

# ADDENDUM

ADDENDUM NO: 01

BID PACKAGE NO: N/A

PROJECT: MVCSC Administrative Center Interior Renovations

PROJECT NO: 2023032

DATE: 01/06/2025

BY: Emery H. M. Hunt

This Addendum is issued in accordance with the provisions of "The General Conditions of the Contract for Construction," Article 1, "Contract Documents" and becomes a part of the Contract Documents as provided therein. This Addendum includes:

## **ATTACHMENTS**

CSO Addendum No.1 Cover Page, pages 1 through 4  
Existing Roof Warranty Submittal Document.  
AECOM / HUNT Addendum No. 1

Specifications: 05 51 33.01

Drawings: C110, C400, C500, A100, A201A, PD101A, PD201A, P101A, P201A, E231B

## **PART 1 - GENERAL INFORMATION**

1.1 AECOM / HUNT Addendum No. 1

A. See attached for AECOM / HUNT Addendum No. 1 narrative.

## **PART 2 - BIDDING REQUIREMENTS**

2.1 NOT USED

## **PART 3 - SPECIFICATIONS**

3.1 05 51 33.01 – MODULAR LADDERS AND PLATFORMS

A. Reissue attached specification with corrected header and footer numbers and title.

## **PART 4 - DRAWINGS**

4.1 C110 – DEMOLITION PLAN

A. See attached revised sheet.

4.2 C400 – SITE & UTILITY PLAN

- A. See attached sheet for revised utility routes

4.3 C500 - EROSION CONTROL PLAN

- A. See attached sheet for revisions.

4.4 A101 – GROUND FLOOR LIFE SAFETY PLAN

- A. Revised plan showing additional building information.

4.5 A201A – GROUND FLOOR PLAN

- A. Add plan notes 31-34. See attached sheet for revisions.

4.6 A401 – WALL SECTIONS

- A. Revise 6/A401 for additional detail for modular roof ladders and platforms.

4.7 Drawing No. PD101A - UNDERSLAB PLAN - UNIT A - PLUMBING DEMOLITION

- A. Restroom work indicated as Alternate Bid.
- B. This drawing is to be reissued in its entirety.

4.8 Drawing No. PD201A - GROUND FLOOR PLAN - UNIT A - PLUMBING DEMOLITION

- A. Restroom work indicated as Alternate Bid.
- B. This drawing is to be reissued in its entirety.

4.9 Drawing No. P101A - UNDERSLAB PLAN - UNIT A - PLUMBING

- A. Restroom work indicated as Alternate Bid.
- B. This drawing is to be reissued in its entirety.

4.10 Drawing No. P201A - GROUND FLOOR PLAN - UNIT A - PLUMBING

- A. Restroom work indicated as Alternate Bid.
- B. This drawing is to be reissued in its entirety.

4.11 E231B - GROUND FLOOR PLAN – UNIT B- FIRE ALARM

- A. Add monitor module to monitor fire protection PIV
- B. This drawing is to be reissued in its entirety.

**PART 5 - QUESTIONS AND ANSWERS**

5.1 Section 26 05 19 lists MC cable, but in Section 26 05 33, Part 3 "Execution", MC is not listed to be used anywhere. Is MC approved for use concealed in walls and above ceilings?

- A. Work above new ceilings and inside new walls is to be run in EMT. MC can be used for work added within existing walls, so that it may be "fished" down the wall.

5.2 Has an asbestos survey been performed on this project? Will there be an abatement component to this work?

- A. There has not been an asbestos survey completed yet, but the school corp. has a local company that they have used for surveys and abatement in the past. We don't anticipate any significant needs for this project. The plan is for the school corp. to take of it prior to this project's demo work starting in March.

5.3 Is a demolition permit required for this project, and if so, who is responsible for obtaining it?

- A. The General Trades contractor shall be responsible for filing an IDEM Notification of Demolition and Renovation Operations (Form 44593). Asbestos survey information will be provided by the Owner to the successful bidder to assist with filing this notice.

5.4 Note 11 on Section 6, A401 references Spec 32 31 19-A for an ornamental fence in the Civil drawings. There are no details for fence in the Civil drawings.

- A. This decorative metal fence is not located on grade, but is to serve as a mechanical screen wall for the roof top equipment, see elevations on A301 series drawings. This screen wall is to be supported by the 16"x16" hollow metal tube that is shown on the structural drawings.

5.5 Regarding the equipment access platforms on the roof - 1. What is the deck height or clear height? 2. What is the PSF load rating? 3. What type of mezzanine decking is desired?

- A. Revised 6/A401 to show 4' min clear, but still needs to be coordinated with roof slope and the new 16x16 structural tubes. Section 05 51 33.01 calls for the delegated designer to design the platform assemblies to support a minimum of 50 PSF, ladder rungs to support 300# concentrated on each rung. Decking to be a galvanized grating in accordance with ASM A525, with a grip non-slip surface.

5.6 Who is the manufacturer of the existing roof, so that same materials can be used for the repairs to maintain the warranty?

- A. Existing roof manufacturer is Johns Manville. Attached to this addendum is the submittal for the existing 20 year warranty.

5.7 This project requires the steel fabricator to be AISC certified. Can this be waived?

- A. AISC certification for steel fabricators only can be waived for this project.

**END ADDENDUM**



## **MOUNT VERNON COMMUNITY SCHOOL CORPORATION**

### **Administrative Service Center Interior Renovations**

#### **ADDENDUM NO. 1**

Date of Issue: January 6, 2025

This Addendum is issued before Award of Contract to inform the Bidders of revisions to the Bidding Documents, of which includes all Bid Package Contracts.

All requirements contained in the Bidding Documents shall apply to this Addendum. The general character of the work called for in this Addendum shall be the same as originally set forth in the applicable portions of the Bidding Documents for similar work, unless otherwise specified under this Addendum. All incidental work necessitated by this Addendum, as required to complete the work, shall be included in the bid even though not particularly mentioned in this Addendum.

This Addendum forms a part of, modifies the Bidding and Contract Requirements, and the specifications and drawings dated March 3, 2023. This Addendum is hereby made a part of the Bidding Documents and shall be included in the Contract.

Acknowledge receipt of this Addendum in the appropriate space on the Bid Form. Failure to do so may subject the Bidder to disqualification.

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To: ALL BIDDERS OF RECORD

#### **GENERAL NOTES:**

**GN-1:** The prebid meeting was held on January 3, 2025. A copy of the meeting agenda and attendee sign-in sheet are included with this Addendum.

#### **CHANGES TO SPECIFICATIONS:**

**CM-1:** The following clarifications are made to the Table of Contents.

1. Corrections to the Exhibits listed under Section 01 10 00 "Summary". All of the attachments were included in the correct order, but were not listed correctly on the TOC.
  - a. Exhibit A – Construction Phasing Plan
  - b. Exhibit B – Admin Renovation Construction Schedule
  - c. Exhibit C – No change
  - d. Exhibit D – No change
  - e. Exhibit E – Approved Owner-Furnished Equipment Submittals

**Bid Package #1 – General Trades**

1. Insert new clarification item #43: BP-1 Contractor shall file IDEM Notification of Demolition and Renovation Operations form for the project. Owner will conduct asbestos survey and provide information to Contractor to use for filing.

**Bid Package #2 – Fire Protection**

1. Revise clarification #40 to read: Contractor shall include in its base bid, an Allowance of \$5,000. Refer to Section 01 21 00.

Attachments:

1. Updated Project Manual Table of Contents, page 1
2. Updated Section 01 12 00 "Multiple Contract Summary".
3. Pre-bid Meeting Agenda and Sign-in Sheet

END OF ADDENDUM NO. 1

## SPECIFICATIONS TABLE OF CONTENTS

### DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

00 11 00	Notice to Bidders
00 11 13	Advertisement to Bidders
00 21 00	Instructions to Bidder
00 21 50	Supplemental Instruction to Bidders
00 41 00	Contractor's Bid Form for Public Work (Form 96)
00 41 16	Bidder Reminder List
00 42 00	Supplementary Bid Form
00 43 13	Bid Security Forms
00 43 33	Schedule of Subcontractors, Manufacturers, and Products
00 52 00	Form of Agreement
00 60 00	Project Forms
00 60 00.1	AIA A132-2019 – Standard Form of Agreement Between Owner and Contractor, Construction Manager as Advisor Edition
00 70 00	General Conditions
00 70 00.1	AIA A232-2019 – General Conditions of the Contract for Construction, Construction Manager as Advisor Edition

### DIVISION 01 - GENERAL REQUIREMENTS

01 10 00	Summary
01 10 00.1	Exhibit A – <b>Construction Phasing Plan</b>
01 10 00.2	Exhibit B – <b>Admin Renovation Construction Schedule</b>
01 10 00.3	Exhibit C – Hunt Safety Program
01 10 00.4	Exhibit D – Site Logistics Plan
01 10 00.5	<b>Exhibit E – Approved Owner-Furnished Equipment Submittals</b>
01 12 00	Multiple Contract Summary
01 21 00	Allowances
01 23 00	Alternates
01 25 00	Substitution Procedures
01 26 00	Contract Modification Procedures
01 29 00	Payment Procedures
01 31 00	Project Management and Coordination
01 31 50	Software Requirements – CMIC Construct
01 32 00	Construction Progress Documentation
01 33 00	Submittal Procedures
01 40 00	Quality Requirements
01 50 00	Temporary Facilities and Controls
01 51 60	Temporary Sanitary Facilities
01 52 10	Construction Aids and Temporary Enclosures
01 52 60	Rubbish Containers

SECTION 01 12 00 - MULTIPLE CONTRACT SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.
- B. Specific requirements for Work of each contract are also indicated in individual Specification Sections and on Drawings.
- C. Related Sections:
  - 1. Division 01 Section "Summary" for:
    - a. Identification of the Construction Manager.
    - b. The Work covered by the Contract Documents.
    - c. Restrictions on use of the Project site.
    - d. Coordination with occupants.
    - e. Work restrictions.
  - 2. Division 01 Section "Project Management and Coordination" for:
    - a. General coordination requirements.
    - b. Requirements for coordination drawings.

1.3 DEFINITIONS

- A. Permanent Enclosure: As determined by Architect, the condition at which roofing is insulated and weathertight; exterior walls are insulated and weathertight; and openings are closed with permanent construction or substantial temporary closures equivalent in weather protection to permanent construction.

1.4 GENERAL

- A. Work Covered by Total Contract Documents:
- B. Project Description:
  - 1. The project consists of renovations to Mt. Vernon Community School Corp.'s Administrative Building, in accordance with plans & specifications prepared by CSO Architects, Inc.
  - 2. Work for the complete construction of this project will be under multiple prime contracts with the Owner. AECOM Hunt will manage the construction of the project.

- C. Prime Contracts:



1. The multiple prime contracts are defined by Bid Packages (BP), which designate one or more various disciplines of work. These bid packages are being created to maintain job scheduling. Time is of the essence in performing this work. Each Bidder will expedite the manpower, materials and equipment necessary to execute their scope of work.
2. The Bid Packages being considered under this work are listed on the Bid Package Schedule in this Section.
3. Divisions 0 and 1 of the Specifications shall be included in the scope of work of every Bid Package.
4. Each contractor should review the scope of work for every Bid Package, not just its own.
5. The general scope of each Contractor's work is defined in the description of each contract in Section 01 12 00 of this project manual. Each contractor should keep in mind that their work might require coordination with the work of a previous Contractor, or with the work of a subsequent Contractor.
6. Instances of perceived improper assignment of work, or dispute(s) where work could be claimed by more than one Contractor, should be brought to the attention of the Construction Manager prior to bid. Otherwise, it will be expected that the Contractors will either subcontract this work, or directly employ members of the appropriate trade to perform that scope of work. In no case, should this result in a slow-down or stoppage of work by any Contractor on the project.
7. Should a duplication of any portion of the work occur in the Drawings or the Specifications, because of the assignment of work to more than one Prime Contract, and the duplication is not clarified prior to bidding, each BP shall include the work until such time that a modification is made to one or all of the Contract(s).
8. If a Contractor is assigned work of a trade he does not normally employ, he shall either subcontract the work to a contractor employing that trade or directly employ members of the appropriate trade to perform that scope of work. This shall in no case result in a slow-down or stoppage of work of any contractor on the project.
9. If the Drawings are in conflict within themselves or with the Specifications, the higher quality or greater quantity of equipment and/or materials shall be provided in Contractor's Base Bid or Bid Alternate, unless specified in writing.

D. Owner Requirements and Use of Premises

1. It is the intention of the Owner to award contracts to the lowest responsive responsible bidder. Included in evaluation of bids will be the Contractor's past performance.
2. The Construction Manager will assign parking areas, and construction trailer staging areas. No parking or loitering will be permitted on access roads and mobilization areas.
3. No smoking or tobacco products are allowed on School property.

E. License Requirements

1. All contractors shall be licensed as required by Local and State agencies and shall verify these requirements with the respective governing agencies.

**MVCSC Administrative Center Interior Renovations**

<b><u>BP NUMBER</u></b>	<b><u>BID PACKAGE TITLES</u></b>
BP-01	General Trades
BP-02	Fire Protection
BP-03	Plumbing and Mechanical
BP-04	Electrical, Technology, and Fire Alarm

**BP – 01                    GENERAL TRADES**

The summaries of work of this contractor include, but are not necessarily limited to, the following:

Included:	Division 00 – Bidding Documents	All Sections
	Division 01 – General Requirements	All Sections
	Division 02 – Selective Demolition	
	Section 02 41 19	Selective Structure Demolition
	Division 03 – Concrete	
	Section 03 30 00	Cast-in-Place Concrete
	Section 03 35 00	Concrete Surface Treatment
	Section 03 54 16	Hydraulic Cement Underlayment
	Division 04 – Masonry	
	Section 04 20 00	Unit Masonry
	Division 05 – Metals	
	Section 05 12 00	Structural Steel Framing
	Section 05 50 00	Metal Fabrications
	Section 05 51 33.01	Modular Ladders and Platforms
	Division 06 – Wood, Plastics, and Composites	
	Section 06 10 00	Rough Carpentry
	Section 06 40 00	Interior Architectural Woodwork
	Division 07 – Thermal and Moisture Protection	
	Section 07 54 19	Polyvinyl-Chloride (PVC) Roofing
	Section 07 62 00	Sheet Metal Flashing and Trim
	Section 07 84 13	Penetration Firestopping
	Section 07 84 43	Joint Firestopping
	Section 07 92 00	Joint Sealants
	Division 08 – Openings	
	Section 08 11 13	Hollow Metal Doors and Frames
	Section 08 14 19	Flush Wood Doors
	Section 08 31 13	Access Doors and Frames

Section 08 33 13	Coiling Counter Doors
Section 08 41 13	Aluminum-Framed Entrances and Storefronts
Section 08 71 00	Door Hardware
Section 08 80 00	Glazing
Section 08 88 53	Security Glazing
Division 09 – Finishes	
Section 09 21 16	Gypsum Board Shaft Wall Assemblies
Section 09 22 16	Non-Structural Metal Framing
Section 09 29 00	Gypsum Board
Section 09 3 000	Tiling
Section 09 51 13	Acoustical Panel Ceilings
Section 09 65 13	Resilient Base and Accessories
Section 09 65 23	Luxury Vinyl Tile Flooring
Section 09 67 23	Resinous Flooring
Section 09 68 13	Tile Carpeting
Section 09 77 23	Fabric-Wrapped Panels
Section 09 91 23	Interior Painting
Section 09 96 00	High-Performance Coatings
Division 10 – Specialties	
Section 10 11 00	Visual Display Units
Section 10 11 46	Tackable Wall Coverings
Section 10 21 13.19	Plastic Toilet Compartments
Section 10 21 23	Cubicle Curtains and Track
Section 10 2 600	Wall and Door Protection
Section 10 28 00	Toilet, Bath, and Laundry Accessories
Section 10 44 13	Fire Protection Cabinets
Section 10 44 16	Fire Extinguishers
Division 12 – Furnishings	
Section 12 24 13	Roller Window Shades
Section 12 32 16	Manufactured Plastic-Laminate-Faced Casework
Section 12 36 63	Solid Surface Countertops
Division 31 – Earthwork	
Section 31 10 00	Site Demolition
Section 31 20 00	Earthmoving
Section 31 25 13	Erosion Control
Division 32 – Exterior Improvements	
Section 32 12 16	Asphalt Paving
Section 32 13 16	Concrete Paving
Section 32 31 19	Decorative Metal Fences
Section 32 92 00	Turf and Grasses
Division 33 – Utilities	
Section 33 11 00	Water Utility Distribution Piping

**BP – 1 CLARIFICATIONS:**

1. If there are discrepancies between these General Clarifications and other areas of the Contract Documents, the more stringent requirement shall prevail.
2. Deliveries of any materials and/or equipment may not be made during the hours of parent car/bus drop-off (8:00-8:45 AM) and pick-up (3:15-4:00 PM) when school is in session.
3. At any utility installation, relocation, material delivery or general work which impedes normal traffic pattern or daily operation of the Owner, traffic patterns or daily operations of the Owner, traffic control will be required, which will include all barricades, flashers, flagmen, etc. necessary to safely install and complete the work.
4. No equipment and/or trucks will be allowed to block access to the jobsite or school facilities.
5. Coordinate all site access with CM. On-site laydown area to be designated by the Construction Manager.
6. Each Contractor is responsible for providing complete means & methods of hoisting and rigging for erection of their own materials, including but not limited to crane paths, pads, and cribbing when needed. Removal of all required materials is included in this scope of work.
7. Contractor responsible for public (811) and private utility locates for all areas applicable to their scope of work.
8. Contractor is responsible for providing water service access as needed for their scope of work. A water source will be made available to Contractors within the Administration building.
9. Contractor is responsible to provide daily scheduled street cleaning of construction debris. Daily cleaning is required or as directed by the Construction Manager. Daily cleaning includes school parking lots, private roads, public roads, and sidewalks in affected areas.
10. Contractor is to provide cleaning of the project site and work areas daily, including common areas as it pertains to this contractor's scope of work. Maintain project site free of waste materials and debris. Remove debris from concealed spaces before enclosing the space. Dispose of material lawfully.
11. Contractor shall coordinate and cooperate with Construction Manager field personnel relative to deliveries.
12. Responsible to furnish, install, and maintain fall protection as applicable to their scope of work.
13. Contractor is responsible for all layout as required for this scope of work.
14. Contractor is responsible for dewatering as required for this scope of work.
15. Task lighting is to be provided by each Contractor as needed for their work.
16. Contractor is responsible for providing or removing all soil as required for their scope of work.
17. All utility shutdowns that would affect the existing facility must occur outside of Owner operating hours.
18. All utility shutdowns must be coordinated with Construction Manager and Owner 72 hours in advance.
19. Contractor personnel may not use restrooms or facilities inside the Administration Building.
20. Contractor is responsible for coordination with all bid packages as required to meet all dates depicted on Exhibit "A" – Phasing Plan and Exhibit "B" - Schedule in Section 01 10 00 Summary.
21. BP-1 General Trades Contractor shall provide dumpsters for use by all trades including those from other bid packages. Dumpsters to be located as coordinated with Construction Manager. Area around dumpsters shall be kept broom clean at all times.
22. BP-1 General Trades Contractor shall provide temporary construction toilets for use by all trades including those from other bid packages. Toilets to be located as coordinated with Construction Manager. One toilet shall be provided for every ten (10) workers but no less than two toilets shall be provided at any time.
23. Contractor is responsible for all site demolition and construction in the Civil series of Drawings and the Div 31 and 32 Specifications listed above. This includes but is not limited to: sidewalk and pavement removal and put-back, installation of new fire protection main to within 5 ft of building, and erosion controls.
24. Contractor shall move Owner's storage shed and dumpster located on the south end of the building. These are noted by Keynote D on Sheet C110 to protect, but they must be relocated in order to remove/replace the concrete pavement and get fire lines installed. They will be relocated to a designated spot within the same parking lot.

25. Contractor shall provide and maintain its own concrete washout dumpster. Location to be coordinated with Construction Manager.
26. BP-1 Contractor shall furnish and install new 6" fire protection water main, and 4" FDC line with Vernon Township Fire Dept's specified connection, to a point within 5 ft of the building. BP-2 Fire Protection Contractor shall bring the building pipe out to this location and make the tie-in. BP-1 Contractor shall have their portion of line tested and flushed prior to connection to building. Fire Protection contractor will make the final connection between the building pipe and site pipe.
27. Contractor shall maintain sidewalk access to the building's main entrance at all times.
28. Contractor is responsible for final grading and seeding of disturbed areas noted on Drawing C500, including the area being trenched on the east side of building for new electrical feed. Contractor shall also repair and reseed any lawn areas outside of these that are damaged incidentally by construction activities.
29. Contractor is responsible for installation, maintenance, and removal of all silt fencing and erosion control shown on the Civil drawings, including the east side of building where new electrical feed will be installed. Contractor shall be considered the Operator of the Site for IDEM Rule 5 reporting purposes and shall perform weekly and post-rain event inspections and submit copies to the Construction Manager to keep on file.
30. BP-1 Contractor is responsible to provide and maintain the temporary site fence as depicted on Exhibit "D" Site Logistics. Contractor is responsible to provide, install & maintain temporary site fence that meets the following requirements: 6' tall, 10' to 12' wide chain-link panels and include associated feet/stands and sandbags. Include bolt on clasp to be installed at each panel joint at the top. Also include (1) 20' wide double-single swing gate. Contractor shall provide chain and padlock for gate and ensure it is closed and locked at end of each work day.
31. BP-1 Contractor shall erect dust barrier walls prior to starting any demolition work within each phase of the project. Anticipated locations are shown on Phasing Plan in Section 01 10 00 but shall be coordinated with Construction Manager prior to constructing. Dust barriers shall be constructed of 2x4 wood stud framing or metal stud equivalent, with fiberglass batt sound insulation and interior face of chipboard, OSB, or gypsum and exterior (public) face of plywood or gypsum panels. Dust walls shall include at least one 36" door opening per area with locking hardware to keep construction area secure from building occupants at all times. Dust walls shall be constructed from floor to at least 6" above ceiling, or all the way to bottom of structure if no ceiling is present on public side of wall. Seal ends of dust walls to intersecting walls with foam gasket material. Remove dust walls prior to punchlist and restore any surfaces that were damaged. Dust wall materials may be reused on another setup if they are in serviceable condition.
32. Post signage on dust wall doors stating "Construction Area – PPE Required Beyond This Point".
33. Provide minimum size of 2'x3', sticky walk-off mats outside each temporary partition's doorway to prevent dust from tracking outside the construction area. Maintain these daily throughout the duration of the project.
34. Contractor is responsible to provide and maintain protection of their products until substantial completion of the area/phase.
35. Provide fire extinguishers on stands for general coverage within the work areas during construction, as required by OSHA.
36. Contractor is responsible for dust control during all phases of construction, as it pertains to their scope of work.
37. BP-1 Contractor is responsible to coordinate and provide rough openings in walls and ceilings with the MEP Contractors.
38. Contractor shall repair any damage caused by installation of their scope of work.
39. Contractor responsible for repairs and maintenance of existing paved drives/roadways along construction travel paths due to construction related traffic or activity. Promptly repair any breaks, potholes, or other deficiencies identified.
40. Contractor is responsible to provide daily scheduled street cleaning of construction debris and dirt or mud. Daily cleaning is required or as directed by the Construction Manager. Daily cleaning includes school parking lots, school access roads, public roads and sidewalks affected areas.
41. This contractor shall provide and maintain all OSHA and Project Safety Plan required safety railings at potential fall areas for this Subcontractor's work, including on the roof. Complete removal of the

temporary safety cabling and accessories is by the contractor completing the work that eliminates the requirement for the fall hazard.

42. BP-1 Contractor shall perform all demolition of walls, floors, and ceilings. BP-3 and BP-4 will perform "make-safe" work to disconnect/cut/cap services and remove light fixtures, plumbing fixtures, HVAC equipment, and other items generally installed by them, mounted to walls or ceilings. Items enclosed within framing of walls and ceilings such as conduit, wire, pipe, insulation, etc are to be demolished by General Trades with the surrounding wall/ceiling construction.
43. BP-1 Contractor shall file IDEM Notification of Demolition and Renovation Operations form for the project. Owner will conduct asbestos survey and provide information to Contractor to use for filing. (Addendum #1)
44. BP-1 Contractor shall perform complete scope of work to install new concrete foundations and new structural steel roof frame in the Structural (S-series) drawings. Spoils from foundation excavations are to be hauled offsite.
45. BP-1 Contractor is responsible for all masonry work in the Contract Documents.
46. This bid package shall function as the "Controlling Contractor" with regards to the structural steel erection and OSHA requirements including CFR1926.752, Subpart R. All cost associated with this responsibility shall be included in Contractor's Base Bid.
47. Contractor shall coordinate and cooperate with Construction Manager field personnel relative to structural steel deliveries.
48. Responsible for any temporary bracing required during erection.
49. Provide and install all Structural Steel columns, beams, misc. metals, including but not necessarily limited to stiffeners, lateral supports, bridging, leveling plates, bearing plates/angles rigid anchors welded to columns/beams for masonry anchorage, connections, base plates, thermal break pads, primer, etc. as shown on contract drawings.
50. This contractor is responsible to provide and install all roof opening frames. This contractor is responsible to coordinate with BP-3 Mechanical/Plumbing and BP-4 Electrical Contractors for all required roof openings.
51. BP-1 Contractor shall furnish and install modular roof access ladders/platforms.
52. BP-1 Contractor shall furnish and install mechanical screen wall system on the roof.
53. Contractor is responsible to provide and install all wood blocking shown on the Contract Drawings. Wood blocking not shown on the contract documents is the responsibility of other contractors as it pertains to their scope of work.
54. Contractor shall furnish and install all new casework and countertops in the Contract Drawings and in Div 6 and 12.
55. Coordinate with other trades to make applicable openings for sinks and/or fixture cutouts in casework and countertops. BP-1 Contractor shall make the cutouts.
56. BP-1 Contractor shall engage a qualified roofing contractor to perform all roofing work, including put-back of roofing around structural steel penetrations, sealing of pipe penetrations, and roofing around new curbs to maintain the existing roof warranty. This includes sealing all penetrations made by the other Bid Package Contractors. Roofing subcontractor to provide walk pads shown on Roof Plan A102 and wear pads for pipe supports if required by the roofing manufacturer.
57. BP-1 shall cut in and roof new curbs provided by Mechanical Contractor. Mechanical Contractor will set curbs on roof and provide layout. Roof deck cutouts inside curbs will be made by Mechanical Contractor.
58. Contractor shall maintain a watertight building during the installation of structural steel that penetrates the roof.
59. Provide all backer rod and joint sealers contained within new and existing work and at adjacent surfaces. Contractor is responsible for perimeter sealant around hollow metal frames, windows, storefronts, countertops, masonry control joints, etc.
60. Contractor is responsible to seal tops and bottoms of walls either acoustically or for fire rating, as shown in the Contract Drawings.
61. Contractor is responsible to coordinate with Electrical Contractor for door and frame prep requirements. Contractor is responsible to prep any doors and door frames as necessary to receive access control hardware.

62. BP-1 Contractor shall furnish and install all new doors/frames/hardware in Div 8, including power supplies for electrified hardware.
63. BP-1 Contractor shall furnish and install all access doors shown in the Contract Drawings, including the MEP/FP Drawings. If an access door is required but not shown on the Drawings, it shall be the responsibility of the Contractor whose work requires it.
64. BP-1 Contractor shall furnish and install all new glazing, security glazing, and aluminum frames in Div 8. Coordinate prep on aluminum frames and doors with access control requirements and BP-4 Electrical/Technology Contractor.
65. BP-1 Contractor is responsible for all metal stud framing and drywall work in the Contract Documents.
66. BP-1 Contractor is responsible for all flooring work including removal of existing, floor prep to make substrate suitable for the new material specified, furnish and install of new floorcovering materials, floor transitions between new and existing, and wall base.
67. BP-1 Contractor is responsible for all acoustical ceilings in the reflected ceiling plans.
68. BP-1 Contractor shall furnish and install all new Specialty items in Div 10 and on the Contract Drawings, and remove/reinstall existing where shown.
69. BP-1 Contractor shall furnish and install window sills, countertops, and roller shades in Div 12.
70. BP-1 General Trades Contractor shall perform a final cleaning of each space prior to punchlist inspection by the Architect in accordance with Section 01 77 00.
71. Contractor shall include in its base bid, an Allowance of \$75,000. Refer to Section 01 21 00.
72. Contractor shall provide pricing for Alternates #1 through 5 in accordance with Section 01 23 00.

#### Exclusions

1. Soil, Concrete, and Steel testing will be provided by Owner.
2. BP-2 Fire Protection is responsible for the 6" fire service line and 4" FDC within the building and to the point 5 ft outside. BP-2 will make the tie-in between their building piping and BP-1's site piping.
3. BP-4 Electrical & Technology is responsible excavation and backfill to install the conduit ductbank on east side building for new electrical service.
4. Roof curbs and roof pipe supports to be provided by BP-3 and BP-4 as required for their equipment. Roof penetrations for mechanical and electrical systems are also by BP-3 and BP-4.
5. Exclude slab cutting and patching for fire protection main/FDC, underslab plumbing, and new electrical service. Cutting and patching of concrete floors is the responsibility of the MEP/FP bid packages for their respective scopes of work.
6. Removal of wall-mounted and floor-mounted plumbing, mechanical, and electrical fixtures; and demolition overhead-supported piping, ductwork, conduit, wire, and the like is to be performed by BP-3 and BP-4 contractors.
7. Any ceiling removal/replacement outside of the areas shown on Reflected Ceiling Demo and new Plans, shall be handled by the Contractor needing the removal.
8. Louver blank-off panel per Note 17, A201A will be provided by BP-3.
9. Pipe/conduit supports and conduit hood per Notes 2 and 3 on A102 will be provided by BP-3.

END OF BP-1 GENERAL TRADES

## BP 2 – Fire Protection

The summaries of work of this contractor include, but are not necessarily limited to, the following:

Included:

Division 00 – Bidding Documents	All Sections
Division 01 – General Requirements	All Sections
Division 02 – Selective Demolition	
Section 02 41 19	Selective Structure Demolition
Division 03 – Concrete	
Section 03 30 00	Cast-in-Place Concrete
Section 03 35 00	Concrete Surface Treatment
Section 03 54 16	Hydraulic Cement Underlayment
Division 07 – Thermal and Moisture Protection	
Section 07 84 13	Penetration Firestopping
Section 07 92 00	Joint Sealants
Division 20 – Common	
Section 20 00 10	Common Work Results for Fire Suppression, Plumbing, & HV HVAC
Section 20 00 50	Common Materials & Methods for Fire Suppression, Plumbing, & HVAC
Section 20 00 60	Common Pipe, Valves, & Fittings for Fire Suppression, Plumbing, & HVAC
Division 21 – Fire Suppression	
21 10 00	Water Based Fire Suppression

## BP – 2 CLARIFICATIONS:

1. If there are discrepancies between these General Clarifications and other areas of the Contract Documents, the more stringent requirement shall prevail.
2. Deliveries of any materials and/or equipment may not be made during the hours of parent car/bus drop-off (8:00-8:45 AM) and pick-up (3:15-4:00 PM) when school is in session.
3. At any utility installation, relocation, material delivery or general work which impedes normal traffic pattern or daily operation of the Owner, traffic patterns or daily operations of the Owner, traffic control will be required, which will include all barricades, flashers, flagmen, etc. necessary to safely install and complete the work.
4. No equipment and/or trucks will be allowed to block access to the jobsite or school facilities.
5. Coordinate all site access with CM. On-site laydown area to be designated by the Construction Manager.
6. Each Contractor is responsible for providing complete means & methods of hoisting and rigging for erection of their own materials, including but not limited to crane paths, pads, and cribbing when needed. Removal of all required materials is included in this scope of work.
7. Contractor responsible for public (811) and private utility locates for all areas applicable to their scope of work.



8. Contractor is responsible for providing water service access as needed for their scope of work. A water source will be made available to Contractors within the Administration building.
9. Contractor is responsible to provide daily scheduled street cleaning of construction debris. Daily cleaning is required or as directed by the Construction Manager. Daily cleaning includes school parking lots, private roads, public roads, and sidewalks in affected areas.
10. Contractor shall coordinate and cooperate with Construction Manager field personnel relative to deliveries.
11. Responsible to furnish, install, and maintain fall protection as applicable to their scope of work.
12. Contractor is responsible for all layout as required for this scope of work.
13. Contractor is responsible for dewatering as required for this scope of work.
14. Task lighting is to be provided by each Contractor as needed for their work.
15. All utility shutdowns that would affect the existing facility must occur outside of Owner operating hours.
16. All utility shutdowns must be coordinated with Construction Manager and Owner 72 hours in advance.
17. Contractor personnel may not use restrooms or facilities inside the Administration Building.
18. Contractor is responsible for coordination with all bid packages as required to meet all dates depicted on Exhibit "A" – Phasing Plan and Exhibit "B" - Schedule in Section 01 10 00 Summary.
19. Contractor is to provide cleaning of the project site and work areas daily, including common areas as it pertains to this contractor's scope of work. Maintain project site free of waste materials and debris. Remove debris from concealed spaces before enclosing the space. Dispose of material lawfully. Trash containers are being provided by BP-1 General Trades Contractor. It is the responsibility of BP-2 Mechanical, Plumbing, and Fire Protection Contractor to get their trash to those containers.
20. Responsible to furnish, install, and maintain fall protection as applicable to their scope of work.
21. Contractor shall coordinate and cooperate with Construction Manager field personnel relative to this Contractor's deliveries.
22. Contractor is responsible for all layout as required for this scope of work.
23. Contractor is responsible for dewatering as required for this scope of work.
24. Contractor is responsible for backfilling excavations and foundation walls applicable to their scope of work. Contractor is responsible for removal and off-site disposal of spoils created by their work.
25. BP-2 Fire Protection contractor is responsible for installing the fire main and FDC pipe from 5' outside the building, into the building, and will make the final connections to lines installed up to the 5' point by BP-1 General Trades Contractor.
26. BP-2 Fire Protection Contractor is responsible for slab removal and pour back, including patching vapor barrier, excavation and backfill, coring foundation if necessary and installing sleeves and sleeve seals, in order to bring fire main and FDC into the building.
27. BP-2 Contractor shall provide its own concrete washout.
28. Contractor is responsible for protecting all existing finishes as it pertains their scope of work.
29. BP-1 General Trades Contractor shall furnish and install all access doors shown in the Contract Drawings, including the MEP/FP Drawings. If an access door is required for this Contractor's work but not shown on the Drawings, it shall be the responsibility of this Contractor to provide and install.
30. Contractor is responsible for dust control during all phases of construction, as it pertains to their scope of work.
31. Contractor is responsible to provide and maintain protection of their products until substantial completion.
32. BP-2 Contractor is responsible for the removal and replacement of ceilings if required outside the areas of work identified on the Architectural reflected ceiling demolition and new plans.
33. Responsible for caulking, sealing, and firestopping of all penetrations as it pertains to products installed in this scope of work.
34. BP-2 Contractor shall provide design, calculations, and required State permits to successfully complete all fire suppression scope of work.
35. Furnish and install equipment pads as required for this trade's work. Provide coordination drawings for use by other contractors.
36. BP-2 Contractor is responsible for making its own holes through existing walls needed to install new fire protection piping. This includes coring masonry walls. Clean all slurry from walls and floors.

Provide sleeves and sleeve seals for all wall penetrations to maintain fire and/or acoustic rating of the wall.

37. Responsible to provide wood blocking if required for your installations, but not shown on the Contract Drawings.
38. Contractor is responsible for any damages caused by installation of their scope of work.
39. Contractor is responsible for coordination with all bid packages as required to meet all dates depicted on Exhibit A – Phasing Plan and Exhibit B – Schedule referenced in section 01 10 00 Summary.
40. Contractor shall include in its base bid, an Allowance of \$5,000. Refer to Section 01 21 00. (Addendum #1)
41. Contractor shall provide pricing for Alternates #1 through 5 in accordance with Section 01 23 00.

Exclusions:

1. Compaction and Concrete testing will be provided by Owner.
2. Dumpsters to be provided by BP-1 General Trades.
3. Construction toilets to be provided by BP-1 General Trades.
- 4.

END OF BP-2 FIRE PROTECTION

### BP – 3 Plumbing & Mechanical

The summaries of work of this contractor include, but are not necessarily limited to, the following:

Included:	Division 00 – Bidding Documents	All Sections
	Division 01 – General Requirements	All Sections
	Division 02 – Selective Demolition	
	Section 02 41 19	Selective Structure Demolition
	Division 03 – Concrete	
	Section 03 30 00	Cast-in-Place Concrete
	Section 03 35 00	Concrete Surface Treatment
	Section 03 54 16	Hydraulic Cement Underlayment
	Division 07 – Thermal and Moisture Protection	
	Section 07 84 13	Penetration Firestopping
	Section 07 92 00	Joint Sealants
	Division 20 – Common	
	Section 20 00 10	Common Work Results for Fire Suppression, Plumbing, & HV HVAC
	Section 20 00 50	Common Materials & Methods for Fire Suppression, Plumbing, & HVAC
	Section 20 00 60	Common Pipe, Valves, & Fittings for Fire Suppression, Plumbing, & HVAC
	Division 22 - Plumbing	
	Section 22 11 19	Domestic Water Specialties
	Section 22 13 19	Sanitary Waste Piping Specialties
	Section 22 40 00	Plumbing Fixtures
	Section 22 47 00	Drinking Fountains and Water Coolers
	Section 22 63 15	Natural Gas Piping Specialties
	Division 23 – Heating Ventilating and Air Conditioning	
	Section 23 05 93	Testing and Balancing
	Section 23 09 00	Instrumentation and Control for HVAC
	Section 23 21 13	Hydronic Piping Systems
	Section 23 21 23	Hydronic Pumps and Trim
	Section 23 23 00	Refrigerant Piping
	Section 23 25 00	HVAC Water Treatment
	Section 23 31 13	Metal Ducts
	Section 23 34 23	HVAC Power Ventilators
	Section 23 37 13	Diffusers, Registers, Grilles & Louvers
	Section 23 37 23	HVAC Gravity Ventilators
	Section 23 51 00	Breechings, Chimneys and Stacks
	Section 23 52 16	Condensing Boilers
	Section 23 64 01	Packaged, Air-Cooled Water Chillers

Section 23 82 16	Air Coils
Section 23 82 20	Blower Coil Units
Section 23 82 24	Vertical Unit Ventilators
Section 23 82 39	Unit Heaters - Hydronic

**BP – 3 CLARIFICATIONS:**

1. If there are discrepancies between these General Clarifications and other areas of the Contract Documents, the more stringent requirement shall prevail.
2. Deliveries of any materials and/or equipment may not be made during the hours of parent car/bus drop-off (8:00-8:45 AM) and pick-up (3:15-4:00 PM) when school is in session.
3. At any utility installation, relocation, material delivery or general work which impedes normal traffic pattern or daily operation of the Owner, traffic patterns or daily operations of the Owner, traffic control will be required, which will include all barricades, flashers, flagmen, etc. necessary to safely install and complete the work.
4. No equipment and/or trucks will be allowed to block access to the jobsite or school facilities.
5. Coordinate all site access with CM. On-site laydown area to be designated by the Construction Manager.
6. Each Contractor is responsible for providing complete means & methods of hoisting and rigging for erection of their own materials, including but not limited to crane paths, pads, and cribbing when needed. Removal of all required materials is included in this scope of work.
7. Contractor responsible for public (811) and private utility locates for all areas applicable to their scope of work.
8. Contractor is responsible for providing water service access as needed for their scope of work. A water source will be made available to Contractors within the Administration building.
9. Contractor is responsible to provide daily scheduled street cleaning of construction debris. Daily cleaning is required or as directed by the Construction Manager. Daily cleaning includes school parking lots, private roads, public roads, and sidewalks in affected areas.
10. Contractor shall coordinate and cooperate with Construction Manager field personnel relative to deliveries.
11. Responsible to furnish, install, and maintain fall protection as applicable to their scope of work.
12. Contractor is responsible for all layout as required for this scope of work.
13. Contractor is responsible for dewatering as required for this scope of work.
14. All utility shutdowns that would affect the existing facility must occur outside of Owner operating hours.
15. All utility shutdowns must be coordinated with Construction Manager and Owner 72 hours in advance.
16. Contractor personnel may not use restrooms or facilities inside the Administration Building.
17. Contractor is responsible for coordination with all bid packages as required to meet all dates depicted on Exhibit "A" – Phasing Plan and Exhibit "B" - Schedule in Section 01 10 00 Summary.
18. BP-1 General Trades Contractor shall furnish and install all access doors shown in the Contract Drawings, including the MEP/FP Drawings. If an access door is required for this Contractor's work but not shown on the Drawings, it shall be the responsibility of this Contractor to provide and install.
19. BP-3 Contractor is responsible for making its own holes through existing walls needed to install new systems piping. This includes coring masonry walls. Clean all slurry from walls and floors. Provide sleeves and sleeve seals for all wall penetrations to maintain fire and/or acoustic rating of the wall.
20. BP-3 Contractor shall perform demolition and removal of all plumbing and mechanical equipment, piping, fixtures, etc. that are mounted to floors, walls, ceilings, or supported by overhead structure. Piping enclosed within walls or ceilings shall be cut/capped but will be removed by BP-1 General Trades when they remove the surrounding construction.
21. BP-3 Contractor shall perform slab removal and pour back for installation of new underslab plumbing. Patch back vapor barrier prior to slab pour back.
22. BP-3 Contractor shall perform all excavation and backfill for installation of new underslab piping. Spoils shall be hauled offsite for disposal.

23. BP-3 Contractor shall provide its own concrete washout for its work.
24. BP-3 Contractor shall furnish and install concrete housekeeping pads for equipment in Div 22 and 23.
25. BP-3 Contractor shall furnish and install insulated blank-off panel for louver in Note 10/MD201A and Note 17/A201A.
26. Responsible for the removal and replacement of ceilings if required outside the areas of work identified on the Architectural reflected ceiling plans.
27. Task lighting is to be provided by each Contractor as needed for their work.
28. Responsible to provide wood blocking if required for your installations, but not shown on the Contract Drawings.
29. Contractor is responsible for any damages caused by installation of their scope of work.
30. BP-3 Contractor shall be responsible for Owner-furnished equipment as if it were furnished by Contractor. Contractor shall receive delivery, offload, inspect, install, startup, and commission. If equipment cannot immediately be set, Contractor shall cover or store equipment if required by the manufacturer until installation. Both open laydown space, and covered storage, are available on the Owner's campus. Contractor shall handle moving equipment from storage location to the building at time of installation. Refer to approved equipment submittals included in Section 01 10 00.
31. BP-3 Contractor shall furnish roof curbs with all of its equipment. Provide layout and set curbs on roof for BP-1 General Trades to cut in and flash to maintain watertight roof.
32. BP-3 Contractor shall furnish and install pipe stands and conduit housing shown by Notes 2 and 3 on A102, and detailed on A103. It is intended for a single hood to handle all pipe and conduit serving the new rooftop chiller. Coordinate sizes of pipe stands and hood with BP-4 Electrical Contractor.
33. BP-3 Contractor is responsible for cutting its own penetrations through roof deck. Coordinate with General Trades so that penetrations can be sealed promptly to maintain a weathertight roof.
34. Contractor shall include in its base bid, an Allowance of \$75,000. Refer to Section 01 21 00.
35. Contractor shall provide pricing for Alternates #1 through 5 in accordance with Section 01 23 00.
36. Contractor shall provide pricing for Alternates #6 and 7 in accordance with Section 01 23 00. Do not include any equipment purchase cost in the base bid. Base bid should cover all provisions to receive, offload, set, install, startup, and commission equipment, as well as piping, ductwork, fittings, housekeeping pads, and ancillary materials needed to install.

Exclusions:

1. Compaction and Concrete testing will be provided by Owner.
2. Dumpsters to be provided by BP-1 General Trades.
3. Construction toilets to be provided by BP-1 General Trades.
4. Exclude furnishing chiller and fan coil units that are provided by Owner.

END OF BP – 3 PLUMBING & MECHANICAL

## BP – 4 Electrical & Technology

The summaries of work of this contractor include, but are not necessarily limited to, the following:

Included:	Division 00 – Bidding Documents	All Sections
	Division 01 – General Requirements	All Sections
	Division 02 – Selective Demolition	
	Section 02 41 19	Selective Structure Demolition
	Division 03 – Concrete	
	Section 03 30 00	Cast-in-Place Concrete
	Section 03 35 00	Concrete Surface Treatment
	Section 03 54 16	Hydraulic Cement Underlayment
	Division 07 – Thermal and Moisture Protection	
	Section 07 84 13	Penetration Firestopping
	Section 07 92 00	Joint Sealants
	Division 26 – Electrical	
	Section 26 05 00	Common Work Results for Electrical
	Section 26 05 19	Electrical Power Conductors and Cables
	Section 26 05 26	Grounding and Bonding for Electrical Systems
	Section 26 05 29	Hangers and Supports for Electrical Systems
	Section 26 05 33	Raceways and Boxes for Electrical Systems
	Section 26 05 43	Underground Ducts and Raceways for Electrical Systems
	Section 260544	Sleeves and Sleeve Seals for Electrical Raceways and Cabling
	Section 26 05 53	Identification for Electrical Systems
	Section 26 09 23	Lighting Control Devices
	Section 26 22 00	Transformers
	Section 26 24 13	Switchboards
	Section 26 24 16	Panelboards
	Section 26 27 26	Wiring Devices
	Section 26 28 13	Fuses
	Section 26 28 16	Enclosed Switches
	Section 26 28 30	Overcurrent Protective Devices
	Section 26 29 13	Enclosed Controllers
	Section 26 51 00	Interior Lighting
	Division 27 – Communications	
	Section 27 05 00	Common Work Results for Communications
	Section 27 05 26	Grounding and Bonding for Communications Systems
	Section 27 05 28	Pathways for Communications Systems
	Section 27 05 50	Firestopping for Communications Systems
	Section 27 05 53	Identification of Communication Systems
	Section 27 08 10	Verification Testing of Structured Cabling
	Section 27 11 00	Communication Equipment Room Fittings

Section 27 13 00	Communication Backbone Cabling
Section 27 15 00	Communication Horizontal Cabling
Section 27 16 00	Communication Connecting Cords, Devices, and Adapters

Division 28 – Electronic Safety and Security

Section 28 05 00	Common Work Results for Electronic Safety and Security
Section 28 31 11	Digital, Addressable Fire-Alarm System

**BP – 4 CLARIFICATIONS:**

1. If there are discrepancies between these General Clarifications and other areas of the Contract Documents, the more stringent requirement shall prevail.
2. Deliveries of any materials and/or equipment may not be made during the hours of parent car/bus drop-off (8:00-8:45 AM) and pick-up (3:15-4:00 PM) when school is in session.
3. At any utility installation, relocation, material delivery or general work which impedes normal traffic pattern or daily operation of the Owner, traffic patterns or daily operations of the Owner, traffic control will be required, which will include all barricades, flashers, flagmen, etc. necessary to safely install and complete the work.
4. No equipment and/or trucks will be allowed to block access to the jobsite or school facilities.
5. Coordinate all site access with CM. On-site laydown area to be designated by the Construction Manager.
6. Each Contractor is responsible for providing complete means & methods of hoisting and rigging for erection of their own materials, including but not limited to crane paths, pads, and cribbing when needed. Removal of all required materials is included in this scope of work.
7. Contractor responsible for public (811) and private utility locates for all areas applicable to their scope of work.
8. Contractor is responsible for providing water service access as needed for their scope of work. A water source will be made available to Contractors within the Administration building.
9. Contractor is responsible to provide daily scheduled street cleaning of construction debris. Daily cleaning is required or as directed by the Construction Manager. Daily cleaning includes school parking lots, private roads, public roads, and sidewalks in affected areas.
10. Contractor shall coordinate and cooperate with Construction Manager field personnel relative to deliveries.
11. Responsible to furnish, install, and maintain fall protection as applicable to their scope of work.
12. Contractor is responsible for all layout as required for this scope of work.
13. Contractor is responsible for dewatering as required for this scope of work.
14. Contractor is responsible for providing or removing all soil as required for their scope of work.
15. All utility shutdowns that would affect the existing facility must occur outside of Owner operating hours.
16. All utility shutdowns must be coordinated with Construction Manager and Owner 72 hours in advance.
17. Contractor personnel may not use restrooms or facilities inside the Administration Building.
18. Contractor is responsible for coordination with all bid packages as required to meet all dates depicted on Exhibit "A" – Phasing Plan and Exhibit "B" - Schedule in Section 01 10 00 Summary.
19. BP-1 General Trades is responsible for providing and installing all access doors/panels that are shown on the contract documents. Any additional access panels/doors not shown on the contract documents but required by this Contractor's installations, are the responsibility of this Contractor.
20. Contractor is responsible for new secondary conduit ductbank and conductors shown on Electrical site plan E100 including excavation, backfill, concrete encasement, and restoration of disturbed ground back to previous grade. Leave ready for seeding by BP-1 contractor.

21. Contractor is responsible for any required cutting and patching of concrete floors as it pertains to BP-4 Electrical and Technology. This includes slab removal and pour back for new secondary feed into the new switchgear. Ensure underslab vapor barrier is patched back prior to replacing slab.
22. Contractor shall provide its own concrete washout for its work.
23. Any spoils generated by Contractor's work shall be hauled offsite for disposal.
24. Contractor is responsible for coring foundation if needed to get new secondary conduit into the building. Include sleeves and sleeve seals.
25. Contractor is responsible for protecting all existing finishes as it pertains their scope of work.
26. Contractor is responsible for dust control during all phases of construction, as it pertains to their scope of work.
27. Contractor is responsible to provide and maintain protection of their products until substantial completion.
28. Contractor shall include caulking or firestopping for its penetrations, as required to maintain the integrity of the wall or floor.
29. Coordinate layout and installation of all in-wall rough-ins, penetrations and openings (electrical, plumbing, mechanical, window, door, etc.). This contractor is to furnish in-wall material per approved shop drawings in accordance with the contract documents.
30. Responsible for all electrical power shown on Contract Documents.
31. Responsible for all fire alarm work shown on the Contract Documents.
32. Responsible for all low voltage and data work shown in the Contract Documents, including new data rack and cable tray.
33. BP-4 Contractor shall furnish and install all power, low voltage, and communications wiring, including terminations, between door power supplies and hardware, card readers, ADA push buttons, etc. Coordinate with BP-1 General Trades and refer to Div 8 Specifications.
34. Furnish and install raceways and cabling (including terminations) for access controls, wireless access points, security cameras, and card readers. Owner will install these devices.
35. Responsible for electrical power to all Mechanical equipment. It is the responsibility of this Contractor to coordinate location of equipment and power requirements with Mechanical Contractor. Responsible to furnish and install disconnect switches if it is required for equipment.
36. Provide and maintain temporary power for tools and chargers in each work area as defined in specification 01 51 00.
37. BP-4 Electrical Contractor is responsible to provide temporary general lighting in accordance with OSHA standards for each work phase area. Task lighting is to be provided by each Contractor as needed for their work.
38. Responsible for fire-stopping all electrical penetrations including "open" conduits in rated construction.
39. Responsible for furnishing and installing protective rings at the ends of your embedded conduits prior to pulling cable.
40. Responsible to provide and install duct detectors as shown on the Contract Documents.
41. BP-4 Contractor shall be responsible for Owner-furnished equipment as if it were furnished by Contractor. Contractor shall receive delivery, offload, inspect, install, startup, and commission. If equipment cannot immediately be set, Contractor shall cover or store equipment if required by the manufacturer until installation. Both open laydown space, and covered storage, are available on the Owner's campus. Contractor shall handle moving equipment from storage location to the building at time of installation. Refer to approved submittals included in Section 01 10 00.
42. Furnish and install concrete equipment pads as required for this trade's work. This includes for the Owner-furnished switchgear and transformer.
43. Responsible for securing all light fixtures and devices either in the ceiling or salvaged for re-installation as applicable. This includes, but is not limited to, fire alarm devices, speakers, light fixtures, wireless access points, equipment, etc.
44. Contractor is responsible for demolition and salvage of all light fixtures as indicated on the contract documents.
45. Contractor is responsible for all pathways, circuits, conduits, and boxes as required for this bid package's scope.



46. BP-1 General Trades provides and installs all in-wall blocking that is shown on the contract drawings. If blocking is not shown on the contract drawings and is required by BP-4 Electrical & Technology installations, they are provided and installed by BP-4.
47. BP-4 Contractor is responsible for making its own holes through existing walls needed to install new conduit. This includes coring masonry walls. Clean all slurry from walls and floors. Provide sleeves and sleeve seals for all wall penetrations to maintain fire and/or acoustic rating of the wall.
48. Contractor is responsible for any damages caused by installation of their scope of work.
49. Responsible for the removal and replacement of ceilings if required outside the areas of work identified on the Architectural reflected ceiling plans.
50. BP-3 Mechanical Contractor shall furnish and install pipe stands and conduit housing shown by Notes 2 and 3 on A102 and detailed on A103. It is intended for a single hood to handle all pipe and conduit serving the new rooftop chiller. BP-4 Electrical Contractor must coordinate sizes of pipe stands and hood with BP-3.
51. BP-4 Contractor is responsible for cutting its own penetrations through roof deck. Coordinate with General Trades so that penetrations can be sealed promptly to maintain a weathertight roof.
52. Contractor shall include in its base bid, an Allowance of \$30,000. Refer to Section 01 21 00.
53. Contractor shall provide pricing for Alternates #1 through 5 in accordance with Section 01 23 00.

Exclusions:

1. Dumpsters to be provided by BP-1 General Trades.
2. Construction toilets to be provided by BP-1 General Trades.
3. Compaction and Concrete testing will be provided by Owner.
4. All Video Surveillance equipment, Door Access Card Readers, and Wireless Access Points will be furnished and installed by Owner.
5. Exclude furnishing main switchgear, low voltage transformer, and panelboards that are provided by Owner.

END OF BP-4 ELECTRICAL & TECHNOLOGY



# MVCSC Administrative Center Interior Renovations Pre-Bid Meeting

Place: Mt. Vernon Administration Building

Date: January 3, 2025

Time: 1:30 PM

1. Introductions
2. Sign-In Sheet Distribution
3. Project Overview
  - a. Scope of Work Overview – Multiple Contract Summary 01 12 00
    - i. Scope includes demo, new fire main/PIV, walls/floors/ceilings, structural steel and footers, new fire protection sprinkler system, new mechanical systems, new plumbing including under-slab, new electrical distribution gear, and new power/lighting/low voltage.
    - ii. Owner has pre-purchased chiller, fan coil units, electrical switch gear, transformer, and panels.
  - b. Base bid vs Alternates
  - c. Plans & Specs are available on Eastern Engineering's ePlanroom for free download.
4. Site Logistics, Material Handling, Deliveries (01 10 00 – Exhibit D, Site Logistics Plan)
5. Safety (01 10 00 – Exhibit C, Site Specific Safety Plan)
6. Project Schedule
  - a. Review Phasing Plans PH-100, PH-200, and PH-300
  - b. Work anticipated to start March 24, 2025 during MV's spring break.
    - i. Work in key areas of the building, and certain critical activities, must be performed during summer break when the building has minimal occupants.
  - c. Substantial completion by October 10, 2025.
7. Bidding & Award Schedule
  - a. Last day for substitutions – January 7, 2025
  - b. Last day for questions – January 7, 2025
  - c. Final Addendum issued – January 9, 2025
  - d. Bid Day – January 15, 2025 at 11:00 AM**
  - e. De-scope meetings will be scheduled with the two low bidders immediately after bids are received.



- f. School Board meeting for contract approval – January 27, 2025
  - g. Award Contracts – January 28-29, 2025
- 
- 8. Instructions to Bidders – Section 00 21 00
    - a. Project Name, Bid Category No., and Description on the outside of your Bid envelope.
    - b. Certified check or Bid Bond (Note: Bond must be signed by Surety and Principal) Refer to (00 43 13).
    - c. Include your company’s Financial Statement (00 41 00).
    - d. Include the Contract Responsibility Certification (00 21 00, 1.13).
    - e. Completely execute the Form No. 96 and Bid Form (00 42 00).
    - f. Include AIA Form A305 “Contractor’s Qualification Statement” (00 11 00, 1.04 A.1).
    - g. Properly and completely execute the Supplemental Bid Form (00 42 00).
    - h. The 2 low bidders are to provide a Sub and Supplier list within 24 hours of bid opening (00 43 33).
  - 9. Supplemental Instructions to Bidders (Owner’s Responsible Bidder Policy) – Section 00 21 50
  - 10. School Rules, E-Verification, and Criminal History Reporting (01 10 00, 1.8)
  - 11. Allowances (01 21 00)
  - 12. Alternates (01 23 00)
  - 13. Substitution Procedures (01 25 00)
  - 14. Project management & Coordination (01 31 00)
  - 15. Software Requirements & CMIC Construct (01 31 50)
  - 16. Questions and Clarifications
    - a. All pre-bid questions should be submitted via email to Luke Johnson, AECOM Hunt project manager, at [luke.johnson@aecom.com](mailto:luke.johnson@aecom.com).

**AECOM HUNT**

Mount Vernon Community School Corporation

Administrative Center Interior Renovations

Pre-bid Meeting

Date & Time: January 3, 2025 - 1:30 PM

<u>Attendee</u>	<u>Company</u>	<u>E-mail Address</u>
<u>Jim Gully</u>	<u>AECOM Hunt</u>	<u>Jim.Gully@aecom.com</u>
<u>Luke Johnson</u>	<u>AECOM Hunt</u>	<u>luke.johnson@aecom.com</u>
<u>Tyler Smith</u>	<u>Emcor</u>	<u>tyler.smith@mvcsc.k12.in.us</u>
<u>William Cullins</u>	<u>AECOM Hunt</u>	<u>will.cullins@aecom.com</u>
<u>Derek Shelton</u>	<u>MV</u>	<u>derek.shelton@mvcsc.k12.in.us</u>
<u>John Bryant</u>	<u>Veridus</u>	<u>jbryant@theveridusgroup.com</u>
<u>DEAN HVIDSTON</u>	<u>REDIMOND &amp; Assoc.</u>	<u>dean.hvidston@redimond.com</u>
<u>Christy Malloy</u>	<u>MW Concrete LLC</u>	
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<u>Steve Scott</u>	<u>UNIQUE Quality Const.</u>	<u>Steve@uniquelityco.com</u>
<u>MIKE ADAMS</u>	<u>BANTA</u>	<u>madams@bantaelectric.com</u>
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<u>Vesse Heckaman</u>	<u>Sersom mechanical</u>	<u>heckaman@sersommechanical.com</u>
<u>MIKE DAVIDSON</u>	<u>GILLIATT</u>	<u>MDAVIDSON@GILLIATT</u>
<u>DAVID ALVAREZ</u>	<u>GILLIATT</u>	
<u>Troy Hugg</u>	<u>Pridemark</u>	<u>thugg@pridemarkconstruction.com</u>
<u>Nick Tschwar</u>	<u>Pridemark</u>	<u>ntschwar@pridemarkconstruction.com</u>
<u>Cole Ritter</u>	<u>Femosan</u>	<u>Cole.Ritter@Femosan.com</u>
<u>Austin Goff</u>	<u>Nu-Tec</u>	<u>agoff@nutecroofing.com</u>
<u>Ron Miller</u>	<u>West Electric</u>	

**AECOM HUNT**

Mount Vernon Community School Corporation

Administrative Center Interior Renovations

Pre-bid Meeting

Date & Time: January 3, 2025 - 1:30 PM

<u>Attendee</u>	<u>Company</u>	<u>E-mail Address</u>
<u>Shawn Amundale</u>	<u>C-CAT</u>	<u>Sannandale@c-cat.com</u>
<u>Jon Loasdale</u>	<u>Paynter</u>	<u>jloasdale@paynter.com</u>
<u>Brandon Foster</u>	<u>C&amp;C Sheet Metal</u>	<u>bfoster@ccsheetmetal.net</u>
<u>DUSTIN DAY</u>	<u>PCI</u>	<u>DUSTIN.DAY@PCI.COM</u>
<u>Jammy Smith</u>	<u>Tecta America</u>	<u>JSMITH@TECTAAMERICA.COM</u>
<u>Scott Culligan</u>	<u>Delta Services</u>	<u>sculligan@DELTASERVICESINC.COM</u>
<u>Tom Fleming</u>	<u>Diversify Pro</u>	<u>tom.fleming@diversifypro.com</u>
<u>Zach Berlin</u>	<u>BCI</u>	<u>zberline@berlinconstruction.com</u>
<u>AARON ROOT</u>	<u>Abel Construction</u>	<u>aroot@AbelCONSTRUCT.COM</u>
<u>MHARLON BARRIENTOS</u>	<u>ABEL CONSTRUCTION</u>	<u>mbarrientos@abelconstruct.com</u>
<u>Joey Bastian</u>	<u>Ferguson Construction</u>	<u>jbastian@ferguson-construction.com</u>
<u>Joe Chubb</u>	<u>Ferguson Con.</u>	<u>jchubb@ferguson-construction.com</u>
<u>Ryan Allen</u>	<u>Amerestore</u>	<u>Ryan@Amerestore.com</u>
<u>Nico Walker</u>	<u>Horning Roofing</u>	<u>nwalker@horningroofing.com</u>
<u>GREGG STARK</u>	<u>BOYLE CONSTRUCTION</u>	<u>GREGG.STARK@BCMI.US</u>
<u>Dustin Snyder</u>	<u>Johnson Melloh</u>	<u>Dsnyder@johnsonmelloh.com</u>
<u>Aenay Saengkeo</u>	<u>Temporary Wall Systems</u>	<u>aenay.saengkeo@tempwallsystems.com</u>
<u>Dea Sorom</u>	<u>Superior Carpet</u>	<u>DSOROM@SUPERIORCARPETINSTALLERS.COM</u>
<u>DREW WALTERS</u>	<u>JBM CONTRACTORS</u>	<u>dwalters@jbmcontractorscorp.com</u>
<u>DON WICKER</u>	<u>ALL DIMENSIONS INC</u>	<u>dwicker@alldimensionsinc.com</u>

# Transmittal for Submittal Information

**Job Name:** Mt. Vernon Comm. Schools Admin. Bldg reroofing  
**Project No:** 16155  
**Architect:** CSO Architects  
 8831 Keystone Crossing  
 Indianapolis, IN 46240

**Roofing Contractor:** Insley Systems Inc.  
 8535 E 30<sup>th</sup> St.  
 Indianapolis, Indiana 46419

**Date:** March 30, 2018      **Initial X Revised**      **Quantity Submitted:** one

**Description of Submittal:** AD 075419.01 20 year warranty

**Specification Title:** PVC Roofing 075419


**Deviation from Contract:** None

Insley Systems has reviewed this submittal for compliance with the contract documents.

**Subcontractor:** None

**Supplier / Manufacture:** Johns Manville

**Review Area:**

<input type="checkbox"/> APPROVED	<input type="checkbox"/> REVISE AND RESUBMIT
<input type="checkbox"/> REJECTED	<input checked="" type="checkbox"/> APPROVED AS NOTED
<small>The Architect shall review and approve or take other appropriate action on the Contractor Submittals, such as shop drawings, product data, samples and other data, which the Contractor is required to submit but only the limited purpose of checking for conformance with the design concept and the information shown in the Construction Documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrications processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. The Architect's review shall be conducted with reasonable promptness while allowing sufficient time in the Architect's judgment to permit adequate review. Review of a specific item shall not indicate that the Architect has reviewed the entire assembly of which the item is a component. The Architect shall not be responsible for any deviations from the Construction Documents not brought to the attention of the Architect in writing by the Contractor. The Architect shall not be required to review partial submissions or those for which submissions of correlated items have not been received.</small>	
4/11/17	TAC
Date	Reviewer
	



# CSO Architects

## Submittal Cover Sheet

**CONTRACTOR:**

Insley Systems, Inc.  
 8535 East 30th Street  
 Indianapolis, Indiana 46219

**DATE:** March 30, 2017

**PROJECT:** Mt Vernon Community Schools  
 Administrative Bldg réroofing

**TO:**

CSO Architects

**PROJECT NO:**

16155

Spec Section	Description	No. Of Pages
Contractor Stamp	075419 PVC Roofing 20 yr. system warranty	4
<p>By approving and submitting shop drawings product data and samples Insley Systems represents that we have determined and verified all materials and field construction criteria related thereto, or will do so and that we have checked and coordinated the information contained within these submittals with the requirements of the work and of the contract documents</p> <p>Insley Systems, Inc.</p> <p>Date: <u>3/30/17</u></p> <p><u>[Signature]</u></p>	<p><b>A/E Review / Action</b></p> <p>The Architect shall review and approve or take other appropriate action on the Contractor Submittals, such as shop drawings, product data, samples and other data, which the Contractor is required to submit but only the limited purpose of checking for conformance with the design concept and the information shown in the Construction Documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrications processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. The Architect's review shall be conducted with reasonable promptness while allowing sufficient time in the Architect's judgment to permit adequate review. Review of a specific item shall not indicate that the Architect has reviewed the entire assembly of which the item is a component. The Architect shall not be responsible for any deviations from the Construction Documents not brought to the attention of the Architect in writing by the Contractor. The Architect shall not be required to review partial submission or those for which submissions of correlated items have not been received.</p> <p><b>Action:</b></p> <hr/> <p><b>Date:</b></p> <hr/> <p><b>Reviewer:</b></p> <hr/>	

**E-mail:**

**Copies:**  
 file



Peak Advantage Guarantee



20 year

**Building Owner:**  
 Name  
 Address  
 City, State Zip

**Building Name:**  
 Name  
 Address  
 City, State Zip

**Guarantee Number:** *Sample - not issued*  
**Expiration Date:**

**Approved Roofing Contractor:**

**Date of Completion:**

Name  
 Address  
 City, State Zip

**Terms & Maximum Monetary Obligation to Maintain a Watertight Roofing System.**

**Years:** \$

**Coverage:**

The components of the Roofing System covered by this Guarantee are:

**Total Squares:**

Section	Sqs.	Roof Type	Membrane Spec.	Insulation Type		
				Layer 1	Layer 2	Layer 3

Accessories:	Type	Product Name	Quantity
	Expand-O-Flash (1) Style:		lin. ft.
	Expand-O-Flash (2) Style:		lin. ft.
	Expand-O-Flash (3) Style:		lin. ft.
	Fascia Style:		lin. ft.
	Copings Style:		lin. ft.
	Gravel Stop Style:		lin. ft.
	Drains (1) Style:		ea.
	Drains (2) Style:		ea.
	Vents Style:		ea.

These Johns Manville Guaranteed components are referred to above as the "Roofing System" and ALL OTHER COMPONENTS OF THE OWNER'S BUILDING ARE EXCLUDED FROM THE TERMS OF THIS GUARANTEE, including any amendments thereto.

Johns Manville\* guarantees to the original Building Owner that during the Term commencing with the Date of Completion (as defined above), JM will pay for the materials and labor reasonably required in Johns Manville's sole and absolute discretion to repair the Roofing System to return it to a watertight condition if leaks occur due to: ordinary wear and tear, or deficiencies in any or all of the Johns Manville component materials of the Roofing System, or workmanship deficiencies only to the extent they arise solely out of the application of the Roofing System. Non-leaking blisters are specifically excluded from coverage. Should any investigation or inspection reveal the cause of a reported leak to be outside the scope of coverage under this Guarantee, then all such investigation and inspection costs shall be borne solely by the Building Owner.



#### WHAT TO DO IF YOUR ROOF LEAKS

If you should have a roof leak please refer to directions on the reverse side. Failure by the Building Owner to comply with any of the directions on the reverse side of this document will render the coverage provided under this Guarantee, including any applicable amendments and/or riders, null and void.

#### LIMITATIONS AND EXCLUSIONS

**This Guarantee is not a maintenance agreement or an insurance policy;** therefore, routine inspections and maintenance are the Building Owner's sole responsibility (see reverse side of this document). Failure to follow the Maintenance Program on the reverse side of this document will void the Guarantee in its entirety. This Guarantee does not obligate JM to repair or replace the Roofing System, or any part of the Roofing System, for leaks or appearance issues resulting, in whole or in part, from one or more of the following (a) natural disasters including but not limited to the direct or indirect effect of lightning, flood, hail storm, earthquake, tornados, hurricanes or other extraordinary natural occurrences and/or wind speeds in excess of 55 miles per hour; (b) misuse, abuse, neglect or negligence; (c) installation or material failures other than those involving the component materials expressly defined above as the Roofing System or exposure of the Roofing System components to damaging substances such as oil, fertilizers, or solvents or to damaging conditions such as vermin; (d) any and all (i) changes, alterations, repairs to the Roofing System, including, but not limited to, structures, penetrations, fixtures or utilities (including vegetative and solar overlays) based upon or through the Roofing System as well as any (ii) changes to the Building's usage that are not pre-approved in writing by JM; (e) failure of the Building substrate (mechanical, structural, or otherwise and whether resulting from Building movement, design defects or other causes) or improper drainage; (f) defects in or faulty/improper design, specification construction or engineering of the Building or any area over which the Roofing System is installed; (g) defects in or faulty/improper architectural, engineering or design flaws of the Roofing System or Building, including, but not limited to, design issues arising out of improper climate or building code compliance; or (h) in instances of a recover project, Johns Manville is not responsible for the performance of pre-existing materials that predated the recover. Instead, Johns Manville's sole responsibility in recover systems where JM materials are adhered to existing materials is limited to the installed recover JM Roofing materials up to the wind speed listed herein. Guarantee coverage is limited to replacing recover JM Roofing materials only (and not the pre-existing materials - which is the Owner's responsibility) as required to return the roofing system to a watertight condition due to a claim covered under the terms and conditions herein. Johns Manville is not responsible for leaks, injuries or damages resulting from any water entry from any portion of the Building structure not a part of the Roofing System, including, but not limited to, deterioration of the roofing substrate, walls, mortar joints, HVAC units and all other non-Johns Manville materials and metal components. Moreover, the Building Owner is solely and absolutely responsible for any removal and/or replacement of any overburdens, super-strata or overlays, in any form whatsoever, as reasonably necessary to expose the Roofing System for inspection and/or repair.

from date of Substantial Completion.

~~This Guarantee becomes effective when (1) it is delivered to Owner; and (2) all bills for installation, materials, and services have been paid in full to the Approved Roofing contractor and to JM. Until that time, this Guarantee is not in force, has no effect - and JM is under no obligation whatsoever to perform any services/work.~~

The Parties agree that any controversy or claims relating to this Guarantee shall be first submitted to mediation under the Construction Industry Arbitration and Mediation Rules of the American Arbitration Association (Regular Track Procedures) or to such other mediation arrangement as the parties mutually agree. No court or other tribunal shall have jurisdiction until the mediation is completed. In any action or proceeding brought against the Building Owner to enforce this Guarantee or to collect costs due hereunder, Johns Manville shall be entitled to recover its reasonable costs, expenses and fees (including expert witness' fees) incurred in any such action or proceeding, including, without limitation, attorneys' fees and expenses, and the Building Owner shall pay it.

TO THE FULLEST EXTENT PERMITTED BY LAW, JM DISCLAIMS ANY IMPLIED WARRANTY, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND LIMITS SUCH WARRANTY TO THE DURATION AND TO THE EXTENT OF THE EXPRESS WARRANTY CONTAINED IN THIS GUARANTEE.

THE EXCLUSIVE RESPONSIBILITY AND LIABILITY OF JM UNDER THIS GUARANTEE IS TO MAKE REPAIRS NECESSARY TO MAINTAIN THE ROOFING SYSTEM IN A WATERTIGHT CONDITION IN ACCORDANCE WITH THE OBLIGATIONS OF JM UNDER THIS GUARANTEE. JM AND ITS AFFILIATES WILL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES TO THE BUILDING STRUCTURE (UPON WHICH THE ROOFING SYSTEM IS AFFIXED) OR ITS CONTENTS AND OR OCCUPANTS, LOSS OF TIME OR PROFITS OR ANY INCONVENIENCE, INJURY. JM SHALL NOT BE LIABLE FOR ANY CLAIM MADE AGAINST THE BUILDING OWNER BY ANY THIRD PARTY AND THE BUILDING OWNER SHALL INDEMNIFY AND DEFEND JM AGAINST ANY CLAIM BROUGHT BY ANY THIRD PARTY AGAINST JM RELATING TO OR ARISING OUT OF THE ROOFING SYSTEM OR JM'S OBLIGATIONS UNDER THIS GUARANTEE. JM AND ITS AFFILIATES SHALL NOT BE LIABLE FOR ANY DAMAGES WHICH ARE BASED UPON NEGLIGENCE, BREACH OF WARRANTY, STRICT LIABILITY OR ANY OTHER THEORY OF LIABILITY OTHER THAN THE EXCLUSIVE LIABILITY SET FORTH IN THIS GUARANTEE. THIS GUARANTEE DOES NOT COVER, AND EXPLICITLY EXCLUDES, ANY AND ALL INJURIES, CLAIMS AND/OR DAMAGES RESULTING, IN WHOLE OR IN PART, FROM ANY WATER ENTRY FROM ANY PORTION OF THE BUILDING STRUCTURE INCLUDING, BUT NOT LIMITED TO, THE ROOFING SYSTEM.

No one is authorized to change, alter, or modify the provision of this Guarantee other than the Manager, Guarantee Services or authorized delegate. JM's delay or failure in enforcing the terms and conditions contained in this Guarantee shall not operate as a waiver of such terms and conditions. This Guarantee is solely for the benefit of the Building Owner identified above and Building Owner's rights hereunder are not assignable. Upon sale or other transfer of the Building, Building Owner may request transfer of this Guarantee to the new owner, and JM may transfer this Guarantee, in its sole and absolute discretion only after receiving satisfactory information and payment of a transfer fee, which must be paid no later than 30 days after the date of Building ownership transfer.

In the event JM pays for repairs which are required due to the acts or omissions of others, JM shall be subrogated to all rights of recovery of the Building Owner to the extent of the amount of the repairs.

Because JM does not practice Engineering or Architecture, neither the issuance of this Guarantee nor any review of the Building's construction or inspection of roof plans (or the Building's roof deck) by JM representatives shall constitute any warranty by JM of such plans, specifications, and construction or in any way constitute an extension of the terms and conditions of this Guarantee. Any roof inspections are solely for the benefit of JM.

JM does not supervise nor is it responsible for a roofing contractor's work except to the extent stated herein, and roofing contractors are not agents of JM.

\*JOINS MANVILLE ("JM") is a Delaware corporation with its principal mailing address at P.O. Box 5108, Denver, Colorado 80217-5108.

By: Robert Wamboldt  
Title: Vice President & General Manager  
Roofing Systems Group

Attorney-in-Fact

**Addendum(s)**

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**Riders Here**

## Maintenance Program

In order to continue the coverage of this Guarantee, the following Maintenance Program must be implemented and followed:

1. Building Owner must notify JM Guarantee Services Unit (see below) immediately upon discovery of the leak and in no event later than ten (10) days after initial discovery of the leak, time being of the essence. Failure of the Building Owner to provide timely notice to JM Guarantee Services of any leak is a material ground for termination of the Guarantee.
2. In response to timely notice, JM will arrange to inspect the Roofing System, and
  - (i) If, in JM's sole and absolute opinion, the leak(s) is/are the responsibility of JM under this Guarantee (see Limitations and Exclusions), then JM will take prompt appropriate action to return the Roofing system to a watertight condition, or
  - (ii) If, in JM's sole and absolute opinion, the leak(s) is/are not the responsibility of JM under this Guarantee, then JM will advise the Building Owner within a reasonable time of the minimum repairs that JM believes are required to return the Roofing System to a watertight condition. If the Building Owner, at his expense, promptly and timely makes such repairs to the Roofing System (time being of the essence) then this Guarantee will remain in effect for the unexpired portion of its Term. Failure to make any of these repairs in a timely and reasonable fashion will void any further obligation of JM under this Guarantee as to the damaged portion of the Roofing System as well as any other areas of the Roofing System impacted by such failure.
3. In the event an emergency condition exists which requires immediate repair to avoid damage to the Building, its contents or occupants, then Building Owner may make reasonable, essential temporary repairs. JM will reimburse Building Owner for those reasonable repair expenses only to the extent such expenses would have been the responsibility of JM under the Guarantee.

There are a number of items not covered by this Guarantee that are the sole, exclusive responsibility of the Building Owner. In order to ensure that your new roof will continue to perform its function and to continue JM's obligations under the Guarantee, you must examine and maintain these items on a regular basis:

- Maintain a file for your records on this Roofing System, including, but not limited to, this Guarantee, invoices, and subsequent logs of all inspections performed and repairs that are made to the Roofing System.
- Inspect your Roofing System at least semi-annually. This is best done in the spring, after the Roofing System has been exposed to the harsh winter conditions, and, in the Fall after a long hot summer. It is also a good idea to examine the Roofing System for damage after severe weather conditions such as hailstorms, heavy rains, high winds, etc.
- Since these types of Roofing Systems typically have a low slope, they are easily examined. However, care must be taken to prevent falling and other accidents. JM expressly disclaims and assumes no liability for any inspections performed on the Roofing System.

### When checking the Roofing System:

- Remove any debris such as leaves, small branches, dirt, rocks, etc. that have accumulated.
- Clean gutters, down spouts, drains and the surrounding areas. Make certain they allow water to flow off the Roofing System. Positive drainage is essential.
- Examine all metal flashings and valleys for rust and damage that may have been caused by wind or traffic on the Roofing System, and make certain they are well attached and sealed. Any damaged, loose, or poorly sealed materials must be repaired by a JM Approved Roofing Contractor only.
- Examine the areas that abut the Roofing System. Damaged masonry, poorly mounted counter flashing, loose caulking, bad mortar joints, and any loose stone or tile coping can appear to be a membrane leak. Have these items repaired by a JM Approved Roofing Contractor if found to be defective.
- Examine the edges of the Roofing System. Wind damage often occurs in these areas. Materials that have been lifted by the wind need to be corrected by a JM Approved Roofing Contractor.
- Examine any roof top equipment such as air conditioners, evaporative coolers, antennas, etc. Make certain they do not move excessively or cause a roof problem by leaking materials onto the Roofing System.
- Check the building exterior for settlement or movement. Structural movement can cause cracks and other problems which in turn may lead to leaks in your Roofing System.
- Examine protective coatings; any cracked, flaking, or blistered areas must be recoated.

### Protecting your investment:

- Avoid unnecessary roof top traffic.
- If you allow equipment servicemen to go onto the Roofing System, advise them to be careful. Dropped tools, heavy equipment, etc. can damage the membrane. Log all such trips to the Roofing System.
- Do not allow service personnel to make penetrations into the Roofing System; these are to be made only by a JM Approved Roofing Contractor.

All the terms and conditions of this Guarantee shall be construed under the internal law of the state of Colorado without regard to its conflicts of law principles. Invalidity or unenforceability of any provisions herein shall not affect the validity or enforceability of any other provision which shall remain in full force and effect to the extent the main intent of the document is preserved.

This form is not to be copied or reproduced in any manner. This Guarantee is valid only in the United States of America.

**Guarantee Services**  
(800) 922-5922  
E-mail: [gsu@jm.com](mailto:gsu@jm.com)  
[www.jm.com/roofing](http://www.jm.com/roofing)

**Mailing Address:**  
Johns Manville  
Guarantee Services  
P.O. Box 625001  
Littleton, CO 80162-5001

**Shipping Address:**  
Johns Manville  
Guarantee Services  
10100 West Ute Avenue  
Littleton, CO 80127

SECTION 05 51 33.01 MODULAR LADDERS AND PLATFORMS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

- A. Section Includes:
  - 1. Modular, non-penetrating, rooftop support system for:
    - a. Walkways, crossovers, ladders
    - b. Platform systems.

1.03 REFERENCES

- A. ASTM A 123/A 123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.
- B. ASTM A 153/A 153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware.
- C. ASTM A 525 - Specification for General Requirements for Steel Sheet, Zinc-Coated (Galvanized) by the Hot-Dip Process
- D. ASTM D 1929 - Standard Test Method for Determining Ignition Temperature of Plastics.
- E. OSHA 29 CFR Standard 1910.27 - Fixed ladders; Occupational Safety and Health Standards; current edition

1.04 SYSTEM DESCRIPTION

- A. Support elevated walkway systems, including ladders and platforms, routed across the roof with an engineered prefabricated modular system designed for installation without roof penetrations, flashing or damage to the roofing material. The system shall consist of bases, made of high density polypropylene plastics with UV Protection, a structural metal frame, walkway planking, and handrail if required. Nuts, threaded rods and washers shall be HDG, spring nuts and bolts for spring nuts will be electro-plated. System shall be custom designed to fit the load requirements that will be required.
- B. Seismic and High Wind applications are available for all categories listed above.

1.05 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Design ladders and platforms, including comprehensive engineering analysis by a qualified professional engineer, licensed in the state where the project is located, using performance requirements and design criteria indicated.

- B. Structural Performance of Aluminum Ladders: Aluminum ladders, including landings, shall withstand the effects of loads and stresses within limits and under conditions specified in ANSI A14.3.
- C. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes acting on exterior metal fabrications by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects.
  - 1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.
- D. Design ladder assemblies to support, minimum 300 pound concentrated on each step applied in middle of step
- E. Design Platform assemblies to support, 50 psf, distributed load.
- F. Design guard rails to resist following without damage or permanent set:
  - 1. 50 pounds per linear foot applied in any direction at top.
  - 2. Concentrated 200 pound load applied in any direction at any point along top.

#### 1.06 ACTION SUBMITTALS

- A. Shop Drawings: Show fabrication and installation details for metal fabrications.
  - 1. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items.
  - 2. For metal fabrications indicated to comply with design loads, include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
- B. Delegated-Design Submittal: For installed products indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

#### 1.07 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified professional engineer.
- B. Mill Certificates: Signed by manufacturers of stainless-steel certifying that products furnished comply with requirements.
- C. Paint Compatibility Certificates: From manufacturers of topcoats applied over shop primers certifying that shop primers are compatible with topcoats.

#### 1.08 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in the engineering and manufacturing of metal ladders and platforms, with not less than 5 years of experience.
- B. Fabricator Qualifications: A firm experienced in producing metal fabrications similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.

- C. Comply with OSHA 29 CFR 1910, subpart D

#### 1.09 PROJECT CONDITIONS

- A. Field Measurements: Where modular ladders and platforms are indicated verify dimensions by field measurements before fabrication and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

#### 1.10 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store ladders until installation inside under cover. If stored outside, under a tarp or suitable cover.

#### 1.11 COORDINATION

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another.
- B. Coordinate installation of anchorages and steel weld plates and angles for casting into concrete. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

#### 1.12 WARRANTY

- A. Manufactured Ladders: Provide manufacturer's limited 5-year warranty against defects in materials and workmanship.
  - 1. Warrant against defective material and workmanship, covering parts only, no labor or freight. Defective parts will be replaced at no charge, freight excluded, upon inspection at manufacturer's plant which warrants same.

### PART 2 - PRODUCTS

#### 2.01 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - 1. PHP Systems / Design
  - 2. MIRO Industries
  - 3. ErectaStep
  - 4. Kee Safety, Inc.

## 2.02 METALS, GENERAL

- A. Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, piece marks, roller marks, rolled trade names, or blemishes.

## 2.03 APPLICATION

- A. Walkway, Crossover, Stairs, Ramps, Ladders and Equipment Platform Access: Elevated walkway systems:
1. Support Spacing: As indicated by delegated designer.
  2. Bases High Density Polypropylene plastics with additives for UV protection
  3. Substructure: 12 gauge back-to-back strut G-1012A, or approved equal supported directly from the bases.
  4. Grating: Mill-galvanized carbon steel in accordance with ASTM A525:
    - a. Gauge 14-ga. steel.
    - b. Gauge 18-ga. steel.
    - c. Section Width: 12 inches (305 mm) (standard),
    - d. Section Width: 9 inches (229 mm).
    - e. Section Width: 6 inches (152 mm).
    - f. Channel Height: 1 inch (25.5 mm)
    - g. Channel Height: 2 inches (51 mm) (standard).
    - h. Flange Options: FM
    - i. Flange Options: MM.
    - j. Surface Condition: MG-traction grip
    - k. Surface Condition: MS-smooth.
  5. Handrail: 12 gauge, 1-5/8 inch (41 mm)strut G-5812, or approved equal.
  6. All substructures and handrails shall be galvanized steel. Spring nuts and bolts for spring nuts will be electro-plated.
- B. Attachment of Base to Roof Surface when required for Seismic and High Wind Application:
1. Adhesive attachment to roof surface.

## 2.04 MATERIALS

- A. Portable Support System: Engineered, portable system specifically designed for installation without the need for roof penetrations or flashings, and without causing damage to the roofing membrane.
1. Design system using high density / high impact polypropylene bases with carbon black, anti-oxidants for UV protection, and steel framing for support is 1-5/8 inch (41 mm) B22TH or 1-7/8 inch (48 mm) BTS22TH.
  2. Custom design system to fit piping, conduits, equipment, or walkways to be installed and actual conditions of service and loading.
  3. Walkways and Platforms: Provide galvanized slotted metal grating, in configurations as indicated, and tubular handrails where indicated.
- B. Bases: Injection molded high density / high impact polypropylene with UV-inhibitors and anti-oxidants, conforming to the following:
1. Moisture Content: Negligible.
  2. Shrinkage/Swelling Due to Moisture: Negligible.
  3. Density: 55.8 lb/cu ft (894 kg/cu m).

4. Insect Resistance: No known insect damage potential.
  5. Chemical Resistance (oil, brake fluid, gasoline, diesel, antifreeze, battery acid, and sulfuric acid): No visual or physical change apparent.
  6. Flammability: No ignition after 10 minutes, 25 kW/m, when tested in accordance with ASTM D 1929.
  7. Sized as required by loading conditions and as indicated on the drawings.
  8. Shop fabricated with inserts for square tubing or threaded rods as required.
  9. Color: Integral black color as molded.
  10. Bases for Mechanical Attachment: Sealant chamber around penetration point, with injection port for sealing after fastening; beveled lip for sealant bead around entire diameter.
  11. Do not use bases containing carbonated plastics, press molded recycled rubber and plastics, steel, stainless steel, or any injection molded threaded receivers.
- C. Steel Framing:
1. Channel Types: 1-5/8 inch (41.3 mm) B22TH or 1-7/8 inch (47.6 mm) BTS22H, as required for loading conditions.
  2. Thickness: 12 gage (2.7 mm).
  3. Form: Roll-formed 3-sided or tubular shape, perforated with 9/16 inch (14.3 mm) holes at 1-7/8 inch (47.6 mm) centers on three sides.
  4. Finish: Hot dip galvanize in accordance with ASTM A 123 after fabrication, free of roughness, whiskers, unsightly spangles, icicles, runs, barbs, sags, droplets, and other surface blemishes.
  5. Do not use tubing or tube steel.
- D. Stainless Steel Framing:
1. Channel Types: 1-5/8 inch (41.3 mm) or 1-7/8 inch (47.6 mm), as required for loading conditions.
  2. Thickness: 12 gage (2.7 mm).
  3. Form: Roll-formed 3-sided or tubular shape.
  4. Finish: Mill finish.
  5. Do not use tubing or tube steel.
- E. Pipe Supports and Hangers: Conform to MSS SP-58 and MSS SP-69 and as follows:
1. Fabricate of carbon steel where framing is carbon steel; fabricate of stainless steel where framing is stainless steel; finished same as framing.
  2. Sizes 2-1/2 inch (63 mm) and smaller: Single roller supports for piping subject to expansion and contraction; 3-sided channels and pipe clamps.
  3. Sizes 3 inch (76 mm) and larger: Rollers, clevis hangers, or band hangers, to allow for expansion and contraction without movement of the bases or framing.
- F. Accessories: Clamps, bolts, nuts, washers, and other devices as required for a complete system.
1. Carbon Steel: Hot-dip galvanized in accordance with ASTM A 153/A 153M.
  2. Stainless Steel: Mill finish.

## PART 3 - EXECUTION

### 3.01 EXAMINATION

- A. Verify that roofing system is complete and that roof surfaces are smooth, flat, and ready to receive work of this section.



- B. Verify that roof surface temperature is at minimum 60 degrees F (15.5 degrees C), for proper adhesive performance.

### 3.02 PREPARATION

- A. Clean surfaces of roof in areas to receive portable support bases.
- B. Remove dirt, dust, oils, and other foreign materials.
- C. Use care in handling portable support system components during installation, to avoid damage to roofing, flashing, equipment, or related materials.

### 3.03 INSTALLATION

- A. Walkway, Crossover & Equipment Platform Access:
  - 1. Install substructures at spacing indicated, but not greater than 5 feet (1.5 m) on center.
  - 2. Locate bases and support framing as indicated on drawings and as specified herein. Provide complete and adequate support of all structures.
  - 3. Accurately locate and align bases.
    - a. Consult manufacturer of existing or new roofing system as to the type of isolation pads required between the roof and base.
    - b. Set isolation pads in adhesive if required by manufacturer's instructions.
    - c. Place bases on isolation pads.
    - d. Adhere or mechanically attach if required by code.
  - 4. Set legs of substructures into bases as indicated.
  - 5. Use galvanized fasteners for galvanized framing and stainless steel fasteners for stainless steel framing.
  - 6. Layout and fasten planking to substructures.
  - 7. Where handrails are required, install as follows:
    - a. Install intermediate rails without tightening.
    - b. Make minor adjustments as needed, such as spacing of substructures to accommodate intermediate handrails, and install hold-downs.
    - c. Secure intermediate handrails and install top handrails.

### 3.04 FILED QUALITY CONTROL

- A. Provide a factory-trained representative of the manufacturer to visit the site while the work is in progress to assure that the installation conforms to the design requirements and the manufacturer's installation requirements.

### 3.05 ADJUSTING AND CLEANING

- A. Remove all packaging, unused fasteners, adhesive, and other installation materials from the project site.
- B. Remove adhesive from exposed surfaces of supports and bases, and leave the work in clean condition.

- C. Provide protection as required to leave the work in undamaged condition at the time of substantial completion.

END OF SECTION