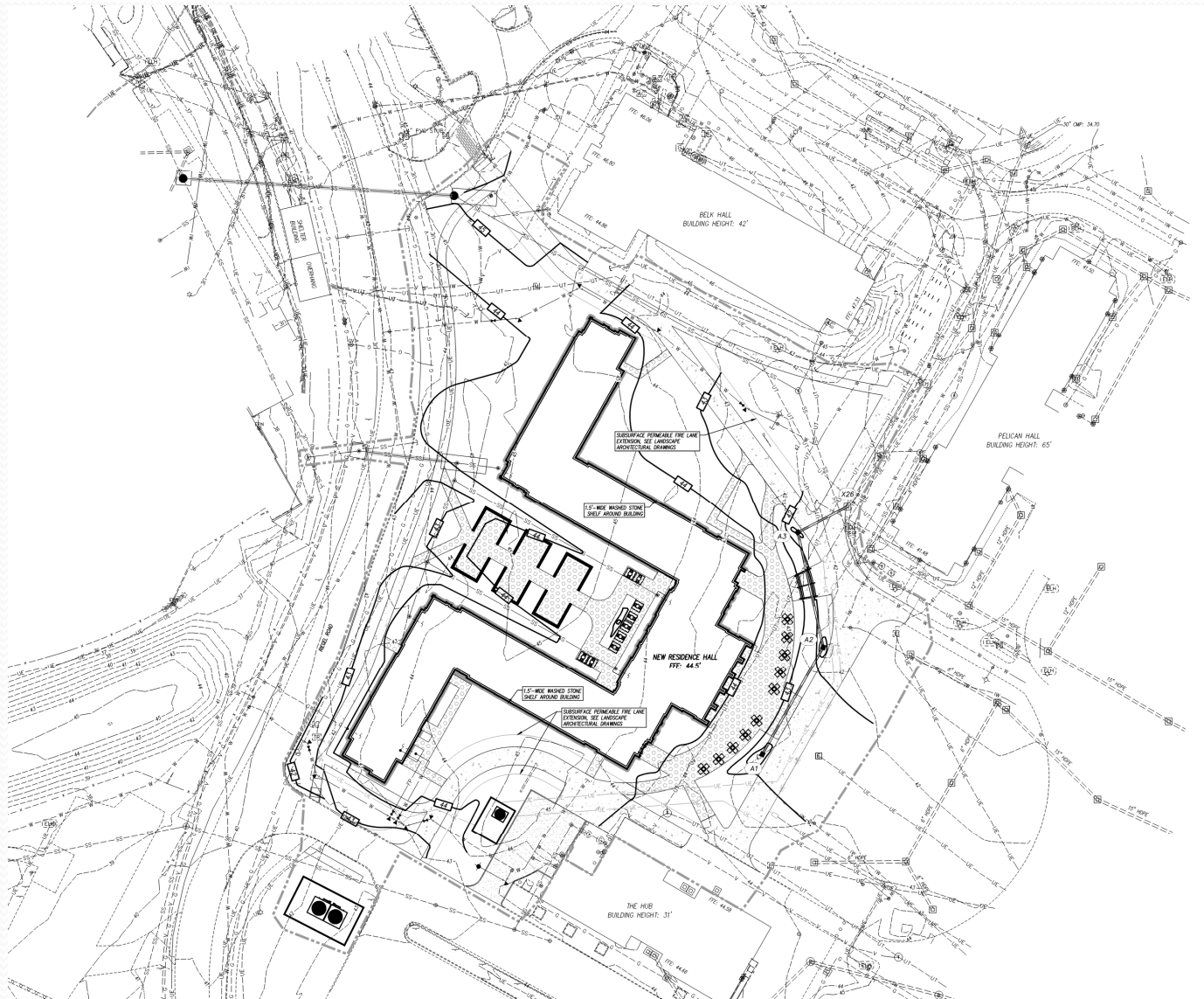
The UNCW Student Housing Phase 3 project consists of a new five-story building totaling approximately 120,392 square feet and providing 543 student beds. The structure utilizes a partial structural steel pedestal at Level 1, with upper levels constructed using a panelized load-bearing metal stud system, masonry shear walls, and composite concrete floor slabs.

The building features a sloped, shingled, truss roof with two roof wells that house four water-cooled Dedicated Outdoor Air System (DOAS) units. The exterior building envelope is protected with closed-cell spray-applied foam insulation, and the exterior finish consists of brick masonry complemented by architectural precast and FRP elements.

Electrical service will be provided from a 480V utility transformer, with generator backup to support life safety systems. The mechanical system is comprised of water-source heat pump units served by dedicated cooling tower and boiler equipment.

The project site is located between the HUB Café and Belk Hall, adjacent to Student Village Phases 1 and 2. The building shares a similar construction methodology and architectural aesthetic with these adjacent facilities, which were completed in 2020 and 2021.



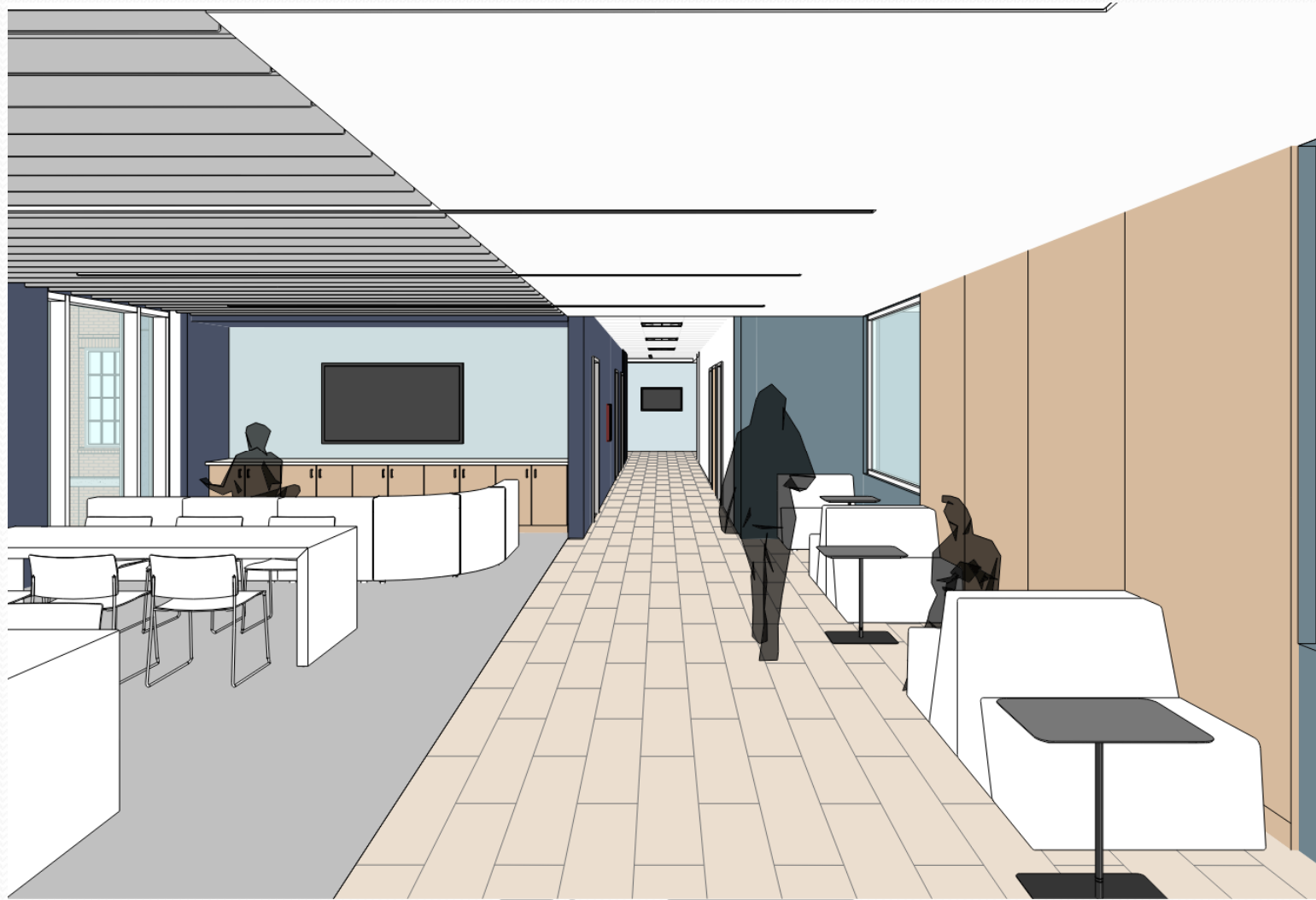














Bid Packages:

BPD-01B Final Clean

BPD-04B Masonry

BPD-06A Architectural Millwork

BPD-07A Roofing and Metal Wall Panel

BPD-07B Caulking

BPD-08A Doors, Frames & Hardware

BPD-08B Smoke Curtains

BPD-08C Glass and Glazing

BPD-09A Framing, Drywall, Ceilings & FRP

BPD-09B Painting

BPD-09C Flooring

BPD-09D Hard Tile

BPD-09E Terrazzo

BPD-10A Misc Specialties



Bid Packages:

BPD-10B Signage

BPD-12A Window Treatments

BPD-22A Plumbing

BPD-23B Mechanical

BPD-23C Controls

BPD-26A Electrical & Fire Alarm

BPD-27A Telecommunications

BPD-31A Sitework & Hardscape

BPD-32A Landscape & Pavers



Package D – Project Alternates

Architect Alternate No. 1: Porcelain Tile – Lobby 1201 and 1220 (BP 09C, 09E)

Provide porcelain tile as specified in Section 09 30 00 Tiling and as indicated in the Finish Material Schedule on the Drawings in lieu of LVT flooring.

Architect Alternate No. 2: Terrazzo – Lobby 1201 and 1220 (BP 09C, 09D)

Provide terrazzo flooring as specified in Section 09 66 23 Resinous Matrix Terrazzo Flooring and as indicated on the Drawings in lieu of LVT flooring.

Architect Alternate No. 3: Porcelain Tile – Kitchen Lounge 1209 and Corridor C1200 (BP 09C, 09E)

Provide porcelain tile as specified in Section 09 30 00 Tiling and as indicated in the Finish Material Schedule on the Drawings in lieu of LVT flooring.

Architect Alternate No. 4: Terrazzo – Kitchen Lounge 1209 and Corridor C1200 (BP 09C, 09D)

Provide terrazzo flooring as specified in Section 09 66 23 Resinous Matrix Terrazzo Flooring and as indicated on the Drawings in lieu of LVT flooring.

Architect Alternate No. 5: Sound-Absorbing Wall Units – Kitchen Lounge 1209 (BP 09A, 09B)

Provide sound-absorbing wall units on installed gypsum board walls as specified in Section 09 84 33 Sound Absorbing Wall Units and as indicated on the Drawings in lieu of paint finish.

Architect Alternate No. 6: Porcelain Tile – Restrooms 1207 and 1215 (BP 09C, 09E)

Provide porcelain tile as specified in Section 09 30 00 Tiling and as indicated in the Finish Material Schedule on the Drawings in lieu of resinous flooring.

Architect Alternate No. 7: Wall Covering – TV Lounge 2209 (BP 09A, 09B)

Provide wall covering on installed gypsum board walls as specified in Section 09 91 23 Wall Coverings and as indicated on the Drawings in lieu of paint finish.



Package D – Project Alternates

Architect Alternate No. 8: Plastic-Laminate Wall Cladding – Learning Commons 1201, Lobby Entry 1220 (BP 06A, 09A)
Provide panels as specified in Section 06 42 19 Plastic-Laminate-Faced Wood Paneling and as indicated on the Drawings.

Architect Alternate No. 9: Plastic-Laminate Wall Cladding – Elevator Lobbies, Floors 2 through 5 (BP 06A, 09A)
Provide panels as specified in Section 06 42 19 Plastic-Laminate-Faced Wood Paneling and as indicated on the Drawings.

Architect Alternate No. 10: Acoustical Panel Ceiling – Learning Commons 1210 (BP 09A)
Provide acoustic panel ceiling APC-3 as specified in Section 09 51 13 Acoustic Panel Ceilings and as indicated in the Finish Material Schedule on the Drawings.

Architect Alternate No. 11: Sound Absorbing Ceiling Units – TV Lounge 2209 (BP 09A)
Provide acoustic baffles as specified in Section 09 84 36 Sound Absorbing Ceiling Units and as indicated in the Finish Material Schedule on the Drawings in lieu of acoustical panel ceilings.

Architect Alternate No. 12: Acoustical Mat Underlayment (BP 09C, 09E)
Provide acoustical mat underlayment as specified in Section 09 65 19 Resilient Tile Flooring.

Architect Alternate No. 13: Motor-Operated Roller Shades – Learning Commons (BP 12A)
Provide motor-operated roller shades in the Learning Commons as specified in Section 12 24 13 Roller Window Shades and as indicated on the Drawings in lieu of manual roller shades.

Architect Alternate No. 14: Solid-Surface Countertop, Apron, and Splashes (BP 06A, 22A)
No change at Level 1 and 2 public restrooms 1207, 1215, 2205, 2217; and double sink vanities in typical residential bathrooms which are to be solid surface.



Package D – Project Alternates

Architect Alternate No. 15: Solid-Surface Material Window Stools (BP 06A)

Provide solid surface material window stools as specified in Section 12 36 61 Solid Surfacing Countertops and in the Finish Material Schedule on the Drawings in lieu of wood window stools.

Architect Alternate No. 16: PVC Corner Guards (BP 09A)

Provide PVC corner guards as indicated on the Drawings.

Architect Alternate No. 17: Impact-Resistant Gypsum Board (BP 09A)

Provide impact-resistant gypsum board as specified in Section 09 29 00 Gypsum Board up to 4 feet vertically above the finished floor in the corridors in lieu of mold-resistant gypsum board from floor to ceiling.

Architect Alternate No. 18: Resinous Flooring – Laundry Room (BP 09C)

Provide resinous flooring as specified in Section 09 67 23 Resinous Flooring in lieu of LVT.

Architect Alternate No. 19: Cooling Towers (BP 23B)

Provide two cooling units in lieu of a single cooling tower.

Architect Alternate No. 20: HVAC Controls (BP 23B, 23C, 26A)

Provide field-installed HVAC controls in lieu of factory-installed controls.

Architect Alternate No. 21: Outside Air Duct Insulation – Levels 1 through 5 (BP 23B)

Provide outside air duct insulation.

Architect Alternate No. 22: Planting and Hardscape, Alternate No. 1 (BP 31A, 32A)

Provide planting and hardscape including pavers specified in Section 32 14 43 Porous Unit Paving in lieu of base bid landscape.



Package D – Project Alternates

Architect Alternate No. 23: Planting and Hardscape, Alternate No. 2 (BP 31A, 32A)

Provide planting and hardscape including pavers specified in Section 32 14 43 Porous Unit Paving in lieu of base bid landscape.

Architect Alternate No. 24: GFRC Column Wraps and Fascia Components (BP 09A)

Provide GFRC column wraps and fascia components as specified in Section 03 49 00 Glass-Fiber-Reinforced Concrete (GFRC).

Architect Alternate No. 25: Cast Stone Residential Window Framing, Above Learning Commons (BP 04A)

Provide cast stone residential window framing as specified in Section 04 72 00 Cast Stone Masonry and as indicated on the Drawings in lieu of brick.



Package D – Owner Preferred Alternates

In accordance with GS 133-3, Section 64 the following preferred brands are being considered for Package A:

Owner Alternate No. 1: Produce documents in AutoCAD 2008, or newer version AutoCAD software.

Owner Alternate No. 2: Door Hardware, Owner-Preferred Alternates: Provide the following door hardware components (model and manufacturer) as specified in Section 08 71 00 Door Hardware. (BP 8A)

Owner Alternate No. 5: Fire Suppression Equipment Components, Owner-Preferred Alternate: Provide oxygen monitors (221R) as manufactured by Advanced Micro Systems.

Owner Alternate No. 6: HVAC Components, Owner-Preferred Alternates: Provide the following HVAC components. (BP 23B, 23C)

Owner Alternate No. 8: Provide the following Electronic Safety and Security (model and manufacturer). See specification Division 28 Electronic Safety and Security for additional information and requirements.

Owner Alternate No. 10: Fire Hydrants, Owner-Preferred Alternate: Provide fire hydrants as manufactured by Mueller.



Package D – Owner Preferred Alternates

In accordance with GS 133-3, Section 64 the following preferred brands are being considered for Package A:

Owner Alternate No. 11: Landscape Irrigation System, Owner-Preferred Alternate: Provide landscape irrigation system by Hunter Industries and as specified in Section 32 84 00 Planting Irrigation.

Owner Alternate No. 12: AED Cabinet, Owner-Preferred Alternate: Provide defibrillator cabinet as manufactured by Zoll Industries and specified in Section 10 43 00 Emergency Aid Specialties to house Owner-provide AED Unit.

Owner Alternate No. 13: Emergency Call Station, Owner-Preferred Alternate: Provide Emergency Call Station by CALL 24, Wireless call box system S-Series Mark III C24.



Package D – Owner Preferred Alternates

In accordance with GS 133-3, Section 64 the following preferred brands are being considered for Package A:

Owner Alternate No. 2: Door Hardware, Owner-Preferred Alternates: Provide the following door hardware components (model and manufacturer) as specified in Section 08 71 00 Door Hardware. (BP 8A)

Name	Model	Manufacturer
Continuous Geared Hinge: Full Mortise Aluminum Geared Continuous Hinge (exterior door w/card reader)	Select SL 11 HD-8TWP	Allegion
Exit Device	Von Duprin Wide Stile Push Pad 98/99 Series	Allegion
Key system (cylinders & cores)	Schlage Everest 29SL 7-pin SFIC	Allegion
Locks, Latches and Bolts	Schlage, series L9000, Grade 1	Allegion
Electric Mortise lock, no panic hardware required, interior card reader door	Best 45HW-Less Core-TDEU-14J-IDH-24V-PR + 40H-VITH-626	Allegion
Padlocks	Schlage KS41F1200 x less core x 2" shackle	Allegion
ADA Operators (low Energy Electro-Mechanical Automatic Operators)	LCN 4630/4640 series	Allegion
Keyed removable mullions (between pair doors)	Von Duprin KR4954/9954 series, and shall include stabilizer kits	Allegion
Power Transfers	Von Duprin - 2 wire EPT-2 10 wire EPT-10	Allegion
Closers	LCN 1 4010/4111 EDA Series	Allegion
Power Supplies	Von Duprin PS914 900-4RL	Allegion
Interior Door with card reader, w/ electric mortise lock	Best 45HW-7-LESS CORE-TDEU-14-J-626-IDH-24V-PR + 40H-VITH-626	Allegion

Package D – Owner Preferred Alternates

In accordance with GS 133-3, Section 64 the following preferred brands are being considered for Package A:

Owner Alternate No. 6: HVAC Components, Owner-Preferred Alternates: Provide the following HVAC components. (BP 23B, 23C)

BTU Meters and communications	Onicon System 10, LonWorks communication, F-3500 Electromagnetic Flow Meter	Onicon, LonWorks, F-3500
Building Automation System	ESC (Honeywell)	Honeywell
Control Valve and Dampers	Series 9000	Tamco
Campus Energy Management Control System	N4 platform with Energy Analytics software	Tridium Niagara
Cooling Towers - Large	To match project requirements	Marley, B.A.C
Compressor	To match project requirements	Turbocor
Gas Meters	Onicon in-line insertion meter with D-100 Display	Onicon
Condensing Boilers	To match project requirements	Fulton, Lochinvar



Package D – Owner Preferred Alternates

In accordance with GS 133-3, Section 64 the following preferred brands are being considered for Package A:

Owner Alternate No. 8: Provide the following Electronic Safety and Security (model and manufacturer). See specification Division 28 Electronic Safety and Security for additional information and requirements.

Addressable Fire Alarm System	3030 with FMM-1 Monitor Module	Notifier
Addressable Fire Alarm will be wireless/cellular connection	Starlink dual cellular Model SLE-LTEVI-FIRE	Napco
Addressable Fire Alarm System	Notifier 3030 with FMM-1 Monitor Module	
Addressable Fire Alarm will be wireless/cellular connection	Napco Starlink dual cellular Model SLE-LTEVI-FIRE	
Physical Access Control System (PACS)	Lenel OnGuard (S2)	Lenel
Video Management System (VMS)	Genetec Security Center	Genetec
Access Control Reader (Hardwired)	SIGNO-T3 (Part number ending in 00PVFG)	HID
Video Equipment	Cameras	Axis
Access Control - Hinges	Hinge model BB1199 or BB1191	Hager
Access Control - Power Supplies	Model PS914-4RL	Von Duprin
Access Control - Cameras	Lenel OnGuard	
Data Surge Protector (Inline)	DTK-MRJPOES	Ditek
Data Surge Protector (Head End)	DTK-RMNETS series	Ditek

Key Project Highlights:

- ZERO HARM – Safety Focus, Pre-Task Planning and Hazard Analysis required
- Fast paced schedule – Pull Planning critical to project
- BIM coordination required for all MEP/FP trades
- Scopes of work must be reviewed and understood for bidding
- North Carolina State Construction Office – all inspections by Engineers of Record
(except NCDOI - Electrical and NCDOL – Elevator)
- Project Parking – Foreman on site, everyone else offsite
- Project Deliveries and routing
- Active Campus Environment



Upcoming Document Revisions:




RFI'S AND SUBSTITUTION REQUESTS:

- Submit all pre-bid RFI's to jtaylor@balfourbeattyus.com
- Last day for questions is March 10, 2026
- If you plan to submit a product that is different than what is specified, a substitution request must be submitted and approved prior to the close of questions so that may be incorporated into the final pre-bid addendum. Allow for 3 days for review
- Substitution request forms can be found on the plan room and must be used



Bid Form:

- NO ATTACHMENTS OR QUALIFICATIONS CAN BE SUBMITTED WITH BID
 - No blanks – list \$0.00 or provide number
 - Must Agree to sign subcontract as provided; agree to Subguard Program
 - Must provide completed HUB FORMS
 - BID BOND – Must be provided for proposals \$300,000.00 or more
 - Delivery of Bids– day before at BBC OFFICE, no later than 1 PM day of bids
- 

Bidding Procedures:

Must be prequalified --

- A prequalified first tier contractor may bid on and be awarded one or more Bid Packages. Once a Bid Package is awarded the contractor will be responsible for furnishing of all labor, material, equipment, burden, taxes, & competent supervision for the installation of all work associated with the Bid Package
- We must receive 3 bids for packages greater than \$300,000 in order to open the bids

Project Advertisements have been listed in:

- ✓ Greater Diversity News
- ✓ Jacksonville Daily News
- ✓ Star News
- ✓ Wilmington Journal

**Project Addendums,
clarifications and Revisions
will be listed on the BBC
Egnyte FTP site :**

Password: 7HD310rMXkfw

<https://bbcus.egnyte.com/fl/H739vRtpCKYP>

You must be prequalified in order to bid



KEY DATES and CONTACT INFORMATION

- Advertisement to Prequalify: September 2025
- Advertisement to Bid: February 20, 2026
- Package Bid Docs Available February 20, 2026
- Package Pre-Bid Meeting March 3, 2026 @ 10:00am
- Addendum #1 March 4, 2026
- All Questions must be submitted by March 10, 2026
- Final Addendum #2 Package C March 11, 2026
- Package C Bids Due March 19, 2026 @ 2:00PM

PREQUALIFICATION OR QUESTIONS

Josh Taylor
Balfour Beatty/RJ Leeper
3314 Jaeckle Dr Unit 140
Wilmington, NC 28403
(919) 815-5232
jtaylor@balfourbeattyus.com

Thank you for attending!

Questions?

Sign-In Sheet Building Pre-Bid

Name	Company	Phone #	Email
Steven Alamanzar	Balfour Beatty Construction	910-515-4776	salmanzar@balfourbeattyus.com
Josh Taylor	Balfour Beatty Construction	919-815-5232	jtaylor@balfourbeattyus.com
Grant Stoneking	Balfour Beatty Construction	919-437-5150	gstoneking@balfourbeattyus.com
Barak Quesada	Grey Interiors LLC	669-205-2478	bquesada@greyintl.com
Jason Mayer	Atlantic FESP	910-358-9761	jason@atlanticfesp.com
Joe Rouse	LJ Electrical Company	919-624-1143	joe.rouse@ljelectricalcompany.com
Mark Sholar	JB Overman Masonry	910-289-6015	mark@jbomnc.com
Scott Robinson	MTS Services	910-297-7730	srobinson@mtsservices.com
Steve Young	Bell Constructors	276-345-1869	syoung@thebellcompany.com
David Porter	TA Woods	910-367-6087	dporter@tawoods.com
Jimmy Driscoll	Ivey Mechanical	910-483-7171	jimmy.driscoll@iveymechanical.com
Kevin Halligan	Bell Constructors		khalligan@thebellcompany.com
Rick Hakansan	Stephenson Millwork Company		rick.h@smcinc.com
Kenneth Stanfield	Bosch Building Technologies	919-356-2261	kenneth.stanfield@bosch.com
Malcomb Coley	RJ Leeper Construction, LLC		dorian.dimitrov@asisignage.com
Dan Nolan	Nolan Painting	910-520-0302	paintdan@aol.com
Dorian Dimitrov	ASI Signage MC	919-949-4262	dorian.dimitrov@asisignage.com
Ross Westall	RJ Leeper Construction, LLC	980-722-9527	ross@leeperconstruction.com
Dan Crandell	Balfour Beatty Construction	919-796-0064	dcrandell@balfourbeattyus.com
Craig Brackens	UNCW	910-998-0063	cbrackens@uncw.edu
Jeff Joiner	Pitt Electric	910-376-1540	jjoiner@pittelectric.com
Rob Runyan	Pitt Electric	970-340-3771	rrunyan@pittelectric.com
Sam Fergusson	Highland Roofing	910-619-0107	mmcgraw@highlandroofing.com
Thomas Emmer	Interconnect	910-231-0819	temmer@interconnect-inc.com
Brian Sherwood	Bosch/Climatech	910-403-1533	brian.sherwood@bosch.com
Danny Zwick	Precision Walls	910-515-3669	dzwick@precisionwalls.com
Matt Squires	Bosch BT	919-818-8120	matt.squires@bosch.com

**UNCW HOUSING VILLAGE PHASE III
SCO PROJECT #24-29053-02D**

BID PACKAGE NUMBER: BPC-09A

**BID PACKAGE NAME: DRYWALL, FRAMING,
CEILINGS & GFRC**

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 courtesy and must be used in conjunction with **all** Project Documents. Scope of Work detail listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

General Requirements

Refer to the Bid Manual for all General Requirements and Special Provisions that are included and part of this scope of work. The Subcontractor has inspected the site and confirmed the scope of work. The Subcontractor has reviewed the Subcontract and Exhibits included with the bid documents and takes **No Exceptions**. The successful bidder will execute the Subcontract in its current form without any modification. No previous Terms or Agreements will apply to the Subcontract.

Scope of Work Summary

Furnish all labor, engineering, material, equipment, scaffolding, systems, machinery, tools, apparatus, shop drawings, samples, submittals, burden, taxes, and supervision as required to complete the **Drywall, Metal Studs and Insulation work** as outlined in **The Contract Bidding Requirements** and in accordance with the **Contract Documents** as listed in the attached document schedule. The Scope of Work shall include, but not be limited to the General Conditions, all **Division 00 Procurement and Contracting Requirements**, all **Division 01 General Requirements**, and all the work in the following Specification Section(s), as further described herein:

Primary Specification Sections:

034900 Glass-Fiber-Reinforced Concrete (GFRC)
054000 Cold Formed Metal Framing (Early Procurement)
061053 Miscellaneous Rough Carpentry
061600 Sheathing
066100 Architectural Fiberglass Fabrications
088316 Fiberglass – Reinforced Paneling (FRP)
072100 Thermal Insulation
072726 Transition Flashing Membrane
078413 Penetration Firestopping
078443 Joint Firestopping
079200 Joint Sealants
079513.13 Interior Expansion Joint Cover Assembly
083113 Access Doors and Frames
092116.23 Gypsum Board Shaft Wall Assemblies
092216 Non-Structural Metal Framing
092800 Tile Backing Board
092900 Gypsum Board
095100 PVC Ceiling Panels
095113 Acoustical Panel Ceilings

097200 Wall Coverings (Alternate)
098100 Acoustical Insulation, Sealants and Accessories
098433 Sound-Absorbing Wall Units (Alternate)
098436 Sound-Absorbing Ceiling Units (Alternate)

Related Sections:

072726 Fluid Applied Membrane Air Barriers
081113 Hollow Metal Doors and Frames
091123 Interior Painting
Division 21 – Fire Suppression
Division 22 – Plumbing
Division 23 – HVAC
Division 26 – Electrical
Division 27 – Communications
Division 28 – Electronic Safety and Security

This Bid Package is for Work in accordance with all Contract Documents as listed in Exhibit A of this Subcontract and all work to be performed. It is imperative that Subcontractor review ALL drawings and specification sections and the complete Bid Manual to provide a complete bid.

Trade Specific Scope of Work Items:

1. This subcontractor is to provide all **Cold-Formed Metal Framing** work including but not limited to - delegated design, steel studs, track, deflection track, exterior soffit frame, parapet walls, supplementary framing, bracing, bridging, solid blocking, web stiffeners, end clips, gusset plates, joist hangers, gaskets, end closures, brace plates, anchors, and fasteners.
 - a. This subcontractor shall design a complete framing system in accordance with contract documents. Provide signed and sealed engineered cold formed metal framing shop drawings and calculations by a licensed registered Engineer in the State of North Carolina.
 - b. All metal framing shall meet the wind load requirements outlined in the documents. It is the responsibility of this subcontractor to request, receive, evaluate, and engineer the loads placed on the metal studs by windows, storefronts, curtain walls, sunshades, metal panels, etc.
 - c. This Subcontractor will provide metal studs at roof elevations as denoted on contract drawings.
2. This subcontractor is to provide all **Rough Carpentry** work including but not limited to - all metal and wood in-wall blocking as indicated on the contract drawings. This includes any wood blocking within or attached to metal stud framing of the partition wall or ceiling required for attachment of a building component such as window shades, windowsills, projection screen, marker boards, toilet accessories, toilet partitions, finish hardware, fire extinguishers and cabinets, casework, millwork, handrails, wall partitions, lockers, roof related blocking, etc.
 - a. This Subcontractor shall verify with other Subcontractors the required quantities, locations, and sizes of in-wall blocking to be provided. All assemblies which will have a pull-out requirement shall have wood blocking in lieu of metal backing, which includes but is not limited to roller window shades, visual display boards, fire extinguishers, fire extinguisher cabinets, coiling doors, coiling grilles, operable partition walls, lockers, toilet partitions, toilet accessories (i.e., soap dispensers, grab bars, etc.), projection screens,

marker boards, projector mounts, television brackets, casework, and wall mounted handrails.

- b. This subcontractor shall be responsible for producing coordination drawings for walls and framed ceilings. It shall be the responsibility of this subcontractor to obtain input from all trades requiring in- wall blocking.
 - c. This Subcontractor will furnish and install all plywood backing panels denoted in the contract drawings, including but not limited to mechanical, electrical, plumbing and telecom drawings.
 - d. This subcontractor shall furnish and install all fire rated plywood for telecom rooms. Refer to sheet T101A and T101B Note IT03. Coordinate final layout of plywood with CM, Owner, and all other trades.
3. This subcontractor is to provide all **Sheathing** work including but not limited to – gypsum wall sheathing, gypsum parapet sheathing, fasteners, adhesives, joint fillers, caulking and accessories for a complete installation.
- a. Provide and install all exterior sheathing – walls, parapet, trim – as shown on documents.
 - b. This subcontractor shall coordinate all sheathing details to be in compliance with and ready to receive air barrier/spray applied insulation, which is provided and installed by **BPC-BP-04B**
 - c. Roof sheathing is by **BPC-BP-07A**.
4. This subcontractor is to provide all **Thermal Insulation** work including but not limited to - extruded polystyrene board, glass fiber blanket, mineral wool, tapes, adhesives, fasteners, and accessories.
- a. This includes all cavity wall insulation shown in all partitions in this scope of work.
 - b. This includes all attic insulation.
 - c. This includes batt insulation installed over elevator cap.
5. This subcontractor is to provide all **DEFS** work including but not limited to - direct applied exterior finish system that are field applied over substrate, flexible membrane flashings, mesh, base coat, finish coat, primers/sealers, trim, and all accessories for a complete installation.
- a. Reference East Entry Soffit and Ceiling A1,22A, A122B, A521
6. This subcontractor is to provide all **Firestopping** work including but not limited to – all firestopping in all fire and smoke walls constructed in this scope of work. See other bid packages for their responsibility.
7. This subcontractor to provide all fiber cement siding, framing and flashing to complete detail at cornice A522 / 6D, 1D, 3D, 3A. 1A etc.
8. This subcontractor is to provide all **Fiber Reinforce Wall Panels FRP-1** work including but not limited to – all interior fiberglass reinforced wall panels as shown on A841/4A.
9. This subcontractor is to provide all **Wallcovering WC-1 and Sound Absorbing Wall Material (ALT) SAW-1** work including but not limited to – all interior sound absorbing wall panels as shown on A841/4A

10. This subcontractor is to provide all **Joint Sealants** work including but not limited to – all caulking, sealants, joint fillers, etc. within this Scope of Work including the areas where this Scope of Work is abutting dissimilar materials to provide an acceptable finish product in appearance.
11. This subcontractor is to provide all **Acoustical Joint Sealants** work including but not limited to – acoustical sealants, primers, cleaners, tapes, and all accessories for a complete installation.
 - a. Provide and install all acoustical joint sealant shown and required for a complete installation.
 - b. Sealant behind acoustical ceiling grid is by this bidder.
12. This subcontractor is to provide all **Interior Expansion Joint Cover Assemblies** work including but not limited to - floor expansion joint and metal cover plate, wall expansion joint, ceiling expansion joint, primers, and all accessories for a complete installation.
 - a. Reference sheet A-531, A-512. Joint cover assemblies required at interior wall and ceiling. .
13. This subcontractor is to provide **Access Doors and Frames** work including but not limited to – access doors and frames (~~types LP-1, RP-1, FP-1~~), hardware, anchors, fasteners, sealants, adhesives, and all other accessories for a complete installation.
 - a. This Subcontractor will provide all access doors as indicated on the contract drawings. Scope specific access doors for the work of other Subcontractor's, not shown on the contract drawings, will be installed by this BPC-09A and provided by others. Access doors not shown on contract drawings will be laid out for this Subcontractor by others.
 - b. Install all access doors and frames in drywall partitions and/or ceilings provided by others. Include the cost for providing installing an access door(24" x 24") in every resident room over and above those shown on the documents.
 - c. This Subcontractor is to provide all layout and field engineering required for this work (access panels denoted on contract drawings only). Verify actual dimensions of framing and ceiling layout.
 - d. This Subcontractor shall coordinate with all trades requiring access panels to ensure manufacturer specific panels are consistently provided by all Subcontractors.
14. This subcontractor is to provide all **Gypsum Board Shaft Wall Assemblies** work including but not limited to - studs, runner tracks, firestop track, room side finish, shaft side finish, insulation, gypsum shaft liner board, gypsum board, fasteners, acoustical sealant, sound blankets, firestopping, and all other accessories for a complete installation.
 - a. Subcontractor shall frame and drywall three sides of all shafts with Dens-glass shaft liner board upon mobilization. The 4th side will be completed when all MEP installations are complete. This is for stairs and mechanical shafts. Priority work includes topping out of walls to allow MEP to be installed, building toilets, building electric and telecom rooms and roof work to allow work by others to get done.
15. This subcontractor is to provide all **Non-Structural Metal Framing** work including but not limited to – interior steel framing for interior partitions, suspension systems for interior ceilings and soffits, grid suspension systems for gypsum ceilings, studs, tracks, runners, slip type head joints, firestop tracks, flat strap and back plate, cold-rolled channel bridging, hat-shaped rigid furring channels, resilient furring channels, cold-rolled furring channels, Z-shaped furring, tie-

wire, wire hangers, flat hangers, carrying channels, furring channels, fasteners, isolation strip at exterior walls, fasteners and all other accessories for a complete installation.

16. This subcontractor is to provide all **Gypsum Board** work including but not limited to - gypsum wall board, flexible gypsum board, gypsum ceiling board, impact resistant gypsum board, moisture and mold resistant gypsum board, acoustic gypsum board, cement backer board, exterior gypsum soffit board, glass-mat gypsum sheathing board, soffits, interior trim, aluminum trim and reveals, joint tape, joint compound, laminating adhesive, fasteners, sound attenuation blankets, acoustical joint sealants, thermal insulation, and all other accessories for a complete installation.
- a. Materials delivered to site shall be protected from weather and construction activities. Gypsum board will be stored flat and supported to prevent sagging.
 - b. Gypsum walls shall meet the requirements of Fire Resistance Rated Assemblies and/or STC Rated Assemblies as indicated on the contract documents. This Subcontractor shall coordinate with all trades to ensure all rated assemblies are accessible for installation of firestop and to ensure rated assemblies are inspected and signed off prior to permanent construction proceeding. This Subcontractor shall provide STC rated joint sealant to ensure penetrations in sound rated assemblies are protected from sound transmission.
 - c. Gypsum board finish levels will be provided as indicated in the construction documents. Subcontractor shall provide consistent finish that meets or exceeds the specified finish requirements.
 - d. Protect installed products from damage by weather and construction activities.
 - e. Gypsum panels that are wet, moisture damaged, or mold damaged shall be removed and replaced, immediately upon discovery of damage.
 - f. This Subcontractor is to coordinate point-up with the Painting Subcontractor – BP-09C. After prime coat of paint, this Subcontractor is to provide smooth finished wall for final paint coats. This Subcontractor is responsible to provide a thorough point up so that the walls do not require multiple mobilizations to repaint. This Subcontractor will be responsible for additional painting cost due to excessive point up.
 - g. BP-26A Electrical, will provide OSHA required illumination only by natural (windows) or artificial means. This Subcontractor shall be responsible for providing additional task lighting above that provided by others, if needed, to complete wall finishes.
 - h. This Subcontractor is to label all fire, smoke and other walls as specified or required by code and approved by the architect.
 - i. This Subcontractor is to clean all gypsum “mud” and “dust” from all surfaces at the completion of each stage of the gypsum finish work in that area.
 - j. Subcontractor will clean substrate prior to installation of gypsum board, including vacuum of tracks to remove debris.
 - k. This Subcontractor is to provide and install all sound and acoustical insulation and caulking as shown on the documents.
 - l. This subcontract includes receiving, unloading and protection of hollow metal framing delivered for installation under the bid packages in drywall and concrete partitions. Hollow Metal Frames are furnished by BP-08A. This will include setting, bracing, anchoring, and grouting the hollow metal frames. Subcontractor will be responsible for verifying shipments for quantity and damages received, unloading, storage, and protection of all doors and

window frames, frame anchors, etc. Subcontractor is responsible for removal of metal shipped spreader bar at base of frames immediately following the installation of drywall board. Hollow Metal frames will be shipped knock down. Subcontractor is to ensure plumb/level/square installation of hollow metal frame for installation of doors.

- m. This subcontract is responsible for coordinating framing operations for: conduit, piping, ductwork, bus duct, cable tray, etc. needed by Plumbing, Mechanical, Electrical, Low-voltage, and Fire Protection Subcontractors.
 - n. Subcontractor shall protect their work for others to work around or on it.
 - o. Subcontractor shall provide their own dumpster to load and dispose of drywall and framing materials off the site.
 - p. This subcontractor shall coordinate point-up with the BPC-09C Painting & Wallcovering Subcontractor after prime coating to provide smooth finished wall for final paint coats. This subcontractor is responsible to provide a thorough point up so that the walls do not require multiple mobilizations to repaint. This subcontractor will be responsible for additional painting cost due to excessive point up.
 - q. This subcontractor shall clean all metal stud cavity wall area prior to the installation of drywall boards.
 - r. This subcontractor shall provide (purple) weather & moisture resistant drywall in the entire building. Provide Dens-glass (fiberglass mat gypsum sheathing) interior finish drywall at all MEP, data rooms & closets, vertical MEP & elevator shafts, roof areas, top out of ALL walls, toilets (unless cement board is shown), 1 hour ceiling assembly at attic and stair shafts GWB-2.
17. This subcontractor shall provide all **Acoustical Insulation, Sealants and Accessories** work including but not limited to – acoustical insulation, sealants, moldable putty pads, and any accessories for a complete installation.
18. This subcontractor shall provide and install all tile backer board.
19. This subcontractor shall include framed stair and ¾" Fiber reinforced cement board as shown on A603.
20. This Subcontractor shall provide all **Layout and Field Engineering** required for this work. Verify actual dimensions of building structure. This Subcontractor is responsible to complete a substrate verification to ensure all installations proceed in compliance with the project schedule. Substrate deficiencies as well as weather and interior climate restrictions that will impede this Subcontractor's installation shall be noted and provided to CMAR in writing, at least 21 days prior to this Subcontractor's anticipated start date.
21. This subcontractor shall include an additional 240 man-hours for miscellaneous additional work to be directed by the CM. This amount is explicitly for the performance of additional requirement that are not the contract obligations of the subcontract. The CM is solely responsible for determining what work will be charged against this item and all said work must be authorized in writing by the CM. The additional work will be reconciled at the completion of the project.
22. This Subcontractor shall in the base bid an allowance of \$10,000 for drywall repairs after owner move in. Any unused portions of this allowance shall be returned to the CM at the end of the project via deductive change order.
23. This subcontractor shall include in the base bid an amount consisting of 5% of the total drywall finish square foot area for finish repairs, and 1% of drywall total finish square foot area

for drywall removal and replacement due to unidentifiable damages by others. This is based on the total project amount and is to be identified as a separate line item on the pay application Schedule of Values. Any unused portions of this allowance shall be returned to the CM at the end of the project via deductive change order.

24. This subcontractor shall maintain, remove, and dispose of all Perimeter, Shaft, and Slab opening temporary steel cables, rails and toe boards, installed by BP-03A and BP-05A, as installation of the work of this Bid Package progresses. Coordinate sequencing and removal with CM daily.
25. This subcontractor shall provide, install, and remove temporary protection of all exterior window openings. Protection will consist of wood or metal studs and reinforced plastic.
26. This subcontractor to provide (3) 48" Barrell fans on each floor for a duration of 6 months to provide air circulation.
27. This subcontractor shall include a 10K Lull forklift, with a qualified operator for a duration of 10 months including all required fuel and maintenance. This forklift and operator are to be available at the request of the CMAR. When not in use by CMAR, the operator and forklift can be used for purposes of BP-09A.
28. This subcontractor shall include a 65' aerial boom lift for a duration of 6 months including all required fuel and maintenance. This lift will be for the sole use of CMAR for testing/inspections requirements.

Acoustical Ceilings

1. This subcontractor shall provide all **Acoustical Panel Ceilings (APC-1, APC-2, APC-3, SAC-1ALT)** work including but not limited to acoustical ceiling panels, grid suspension system, wire hangers, hold down clips, seismic clips, stabilizer bars and struts, fasteners, main runners, cross tees, wall angle moldings, edge moldings, trim, acoustical sealants, and sound attenuation blankets and all accessories for a complete installation.
 - a. Provide and install all shadow moldings and axium trim like that shown on A531
 - b. Provide and install acoustical joint sealants at ceiling moldings.
 - c. Provide and install premanufactured extruded aluminum perimeter trim like that shown on A531
2. This subcontractor shall provide all **Sound Absorbing Wall Units (AWP-1A, AWP-1B, AWP-2, AWP-3)** work including but not limited to black fiberglass insulation (ASF-1), wall panels, edge details, mounting devices, trim and accessories for a complete installation.
3. This Subcontractor shall provide all field engineering and layout for this work. Ceilings shall be laid out to balance border widths at opposite edges of ceiling. Cut tile should not be less than half width units at borders. Include all costs associated with laying out all ceilings in advance as a separate mobilization in advance of ceiling installation beginning. Said layout will be established and used by all trades to rough in and locate all equipment and devices in ceilings.
4. This Subcontractor is responsible for all field measurements and any blocking, shimming, and attachments required to install a complete system. This Subcontractor will furnish and layout any cast-in-place anchors required for system installation.
5. This Subcontractor shall coordinate with all trades such as Mechanical, Plumbing, Fire Protection, and Electrical Subcontractors for all equipment and device locations.
6. This Subcontractor shall provide layout and cutouts for all mechanical, electrical, fire alarm,

intercom, data, fire protection, exit lights, light fixtures, diffusers, etc. located within the ceiling systems. Center of tile unless noted otherwise.

7. This subcontractor is to provide all removable access panels, built-in chases, and supports required within this scope for access to lab equipment, security, fire systems, electrical power, lighting, operable partitions, shade assemblies, ductwork, and mechanical grilles, etc. whether shop or field provided including reinforcing and refinishing of cutouts is included under this scope of work
8. This Subcontractor is responsible to complete a substrate verification to insure ceiling system installation proceeds in compliance with the project schedule. This shall also include verification that walls, and ceiling spaces meet required tolerances for ceiling installation, of specified quality. Substrate deficiencies and building readiness restrictions that will impede this Subcontractor's installation shall be noted and provided to CMAR in writing, at least 21 days prior to this Subcontractor's anticipated start date.
9. Provide all caulking, sealants, joint fillers, etc. within this Scope of Work including the areas where this Scope of Work is abutting dissimilar materials to provide an acceptable finish product in appearance.
10. Provide additional wires and fasteners to structure independent of wires provided at the corners of devices tied to grid for light fixtures and diffusers according to local, state, and national requirements. Electrician and mechanical contractor to tie to lights and diffusers.
11. Subcontractor shall include 2% replacement (based on total project area) cost for damage to ceilings installations due to unidentifiable damages. Any unused portions of this work shall be returned to the CM at the end of the project via deductive change order.

FRP / GFRC

12. This subcontractor is to provide all **Architectural Fiberglass Fabrication / GFRC ALT** work including but not limited to - cornices, fascia, trim, panel cold-formed steel framing, panel accessories, and all other accessories for a complete FRP/GFRC ALT installation.
13. Please note the following details and work to be included by this Subcontractor:
 - 1) Provide and install columns. Reference A-210. A521/2D
 - 2) Provide and install fascia, soffit and trim. Include support framing and zee gurt or furring. A521/2D & 4D, A522 / 6A,
 - 3) Provide and install base of wall details as shown on A521/6D
 - 4) Mock-up A213
14. Refer to Alternate provide pricing on Bid Form.
15. Provide delegated design and structural performance as specified.
16. Provide all engineering, design and shop drawings required for a complete installation. Shop drawings shall clearly show actual substrate that framing, and products are to be attached.
17. Provide all framing required from face of sheathing/air barrier forward to support and attach FRP/GFRC work.
18. Provide and install all insulation board/materials shown on drawings between metal panels and air barrier/sheathing. Fluid applied air barrier is by others. Allow air barrier subcontractor access to the metal panels to patch any penetrations made during framing/metal panel installation.
19. This Subcontractor shall be responsible for providing safe access for the testing agency to the Work being fabricated, stored, or erected so that required inspection and testing may

be accomplished. It is understood and agreed that any Work under this Scope found to be in non-compliance shall be corrected and re-tested at no cost to CM and/or Owner. This Subcontractor shall allow time and provisions for CM, Owner and Architect to visually inspect all work under this agreement prior to completion. Failure to obtain such inspections may require this Subcontractor to expose concealed Work at no additional cost to Owner or Contractor.

20. Subcontractor is to anticipate minor touch up of FRP/GFRC products due to damage and include an allowance of 40 Crew hours to repair such items. This includes all material and labor cost. Any unused portions of this allowance shall be returned to the CM at the end of the project via deductive change order.

General Scope of Work Items:

The following is an outline of general scope of work items that are expected of this subcontractor during execution of this work and are specifically included under this agreement:

1. **Special provisions:** Subcontractor has included all material, labor, supervision, and administration for requirements outlined in the Exhibit C – Special Provisions. These are the standard expectations for all Balfour Beatty Construction projects.
2. **Composite Clean Up:** Per Article IV paragraph 5 of the Special Provisions, each subcontractor is required to provide manpower for participation in a composite clean-up crew. CM has determined that the value of this requirement is equal to **1% of your subcontract amount** which shall be included in your lump sum bid amount. At our discretion, the CM has the right to reduce your contract via a deductive change order prior to the subcontractor beginning work and will provide said composite clean-up on behalf of the subcontractor(s). This will and does not eliminate your subcontract requirement to provide daily clean-up of your own trash as outlined in Article V paragraphs 1, 2, 3 and 4 and any other requirements of the Subcontract.
3. **BIM:** Subcontractor will be required to participate in all coordination meetings and the coordination process outlined in the Special Provisions and Subcontract Exhibit Q.
4. **Schedule / Material Expediting / Work Schedule:** Reference all exhibits for these requirements. Subcontractor is reminded of the following requirements – a) All costs for expediting materials to the site to avoid schedule delays are herein included; b) Work areas will become available on a phased basis. Multiple mobilizations are included. c) This subcontract will staff the project from commencement to completion with a crew and project site lead knowledgeable of the scope of work for which this Subcontractor will be performing. The size of this crew may vary throughout the duration of the project. However, at no time throughout the duration of the project will this Subcontractor understaff this project so as not to be able to meet the Project Schedule. The CM reserves the right at any time throughout the duration of this Subcontractor's installation to direct this Subcontractor to increase the crew size to maintain and meet the Project Schedule. This Subcontractor shall adhere to this direction within 24 hours of the CM's request without fail; d) This Subcontractor agrees to actively participate in scheduled pull planning, coordination, and scheduling meetings as part of the Pre-Construction and Pre-Installation process. A senior, knowledgeable, decision-making representative will be designated by this Subcontractor's organization to be engaged and participate on the behalf of this Subcontractor for these meetings.

5. **Submittals, Closeout, Attic Stock, Owner Training, Warranties, etc.:** Subcontract is responsible for these items as specified as it pertains to your scope of work.
 - a. Submittals: Provide all samples, drawings, details, product data, care and maintenance data, etc. as specified by Contract Documents.
 - b. Attic Stock: Provide all extra materials, attic tock, spare parts, maintenance tools, etc. to CM in unopened and clearly labeled containers/packages. All items shall be turned over no later than 90 days prior to project completion. All items shall be transmitted to CM and delivered and distributed to a location on campus as determined by Owner.
 - c. Owner Training: All owner training requirements shall be completed 90 days prior to project completion. CM will video all training and turn over video to Owner.
 - d. Warranties: Submit sample warranties as specified. All warranties begin on the date of SCO acceptance of the project as required by the contract documents.
6. **Scope of Work Cleaning:** This Subcontractor shall provide an initial cleaning of their product upon completion of their scope of work. At a designated time, Subcontractor will return to remove protection board or other protective products and completely clean their scope prior to punch list, including but not limited to, sweeping, mopping, and wiping for dust removal, etc. All materials will be cleaned in a manner to return them to a like new condition as they were originally installed.
7. **Mock-Ups:** Subcontractor is responsible for all mock-ups as required by the contract documents. Refer to specification section 014339 Mockups and all other related specification sections for requirements. Reference sheet A-010 for exterior mock-up.
8. **Commissioning:** Subcontractor is to provide all coordination drawings, testing, documentation, and participation in all commissioning activities as required by the documents through final acceptance. Refer to specification section 019113 General Commissioning Requirements and 019119 Exterior Enclosure Commissioning. Subcontractor is to provide all necessary materials, management and field labor, lifts, communication devices and safety equipment. Provide accurate and complete test reports for all systems prior to functional testing by the commissioning agent and all final documentation. Provide compliance/third party inspections as required by the specifications. Be advised that some of the commissioning activities may need to be performed after hours or on weekends.

02 EXCLUSIONS

1. Hollow metal frames (materials) by BPC-08A.
2. Wood blocking integral with architectural woodwork and cabinets / casework by BPC-06A

03 ALLOWANCES

04 ALTERNATES

1. Refer to Specification Section 012300 and the Bid Form for a listing of all Alternates. Pricing for all alternates applicable to this bid package should be entered on Bid Form. Include all scope of work for Alternate Work as outlined in scope of work for Base Bid Work.

05 UNIT PRICES

**UNCW HOUSING VILLAGE PHASE III
SCO PROJECT #24-29053-02D**

BID PACKAGE NUMBER: BP-22A

BID PACKAGE NAME: PLUMBING

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 courtesy and must be used in conjunction with **all** Project Documents. Scope of Work detail listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

General Requirements

Refer to the Bid Manual for all General Requirements and Special Provisions that are included and part of this scope of work. The Subcontractor has inspected the site and confirmed the scope of work. The Subcontractor has reviewed the Subcontract and Exhibits included with the bid documents and takes **No Exceptions**. The successful bidder will execute the Subcontract in its current form without any modification. No previous Terms or Agreements will apply to the Subcontract.

Scope of Work Summary:

Furnish all labor, engineering, material, equipment, scaffolding, systems, machinery, tools, apparatus, shop drawings, samples, submittals, burden, taxes, and supervision as required to complete the **Plumbing** as outlined in **The Contract Bidding Requirements** and in accordance with the **Contract Documents**. The Scope of Work shall include, but not be limited to the General Conditions, all **Division 00 Procurement and Contracting Requirements**, all **Division 01 General Requirements**, and all the work in the following Specification Section(s), as further described herein:

Primary Specification Sections:

- 220100 General Provisions – Plumbing
- 220104 Division of Work (Division 22 and 26)
- 220206 Rough-In and Connections to Equipment Furnished by Others
- 220208 Plumbing Identification and Painting
- 220210 Concrete and Masonry Work
- 220500 Basic Materials and Methods
- 220529 Plumbing Supporting Devices
- 220550 Noise and Vibration Control for Plumbing Systems
- 220593 Testing and Balancing Systems
- 220600 Underground Pipe and Pipe Fittings
- 220610 Above Ground Pipe and Pipe Fittings
- 220700 Insulation
- 220702 Potable Cold Water and Storm Water Piping Insulation
- 220704 Potable Hot Water and Recirculating Piping Insulation
- 220800 Piping Specialties and Accessories
- 221123.21 Inline Domestic Water Pumps
- 221516 Natural Gas Piping
- 222000 Trenching and Backfilling

224000 Plumbing Fixtures and Trim
229000 Project Closeout

Related Specification Sections:

All applicable sections of Division 2, Division 3, Division 5, Division 7, Division 8, Division 9, Division 10, Division 11, Division 12, Division 14, Division 22, Division 23, Division 26, Division 27, Division 28, Division 31, Division 32, Division 33, and all applicable sections in other divisions are also included.

This Bid Package is for Work in accordance with all Contract Documents as listed in Exhibit A of this Subcontract and all work to be performed. It is imperative that Subcontractor review ALL drawings and specification sections and the complete Bid Manual to provide a complete bid.

Trade Specific Scope of Work Items:

The following is a general outline of items specifically included, but not limited to, under this agreement for **Plumbing** work in accordance with the Contract Documents:

1. Subcontractor shall furnish, install, maintain, and remove the following **Temporary Utilities**:
 - a. This subcontractor shall provide temporary water within the building from the existing fire hydrant tap. Provide water at two locations per floor, as directed by CM, including level 6 attic space. All temporary water lines are to be insulated, maintained, and removed at end of project.
 - b. This subcontractor shall furnish, install, maintain, and remove all temporary water services. Include piping insulation, valves, spigots, sleeving, supports, pipe protection, etc. for a complete and operating system.
 - c. Provide and maintain a backflow and meter assembly on fire hydrant to provide a project temporary water source. Backflow assembly shall be tested and certified by a 3rd party prior to putting in service and tested every 12 months while in use to comply with UNCW guidelines.
 - d. Temporary Floor and Roof Drains to keep the building free of standing water until roof is complete.
 - e. Subcontractor shall provide the Project with temporary water piping and auxiliary pumps (if required) including hose bibs with ample pressures at locations inside the building for construction in a manner agreeable to the Construction Manager. These locations shall not require more than 100 feet of hose to be needed from any location in the building. These locations will be required on each floor and shall not require others to have hoses running between floors. There should also be a minimum of 2 service points accessible on both the north and the south side of the building as well as one additional service point at the main loading dock on the east end of the building. The subcontractor shall provide necessary freeze protection for all work installed as part of this requirement. It is a requirement of this agreement to include costs for any additional backflow or metering devices that may be required for proper installation of the temporary water source. Maintenance of system is included. Multiple mobilizations and rework may be required to

accommodate the work of the project. Removal included.

- f. Subcontractor is responsible for providing and maintaining temporary heating (propane heaters) at each area to maintain above freezing conditions for any installations under this agreement which could be damaged due to freezing temperatures on each floor level through activation of permanent HVAC system.
2. The following is a general outline of items included, but not limited to, under this agreement for all **Underground Plumbing work** per all specification sections under Division 22 and applicable specification sections under Division 01, etc. All Plumbing related work identified on plumbing drawings as well as inclusion of those items indicated on civil, site utility, mechanical, and electrical drawings identified to be completed by this Subcontractor:
 - a. All underground plumbing work at the building – water, sanitary, storm, and gas – as shown on the documents. All underground utilities to be brought within 5 feet of building by others for tie in by this Subcontractor. Included, but not limited to, is all piping, cleanouts, fittings, drains, valves, etc.
 3. The following is a general outline of items included, but not limited to, under this agreement for all **Above- Grade Plumbing work** per all specification sections under Division 22 and applicable specification sections under Division 01, etc.
 - a. All above-grade sanitary sewer systems and vent systems including, but not limited to, all piping, insulation, trap primers, fittings, cleanouts, drains, traps, etc.
 - b. All above-grade storm drainage system including piping, fittings, cleanouts, insulation, drain bodies, spillways, etc. ~~This scope of work begins at 12" above finish floor and connecting/extending work installed by Package A BPA-22A.~~
 - c. All Domestic hot and cold-water systems including, but not limited to, all piping, insulation, trap primers, drain piping, fittings, valves, pumps, fixtures, meters, water heaters, backflows, balancing valves, wall hydrants, hose bibs, temperature transmitters, etc.
 - d. All plumbing fixtures, cleanouts and drains, backflow preventors (RPZ), expansion tanks, recirculation pumps, sump pumps, lint interceptors, booster pumps, mixing valves, fixture piping, and gas water heaters. Reference sheet P001 for schedule.
 - i. Subcontractor is responsible to ensure all fixtures are provided as specified and as indicated on floor plans and as shown on riser diagrams.
 - ii. All sump pumps and associated controls, floats switches, piping, valves, fittings, etc. at elevators as required. Coordinate pump installations with elevator subcontractor and All Authorities Having Jurisdiction.
 - e. All automatic trap priming stations and associated piping shall be included in this Scope of Work.
 - f. All plumbing work associated with the roof installation on this project in full. Any required penetrations must be fully coordinated with the roofing system subcontractor, manufacturer's installations instructions and guidelines, Contract Documents, and CM. All boots, clamps, base, etc. and full coordination of penetrations are included. All roof drains, overflow drains, piping and connections to roof drains. Coordinate and work with roofer to verify drain installation is correct.

- g. All above grade rain leaders, overflows, and downspouts, splashguards, as required.
 - h. Subcontractor shall verify all equipment fits within specified wall cavity space.
 - i. Provide any required temporary services that may be required to facilitate the elevator work. This shall require temporary arrangements to allow early usage of Service Elevator for temporary hoist way during construction. Subcontractor shall coordinate and assist with the elevator subcontractor, CM, and NCDOL during all elevator certifications.
 - j. Subcontractor shall provide all rough-in and final hook-up of all items requiring Plumbing service that are specified in any other section of the Specifications, or Owner furnished, and/or shown on the Drawings. All equipment or materials provided under other Specification sections which are to be installed by this Subcontractor will be identified and delivered to this Subcontractor's Project office.
 - k. Subcontractor shall provide all required pressure reducing valves to equipment furnished under this agreement as required for the proper function of the equipment whether indicated on documents or not.
 - l. Subcontractor shall furnish and install all required supports for this work in accordance with the contract documents, all applicable codes, and standard building practices. Any bridging between structural members required to accommodate pipe hangers is the responsibility of the subcontractor.
 - m. Subcontractor to include all piping to exterior at ORD and RD locations. Furnish and install cow's tongue at exterior penetrations.
4. This Subcontractor shall provide manpower, support, coordination, access to equipment, and any appurtenances to assist in the **Test and Balance** on this project as required by the Contract Documents. Test and Balance will be performed by BP-23A; however, this does not limit the Plumbing Contractor requirement to fully support this endeavor. Plumbing Contractor shall respond in writing to the Test and Balance Subcontractors reports in within 48 hours of receipt. Included in this response shall be an appropriate plan of action with timeline for expedient repairs to any outstanding issue.
- a. This subcontractor must be prepared to set PRV's and circuit setters to get the system running without waiting on the TAB contractor.
 - b. Provide all necessary miscellaneous parts, equipment, and labor as necessary to accomplish the balancing requirements.
 - c. Plumbing Contractor shall include a minimum of 3 additional trips after project completion (Owner move in) to review and confirm performance of systems to the satisfaction of the end user of the building. Any adjustments necessary are included.
 - d. All testing, adjusting, and balancing of plumbing systems is included under this agreement. Subcontractor will then provide final building water balancing report upon 100% completion of the project which will need to occur prior to scheduled substantial completion inspection. Provide all sheaves, belts, and other miscellaneous parts as necessary to accomplish the balancing requirements.
5. Subcontractor to include all **Plumbing Systems Insulation** as required by the Contract Documents. Any insulation damaged or removed during Test and Balance and

Commissioning work shall be replaced and is part of this scope of work.

- a. Subcontractor shall cover the top of piping insulation with 6-mil poly to protect insulation from water and dirt damages to insulate piping prior to dry-in condition of building.
 - b. Subcontractor shall provide labor and material to patch insulation for 1% of all installed plumbing insulation (based on surface area) for unidentifiable damage. This amount shall be included in the Subcontractors Schedule of Values to be tracked as utilized throughout the project.
6. Subcontractor shall include all **Plumbing Systems Identification** as outlined in the contract documents including but not limited to stencil paint, valve tags, and laminated nameplates. Exposed piping, not insulated, will be finish painted by BP-09B. All other color-coded cover jackets are by BP-22A.
 7. Taping of all floor drains, clean-out covers, etc. is included for protection of finish. Protection of drains and covers shall be removed upon conclusion of all work by all trades and prior to Architect's punch list. Final cleaning and polishing of drain and clean-out covers is included at conclusion of project.
 8. All flushing, pressure testing, disinfection/bacteriological (chlorination) chemical flushing, certification tests, etc. under direction of Owner, Engineer, Inspectors, and governmental authority(s) having jurisdiction is included. Subcontractor shall dilute and properly dispose of heavily chlorinated water.
 9. During temporary operation include all filters to plumbing equipment requiring such that are equal to the specified filter for the project. If plumbing system becomes contaminated, subcontractor shall clean final plumbing systems to meet Owner's approval at Project Completion.
 10. Subcontractor shall provide all rough-in and final hook-up of all items requiring plumbing service that are specified in any other section of the Specifications, or Owner furnished, and/or shown on the Drawings.
 11. Subcontractor shall provide code approved panel shields at new electrical or fire alarm panels due to new piping running overhead if alternate locations cannot be approved to re-route pipe.
 12. Subcontractor shall coordinate with the Building Energy Management System, Fire Alarm, and Electrical Subcontractors to assure provision of adequate contacts, relays, electrical power required for proper operation/interface between systems.
 13. All vibration and seismic controls, etc. for Plumbing piping and equipment.
 14. Subcontractor shall furnish and mount all variable frequency drives required for equipment furnished under this scope of work.
 15. All disconnects, starters, and switches are provided by BP-22A. VFD is provided by BP-23C unless specified as integral to the equipment, then it is by BP-22A. ~~VFD overcurrent modules for equipment, furnished under this scope of work, shall be furnished, and installed by the BP-26A Electrical Subcontractor~~
 - a. The Electrical Subcontractor shall furnish and install all line and load side installation and connections to the equipment.
 16. All power and control equipment and devices that are the responsibility of this subcontractor shall be provided and installed complete a minimum of 4 weeks prior to needing the power

and/or controls to operate the associated equipment. This requirement is considered a minimum and may be more restrictive if the contract schedule, TAB, Controls Installation, and Commissioning are impacted in any way.

17. All equipment shall include integral disconnect switch options that meet the code requirement to be "Service Disconnects", lockable in the OFF position. All voltage serving the equipment shall be disconnected by this device. If integral service disconnects are not available this subcontractor will be responsible for providing and installing complete all disconnect switches that meet this requirement
18. Subcontractor shall furnish and install all necessary items required for concrete work related to the systems installed under this agreement including the following per *Division 03 Specification Sections* including furnishing and installation of reinforcing steel:
 - a. All concrete housekeeping pads shown on the drawings will be installed by BP-03A. BP-22A will assist with final dimensions and layout of pads. Any pads required that are not shown on the drawings shall be the responsibility of this subcontractor.
 - b. Concrete collars for all clean-outs, etc.
 - c. All grouting for plumbing equipment, wall sleeves to building structure, floor drains, shower drains, and toilet flanges/connections, etc. Grout all water closets, caulking is not permitted per drawing P001.
19. Subcontractors shall layout and install all required sleeves within elements of the structure for the installation of Subcontractor's work. Formed openings in masonry and concrete walls are herein included.
 - a. Core drilling, cutting, and sleeving new plumbing penetrations at existing construction walls, foundations walls, and slabs locations is herein included. Subcontractor is responsible to clean-up all core drill slurry from walls and slabs as well as removing and patching all core drill machine anchors. Hammering of walls causing a blow-out or sprawling is not permitted and will be corrected at expense of Subcontractor. Subcontractor will provide barricade and a watch at floors below to avoid damage due to falling cores.
 - b. Concrete saw cuts, removal, and concrete replacement as required to install Work within this Scope is included in this Scope of Work. No saw cuts or core drills are to be performed without written approval from Construction Manager and Architect/Engineer.
20. Subcontractor shall seal, pack, fire safe, water seal, weather caulk, aesthetic caulk, etc. all its sleeves/penetrations as required by the Contract Documents and as to maintain required ratings. Refer to Specification sections 078413 for Firestopping requirements. Provide all caulking, including fire caulking as required at penetrations thru rated walls or slabs. Caulking scope includes final caulking at all plumbing fixtures.
21. Subcontractor shall provide labor and material for two (2) additional floor drains for damaged or obstructed floor drains not caused by this subcontractor.
22. All keyed access panels and covers specified, shown, or required for this scope of work shall be furnished and installed by this Subcontractor. This Subcontractor is responsible for coordinating the locations and sizes of required framed openings with respective trades during the construction of walls, ceilings, and floors. All access doors shown on architectural drawings will be provided and installed by BP-09A. All other required access doors will be provided and located by BP-22A. These access doors will be turned over to BP-09A for

installation.

23. Subcontractor understands that the ceiling grid system is to be protected by this Subcontractor and this Subcontractor shall be responsible for costs to make any repairs or portion thereof of unidentifiable damage caused jointly with other mechanical, plumbing, and electrical trades.
24. Subcontractor understands all building finishes are to be protected by this Subcontractor to perform work under this agreement. Subcontractor is responsible to protect surrounding substrates and finishes from Work of this Scope especially windows, window blinds, existing MEP installations, flooring, doors, frames, paint, new MEP installations proceeding completion of work under this agreement, etc.
25. Subcontractor shall provide lavatory templates to casework and solid surface countertop Subcontractors to precut openings off-site. Template shall be provided within 90 days of notice of award.
26. Subcontractor shall protect all piping from dirt, dust, and debris at all times from unloading, storage, rough-in, startup, etc. until Owner accepts building.
27. Subcontractor shall allow walls to be primed and finish painted prior to the installation of surface mounted piping and setting of wall mounted equipment or equipment mounted within six (6) inches of a painted wall. This Subcontractor will be responsible for repainting costs if damages occur during installation of work under this agreement.
28. Subcontractor shall coordinate and comply with all requirements of Specification Section 283116 Addressable Fire Alarm Systems.

General Scope of Work Items:

The following is an outline of general scope of work items that are expected of this subcontractor during execution of this work and are specifically included under this agreement:

1. **Special provisions:** Subcontractor has included all material, labor, supervision, and administration for requirements outlined in the Exhibit C – Special Provisions. These are the standard expectations for all Balfour Beatty Construction projects.
2. **Composite Clean Up:** Per Article IV paragraph 5 of the Special Provisions, each subcontractor is required to provide manpower for participation in a composite clean-up crew. CM has determined that the value of this requirement is equal to **1% of your subcontract amount** which shall be included in your lump sum bid amount. At our discretion, the CM has the right to reduce your contract via a deductive change order prior to the subcontractor beginning work and will provide said composite clean-up on behalf of the subcontractor(s). This will and does not eliminate your subcontract requirement to provide daily clean-up of your own trash as outlined in Article V paragraphs 1, 2, 3 and 4 and any other requirements of the Subcontract.
3. **BIM:** Subcontractor will be required to participate in all coordination meetings and the coordination process outlined in the Special Provisions and Subcontract Exhibit Q.
4. **Schedule / Material Expediting / Work Schedule:** Reference all exhibits for these requirements. Subcontractor is reminded of the following requirements – a) All costs for expediting materials to the site to avoid schedule delays are herein included; b) Work areas will become available on a phased basis. Multiple mobilizations are included. c)

This subcontract will staff the project from commencement to completion with a crew and project site lead knowledgeable of the scope of work for which this Subcontractor will be performing. The size of this crew may vary throughout the duration of the project. However, at no time throughout the duration of the project will this Subcontractor understaff this project so as not to be able to meet the Project Schedule. The CM reserves the right at any time throughout the duration of this Subcontractor's installation to direct this Subcontractor to increase the crew size to maintain and meet the Project Schedule. This Subcontractor shall adhere to this direction within 24 hours of the CM's request without fail; d) This Subcontractor agrees to actively participate in scheduled pull planning, coordination, and scheduling meetings as part of the Pre-Construction and Pre-Installation process. A senior, knowledgeable, decision-making representative will be designated by this Subcontractor's organization to be engaged and participate on the behalf of this Subcontractor for these meetings.

5. **Submittals, Closeout, Attic Stock, Owner Training, Warranties, etc.:** Subcontract is responsible for these items as specified as it pertains to your scope of work.
 - a. Submittals: Provide all samples, drawings, details, product data, care and maintenance data, etc. as specified by Contract Documents.
 - b. Attic Stock: Provide all extra materials, attic tock, spare parts, maintenance tools, etc. to CM in unopened and clearly labeled containers/packages. All items shall be turned over no later than 90 days prior to project completion. All items shall be transmitted to CM and delivered and distributed to a location on campus as determined by Owner.
 - c. Owner Training: All owner training requirements shall be completed 90 days prior to project completion. CM will video all training and turn over video to Owner.
 - d. Warranties: Submit sample warranties as specified. All warranties begin on the date of SCO acceptance of the project as required by the contract documents.
6. **Scope of Work Cleaning:** This Subcontractor shall provide an initial cleaning of their product upon completion of their scope of work. At a designated time, Subcontractor will return to remove protection board or other protective products and completely clean their scope prior to punch list, including but not limited to, sweeping, mopping, and wiping for dust removal, etc. All materials will be cleaned in a manner to return them to a like new condition as they were originally installed.
7. **Mock-Ups:** Subcontractor is responsible for all mock-ups as required by the contract documents. Reference sheet A-213 for exterior mock-up.
8. **Commissioning:** Subcontractor is to provide all coordination drawings, testing, documentation, and participation in all commissioning activities as required by the documents through final acceptance. Subcontractor is to provide all necessary materials, management and field labor, lifts, communication devices and safety equipment. Provide accurate and complete test reports for all systems prior to functional testing by the commissioning agent and all final documentation. Provide compliance/third party inspections as required by the specifications. Be advised that some of the commissioning activities may need to be performed after hours or on weekends.

02 EXCLUSIONS

1. None.

03 ALLOWANCES

1. Any allowances referenced in the above Scope of Work shall be included in the Base Bid amount.

04 ALTERNATES

1. Refer to Specification Section 012300 and the Bid Form for a listing of all Alternates. Pricing for all alternates applicable to this bid package should be entered on Bid Form. Include all scope of work for Alternate Work as outlined in scope of work for Base Bid Work.

05 UNIT PRICES

1. None.

**UNCW HOUSING VILLAGE PHASE III
SCO PROJECT #24-29053-02D**

BID PACKAGE NUMBER: BP-23B

BID PACKAGE NAME: MECHANICAL

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 courtesy and must be used in conjunction with **all** Project Documents. Scope of Work detail listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

General Requirements

Refer to the Bid Manual for all General Requirements and Special Provisions that are included and part of this scope of work. The Subcontractor has inspected the site and confirmed the scope of work. The Subcontractor has reviewed the Subcontract and Exhibits included with the bid documents and takes **No Exceptions**. The successful bidder will execute the Subcontract in its rent form without any modification. No previous Terms or Agreements will apply to the Subcontract.

Scope of Work Summary

Furnish all labor, engineering, material, equipment, scaffolding, systems, machinery, tools, apparatus, shop drawings, samples, submittals, burden, taxes, and supervision as required to complete the **Mechanical** as outlined in **The Contract Bidding Requirements** and in accordance with the **Contract Documents** as listed in the attached document schedule. The Scope of Work shall include, but not be limited to the General Conditions, all **Division 00 Procurement and Contracting Requirements**, all **Division 01 General Requirements**, and all the work in the following Specification Section(s), as further described herein:

Primary Specification Sections:

078413 Penetration Firestopping
078443 Joint Firestopping
079200 Joint Sealants
083113 Access Doors and Frames
230517 Sleeves and Sleeve Seals for HVAC Piping
230519 Meters and Gauges for HVAC Piping
230523 General-Duty Valves for HVAC Piping
230529 Hangers and Supports for HVAC Piping and Equipment
230548 Vibration and Seismic Controls for HVAC
230553 Identification for HVAC Piping and Equipment
230593 Testing, Adjusting, and Balancing for HVAC
230713 Duct Insulation
230716 HVAC Equipment Insulation
230719 HVAC Piping Insulation
230800 Commissioning of HVAC
232113 Hydronic Piping
232114 Hydronic Specialties
232123 Hydronic Pumps
232500 HVAC Water Treatment

233100 HVAC Ducts and Casings
233300 Air Duct Accessories
233416 Centrifugal HVAC Fans
233501 Dryer-Vent Exhaust Collection Systems
233700 Air Outlets and Inlets
234000 HVAC Air Cleaning Devices
233423 HVAC Power Ventilators (Early Procurement Specification)
233600 Air Terminal Units (Early Procurement Specification)
235216 Condensing Boilers (Early Procurement Specification)
236533 Liquid Coolers (Early Procurement Specification)
237433 Dedicated Outdoor Air Units (Early Procurement Specification)
238146 Water Source Unitary Heat Pumps (Early Procurement Specification)

238183 Variable Refrigerant Flow Systems

Related Specification Sections:

230913 Instrumentation and Control Devices for HVAC
230923 Direct-Digital Control System for HVAC
230934 Variable-Frequency Motor Controllers for HVAC
283116 Multiplexed Fire Detection and Alarm System

This Bid Package is for Work in accordance with all Contract Documents as listed in Exhibit A of this Subcontract and all work to be performed. It is imperative that Subcontractor review ALL drawings and specification sections and the complete Bid Manual to provide a complete bid.

Trade Specific Scope of Work Items:

The following is a general outline of items specifically included, but not limited to, under this agreement for **HVAC, Mechanical, Test & Balance** work in accordance with the Contract Documents:

*** Subcontractor shall furnish, install, maintain, and remove the following **Temporary Utilities**.

1. Subcontractor agrees to expedite the permanent mechanical systems and final hook-ups necessary to operate the permanent system for the purpose of temporary cooling and ventilation of the building(s) in accordance with the project schedule.
 - a. The Subcontractor will include any labor required to operate the mechanical portions of this system.
 - b. During temporary operation include filter fabric over all duct and equipment openings. If mechanical system becomes soiled, subcontractor shall clean final mechanical systems and ductwork to meet Owner's approval at Project Completion.
 - c. It shall not be excusable for any dust and/or dirt to enter the system. The ductwork shall be sealed when it arrives on site, once installed all open ends shall be sealed, and once the system is operational filter media shall be installed over all diffusers, grilles, and openings.

- d. Maintain temporary conditioned air (air conditioning) through the permanent mechanical systems in accordance with project schedule (duration for start-up milestone through Owner acceptance of system).
 - e. The early start-up of the mechanical equipment shall in no way encroach upon any warranty requirements of the Specifications. Warranty period for the mechanical work and equipment will not begin until Beneficial or Final Occupancy as outlined in the specifications.
2. Subcontractor agrees to cover the top of ductwork and piping insulation with 6 mil poly to protect insulation from water and dirt damages in order to insulate ductwork and piping prior to dry-in condition of building. If this is not done, the subcontractor will be required to provide all duct and pipe cleaning.
 3. Subcontractor is responsible for temporary strainers in all pumps. Subcontractor shall monitor and clean strainers to ensure no damage occurs to permanent system.
 4. Maintain filter replacement on all mechanical equipment during construction usage as well as over all duct openings as needed (MERV 8 filter fabric on duct and MERV 13 filters on equipment).
 - a. Subcontractor shall include continuous, minimum daily, maintenance of filter media and filters. Failure to do so may result in professional cleaning of duct and AHU equipment by this subcontractor.
 - b. Temporary filters are to be replaced at a minimum of monthly or more often as needed.
 - c. Subcontractor shall furnish and install clean filters for Test and Balance and Commissioning activities.
 - d. After Test and Balance and Commissioning are complete, Subcontractor shall furnish and install final filters on all mechanical equipment. This shall be done within the week prior to turnover to the Owner as outlined in the documents and as part of the project close-out and turnover.
 5. Subcontractor is responsible for providing and maintaining temporary heating (propane heaters) at each floor level to always maintain 55-degree Fahrenheit from duration of beginning drywall installations framing on each floor level through activation of permanent HVAC system.
 - a. Temporary heating shall be 150,000 Btu propane heaters (minimum of 2 each per floor on levels 1 through 5, 1 each at Level 1 Mechanical Area). This is for installation of drywall, ceilings, and finishes.

***The following is a general outline of items included, but not limited to, under this agreement for all **HVAC and Mechanical** per all specification sections under Division 23, etc. All Mechanical related work identified on mechanical drawings as well as inclusion of those items indicated on civil, site utility, plumbing, mechanical, and electrical drawings identified to be completed by this Subcontractor:

1. Equipment Conveyance - Refer to Early Procurement Bid Manual for **BPA BP-23A.1 BPA-BP-23.2** and **BP-23A.3** Scope of Work – the following equipment will be provided as stated in that scope of work WSHP, CT-1, CT-2 (ALT) DOAS 1, DOAS 2, DOAS 3, DOAS 4. This equipment will be conveyed and assigned to this bid package for unloading, installing, starting up, testing, and commissioning as outlined in the documents. This subcontractor shall contact supplier and include any costs associated with installing and turning over this equipment in accordance with all requirements of the contract documents including start-up,

maintenance, and warranties. Reference the supplement information folder for the equipment submittals.

- b. WSHP – Point of Contact Cameron Beaird cameronb@jmpco.com
 - c. CT – Assign a value of \$248,000 in your bid to carry the equipment CT-2 ALT. Point of Contact Cameron Beaird cameronb@jmpco.com
 - d. DOAS – Point of Contact Bryce Nobel bryce.noble@coolsys.com
2. Subcontractor shall provide pricing for the work in the existing library. Reference plans and specifications for description of **Alternates** and its scope of work. All means and methods necessary to keep the fire protection system operational during renovations are included.
 3. All hydronic water systems including, but not limited to, all piping, insulation, meters, gauges, heat exchangers, air separators, pumps, expansion tanks, valves, fittings, dielectric unions, water treatment, boilers, chemical feed, commissioning, variable frequency drives, etc.
 4. All building ventilation systems including, but not limited to, all air handlers, VAV's, exhaust fans, unit heaters, heat pumps, fan coil units, dampers, ductwork, diffusers, grilles, insulation, meters, gauges, air distribution devices, starters specified with equipment, variable frequency drives, commissioning, fin tube systems, etc. Provide and installation of all fire dampers and fire/smoke dampers as required to comply with all applicable codes, the Specifications, and Drawings.
 5. Subcontractor shall install all in-line devices such as valves, dampers, air flow measuring stations, duct detectors etc. that be furnished by others.
 6. All vibration and seismic controls, etc. for HVAC piping and equipment.
 7. All disconnects, starters, switches for equipment, furnished under this scope of work, shall be furnished, and installed by the Electrical Subcontractor
 8. The Electrical Subcontractor shall furnish and install all line and load side installation and connections to the equipment.
 9. All power and control equipment and devices that are the responsibility of this subcontractor shall be provided and installed complete a minimum of 4 weeks prior to needing the power and/or controls to operate the associated equipment. This requirement is considered a minimum and may be more restrictive if the contract schedule, TAB, Controls Installation, and Commissioning are impacted in any way.
 10. All VAV, Fan Coils, Unit Heaters, etc. shall include integral disconnect switches that meet the code requirement to be "Service Disconnects", lockable in the OFF position. All voltage serving the equipment shall be disconnected by this device. If integral service disconnects are not available this subcontractor will be responsible for providing and installing complete all disconnect switches that meet this requirement
 11. All required prefabricated roof curbs and mechanical roof supports. Furnishing and installation of curbs and supports by this Subcontractor shall be in strict accordance with roofing installation procedures. Include any required counter flashing, and preservative treated wood nailers are included in this Scope. Include any required counter flashing, and preservative treated wood nailers.

- a. Provide all wood blocking for installing and shimming curb to correct height and levelness. Cut out metal roof deck as required. Coordinate curb height with Roofing Subcontractor prior to order curbs. DOAS curbs are included with pre purchase.
15. Furnish and install all secondary mechanical drain pans, and all primary and secondary p-traps and piping to nearest plumbing receptacle for condensate drains. Condensate piping shall be insulated as identified in the Specifications and Drawings.
16. Provide manual volume dampers to each air distribution device as shown on drawings, as specified, and as required for proper air balancing at no additional cost to Construction Manager. Fire Dampers, Smoke Dampers, and combination Fire/Smoke Dampers shall not be utilized for balancing purposes.
17. Subcontractor shall provide all rough-in and final hook-up of all items requiring Mechanical service that are specified in any other section of the Specifications, or Owner furnished, and/or shown on the Drawings. All equipment or materials provided under other Specification sections which are to be installed by this Subcontractor will be identified and delivered to this Subcontractor's Project office and they shall inventory, store, schedule, handle, protect, and install the mechanical equipment as indicated in the Contract Documents.
18. Subcontractor shall furnish and install dryer venting and collection system and architectural louver as shown on A210 note E13 and mechanical plans and specifications.
19. Subcontractor shall furnish and install all required supports, including seismic constraints, for this Work in accordance with the Contract Documents, all applicable codes, and standard building practices. Any bridging between structural members to provide proper support spacing is the responsibility of the Subcontractor.
20. All testing, certification tests, etc. under direction of Owner, Engineer, Inspectors, and governmental authority(s) having jurisdiction.
21. Subcontractor shall flush and clean all building mechanical piping systems.
 - a. Provide and maintain construction strainers in all pumps until Owner acceptance of buildings.
 - b. This subcontractor is responsible to flush and clean all site piping systems which are new to project to service new building at no cost to contractor as part of the building start-up/flushing activity even if the site piping was installed by another subcontractor.
 - c. This subcontractor is responsible for all costs to chemically balance the HVAC water systems to meet Owner requirements.
22. All flushing, pressure testing, disinfection/bacteriological (chlorination) chemical flushing, certification tests, etc. under direction of Owner, Engineer, Inspectors, and governmental authority(s) having jurisdiction is included. Subcontractor shall dilute and properly dispose of heavily chlorinated water with Owner permission.
23. Provide all sheaves, belts, and other miscellaneous parts as necessary to accomplish the balancing requirements.
24. Subcontractor shall furnish and install all necessary items required for concrete work related to the systems installed under this agreement including, but not limited to, the following per Division 03 specification sections including furnishing and installation of reinforcing steel:

- a. All concrete pads shown on the drawings will be installed by ~~BPA-BP-03A~~. ~~BPC-BP-23A~~ will assist with final dimensions and layout of pads. Any pads required that are not shown on the drawings shall be the responsibility of this subcontractor.
 - b. All concrete backfill for piping systems location under building footings, etc.
 - c. All grouting for equipment, inertia pads, wall sleeves to building structure, etc.
25. Subcontractor shall furnish and install Electrical heat trace, as required, for all piping installed under this Agreement. Final Electrical connection by others.
26. Subcontractor is responsible for total coordination of all mechanical installations and for providing complete mechanical system. There will be no cost or time considerations given for adjustments of equipment or pipe runs due to conflicts arising from lack of coordination with adjacent other existing MEP installations, new or existing structures, or other Subcontractors.
- a. Coordinate all elevated deck opening sizes and locations for ductwork/dampers with Steel Subcontractor and Concrete Subcontractor,
 - b. Coordinate floor drain locations associated with mechanical equipment and footing/foundation locations with Concrete Subcontractor
 - c. Coordinate electric stub ups with electrical subcontractor, etc.
 - d. Subcontractor is responsible to coordinate work under this agreement with Fire Protection Subcontractor, Electrical Subcontractor, and Site Mechanical Utility Subcontractor since existing and/or future utilities exist on-site.
 - e. Subcontractor is responsible for identifying all potential conflicts with building footing and foundation systems to ensure sleeving, stepping, phasing, etc. of foundations is achieved without undermining footing installations.
 - f. Coordinate with the Temperature Controls contractor and install pipe and duct mounted devices provided by the Temperature Controls contractor
27. Subcontractors shall layout and install all required sleeves within elements of the structure for the installation of Subcontractor's work. Subcontractor shall seal, pack, fire safe, water seal, weather caulk, aesthetic caulk, etc. all its sleeves/penetrations as required by the Contract Documents and as to maintain required ratings. Subcontractor to refer to Specification section 078413 and Mechanical specs for Firestopping requirements. Formed openings in masonry and concrete walls are herein included.
- a. Core drilling, cutting, and sleeving new penetrations at existing construction walls, foundations walls, and slab's locations is herein included. Subcontractor is responsible to clean-up all core drill slurry from walls and slabs as well as removing and patching all core drill machine anchors. Hammering of walls causing a blow-out or sprawling is not permitted and will be corrected at expense of Subcontractor. Subcontractor will provide barricade and a watch at floors below to avoid damage due to falling cores.
 - b. Concrete saw cuts, removal, and concrete replacement as required to install Work within this Scope is included in this Scope of Work. No saw cuts or core drills are to be performed without written approval from Construction Manager and Architect/Engineer.
28. All access panels and covers specified, shown, or required for this scope of work are furnished and installed by this Subcontractor. This Subcontractor is responsible for coordinating the locations and sizes of required framed openings with respective trades during the construction of walls, ceilings, and floors. Including the following, but not limited to:

- a. All fire dampers, smoke/fire dampers, etc.
 - b. All volume or control dampers for ductwork
 - c. All valves, gauges, circuit setters, strainers, PRV's, and filters
 - d. All water valves
 - e. All control valves
29. Subcontractor shall furnish required starters, fuses, heaters (thermal overloads), and combination starter/disconnects as indicated to be provided for specific equipment by the specifications.
30. Verify site utility piping inverts prior to preparing for installation work under this agreement. Inverts indicated on the document are for information purposes only. All information shall be field verified, and all invert elevations shall be coordinated with other trades, etc.
31. Subcontractor shall provide all necessary and required materials, management and field labor, ladders, lifts, radios, safety devices (PPE) for all commissioning activities.
- a. Commissioning documentation to include but not limited to, all complete and correct pre-function test reports, all training records-audio, video, and written, coordination meetings, all assistance necessary to accomplish a complete and Final Commissioning Activity per the contract documents. Be advised that should for any reason this activity require premium time and or night/weekend/holiday scheduling this requirement shall be met without any additional cost to the project.
 - b. Be advised that pre-function and or final Commissioning Activities that are confirmed to be deficient and or delinquent by cause of this subcontractor will be subject to responsibility assessment and subsequent cost to be paid by this subcontractor.
32. Surfaces of equipment and materials are to be thoroughly cleansed and left ready for painting in accordance with Architectural Painting Specifications. All damage to paint primers or applied factory finishes which has incurred during installation shall be repaired by this Subcontractor. All dents or surface damages shall also be repaired.
33. Subcontractor shall allow walls to be primed and finish painted prior to installation of surface mounted piping and setting of equipment within six (6) inches of a painted surface. This Subcontractor will be responsible for repaint costs if damages occur while installing work under this agreement.
34. All rough-in work included in this Scope of Work is to be concealed within wall cavity unless approved otherwise by Owner and Architect.
35. Subcontractor understands ceiling grid is to be protected by this Subcontractor and this Subcontractor shall be responsible for costs to make any repairs or a portion thereof of unidentifiable damage caused jointly with other MEP trades.
36. Cost for expediting shop drawings and material to the site is included to avoid delays. All material dates shall meet or exceed the project schedule. Subcontractor shall include all overnight shipping costs, "quick ship" fabrication, alternate manufacturer(s), etc. This shall include, but not limited to, all fixtures, valves, equipment, dampers, grilles, pipes, and fittings, etc.
37. Subcontractor is responsible to verify all equipment furnished under this agreement can be installed without leaving building architectural and structural elements out specifically at the

lower-level mechanical room. This Subcontractor will be responsible for all costs to expedite equipment or breakdown equipment to access building in its finish state.

38. Subcontractor is responsible to expedite all vertical shaft work to complete enclosure of shafts on each floor level. Shaft work shall proceed from ground level to roof level non-stop as structure progress and shall not be construed to follow each floor level. All vertical shaft work shall be completed, tested, and insulated prior to progressing with floor level work. Failure to provide priority to this work will make this Subcontractor responsible for all costs to re-mobilize
39. Subcontractor shall coordinate and comply with all requirements of Specification Section 283116 Multiplexed Fire Detection and Alarm System.

***The following is a general outline of items included, but not limited to, under this agreement for all **HVAC Instrumentation and Controls** per all specification sections under Division 23, etc.:

1. ~~BPG-BP-23C~~ Controls includes all controls work on the project – refer to that scope of work for details. ~~BPG-BP-23A~~ shall coordinate with Controls subcontractor as required for all mechanical work and equipment to function properly.
2. ~~BPG-BP-23C~~ shall provide a complete installation of all control devices that are shipped and delivered separate from the equipment requiring the device. Any in-line devices such as valves, dampers, air flow measuring stations, etc. will be installed by the Mechanical Contractor.

***The following is a general outline of items included, but not limited to, under this agreement for all **Test and Balance (TAB)** per specification sections 230594 and 230596 and in accordance with the contract documents:

1. Subcontractor shall perform all testing, adjusting, and balancing of HVAC hot water and air systems.
2. Subcontractor shall perform all testing, adjusting, and balancing of Domestic Hot Water System.
3. Subcontractor shall perform duct air leakage test on OA system for attic mains and all shafts or as specified (if more stringent).
4. Coordinate all testing, inspections, and punch list with commissioning agent hired by the Owner for this Project at no additional cost to Contractor.
5. Coordination with HVAC and HVAC Controls subcontractors is included in this Agreement. Prior to commencing of this work, this subcontractor shall inspect all equipment to be tested and advise Contractor of any deficiencies.
6. Cutting, patching, and sealing of insulation, ductwork and piping required for the installation of test probes is included in this Agreement.
7. Subcontractor understands ceiling grid and tiles are to be protected by this Subcontractor and this Subcontractor shall be responsible for costs to make any repairs or a portion thereof of unidentifiable damage caused jointly with other MEP trades.
8. Subcontractor shall advise Construction Manager in writing of any problems they encounter with the system that causes a delay in the work of this agreement. Direct contact with engineer and subcontractor without the Construction Manager's written approval will not be allowed.
9. Subcontractor shall provide all ladders, manlifts, scaffolds etc., as per OSHA safety standards, to allow for completion of subcontractor's scope of work.

10. All testing, certification tests, etc. under direction of Owner, Engineer, Inspectors, and governmental authority(s) having jurisdiction.
11. Subcontractor will coordinate their work with the other subcontractors providing equipment and services that are part of the systems to be tested and balanced. Construction Manager shall provide Subcontractor with approved submittals from the other trades. This Subcontractor shall review and advise Construction Manger that the submittals provided are compatible with the TAB process and the building design. Failure to identify any coordination issues may result in this Subcontractor having to perform additional work at no cost to the Construction Manager or Owner to redo any testing and balancing once corrections have been made as necessary by others.
12. Included in this Subcontract is all required to assist the Owners Commissioning Agent, the Building Automation and Controls Subcontractor and the HVAC Subcontractor as required by the Contract Documents on the commissioning process as required by the Contract Documents. This includes providing all personnel required during the Commissioning process to verify the TAB report and demonstrate the equipment performs as the TAB report indicates.
13. This subcontractor shall make no less than 4 visits to the jobsite at the Construction Managers request to inspect the progress of the work to ensure that adequate installation practices are being adhered to and that the work will have no adverse effects on the subcontractor's ability to perform his work. Each visit will be documented by the subcontractor with a written report for each system detailing any deficiencies in the work.
14. Attendance of weekly progress meeting to monitor job progress at least 5 weeks prior to initial mobilization.
15. Subcontractor shall start his work after receipt of the manufacture's startup reports for all equipment on a system that is to be tested under this agreement.
16. Subcontractor will need to pre-balance the system based on design information during start-up and provide Engineer with preliminary report.
17. Subcontractor will then provide final balancing report upon 100% completion of the project which will need to occur prior to scheduled Beneficial Occupancy inspection.
18. Subcontractor may need to return during seasonal changes if full loading of a system operational cannot be simulated during final TAB season at no cost to Contractor.
19. Subcontractor understands that the need to work other than normal work hours and overtime may be needed to meet project schedule. This will not constitute a change order for the Subcontractor. Subcontractor shall verify prior to bid that the included Project Schedule incorporates enough days to complete Test and Balance work. Include as part of the Subcontractors bid a manpower loading calculation that shows how many work crews and technicians will be needed to complete the work within the Project Schedule.

General Scope of Work Items:

The following is an outline of general scope of work items that are expected of this subcontractor during execution of this work and are specifically included under this agreement:

1. **Special provisions:** Subcontractor has included all material, labor, supervision, and administration for requirements outlined in the Exhibit C – Special Provisions. These are the standard expectations for all Balfour Beatty Construction projects.

2. **Composite Clean Up:** Per Article IV paragraph 5 of the Special Provisions, each subcontractor is required to provide manpower for participation in a composite clean-up crew. CM has determined that the value of this requirement is equal to **1% of your subcontract amount** which shall be included in your lump sum bid amount. At our discretion, the CM has the right to reduce your contract via a deductive change order prior to the subcontractor beginning work and will provide said composite clean-up on behalf of the subcontractor(s). This will and does not eliminate your subcontract requirement to provide daily clean-up of your own trash as outlined in Article V paragraphs 1, 2, 3 and 4 and any other requirements of the Subcontract.
3. **BIM:** Subcontractor will be required to participate in all coordination meetings and the coordination process outlined in the Special Provisions and Subcontract Exhibit Q.
4. **Schedule / Material Expediting / Work Schedule:** Reference all exhibits for these requirements. Subcontractor is reminded of the following requirements – a) All costs for expediting materials to the site to avoid schedule delays are herein included; b) Work areas will become available on a phased basis. Multiple mobilizations are included. c) This subcontract will staff the project from commencement to completion with a crew and project site lead knowledgeable of the scope of work for which this Subcontractor will be performing. The size of this crew may vary throughout the duration of the project. However, at no time throughout the duration of the project will this Subcontractor understaff this project so as not to be able to meet the Project Schedule. The CM reserves the right at any time throughout the duration of this Subcontractor's installation to direct this Subcontractor to increase the crew size to maintain and meet the Project Schedule. This Subcontractor shall adhere to this direction within 24 hours of the CM's request without fail; d) This Subcontractor agrees to actively participate in scheduled pull planning, coordination, and scheduling meetings as part of the Pre-Construction and Pre-Installation process. A senior, knowledgeable, decision-making representative will be designated by this Subcontractor's organization to be engaged and participate on the behalf of this Subcontractor for these meetings.
5. **Submittals, Closeout, Attic Stock, Owner Training, Warranties, etc.:** Subcontract is responsible for these items as specified as it pertains to your scope of work.
 - a. Submittals: Provide all samples, drawings, details, product data, care and maintenance data, etc. as specified by Contract Documents.
 - b. Attic Stock: Provide all extra materials, attic tock, spare parts, maintenance tools, etc. to CM in unopened and clearly labeled containers/packages. All items shall be turned over no later than 90 days prior to project completion. All items shall be transmitted to CM and delivered and distributed to a location on campus as determined by Owner.
 - c. Owner Training: All owner training requirements shall be completed 90 days prior to project completion. CM will video all training and turn over video to Owner.
 - d. Warranties: Submit sample warranties as specified. All warranties begin on the date of SCO acceptance of the project as required by the contract documents.
6. **Scope of Work Cleaning:** This Subcontractor shall provide an initial cleaning of their product upon completion of their scope of work. At a designated time, Subcontractor will return to remove protection board or other protective products and completely clean their scope prior to punch list, including but not limited to, sweeping, mopping, and wiping for dust removal, etc. All materials will be cleaned in a manner to return them to a like new condition as they were originally installed.

7. **Mock-Ups:** Subcontractor is responsible for all mock-ups as required by the contract documents. Refer to specification section 014339 Mockups and all other related specification sections for requirements. Reference sheet A-010 for exterior mock-up.
8. **Commissioning:** Subcontractor is to provide all coordination drawings, testing, documentation, and participation in all commissioning activities as required by the documents through final acceptance. Refer to specification section 019113 General Commissioning Requirements and 019119 Exterior Enclosure Commissioning. Subcontractor is to provide all necessary materials, management and field labor, lifts, communication devices and safety equipment. Provide accurate and complete test reports for all systems prior to functional testing by the commissioning agent and all final documentation. Provide compliance/third party inspections as required by the specifications. Be advised that some of the commissioning activities may need to be performed after hours or on weekends.

02 EXCLUSIONS

1. Controls by ~~BPG-BP-23C~~

03 ALLOWANCES

1. Any other allowances referenced in the above Scope of Work shall be included in the Base Bid amount.

04 ALTERNATES

05 UNIT PRICES

**UNCW HOUSING VILLAGE PHASE III
SCO PROJECT #24-29053-02D**

BID PACKAGE NUMBER: BP-26A

BID PACKAGE NAME: ELECTRICAL & FIRE ALARM

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 courtesy and must be used in conjunction with **all** Project Documents. Scope of Work detail listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

General Requirements

Refer to the Bid Manual for all General Requirements and Special Provisions that are included and part of this scope of work. The Subcontractor has inspected the site and confirmed the scope of work. The Subcontractor has reviewed the Subcontract and Exhibits included with the bid documents and takes **No Exceptions**. The successful bidder will execute the Subcontract in its current form without any modification. No previous Terms or Agreements will apply to the Subcontract.

Scope of Work Summary

Furnish all labor, engineering, material, equipment, scaffolding, systems, machinery, tools, apparatus, shop drawings, samples, submittals, burden, taxes, and supervision as required to Track Busway

and in accordance with the **Contract Documents** as listed in the attached document schedule. The Scope of Work shall include, but not be limited to the General Conditions, all **Division 00 Procurement and Contracting Requirements**, all **Division 01 General Requirements**, and all the work in the following Specification Section(s), as further described herein:

Primary Specification Sections:

260100 General Provisions – Electrical
260111 Electrical Outline of Work
260120 Division of Work (Division 23 and 26)
260134 Electrical Connections
260140 Noise and Vibration Control for Electrical Systems
260519 Low Voltage Electrical Power Conductors and Cables
260523 Control-Voltage Electrical Power Cables
260526 Grounding and Bonding for Electrical Systems
260529 Hangers and Supports for Electrical Systems
260531 Conduit
260537 Sleeves and Penetrations
260539 Fire Seals
260541 Boxes and Enclosures
260543 Underground Ducts and Raceways for Electrical Systems
260800 Commissioning – Electrical
260913 Electrical Power Monitoring
260923 Lighting Control Devices
262726 Wiring Devices
262816 Enclosed Switches and Circuit Breakers

264100 Facility Lightning Protection
264300 Surge Protection Devices (SPDs)
265000 Building Luminaires
269000 Project Closeout
270010 Supplemental Requirements for Communications
270526 Grounding and Bonding for Communications Systems
270528 Pathways for Communications Systems
270536 Cable Trays for Communications Systems
270553 Identification for Communications Systems
273226 Emergency Telephones
276410 Emergency Responder Radio Antenna System
283100 Addressable Fire Alarm System

Related Specification Sections:

All applicable sections of Division 2, Division 3, Division 5, Division 7, Division 8, Division 9, Division 10, Division 11, Division 12, Division 14, Division 21, Division 22, Division 23, Division 26, Division 27, Division 28, Division 31, Division 32, Division 33. Any applicable sections in other divisions are also included.

This Bid Package is for Work in accordance with all Contract Documents as listed in Exhibit A of this Subcontract and all work to be performed. It is imperative that Subcontractor review ALL drawings and specification sections and the complete Bid Manual to provide a complete bid.

Trade Specific Scope of Work Items:

The following is a general outline of items specifically included, but not limited to, under this agreement for **Electrical and Fire Alarm** work in accordance with the Contract Documents:

1. Subcontractor shall furnish, install, maintain, and remove the following **Temporary Utilities**.
 - a. Subcontractor shall provide, install, and maintain a temporary power system in accordance with local safety codes, electric codes, and OSHA requirements to provide temporary power for the project. All necessary transformers, panelboards, distribution boards, conduit, cabling, wiring, etc. are included. Subcontractor to pull temporary power off of 480V Duke Utility Transformer.
 - b. Subcontractor is responsible for providing, maintaining and removing temporary power currently installed to CM office trailer as shown on Site Logistics Plan.
 - c. Furnish, install, maintain (include GFCI Test schedule and log), and remove all temporary power and lighting as directed by the CMAR, all installations shall be inspected by the AHJ. A single experienced/safety trained/competent person shall be assigned to perform maintenance for all temporary power and lighting. This person shall be responsible for all maintenance issues and administration of daily logs, file records, etc.
 - i. Refer to Site Logistics Plan and Temporary Power Plan **included in Addendum #1**.
 - ii. Provide complete from the existing 480VAC Temporary Switchboard (2) 150 amp – 3P – 4W circuits (Fused at 100amp) to provide service to the material hoists. Include all special permits, fittings, connections, testing. Include complete removal of this application at the direction of the CMAR.
 - iii. Provide stand-alone power pedestals (spider boxes) with ground fault circuit interrupter (GFCI) protection for all receptacle outlets to be used at the site during the entire period

of construction. Power Pedestals shall have a minimum of 6 duplex receptacles with weatherproof receptacles at each location. Power Pedestals shall be placed so that no power pedestal with outlets is more than 100' apart. (1) Duplex receptacles on a single 20 Amp GFCI breaker. These should be put on platforms to allow extension cords to be held off the ground. All power pedestals shall built on sturdy bases with the ability to easily relocate.

- iv. Subcontractor to provide three (3) 208v, 50-amp 3P 4W outlets to be located by Construction Manager for masonry equipment & ~~spray fire proofing equipment~~, make provisions to provide matching plug end to accommodate equipment needs
 - v. Subcontractor to provide three (3) 208v, 100-amp 3P 4W outlets to be located by Construction Manager for electric welding equipment, make provisions to provide matching plug end to accommodate equipment needs.
 - vi. Subcontractor to provide (1) 480v, 60-amp 3P 4W outlets with disconnects to be located by the CMAR for Terrazzo Equipment. Include complete disconnect switch and breaker to facilitate a code compliant connection. These costs shall be part of Alternate No. 02 and 04.
 - ~~vii. Provide and turnover to Contractor two (2) new 5kw gas powered portable generators for use in providing temporary power at remote site work.~~
 - viii. Provide two (2) safely lighted entrances into building structure in a location determined by Construction Manager.
 - ix. Temporary lights in stairs shall be **LED rope lighting** and will remain on throughout the night and designated receptacles will remain on for charging lifts, batteries, etc. The balance of lights for the building will be shut off from a central location on the first floor as designated by the site Superintendent.
- b. All temporary lighting to be maintained at a minimum of 10fc at no time or location shall the fc be below OSHA requirements. Egress and Work areas are to be checked and re-lamped daily at a minimum. Subcontractor shall provide additional temporary lighting daily as additional interior walls are erected. Subcontractor shall submit, to the CMAR, a temporary Power & Lighting plan indicating layout and locations of equipment and lighting fixtures to meet the requirements listed within this Scope of Work.
 - c. All temporary power and lighting shall be installed with flexibility in mind, it may be necessary to suspend or move all temporary power and lighting equipment to accommodate on going work. AS this work is required it shall be performed by this subcontractor at no additional cost to the project.
 - d. Temporary power panels are to be NEMA rated & UL Listed for the location they are installed; all installations are to have OSHA approved signage.
 - e. Subcontractor agrees to utilize permanent building power for temporary power needs upon activation of permanent power system through main switch board. Subcontractor agrees to activate permanent power at each floor level main panel upon completion of sheetrock installations on each floor. At such time all temporary power elements shall be removed and/or reconnected to permanent power systems as required. Subcontractor agrees to provide temporary GFI outlets at permanent outlet locations for protection including at 50' increments in corridors and one (1) at each room area prior to building finishes beginning.
2. The following is a general outline of items included, but not limited to, under this agreement for **Grading & Excavation:**

- a. Subcontractor is responsible for the re-wetting, aeration, and/or drying of existing soil materials to obtain optimum moisture content for use as compacted fill. In the event weather conditions do not allow Subcontractor to dry wet materials required to perform the work within the scheduled time frame, Subcontractor shall remove and dispose of the wet material and replace with suitable soil as not to delay project schedule at no additional cost to Construction Manager.
 - b. Subcontractor is responsible for dewatering. Dewatering is considered all-natural grade water as well as "surface or rainwater" for all excavations under this agreement. Dewatering includes all required pumps, sumps, stone, etc. for proper execution of work under this agreement and for the continual maintenance of exposed soil conditions to access the work under this agreement.
 - c. Subcontractor shall maintain a suitable soil substrate condition once exposed under this agreement. The Owner (or the Construction Manager) will not be responsible to reimburse Subcontractor for the costs to remove unsuitable soil and dispose of off-site or for the replacement costs of suitable fill (or stone backfill) for exposed substrate conditions not achieving compactions due to excessive moisture content not inherent with undisturbed soil conditions on-site.
 - d. All excess excavated spoils created under this agreement are to be transported off-site by this Subcontractor. Subcontractor shall assume building pad and site is to finish grade when considering excavation and backfilling requirements.
 - e. Subcontractor is responsible for trench and excavation safety including sheet, shoring, trench boxes, Construction Manager authorized open cut methods, etc.
 - f. Subcontractor is responsible for providing, installing, maintaining, and removing excavation safety barricades, perimeter fencing, flagging, etc.
 - g. Excavations shall not be left exposed during non-working hours. Each day's work shall be backfilled to afford other trades work accessibility on and around the site.
3. The following is a general outline of items included, but not limited to, under this agreement for all **Electrical** per all specification sections under Division 26, etc. and in accordance with the contract documents:
- a. This Subcontractor shall provide and install all Site Electrical Duct Banks and Telecom Conduit shown on the contract drawings. Include conduit, manholes, cabling, etc.
 - b. This Subcontractor shall provide and install all secondary cabling. Primary cabling to be provided by Duke Energy.
 - c. Refer to supplemental files in Bid Manual for BP-26B.1 and BP-26B.2 Scopes of Work – the following equipment will be provided by BP-26B.1 as stated in that scope of work: Transformer T1, Switchboard SSH, Switchboard SSL, Distribution Panel RDA, Distribution Panel RDB. The following equipment will be provided by BP-26B.2 as stated in that scope of work: 240kW Diesel Generator with manual transfer switch, Generator stairs and platform, Automatic Transfer Switch ATS-SB, Automatic Transfer Switch ATS-LS. This equipment will be conveyed and assigned to BP-26A for unloading, installing, starting up, testing, and commissioning as outlined in the documents. This subcontractor shall contact supplier and include any costs associated with installing and turning over this equipment in accordance with all requirements of the contract documents.
 - i. In addition, this subcontractor is to absorb the purchase orders for BP-26B.1 and BP-26B.2 ~~via change order following bid award. and include the following values in base bid: BP-26B.1 – \$210,000.00; BP-26B.2 – \$254,125.00.~~ If the terms of the

purchase order cannot be met and maintained for the entire project duration, the values above will be deducted from this subcontractors' base bid.

- d. Subcontractor shall furnish and install a complete **Distribution System for Power** including feeders, molded case circuit breakers, transformers, switches, devices and connections to motors and other power loads. This includes all main distribution panels, transformers and sub panels that are to be included in this scope of work.
 - i. Flexible metallic conduit/MC cable is ONLY to be used in resident room spaces. Remaining raceway should meet specification and SCO requirements.
 - ii. All power requirements for the motorized roller shades, projection screens and markerboards including all required conduits, wiring, low voltage wiring, relays, junction boxes.
 - iii. All power requirements for overhead smoke curtains.
 - iv. All stainless steel cover plates for outlets
 - v. All power requirements for the Fire Pumps.
 - vi. All power requirements for irrigation system controllers and pumps including all conduits, wiring, junction boxes.
 - vii. Power to door hardware power boxes (boxes provided by BP-08A) and all conduit in door frames for power, security, or controls.
 - viii. This Subcontractor is to provide a complete power wiring system from Main electrical source to all Plumbing and Mechanical equipment motors per Electrical Equipment Power Plans.
 1. This Subcontractor shall provide all power conduit, wiring, disconnects, starters, etc. to all plumbing and mechanical equipment noted on Contract Documents. This includes conduit and wire from electric panel to disconnect (or controller, VFD, DDC, etc.), and from disconnect (or controller, VFD, DDC, etc.) to motor.
 2. Subcontractor shall provide line and load side conduit, wire, and terminations for Mechanical and Plumbing Subcontractor. The intent of this agreement is for the Electrical Subcontractor to furnish all conduits and wiring from the power source to each piece of equipment. The Mechanical and Plumbing Subcontractors will perform no power wiring or terminations to provide power to equipment.
 - ix. All taps, tie-ins, terminations, etc. into any existing systems is included herein.
4. Subcontractor shall furnish and install complete distribution system for all lighting including all necessary feeders, branch circuits, ballasts, batteries, lighting fixtures, emergency lighting, night lights, exit lights, transformers, lighting control system, switches, dimmers, photocells, clock timers, occupancy sensors, receptacles, site lighting, bulbs, hangers, supports, etc.
 - a. Labeling for emergency lighting switches is included.
 - b. All secondary light fixture supports are included to structure.
 - c. All key switching.
 - d. Include lighting contactors /photocell operation of building exterior lighting.
 - e. All lighting occupancy sensor wiring systems complete.
 - f. Subcontractor to include in this Scope of Work provisions for fixture adjustments necessary to establish proper illumination as per the direction of the lighting consultant.

- g. Subcontractor will provide final cleaning of all light lighting fixtures, devices, and equipment.
 - h. This Subcontractor shall provide ten (10) additional exit signs, including installation and equipment, for any additional requirements made by the inspector. Final reconciliation of these devices will be made on each pay application and must be clearly documented.
 - i. Subcontractor shall provide replacement light bulbs until owner acceptance of the project.
 - j. Subcontractor to provide a complete Lighting Control System and coordinate the system with the Building Management System Subcontractor
5. Subcontractor shall be responsible for facilitating and providing a comprehensive **Ground Fault Coordination** study for all electrical service entrance and distribution equipment. This study shall be prepared and validated by an engineer trained and approved to perform this work
 6. Subcontractor shall furnish and install complete **Grounding System** (per NEC and contract documents) for all electrical equipment. Include all materials and labor required to provide a complete and UL Certificated lightning protection system. Subcontractor shall confirm the proper installation, schedule, and obtain an approved inspection by the AHJ and owner's representative prior to covering or concealing any underground work in place. All work required to be re-exposed for Inspection will be the responsibility of this subcontractor at no additional cost to the project.
 7. Subcontractor shall furnish and install a complete **Lightning Protection System**.
 - a. Provide all required Design and Engineering support necessary to create the required submittal shop drawings and technical information for approval. Provide complete system in accordance with specification section 264100.
 - b. Furnish and install ground rod Test Wells at all ground rod Test Locations described.
 - c. This contractor will be responsible for coordinating all "through the roof" locations for the down conductors.
 - d. This contractor will be responsible for communication and coordination with the roof membrane provider/installer for all costs of all attachments to the roof membrane and/or any installation of additional flashing and/or metal panels. This communication and coordination are for the purpose of confirming the attachment process is within the roof membrane manufactures recommended installation guidelines so as not to affect the warranty in any way.
 - e. This Subcontractor will be responsible for coordinating all inspections pertaining to their work. Contact CMAR prior to coordinating inspections and provide all inspection documentation to the CMAR Project Manager.
 - f. Upon completion provide all test reports and certification information to the CMAR. Coordinate all inspections with the CMAR, Designers (A/E), and the Third-Party UL certifier.
 9. The following is a general outline of items included, but not limited to, under this agreement for all **Fire Alarm** Work per all specification sections under Division 28 and in accordance with the contract documents.
 - a. Subcontractor shall be responsible for the fire alarm/life safety system that is furnished and installed complete by his/her Subcontractor. This shall include all supplemental power supplies, smoke detectors, beam smoke detectors, heat detectors, pull stations, remote test switches, relays, monitor modules, relay switches, horns, strobes, combination Audio / Visual, 120v power wiring, TVSS, control panels, remote annunciator panels, terminal cabinets, node panels, control wiring, connections, panel devices, smoke & smoke/fire

damper requirements, line to low voltage transformers, complete HVAC interface and shutdown requirements, etc. for a complete Fire Alarm System, as shown on the Contract Documents.

- b. Subcontractor shall coordinate and comply with all requirements of Specification Section 283100 Addressable Fire Alarm Systems.
- c. All fire alarm systems and area of rescue system including conduit, wire, terminal cabinets, devices, grounding, surge arrestors, fire alarm control panels, smoke detectors, remote test stations, etc. Completion of all systems, testing, programming, documenting all forms and certifications, Owner and Architect inspections, and AHJ inspections shall be completed sixty (60) days prior to scheduled project completion date.
- d. Final connection to fire protection devices including, but not limited to, tamper switches, flow switches, etc. and PIV's is included.
- e. Subcontractor shall provide all elevator recall devices and functions per contract documents.
- f. Subcontractor shall provide coordination, final connections, programming, and wiring of fire alarm to overhead smoke curtains as required.
- g. Any required fire alarm wiring to mechanical equipment shall be by this Subcontractor and not by Mechanical Subcontractor as indicated.
- h. Subcontractor shall agree and understand that the HVAC System and the Fire Protection System must be tested in conjunction with the Fire Alarm System. Subcontractor agrees to assist in coordinating and performing the testing with the Owner's Rep, CMAR, Fire Alarm Systems Subcontractor, Fire Protection Systems Subcontractor, and Mechanical Subcontractors, Local Inspectors, DOI, and Commissioning Agent. It is further understood that the results of this testing is to be documented in writing and submitted to the CMAR by the electrical, fire protection, and mechanical contractors including all documentation required to be provided by the respective manufacturers' representatives.
- i. Subcontractor shall "bag" all fire alarm devices from installation through date of Owner acceptance of building to protect devices from surrounding construction elements including dust, etc. Factory dust covers are not acceptable means of protection. Any soiled heads at time of Owner Acceptance through sensitivity report shall be replaced by subcontractor at no cost. Delaying installation of devices due to current construction status of building is not acceptable since fire alarm system will proceed under all circumstances to meet inspection dates.
- j. Owner warranty full NFPA 72 test is included as specified to verify system operation and replace defective devices.
- k. All required grounding of FA panels.
- l. All duct detectors will be supplied by this Subcontractor to the Mechanical Subcontractor for installation only. Final wiring and electrical connections will be by this Subcontractor. Any contact switches shall be by this Subcontractor.
- m. As-built fire alarm plans and zone maps shall be installed prior to scheduling NFPA 72 testing.
- n. Subcontractor is responsible for scheduling, providing adequate staff, provide same fire alarm supervisor, provide same fire alarm factory representative to perform the following fire alarm testing: NFPA 13 certification; HVAC commissioning; NFPA 72 certification; SCO Beneficial and Final Inspections; and Warranty Verification.

- o. This Subcontractor shall provide ten (10) additional devices of each type under the fire alarm system (Smoke, Heat, Horn, etc.), including installation and programming, for any additional requirements made by the inspector. Final reconciliation of these devices will be made on each pay application and must be clearly documented.
 - p. This Subcontractor shall complete a test of all fire/smoke dampers throughout the project in cooperation with the Mechanical Subcontractor. Any corrections are included in this Scope of Work. Include an additional complete test of all fire/smoke dampers for observation by designer/owner.
 - q. Any minor fire alarm programming modifications as requested by the design team and/or inspectors shall be included in this Scope of Work.
 - r. Subcontractor shall coordinate with the HVAC Subcontractor for installation of duct mounted smoke detectors. This Subcontractor is responsible for furnishing, monitoring, and powering all duct mounted smoke detectors. Subcontractor is responsible for furnishing, and complete turnover to HVAC Subcontractor, all duct mounted smoke detector installation into ductwork.
 - s. Subcontractor shall perform all work in accordance with Contract Documents for Fire Alarm Systems Work per Specifications and be code compliant with current provisions of the latest edition of the North Carolina State Building Code, NFPA70 (National Electric Code), NFPA72 (National Fire Alarm), NFPA90A (Air Conditioning Systems) and NFPA101 (Life Safety Code).
10. The following is a general outline of items included, but not limited to, under this agreement for all **Telecommunications (Raceways and Boxes)** per all specification sections under Division 26, 27 and 28. Cabling, hardware, software, devices, etc. will be completed by Telecommunications Subcontractor under Bid Package 27A:
- a. Subcontractor shall provide all Telecommunications raceway work complete for all voice and data communication systems (reference Division 27 specification section requirements, etc.). Work shall include, but not be limited to, all cable tray, j-hooks, floor boxes, conduit, riser conduits, sleeves, boxes, connectors, bushings, wireway, etc. for raceway system.
 - b. This subcontractor shall coordinate and assist with the location and routing of all raceways with BP-27A subcontractor to ensure all cabling can be installed as specified in raceways.
 - c. Provide pull strings in all raceways.
 - d. Provide covers for all j-boxes with labels. Subcontractor shall label all device boxes for easy identification.
 - e. Provide all grounding requirements including bars in telecommunications rooms.
 - f. Reference Technology sheets for scope and details. This subcontractor shall comply with all details on T501 and T701.
11. The following is a general outline of items included, but not limited to, under this agreement for all **Audio Visual (Raceways and Boxes)** per all specification sections under Division 26, 27 and 28 and electrical/telecommunications drawings. Cabling, hardware, software, devices, etc. will be completed by Audio Visual Subcontractor:
- a. This subcontractor shall furnish and install all raceways, innerduct, outlet boxes, cable tray, terminal cabinets, for a complete installation of the Audio-Visual system on the project. Maximum radius for raceways installations shall be adhered to.
 - b. This subcontractor shall coordinate with Audio-Visual subcontractor for all junction boxes and to ensure all cabling can be installed as specified in raceways. Provide as-built drawings

- of all junction boxes and raceways prior to AV sub's site mobilization to start work.
- c. Provide pull strings in all raceways.
 - d. Provide covers for all j-boxes with labels. Subcontractor shall label all device boxes for easy identification.
 - e. Reference electrical drawings for scope and details
12. The following is a general outline of items included, but not limited to, under this agreement for all **Security (Raceways and Boxes)** per all specification sections under Division 26, 27 and 28 and electrical/telecommunications drawings. Cabling, hardware, software, devices, etc. will be completed by Audio Visual Subcontractor:
- f. This subcontractor shall coordinate with telecommunications subcontractor and Owner for all junction boxes and to ensure all cabling can be installed as specified in raceways. Provide as-built drawings of all junction boxes and raceways prior to telecommunications and security sub's site mobilization to start work.
 - g. Provide pull strings in all raceways.
 - h. Provide covers for all j-boxes with labels. Subcontractor shall label all device boxes for easy identification.
 - i. Reference electrical and telecommunications drawings for scope and details
13. Subcontractor shall provide all **Exterior Emergency Telephones (Blue Phone)** for a complete system:
- a. Provide concrete pier bases with conduit rough-ins. Install template and anchors provided by the Owner to this Subcontractor. Emergency phone stations will be furnished by the Owner and installed by this subcontractor.
 - b. Subcontractor to provide 120V circuit to Emergency Telephone locations, as indicated on the contract drawings. Provide empty 1" conduit pathway from MDF Room 1406C to Emergency Telephone location, per drawing T002. Include pull-string in empty conduit. Owner to provide cable and installation. It is this Subcontractor's responsibility to ensure that all conduits are free of debris prior to pulling of the wires.
 - c. Provide all grounding requirements
14. Subcontractor shall provide and install vertical risers for future **Two-Way Communication System** work.
15. Subcontractor shall provide all **Emergency Responder Radio Reinforcement System** work for a complete system in accordance with Specification Section 276410
- a. Complete turn-key Emergency Responder Radio Reinforcement system including the following major components – donor antennas, surge protection, bi-directional amplifier / repeater, splitters, directional couplers / taps, coverage antennas, and UPSs.
 - b. Include all items specified such as site surveys, design, raceways, cabling, power supplies, equipment, identification, signage, testing, training, warranty, and all other specified components for a complete and operational system.
16. Subcontractor shall provide and install all **Firestopping** Work as required by the documents. All work shall be done in accordance with Specification Sections 078413 Penetration Firestopping.
- a. All wall penetrations (fire-rated or not) shall be treated as a fire-rated wall, thus shall be sealed with an appropriate (UL Classified) fire-stop system. This requirement applies to

through-penetrations (complete penetration) and membrane penetrations (through one side of a hollow fire rated structure). Any penetrating item such as: cables, conduit, cable tray, and raceways, shall be properly fire-stopped.

- b. Fire-stop systems shall be UL-Classified to ASTM E814 (UL 1479) (Reference specification 078413 Penetration Firestopping) and shall be approved by the engineer of record. An updated drawing showing the proposed fire-stop locations shall be provided to the Engineer for approval prior to installing the fire-stop system(s).
- c. All fire-stop systems shall be installed in accordance with the manufacturer's recommendations and shall be completely installed and available for inspection by the local inspection authorities prior to cable system acceptance.
- d. Subcontractor shall seal, pack, fire safe, etc. all fire rated penetrations in walls, floors, and ceilings per specification section 08413 as required by the Contract Documents and as to maintain required ratings. Subcontractor shall also fire/smoke caulk, water seal, weather caulk, aesthetic caulk, acoustical caulk, etc. all its sleeves/penetrations as required by the Contract Documents. This including, but not limited to, around outside and inside of sleeves.

17. Other Miscellaneous Scope Items

- a. This Scope of Work shall allow walls to be primed and surface painted prior to installation of surface mounted conduits/wire molds, panel boards, phone/back boards, disconnects, trim work, etc.
- b. All blocking shall be provided by BP-09A; however, it is this Subcontractors responsibility to fully coordinate all blocking installations required by this package through the Blocking installation Coordination Drawing Process. Subcontractor shall provide all information to BP-09A for incorporation into the Coordination Drawings for final review and approval early in the Project. Any additional requirements, costs, repairs, installations etc. for additional blocking is by this Subcontractor in full.
- c. Subcontractor shall ensure that all rough-in work to be concealed within wall cavities, masonry cells, or cast-in-place concrete unless approved otherwise by Owner and Architect.
- d. Subcontractor shall foam/seal all conduits entering climate-controlled building or cabinets from an outside, unconditioned, underground conduit raceway.
- e. Subcontractor shall furnish and install all required supports for the work, including but not limited to anchor bolts, hangers, isolators, channels, angles, embeds, etc. All system components are to be hot dipped galvanized unless noted otherwise on the Contract Documents.
- f. All weatherproof enclosures, housing, shields, phase guards, hoods (if electrical work located under water/drainpipes), caulking, seal tight, junctions' boxes, etc. are included in this Scope of Work.
- g. Subcontractor shall provide all labeling, tagging, stenciling, signage, panel schedules, electrical, clean power panel plaques, and IDF room door tag identification, color coding, etc. as required by the Contract Documents including 'fire alarm pull station inside', 'main disconnect', and shunt trip signage.
- h. Subcontractor understands ceiling grid is to be protected by this Subcontractor and this Subcontractor shall be responsible for costs to make any repairs or a portion thereof of unidentifiable damage caused jointly with other MEP trades
- i. All access panels and covers as required by code or indicated on the electrical documents are by this Subcontractor per specification section 083113. Subcontractor is responsible for

coordinating the locations and size of required framed openings with BP-09A during the construction of walls, ceilings, and floors. These access doors are for access through architectural ceilings and walls. Rated panels are included to match ceiling and wall types.

- j. Subcontractor is responsible for cutting all sheetrock or acoustical ceiling tiles for light fixtures and other system installations. As part of the punch list, any ceiling tiles that are damaged and contain any electrical device (fire alarm, lighting, etc.) shall be re-cut and reinstalled by this Subcontractor. Ceiling tile will be provided by the BP-09A.
- k. Concrete saw cuts, removal, and concrete replacement as required to install Work within this Scope is included in this Scope of Work. No saw cutting or core drilling are to be performed without written approval from Contractor and Architect/Engineer.
- l. Subcontractor has acknowledged that all walls and doors have been installed. Subcontractor will be responsible for installing all electrical gear through door openings as shown on the plan. Subcontractor shall contact manufacturers to ensure that all equipment will enter the various rooms through the existing door openings. All costs associated with breaking down the equipment to access the rooms are included herein. Subcontractor is responsible to verify that all equipment furnished under this agreement can be installed without leaving any building architectural and structural elements out. This Subcontractor will be responsible for all costs to expedite equipment or equipment breakdown to access building in its final state.
- m. Subcontractor agrees to utilize permanent building power for temporary power needs upon activation of permanent power system through main switch board. Subcontractor agrees to activate permanent power at each floor level main panel upon completion of sheetrock installations on each floor. At such time all temporary power elements shall be removed and/or reconnected to permanent power systems as required.
- n. Subcontractor agrees to expedite the permanent electrical systems and final hook-ups necessary to operate the permanent heating and ventilating system for the purpose of temporary heating and ventilation. The early start-up of the electrical equipment shall in no way encroach upon any warranty requirements of the Specifications. Subcontractor shall advise and coordinate with Contractor all items that are or will be received to achieve early start-up of equipment.
- o. Subcontractor is responsible to expedite all vertical shaft work to complete enclosure of shafts on each floor level. Shaft work shall proceed from basement level to attic level non-stop as structure progress and shall not be construed to follow each floor level scope of work indicated in schedule. All vertical shaft work shall be completed, tested, and insulated prior to progressing with floor level work. Failure to provide priority to this work will make this Subcontractor responsible for all costs to re-mobilize trades to in-fill openings provided temporary enclosures, etc. as deemed by Contractor.

General Scope of Work Items:

The following is an outline of general scope of work items that are expected of this subcontractor during execution of this work and are specifically included under this agreement:

1. **Special provisions:** Subcontractor has included all material, labor, supervision, and administration for requirements outlined in the Exhibit C – Special Provisions. These are the standard expectations for all Balfour Beatty Construction projects.
2. **Composite Clean Up:** Per Article IV paragraph 5 of the Special Provisions, each subcontractor is required to provide manpower for participation in a composite clean-up crew. CM has determined that the value of this requirement is equal to **1% of your**

subcontract amount which shall be included in your lump sum bid amount. At our discretion, the CM has the right to reduce your contract via a deductive change order prior to the subcontractor beginning work and will provide said composite clean-up on behalf of the subcontractor(s). This will and does not eliminate your subcontract requirement to provide daily clean-up of your own trash as outlined in Article V paragraphs 1, 2, 3 and 4 and any other requirements of the Subcontract.

3. **BIM:** Subcontractor will be required to participate in all coordination meetings and the coordination process outlined in the Special Provisions and Subcontract Exhibit Q.
4. **Schedule / Material Expediting / Work Schedule:** Reference all exhibits for these requirements. Subcontractor is reminded of the following requirements – a) All costs for expediting materials to the site to avoid schedule delays are herein included; b) Work areas will become available on a phased basis. Multiple mobilizations are included. c) This subcontract will staff the project from commencement to completion with a crew and project site lead knowledgeable of the scope of work for which this Subcontractor will be performing. The size of this crew may vary throughout the duration of the project. However, at no time throughout the duration of the project will this Subcontractor understaff this project so as not to be able to meet the Project Schedule. The CM reserves the right at any time throughout the duration of this Subcontractor's installation to direct this Subcontractor to increase the crew size to maintain and meet the Project Schedule. This Subcontractor shall adhere to this direction within 24 hours of the CM's request without fail; d) This Subcontractor agrees to actively participate in scheduled pull planning, coordination, and scheduling meetings as part of the Pre-Construction and Pre-Installation process. A senior, knowledgeable, decision-making representative will be designated by this Subcontractor's organization to be engaged and participate on the behalf of this Subcontractor for these meetings.
5. **Submittals, Closeout, Attic Stock, Owner Training, Warranties, etc.:** Subcontract is responsible for these items as specified as it pertains to your scope of work.
 - a. Submittals: Provide all samples, drawings, details, product data, care and maintenance data, etc. as specified by Contract Documents.
 - b. Attic Stock: Provide all extra materials, attic tock, spare parts, maintenance tools, etc. to CM in unopened and clearly labeled containers/packages. All items shall be turned over no later than 90 days prior to project completion. All items shall be transmitted to CM and delivered and distributed to a location on campus as determined by Owner.
 - c. Owner Training: All owner training requirements shall be completed 90 days prior to project completion. CM will video all training and turn over video to Owner.
 - d. Warranties: Submit sample warranties as specified. All warranties begin on the date of SCO acceptance of the project as required by the contract documents.
6. **Scope of Work Cleaning:** This Subcontractor shall provide an initial cleaning of their product upon completion of their scope of work. At a designated time, Subcontractor will return to remove protection board or other protective products and completely clean their scope prior to punch list, including but not limited to, sweeping, mopping, and wiping for dust removal, etc. All materials will be cleaned in a manner to return them to a like new condition as they were originally installed.
7. **Mock-Ups:** Subcontractor is responsible for all mock-ups as required by the contract documents. Reference sheet A-213for exterior mock-up.

8. **Commissioning:** Subcontractor is to provide all coordination drawings, testing, documentation, and participation in all commissioning activities as required by the documents through final acceptance. Subcontractor is to provide all necessary materials, management and field labor, lifts, communication devices and safety equipment. Provide accurate and complete test reports for all systems prior to functional testing by the commissioning agent and all final documentation. Provide compliance/third party inspections as required by the specifications. Be advised that some of the commissioning activities may need to be performed after hours or on weekends.

02 EXCLUSIONS

1. Duct Detectors (provided by BP-26A, installed by BP-23A).
2. Telecommunications cabling

03 ALLOWANCES

1. Any allowances referenced in the above Scope of Work shall be included in the Base Bid amount.

04 ALTERNATES

1. Refer to Specification Section 012300 and the Bid Form for a listing of all Alternates. Pricing for all alternates applicable to this bid package should be entered on Bid Form. Include all scope of work for Alternate Work as outlined in scope of work for Base Bid Work.

05 UNIT PRICES

1. None.