



ADDENDUM NO. 2

March 31, 2014

KCCS Main Building – Bid Package 'A'

Dover, Delaware 19904

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NOTICE: Attach this addendum to the project manual for this project. It modifies and becomes a part of the contract documents. Work or materials not specifically mentioned herein are to be described in the main body of the specifications and as shown on the drawings. Bidders shall acknowledge receipt of this addendum on the space provided on the Bid Form. Failure to do so may subject the bidder to disqualification.

Whenever this Addendum modifies a portion of the Project Manual added information is shown as Bold and deleted information is shown as strikethrough.

The contract documents for the above referenced project, dated March 3, 2014 are amended as follows:

GENERAL CLARIFICATIONS:

1. Delete Contract 09 – METAL FRAMING AND DRYWALL. Work will be performed under Contract 06 CARPENTRY AND GENERAL WORK.
2. Smart Boards are furnished and installed by others.
3. Signage is furnished and installed by others.
4. There are no Projection Screens in the project.
5. Contract No. 06 will furnish and install all door hardware, except Aluminum door hardware.
6. Contract No. 04 Masonry should add \$10,000 Allowance per General Sheet Note I. on Drawing A-111.

MODIFICATIONS TO SPECIFICATIONS:

1. Section 00 01 10 TABLE OF CONTENTS:
  - a) Remove 10 1101 “ and Display Cases”
  - b) Add SECTION 10 2113.19 - PLASTIC TOILET COMPARTMENTS
  - c) Add SECTION 10 2800 - TOILET ACCESSORIES
2. Section 00 73 43 WAGE RATE REQUIREMENTS: Add wage rate sheet attached to this Addendum.
3. Section 01 11 00 SUMMARY OF WORK: Add to Contract No. 04 MASONRY – Add \$10,000 Allowance for patching and repairing existing partitions.
4. Section 01 11 00 SUMMARY OF WORK: Remove from Contract No. 06 CARPENTRY AND GENERAL WORK – Projection Screens
5. Section 01 11 00 SUMMARY OF WORK: Remove from Contract No. 06 CARPENTRY AND GENERAL WORK – Signage





6. Section 01 11 00 SUMMARY OF WORK: Remove from Contract No. 06 CARPENTRY AND GENERAL WORK – Install finish hardware related to all doors (hollow metal, wood and aluminum), including receipt of hardware at the curb side.
7. Section 01 11 00 SUMMARY OF WORK: Add to Contract No. 07 ROOFING Scope – Provide temporary rubber roof at connection of new roof to existing building.
8. Section 10 2113.19 - PLASTIC TOILET COMPARTMENTS add Section attached to this Addendum.
9. Section 10 2800 - TOILET ACCESSORIES add Section attached to this Addendum.

#### MODIFICATIONS TO DRAWINGS:

1. DRAWING E-501 – ELECTRICAL DEMOLITION SINGLE LINE DIAGRAM: REVISE name of panelboard fed from pad mounted transformer from Switchboard “MDS” to Distribution Panelboard “MDP”.
2. DRAWING E-501 – ELECTRICAL DEMOLITION SINGLE LINE DIAGRAM: REVISE rating of Switchboard “MDS” from 1600AF to 1200AF.
3. DRAWING E-501 – ELECTRICAL DEMOLITION SINGLE LINE DIAGRAM: REVISE name of panelboard fed from Switchboard “MDS” from Distribution Panelboard “MDP” to Switchboard “MDS”.
4. DRAWING E-113 – ELECTRICAL NEW WORK – ROOF: REVISE drawing note 7 to read “Provide wiring per manufacturer’s instructions in ¾” conduit to indoor unit DSS1-2”.
5. DRAWING E-113 – ELECTRICAL NEW WORK – ROOF: REVISE drawing note 8 to read “Provide wiring per manufacturer’s instructions in ¾” conduit to indoor unit DSS1-1”.
6. DRAWING E-401-403 – SCHEDULES – ELECTRICAL: REVISE project name in title block from “Central Middle School” to “KCCS Main Building Project”.
7. DRAWING E-511 – ELECTRICAL NEW WORK SINGLE LINE DIAGRAM: REVISE size of main breaker in Distribution Panel “MDP” from 1600A to 1200A.
8. DRAWING E-511 – ELECTRICAL NEW WORK SINGLE LINE DIAGRAM: REVISE name of panelboard fed from Distribution Panel “MDP” from Distribution Panel “MDP” to Switchboard “MDS”.

End of Addendum No. 2



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01 35 00	Contractor Employee Background Check
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Division 02 – Existing Conditions

024119 Selective Demolition

Division 03 – Concrete

033000 Cast-In-Place Concrete

Division 04 – Masonry

042000 Unit Masonry

Division 05 – Metals

051200 Structural Steel Framing

052100 Steel Joist Framing

053100 Steel Decking

055000 Metal Fabrications

055213 Pipe and Tube Railings

Division 06 – Wood, Plastics, and Composites

061000 Rough Carpentry

062000 Finish Carpentry

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071113 Bituminous Dampproofing

072100 Thermal Insulation

075300 Elastomeric Membrane Roofing

076200 Sheet Metal Flashing And Trim

077100 Roof Specialties

078413 Fire Protection, HVAC & Plumbing Penetration Firestopping

079005 Joint Sealers

Division 08 – Openings

081113 Hollow Metal Doors and Frames

081416 Flush Wood Doors

084313 Aluminum-Framed Storefronts

087100 Door Hardware

088000 Glazing

Division 09 – Finishes

090561 Common Work Results for Flooring

092116 Gypsum Board Assemblies

093000 Tiling

095100 Acoustical Ceilings

096500 Resilient Flooring

096700 Fluid-Applied Flooring

096813 Tile Carpeting

099000 Paints and Coatings

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Division 10 – Specialties

101101 Visual Display Boards and Display Cases  
**102113.19 Plastic Toilet Compartments**  
**102800 Toilet Accessories**  
104400 Fire Protection Specialties

Division 11 – Equipment

Not Used

Division 12 – Furnishings

123400 Laminate Clad Casework  
123600 Countertops and Backsplashes

Division 13 – Special Construction

Not Used

Division 14 – Conveying Equipment

Not Used

Division 15 Reserved

Not Used

Division 16 Reserved

Not Used

Division 17 Reserved

Not Used

Division 18 Reserved

Not Used

Division 19 Reserved

Not Used

Division 20 Reserved

Not Used

Division 21 – Fire Suppression

210500 Common Work Results for Fire Protection  
210505 Fire Protection Piping, Fittings and Valves  
211003 Water Based Fire Suppression System

Division 22 – Plumbing

220500 Common Work Results for Plumbing

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220505	Plumbing Piping, Fittings and Valves
220701	Plumbing Insulation
221113	Facility Water Distribution
224000	Plumbing Fixtures
224005	Plumbing Equipment

Division 23 – Heating Ventilating and Air Conditioning

230500	Common Work Results for HVAC
230505	HVAC Piping, Fitting and Valves
230548	Vibration Controls for HVAC, Plumbing & Fire Protection Equipment
230593	Testing, Adjusting & Balancing For HVAC & Plumbing
230600	Heating, Ventilating & Air Conditioning Equipment
230701	HVAC Insulation
230900	Automatic Temperature Controls
233000	HVAC Air Distribution
238126	Variable Refrigerant Volume Split Systems with Heat Recovery

Division 24 – Reserved

Not Used

Division 25 – Integrated Automation

Not Used

Division 26 – Electrical

260500	Common Work Results For Electrical
260502	Electrical Demolition for Remodeling
260519	Conductors and Cables
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263600	Transfer Switches
265100	Interior Lighting

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Division 27 – Communications

271000 Telecommunications Cabling and Equipment

Division 28 – Electronic Safety and Security

280500 Common Work Results for Electronic Safety and Security

281000 Security Systems

283112 Fire Alarm System – Existing System Expansion

Division 29 Reserved

Not Used

Division 30 Reserved

Not Used

Division 31 – Earthwork

311000 Site Clearing

312000 Earth Moving

312319 Dewatering

Division 32 – Exterior Improvements

321313 Concrete Paving

321373 Concrete Paving Joint Sealants

Division 33 – Utilities

330500 Common Results for Utilities

Division 34 – Transportation

Not Used

Division 35 – Waterway and Marine Construction

Not Used

Division 36 Reserved

Not Used

Division 37 Reserved

Not Used

Division 38 Reserved

Not Used

Division 39 Reserved

Not Used

STATE OF DELAWARE  
DEPARTMENT OF LABOR  
DIVISION OF INDUSTRIAL AFFAIRS  
OFFICE OF LABOR LAW ENFORCEMENT  
PHONE: (302) 451-3423

Mailing Address:  
225 CORPORATE BOULEVARD  
SUITE 104  
NEWARK, DE 19702

Located at:  
225 CORPORATE BOULEVARD  
SUITE 104  
NEWARK, DE 19702

PREVAILING WAGES FOR BUILDING CONSTRUCTION EFFECTIVE MARCH 15, 2013

CLASSIFICATION	NEW CASTLE	KENT	SUSSEX
ASBESTOS WORKERS	21.87	26.94	39.20
BOILERMAKERS	65.47	33.22	48.83
BRICKLAYERS	46.83	46.83	46.83
CARPENTERS	50.06	50.06	39.82
CEMENT FINISHERS	27.61	29.11	21.20
ELECTRICAL LINE WORKERS	43.49	37.29	28.44
ELECTRICIANS	60.60	60.60	60.60
ELEVATOR CONSTRUCTORS	75.33	40.93	30.55
GLAZIERS	64.10	64.10	54.20
INSULATORS	51.48	51.48	51.48
IRON WORKERS	59.12	59.12	59.12
LABORERS	38.30	38.30	38.30
MILLWRIGHTS	62.18	62.18	48.75
PAINTERS	42.02	42.02	42.02
PILEDRIVERS	67.87	37.64	30.45
PLASTERERS	28.55	28.55	17.50
PLUMBERS/PIPEFITTERS/STEAMFITTERS	59.00	49.26	46.28
POWER EQUIPMENT OPERATORS	57.06	57.06	24.13
ROOFERS-COMPOSITION	21.77	17.96	19.34
ROOFERS-SHINGLE/SLATE/TILE	17.59	17.50	16.45
SHEET METAL WORKERS	62.74	62.74	62.74
SOFT FLOOR LAYERS	45.97	45.97	45.97
SPRINKLER FITTERS	51.75	51.75	51.75
TERRAZZO/MARBLE/TILE FNRS	51.41	51.41	45.45
TERRAZZO/MARBLE/TILE STRS	59.03	59.03	52.63
TRUCK DRIVERS	26.58	23.89	20.03

CERTIFIED: \_\_\_\_\_

BY: \_\_\_\_\_  
ADMINISTRATOR, OFFICE OF LABOR LAW ENFORCEMENT

**NOTE:** THESE RATES ARE PROMULGATED AND ENFORCED PURSUANT TO THE PREVAILING WAGE REGULATIONS ADOPTED BY THE DEPARTMENT OF LABOR ON APRIL 3, 1992.

CLASSIFICATIONS OF WORKERS ARE DETERMINED BY THE DEPARTMENT OF LABOR. FOR ASSISTANCE IN CLASSIFYING WORKERS, OR FOR A COPY OF THE REGULATIONS OR CLASSIFICATIONS, PHONE (302) 451-3423.

NON-REGISTERED APPRENTICES MUST BE PAID THE MECHANIC'S RATE.

THESE RATES ARE BEING PROVIDED IN ACCORDANCE WITH DELAWARE'S FREEDOM OF INFORMATION ACT.

THEY ARE NOT INTENDED TO APPLY TO ANY SPECIFIC PROJECT.

SECTION 101100 - SUMMARY OF WORK

1. RELATED DOCUMENTS

1.1 Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Sections, apply to work of this Section.

2. CONTRACTS

2.1 The work will be performed under separate prime contracts managed by the Construction Manager.

3. ALTERATIONS & COORDINATION

3.1 Contractor shall be responsible to coordinate their work with the work of others, including, but not limited to, the preparation of general coordination drawings, diagrams and schedules, and control of site utilization, from the beginning of activity, through project close-out and warranty periods.

4. KNOWLEDGE OF CONTRACT REQUIREMENTS

4.1 The Contractor and his Subcontractors, Sub-subcontractors and material men shall consult in detail the Contract Documents for instructions and requirements pertaining to the Work, and at his and their cost, shall provide all labor, materials, equipment and services necessary to furnish, install and complete the work in strict conformance with all provisions thereof.

4.2 The Contractor will be held to have examined the site of the Work prior to submitting his proposal and informed himself, his Subcontractors, Sub-subcontractors and material men of all existing conditions affecting the execution of the Work.

4.3 The Contractor will be held to have examined the Contract Documents and modifications thereto, as they may affect subdivisions of the Work and informed himself, his Subcontractors, Sub-subcontractors and material men of all conditions thereof affecting the execution of the Work.

4.4 The Scope of Work for the Contract is not necessarily limited to the description of each section of the Specifications and the illustrations shown on the Drawings. Include all minor items not expressly indicated in the Contract Documents, or as might be found necessary as a result of field conditions, in order to complete the Work as it is intended, without any gaps between the various subdivisions of work.

4.5 The Contractor will be held to be thoroughly familiar with all conditions affecting labor in the area of the Project including, but not limited to, Unions, incentive pay, procurements, living, parking and commuting conditions and to have informed his Subcontractors and

Sub-subcontractors thereof.

5. CONTRACT DOCUMENTS INFORMATION

- 5.1 The Contract Documents are prepared in accordance with available information as to existing conditions and locations. If, during construction, conditions are revealed at variance with the Contract Documents, notify the Construction Manager immediately, but no more than three (3) days from the day the variance is first known. Failure to give timely notice shall operate to waive any claim Contractor might otherwise have for an adjustment to Contract Time or Sum as a consequence of such variance.
- 5.2 The Specifications determine the kinds and methods of installation of the various materials, the Drawings establish the quantities, dimensions and details of materials, the schedules on the Drawings give the location, type and extent of the materials.
- 5.3 Dimensions given on the Drawings govern scale measurements and large scale drawings govern small scale drawings, except as to anything omitted unless such omission is expressly noted on the large scale drawings.
- 5.4 The techniques or methods of specifying to record requirements varies throughout text, and may include “prescriptive”, “open generic/descriptive”, “compliance with standards”, “performance”, “proprietary”, or a combination of these. The methods used for specifying one unit of work has no bearing on requirements for another unit of work.
- 5.5 Whenever a material, article or piece of equipment is referred to in the singular number in the Contract Documents, it shall be the same as referring to it in the plural. As many such materials, articles or pieces of equipment shall be provided as are required to complete the Work.
- 5.6 Whenever a material, article or piece of equipment is specified by reference to a governmental, trade association of similar standard, it shall comply with the requirements of the latest publication thereof and amendments thereto in effect on the bid date.
- 5.7 In addition to the requirements of the Contract Documents, Contractor’s work shall also comply with applicable standards of the construction industry and those industry standards are made a part of Contract Documents by reference, as if copied directly into Contract Documents, or as if published copies were bound herein.
- 5.8 Where compliance with two (2) or more industry standards, contract requirements, or sets of requirements is specified, and overlapping of those different standards or requirements establishes different or conflicting minimums or levels of quality, then the most stringent requirements, which are generally recognized to be also the most costly, is intended and will be enforced, unless specifically detailed language written into the Contract Documents clearly indicates that a less stringent requirement is to be fulfilled. Refer apparently equal but different requirements, and uncertainties as to which level of quality

is more stringent, to Architect for decision before proceeding.

- 5.9 Reference standards referenced directly in Contract Documents or by governing regulations have precedence over non-reference standards which are recognized in industry for applicability of work.
- 5.10 Contractor's bid is based on the complete set of Contract Documents including documents not specifically issued as part of the bid pack but referenced in same.

6. SCOPE OF WORK/GENERAL INFORMATION

- 6.1 A Scope of Work for each contract to be awarded on the project follows in this section. When a Contract has been awarded to a Contractor, the successful Contractor will be listed after the title of the Contract. When no Contract has yet been awarded, no Contractor's name will be listed. Previous Scopes of Work include addendum changes.
- 6.2 Contractor is responsible for performing the work listed in the Summary of Work for his contract. Contractor is also responsible for knowing the work that has been assigned to preceding contracts. No additional compensation or extension of time will be allowed a Contractor due to his ignorance of the work assigned to his Contract or to other contracts which may affect his work. The Contractor is responsible, however, for all items which are covered in the Specifications and Drawings relating to their Contract if not specifically mentioned in the Summary of Work.
- 6.3 The Construction Manager will provide on site a source for temporary electric, temporary water and portable sanitation facilities only. It is each Contractor's responsibility to make the necessary connections, including all material for temporary electric and water. Please note that utility charges for office trailers will be the responsibility of the individual Contractors.
- 6.4 A dumpster will be provided on site for free use by Contractors to dispose of non-hazardous, common, work-related refuse. Clean-up is the responsibility of each Contractor. Clean up shall be performed on a daily basis. Contractors not complying will be advised in writing and back charged for all costs associated with the clean up of their work.
- 6.5 Contractors are reminded that there are limited storage areas available on site. Off site storage will be the responsibility of each individual Contractor.
- 6.6 Office trailer permits off site will be the responsibility of each individual Contractor. On site Contractor's field offices, one (1) per Contractor, if required, will be located as directed by the Construction Manager.
- 6.7 Contractor will be prepared to discuss and submit a detailed project schedule seven (7) days after receipt of Notice to Proceed and to begin its submittal process. The Project

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Schedule is an integral part of this contract. Certain construction sequences and priorities must take place in order to meet the target dates. Concentrated work periods will occur and each Contractor is responsible to staff the project as required by the current Construction Schedule or as directed by the Construction Manager. Contractor will cooperate with the Construction Manager in planning and meeting the required sequences of work and Project Schedule as periodically updated by the Construction Manager.

- 6.8 All bids must include insurance limits in accordance with Article 11 of the Section 007300 SUPPLEMENTARY CONDITIONS.
- 6.9 Hoisting, scaffolding and material handling is the responsibility of each Contractor, unless otherwise noted.
- 6.10 Contractor will be responsible for layout of its own work. The Construction Manager will provide benchmark and layout of the building line.
- 6.11 Contractor will be responsible to keep clean public roadways soiled by construction traffic on a daily basis. If cleaning is not done, the Construction Manager may perform the cleaning on an overtime basis and backcharge the Contractor responsible.
- 6.12 Contractor Scopes of Work and Schedule are interrelated. Familiarity with each is required.
- 6.13 The Construction Manager will provide testing services for soil, concrete and steel. Other testing as required by the Contract Documents will be in accordance with the technical specifications and/or the individual scope of work. Refer to Specification Section 004500 - QUALITY CONTROL.
- 6.14 Safety is the responsibility of each individual Contractor. The project will be governed under the guidelines of OSHA.
- 6.15 Inter-Contractor shop drawing distribution will be performed by the Construction Manager. Contractor is individually responsible for either coordinating his work with these distributed drawings or notifying the Construction Manager, in writing, of any discrepancies.
- 6.16 Coordination with other trades will be required. The Contractor will be required to attend periodic coordination meetings with other trades where requirements, conflicts and coordination issues will be discussed and resolved. Attendance when requested will be mandatory. If inter-Contractor coordination is not satisfactorily performed, the conflicting Contractors shall mutually share the cost to relocate and/or reinstall their work.
- 6.17 Contractor shall submit a schedule of values to the Construction Manager prior to the

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submission of their first invoice for approval.

- 6.18 Contractor is expected to review and coordinate its Work with the complete set of Contract Documents, including all items noted as by his trade whether or not shown on that particular set of drawings. Documents are available at the site for review.
- 6.19 Contractor is responsible for obtaining all necessary permits required for his work, including street permits. Unless otherwise noted, building permit shall be secured by the Construction Manager. Any subcontractor who will be restricting access to street, right of way or adjacent property must notify the Construction Manager 48 hours in advance.
- 6.20 Contractor's License: Submit a copy of all business licenses required by local and state agencies.
- 6.21 Contractor shall absorb, without additional compensation, any and all costs of working beyond normal hours to maintain job progress in accordance with the current construction schedule.
- 6.22 No asbestos or PCB's in or on any material or equipment will be accepted or allowed on this project. All hazardous materials will be treated in accordance with all State and Federal regulations.
- 6.23 Daily clean up of the work is the responsibility of each individual Contractor which includes broom cleaning of their debris as required. Contractor will be individually back charged by the Construction Manager for clean up not satisfactorily performed by the Contractor.
- 6.24 In the event asbestos is uncovered, the Contractor shall notify the Construction Manager of the areas requiring removal of asbestos. The Construction Manager shall then coordinate the removal with the Owner.
- 6.25 This project is to be constructed adjacent to and in existing buildings. Contractor shall exercise all due precautions to minimize noise, air pollution and any other construction hazards which in any way would cause discomfort or danger to the occupants of the existing building in the area.
- 6.26 Existing mechanical, electrical, plumbing, sprinkler, medical gas, fire alarm, etc. systems will be shut off and locked out by the Owner as required by the Work. Tie-in's and modifications to those systems will be performed by the specific Contractor associated with the work as indicated in the Contract Documents. Re-energizing and re-start up of all systems should be performed by the Owner.
- 6.27 The Safety Cable System shall not be altered or removed without a written request submitted to the Project Manager with a copy to the Field Manager. It shall be the responsibility of each and every Contractor that is removing or altering the Safety Cable

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System to maintain the fall protection safety provided by the safety cable and not leave the area unprotected. Each and every Contractor shall be responsible to re-install the Safety Cable System immediately after work is completed. Each and every Contractor shall be responsible to re-install the Safety Cable System in accordance to OSHA standards.

- 6.28 Normal work hours for this project are from 7:00 a.m. to 3:30 p.m. Any work to be performed outside of these hours must receive prior approval from the Construction Manager. Requests to work beyond normal work hours shall be submitted at least 48 hours prior.
- 6.29 Contractor is responsible for having a competent project superintendent/foreman on-site during all work performed under its contract.
- 6.30 In the event the Contractor has non-English speaking employees or subcontractors on the project, they shall have a superintendent or foreman on site, at all times, who speaks English and can communicate with Contractor’s employees. Should the Contractor fail to meet this requirement, at any time, Construction Manager may direct all Work to stop until the proper supervision is on site. The Contractor will be responsible for maintaining the project work schedule and make up at its own expense, any delay to the Schedule resulting from the work stoppage.
- 6.31 Punch List Procedures: Contractor shall be given a copy of the punch list with his appropriate work identified. Contractor shall have nine (9) calendar work days to complete its punch list work. On the 10th day or as determined by the Construction Manager, the Construction Manager shall employ other contractors, as required, to complete any incomplete punch list work and retain from the appropriate Contractors retainage all costs incurred.
- 6.32 Contractor shall provide the necessary safety barricades and railings required to complete their work and comply with all OSHA, local code and contract specifications.

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CONTRACT NO. 01 - SELECTIVE DEMOLITION

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 024119	Selective Demolition

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide all labor, material, trucking, equipment, hoisting, scaffolding, power, temporary facilities, permit fees, supervision, layout, clean up, etc. for the complete performance of all demolition work.
- Remove from site all combustible material including, but not limited to wood, steel, iron, structural steel, and dispose of in a legal manner. No on site burning of material will be allowed at any time.
- Items of demolition shall include, but not necessarily be limited to, wall framing, masonry walls, structural steel, interior partitions, roofing, mechanical and electrical equipment and fixtures, and related equipment.
- This Contractor shall notify the Construction Manager immediately if hazardous materials (i.e. asbestos, lead, PCB's, etc.) are uncovered. At that time, all work in the affected area will be stopped until proper removal can be completed by others (i.e. hazardous material abatement contractor).
- Temporary maintenance standby labor such as for temporary water, temporary power, temporary light and the like where required due to this Contractor's work is to be included within the Contract Price.
- This Contractor shall exercise all due precautions to minimize noise, air pollution and any other construction hazards which in any way would cause discomfort or danger to the occupants of the existing buildings in the area.
- This Contractor shall clean public streets and sidewalks daily. This Contractor shall collect and remove from the site daily all rubbish, scrap and other debris resulting from its operations.
- All light, power, water and any other utilities, including special provisions for hookups to same for this Contractor's operations will be provided by this Contractor within the

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Contract Price and unit prices.

- This Contractor shall comply with all Federal, State and local laws requiring noise control and hours which work is to be conducted. Mufflers, “whisperized” compressors, etc., shall be used as required for compliance with laws and ordinances throughout the course of the Work.
- It is understood that all Work under this Contract shall be in strict accordance with the Building Code with the City, State and any other agency having jurisdiction. In the event of any conflict in any provisions of any regulatory agency and Contract Documents, the more stringent requirements shall apply.
- This Contractor is aware of the structural capacities of various portions of the structure. Cranes, materials, deliveries and material storage, shall not exceed rated capacities without this Contractor taking appropriate steps to compensate for the imposition of loads which may exceed the design criteria and which are imposed solely by this Contractor’s operations.
- This Contractor shall provide any and all “fire watch” personnel required due to the Contractor’s cutting, burning, welding or other open flame activity.
- This Contractor shall submit proposed methods and operations of building demolition to the Owner, his representative or agents for review prior to the start of work, including a schedule of coordinating the shut off, capping and/or continuation of utility services as required.
- This Contractor shall visit the site of the proposed work, fully acquaint and familiarize himself with the conditions as they exist and the character of the operations to be carried out under the proposed Contract, and make such investigation as he may see fit so that he shall fully understand the facilities, physical conditions and restrictions affecting the work under the Contract. Claims for additional compensation and/or extensions of time because of Contractor’s failure to familiarize himself with all conditions which might affect the work shall not be allowed.
- Before proceeding with the demolition work, this Contractor shall obtain a permit from the City, protect all public sidewalks, streets or thoroughfares and all property adjacent to the site as required by such codes, ordinances, rules and regulations, including, but not limited to, scaffolding, sidewalk bridges, fences, barricades, aprons, warning signs and lights.
- This Contractor, before commencement of any part of the Work, shall give any notices, required to be given to an adjoining landowner and other parties.
- This Contractor, in the performance of the Work under his subcontractor, shall maintain all required means of egress from the existing buildings and alter such stairs, platforms and fire escapes as required to satisfy all agencies having jurisdiction.

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- Before demolition work is started, existing sewer, water, gas and other service lines to the existing buildings shall be shut off, disconnected and capped or plugged in accordance with the requirements of the utility companies or other authorities having jurisdiction. This Contractor shall notify all such authorities in advance and obtain their approval and cooperation in shutting off utilities. All costs in connection with disconnecting utilities shall be borne by this Contractor.
- This Contractor shall take special precautions to shore, brace, support or relocate any utility lines as may be required to satisfy all agencies having jurisdiction.
- This Contractor shall, in cooperation with utility companies, remove or cause to be removed all light and power poles if required to be removed, at such time as the services utilizing said poles are no longer required.
- Existing services to remain will be defined by the Owner prior to or immediately after the start of demolition work.
- Utility equipment belonging to the utility companies, if to be retained by these companies, will be removed from the site by the company owning the equipment upon notification by this Contractor.
- This Contractor shall make a careful examination of the structures to be demolished and the adjoining property and utilities which are to remain; take whatever precautions are necessary and carry on operations so as to prevent personal injury and any settlement, collapse, damage from falling debris or other causes to adjacent building.
- Any damage to public property, private property, or to utilities due to demolition operations, or the Contractor's neglect, shall be corrected by this Contractor, in a manner approved by the Owner and the parties whose property has been damaged, all at no additional cost to the Owner.
- Miscellaneous equipment and furnishings belonging to the Owner, if to be retained by the Owner, will be removed before the commencement of the demolition work. All other equipment or furnishings attached, remaining, in the building at the start of the demolition work shall become the property of this Contractor and shall be removed and disposed of by this Contractor.
- All equipment, materials and debris shall be regularly removed by this Contractor from the Site as work progresses in such manner as not to create a nuisance, and shall be disposed of by this Contractor at his own expense, at locations to be determined by this Contractor. Permits required in connection with the disposal of the materials shall be obtained by this Contractor. Disposal shall be in accordance with all Federal, State and local laws, rules, codes, orders and regulations.

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- Materials and equipment to be salvaged or which have been sold to others by this Contractor must be promptly removed by this Contractor, and shall not be stored at the site. The offering, advertising, display or sale of materials and equipment will not be permitted.
- Contractor shall remove debris promptly and will not burn anything on the site. Contractor shall keep required fire extinguishing equipment in serviceable condition, properly distributed so that it will be available for immediate use, particularly during any acetylene cutting operations. This Contractor shall afford adequate facilities for inspection by, and carry out the recommendations of, the local Fire Department. This Contractor shall maintain one fire riser during demolition.

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CONTRACT NO. 02 - SITEWORK

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 033000	Cast in Place Concrete
Division 22	Plumbing
Division 23	HVAC
Division 26	Electrical
Division 31	Earthwork

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide sitework, foundation excavation, paving, curbs, walks, ramps and topsoil/seeding.
- Remove from site concrete slabs on grade, curbs, playground surface, hot mix paving, in a legal manner.
- Furnish, install, maintain and remove sediment control system including sediment control plan. Maintain sediment control until substantial completion established by DNREC.
- Rock excavation work is defined as work consisting of “bedrock and ledgerock removal for structures and trenches that cannot be accomplished without either blasting or using rippers. This work also consists of the use or disposal of such excavated material and backfilling the excavation with suitable material” per DelDOT Standard Specifications dated August 2001.
- Rock excavation and backfilling for structures and trenches is defined as work consisting of “bedrock and ledgerock removal for structures and trenches that cannot be accomplished without either blasting or using rippers. This work also consists of the use or disposal of such excavated material and backfilling the excavation with suitable material” per DelDOT Standard Specifications dated August 2001.
- Clearing, grubbing and removal of trees, roots and stumps.
- Topsoil stripping and stockpiling on site. Removal of excess offsite.
- Preparation of subgrade for building slabs, walks and pavements.

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- Concrete Contractor will be responsible for laying out and excavating all concrete work as shown on the structural and architectural drawings.
- This Contractor is responsible for the layout of bulk excavation. This Contractor to extend the bulk excavation outside building plan in order to facilitate foundation construction and maintain safety requirements.
- Furnish, install and maintain select fill under slab.
- Provide a certified construction reviewer (CCR) to perform inspections and provide written reports; signed and sealed by a professional engineer.
- Furnish, install and remove temporary orange construction fencing as required by Construction Manager (including 1,000 linear feet in base bid).
- Proof rolling of limit of excavation.
- Provide and maintain stabilized site entrance.
- Provide and maintain temporary access road approx. 200' x 10'.
- Provide street cleaning of mud, etc. on a daily basis.
- Include all costs for temporary barricades, arrows, pedestrian protection, flagmen, etc. required to complete the work.
- Provide off site disposal of all unsuitable excavated materials.

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CONTRACT NO. 03 - CONCRETE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 033000	Cast in Place Concrete
Section 055000	Metal Fabrications
Section 072100	Thermal Insulation
Section 079005	Joint Sealers
Division 22	Plumbing
Division 23	HVAC
Division 26	Electrical

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- This Contractor will be responsible for laying out excavating and backfill of all concrete work as shown on the structural and architectural drawings. It will be the responsibility of this Contractor to maintain all open excavations and dewater.
- Underpinning construction will be performed by this Contractor as necessary. This Contractor shall include in their bid the necessary excavation and backfill for the underpinning.
- Backfilling as detailed below is the responsibility of this Contractor. Soil types shall be in accordance with Del Dot standard specifications.
- Provide perimeter protection of all excavated areas until suitably backfilled.
- Include all costs for temporary barricades, arrows, pedestrian protection, flagmen, etc. required to complete the work.
- Base bid shall include all standard dewatering measures; utilizing trenches, crocks, stone and portable pumping measures. This contractor to provide these measures as required to perform their work. Well pointing if necessary will be handled as a negotiated cost by the Owner.
- Provide concrete foundations, slabs on grade, and all reinforcing steel.
- This Contractor will be responsible for laying out all concrete work as shown on the structural and architectural drawings.

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- This Contractor to furnish and install reinforcing steel, admixtures, curing compound, sealers as required in the Contract Documents.
- Perimeter insulation at foundation walls.
- Underslab vapor barrier, insulation, reglets, waterstops, control and construction joints (including required caulking at control and construction joints).
- Placement of related items furnished under other specification sections.
- All blockouts and embedments required by plans and specifications.
- This Contractor to furnish and install all sleeves for incoming utilities at the perimeter walls.
- Include all weather, frost protection, and water pumping as required. This Contractor is also responsible for the premiums required for hot water, heated aggregate and admixtures for cold weather concrete.
- Coordinate the “Notch” in the concrete slabs to allow for a future Contractor to easily install expansion joint details.
- Provide and maintain perimeter fall protection at excavated area per OSHA standards.
- All concrete testing will be completed by the Construction Manager, however, it will be the responsibility of this Contractor to furnish all samples.
- Provide off site disposal of all unsuitable excavated materials.
- CM Note: Construction Manager to ensure that FF/FL compliance is verified by an independent testing agency within 48 hours of completion of pour, per ACI (Section 8.15.4). Also, a report must be provided to the concrete contractor within 72 hours of pour per ACI.
- This Contractor shall include the finishing of concrete slabs around a minimum of (fill in) floor penetrations throughout the first and second floor slab areas. These penetrations will consist of electrical boxes, stubbed conduits, mechanical piping and electrical and technology conduit stubs, etc.
- This Contractor shall provide written documentation that all concrete slabs are within the tolerance required by the contract documents. Testing and analysis to be paid for by this Contractor.
- Asphalt concrete paving and portland cement concrete paving, sidewalks and curbs shall be provided by others.

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- All concrete testing will be completed by the Construction Manager, however, it will be the responsibility of this Contractor to furnish all samples.

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CONTRACT NO. 04 - MASONRY

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 033000	Concrete
Section 042000	Unit Masonry
Section 055000	Metal Fabrications
Section 071113	Bituminous Dampproofing
Section 072100	Thermal Insulation
Section 079005	Joint Sealers

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide masonry units, reinforcing, accessories and related work.
- Caulking of masonry to masonry and to dissimilar materials.
- Integral masonry flashings, expansion joints, insulation and other related items as required.
- Mock up as required.
- Grouting of door frames at masonry openings.
- Scaffolding as required to complete the work.
- Dewatering of work areas.
- Layout of the work including responsibility for all elevations and dimensions as they affect other Contractor's work.
- Lintels either required by this Contract or install loose lintels furnished by others.
- Fill at hollow concrete masonry units.
- Setting of reinforcing steel in block walls.
- Temporary protection for final wash down/cleaning of masonry.

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- Flashing Summary:  
  
Thru wall and cavity flashing below the roof line shall be by the Masonry Contractor.  
Thru wall and cavity flashing above the roof line shall be by the Roofing Contractor.
- Cutting, fitting and building into masonry work, embedments provided by others.
- Provide all firesafing and fire caulking as required. Work related to masonry work.
- Bond beams including reinforcing and fill.
- Furnish and install all masonry veneer anchors where required.
- Disposal of masonry debris in dumpster provided by Construction Manager.
- **Add \$10,000 allowance to base bid for patching and repairing existing partitions.**

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CONTRACT NO. 05 - STRUCTURAL STEEL AND MISCELLANEOUS METALS

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Division 5	Metals

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide structural steel, joists and metal roof decking.
- Furnish anchor bolts and leveling plates to the Masonry Contractor for placement.
- Field check all anchor bolts prior to beginning erection.
- Roof sump pans and related work.
- Framing out for openings (roof drains, mechanical openings, access hatches, skylight, stairs, etc.). Assume opening frames will be field installed.
- Prime paint systems, galvanizing, and related finishing of steel items, including touch up.
- Furnish, install, maintain and remove perimeter safety steel cables at all floor levels to conform with all OSHA standards for all trades.
- The Steel Contractor will own all connections to masonry whether they are field welds or shop welds. Conditions that require in field welding and assembly are the responsibility of this Contractor. Field coordination with the masonry installer will be this Contractor's responsibility.
- All steel testing will be the responsibility of the Construction Manager, however, this Contractor will cooperate with the testing agency in the inspection at the fabrication shop and in the field.
- Layout, installation and alignment of attachments at the slab edge condition.
- Provide data and submittal information related to the Scope of this Contract signed and sealed by a Professional Engineer as required by the Contract Documents.

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- This Contractor shall fabricate, weld and install all reinforcing anchors that connect the structural steel to the masonry systems. Provide all shop fabrication, a field installation and field welding regardless of the weld symbols.
- This Contractor shall include all necessary staging, rigging, matting and remobilizations to accommodate this erection sequence.
- Provide loose lintels, handrails, railings, ledgers, plates, angles, embedded items and accessories to the Concrete and Masonry contractors.
- Miscellaneous rough hardware, iron shapes, framing and support angles.
- Anchoring devices, fasteners, inserts and other related items associated with the installation of the above items.
- Field touch-up paint.
- Verify field dimensions.

CONTRACT NO. 06 - CARPENTRY AND GENERAL WORK

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
<b>Section 051200</b>	<b>Structural Steel Framing</b>
Division 6	Wood, Plastics and Composites
<b>Section 072000</b>	<b>Thermal Insulation</b>
<b>Section 079005</b>	<b>Joint Sealers</b>
Section 080671	Door Hardware Schedule
Section 081113	Hollow Metal Doors and Frames
Section 081416	Flush Wood Doors
Section 087100	Door Hardware
<b>Section 092116</b>	<b>Gypsum Board Assemblies</b>
Section 101101	Visual Display Boards and Display Cases
Section 104400	Fire Protection Specialties
Section 123400	Laminate Clad Casework
Section 123600	Countertops and Backsplashes

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide labor and materials to perform the work related to all carpentry and general work.
- All rough carpentry related to the exterior skin of the building including wood nailers and blocking and exterior sheathing.
- All rough carpentry related to the interior of the building including blocking, wood nailers, etc. for the installation of fire extinguishers, doors, windows, toilet accessories, cabinets, toilet partitions, casework, millwork, etc. including fire treating, as required.
- Install metal and wood doors and frames, including receipt of doors and frames at the curb side.
- ~~Install finish hardware related to all doors (hollow metal, wood and aluminum), including receipt of hardware at the curb side.~~
- All field trimming required to adjust to existing conditions.

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- All millwork, casework and trim.
- Marker and tack boards.
- ~~Projection screens.~~
- ~~Signage.~~
- Toilet partitions.
- Fire extinguishers, cabinets and accessories.
- Toilet and bath accessories.
- Coordinate cutting holes in casework with other trades.
- Mirrors.
- Anchoring devices, fasteners, inserts and other related items associated with the installation of the above items.
- This Contractor shall at a minimum provide and maintain for the length of the project, one temporary fire extinguisher for each 3,000 sq. ft of the protected building area. Fire extinguishers shall be 10lb, Multi-Purpose (ABC) dry chemical, UL labeled, with a rating of 3a:40bc.
- Coordinate electrical requirements with any automatic door operations.
- Furnish hold open closers with fire alarm interface: Power wiring by Electrical Contractor. Fire alarm ties in by Electrical Contractor.
- Coordinate card reader requirements with electrical hardware.
- Furnish and install hollow metal doors, frames, vision panels, finish hardware, and wood doors.
- Do not include aluminum entrance. Keying for aluminum entrances not confirmed by Construction Manager.
- Keying. All lock sets. Provide Owner with copy of pin schedule.
- Construction cylinders.
- All material to be stored by this Contractor until delivery is requested. Material to be delivered to the site and off loaded by others.

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- Deliveries to correspond to the construction schedule.
- Provide field assistance to Electrical Contractor.
- This contractor is responsible for all field measurements required to retrofit frames and/or doors in existing openings (renovation work only).
- Provide 48 hour notice prior to delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
- Coordinate electrical requirements with any automatic door operations (include overhead).
- **Provide metal studs, insulation, gypsum wallboard, taping, spackling.**
- **Batt insulation, both thermal and acoustical and related work..**
- **Acoustical sealant of penetrations in insulated drywall partitions.**
- **Sprayed-on fireproofing of beams, columns and decking as required by the contract documents.**
- **Removal of spray fireproofing to expose points of attachment to structural steel is to be performed in a workmanlike manner. Removal of spray fireproofing in excess of 3" greater than the attached item will require repatching which will be backcharged to this Contractor.**
- **Include filling of all interior hollow metal door frames in drywall where required.**
- **Include fire taping and sealing at perimeter edge and as shown on the Drawings.**
- **Provide architectural expansion joint systems, including joint covers materials at concrete slab, drywall and masonry construction (interior only).**
- **Scaffolding and lifts for this work.**
- **Comebacks and out-of-sequence work may be required and as such should be included.**
- **Include all necessary field measurements.**
- **Provide all metal framing as indicated for back up of other materials.**
- **Coordination and allowing full access to other trades so they can perform their work**

will be included and part of this Contractor's obligation. Any unused portion of the allowance will be returned to the Owner.

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CONTRACT NO. 07 - ROOFING

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 072100	Thermal Insulation
Section 075300	Elastomeric Membrane Roofing
Section 076200	Sheet Metal Flashing and Trim
Section 077100	Roof Specialties
Section 079005	Joint Sealers

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide single ply flexible roofing system, including rigid and tapered insulation and all related accessories.
- This contractor shall carefully review the edge of roof details to determine if the roof can be placed before the exterior wall assembly is complete. This contractor shall include all costs associated with returning to the jobsite to complete the roof perimeter after wall assembly is complete.
- Caulking related to roofing, flashing and roof accessories.
- Roof drains and associated plumbing shall be provided by the Mechanical Contractor. Flashing of the roof drains shall be by the Roofing Contractor. Openings for the roof drains in the roofing materials shall be cut by the Roofing Contractor. Openings in the metal deck shall be cut by others.
- Metal parapet coping.
- Perform cutting, patching and maintenance of temporary patch for work performed by others on existing roofs intended to be re-roofed as part of this work.
- Metal drip edges.
- Gravel stops.
- Roof curbs.
- Smoke vents.

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- Provide expansion joints that are integral to the roof.
- Provide permanent patching of existing roofing systems at areas of demolition. Demolition of roof drains, mechanical and electrical equipment shall be performed by others. All patching shall conform to original warranty requirements and documents.
- Gutters, downspouts and splash pans.
- Metal scuppers and related work.
- Wood blocking shall be provided by others.
- Flashing and sheet metal.
- Flashing Summary:  
  
Thru wall and cavity flashing below the roof line shall be by the Masonry Contractor.  
Thru wall and cavity flashing above the roof line shall be by the Roofing Contractor.
- **Provide temporary rubber roof at connection of new roof to existing building.**

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CONTRACT NO. 08 – GLASS & GLAZING

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 079005	Joint Sealers
Section 084313	Aluminum-Framed Storefronts
Section 087100	Door Hardware
Section 088000	Glazing

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide storefront, glass and glazing systems.
- Provide manual aluminum door systems and handling.
- Finish hardware for aluminum doors only.
- All glass and glazing at exterior of building.
- Caulking related to storefront doors.
- Mock-ups as required by the Drawings and Specifications.
- Custom breakmetal trim and infill.
- Hoisting/scaffolding related to the work of this Contract.
- Coordinate edge of slab tolerances and field verify all rough openings.
- Caulk between the materials supplied under this section and the adjacent surfaces.
- Provide interior glass and glazing systems.
- Interior door, partition, vision panel and window glass.
- Caulking related to interior glazing.
- Do not provide interior hollow metal or hardware. These items will be provided by others.

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- Coordinate glass types with partition and door fire ratings. Contact Construction Manager with any discrepancies.

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CONTRACT NO. 09 – METAL FRAMING AND DRYWALL

~~A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:~~

~~• Technical Specification sections:~~

~~Division 0 Bidding and Contract Requirements  
Division 1 General Requirements  
Section 051200 Structural Steel Framing  
Section 072000 Thermal Insulation  
Section 079005 Joint Sealers  
Section 092116 Gypsum Board Assemblies  
Division 15 Mechanical  
Division 16 Electrical~~

~~This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:~~

- ~~• Provide metal studs, insulation, gypsum wallboard, taping, spackling.~~
- ~~• Provide all metal stud framing required to back up brick, etc.~~
- ~~• Batt insulation, both thermal and acoustical and related work.~~
- ~~• Acoustical sealant of penetrations in insulated drywall partitions.~~
- ~~• Sprayed on fireproofing of beams, columns and decking as required by the contract documents.~~
- ~~• Removal of spray fireproofing to expose points of attachment to structural steel is to be performed in a workmanlike manner. Removal of spray fireproofing in excess of 3" greater than the attached item will require repatching which will be backcharged to this Contractor.~~
- ~~• Include filling of all interior hollow metal door frames in drywall where required.~~
- ~~• Include fire taping and sealing at perimeter edge and as shown on the Drawings.~~
- ~~• Provide architectural expansion joint systems, including joint covers materials at concrete slab, drywall and masonry construction (interior only).~~
- ~~• Scaffolding and lifts for this work.~~
- ~~• Comebacks and out of sequence work may be required and as such should be included.~~

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- ~~• Include all necessary field measurements.~~
- ~~• Include two (2) passes per floor to “touch up” mechanical penetrations to ensure ratings required. The first pass will be required prior to ceiling grid installation and the second pass will be required prior to final inspection for Certificate of Occupancy.~~
- ~~• Bidders are advised to pay particular attention to top of wall conditions, fire and smoke safing of slabs and acoustical sealants.~~
- ~~• Provide all metal framing as indicated for back-up of other materials.~~
- ~~• Include two (2) passes per floor to “touch up” mechanical penetrations to ensure ratings required. The first pass will be required prior to ceiling grid installation and the second pass will be required prior to final inspection for Certificate of Occupancy.~~
- ~~• Bidders are advised to pay particular attention to top of wall conditions, fire and smoke safing of slabs and acoustical sealants.~~
- ~~• Coordination and allowing full access to other trades so they can perform their work will be included and part of this Contractor’s obligation. Any unused portion of the allowance will be returned to the Owner.~~

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CONTRACT NO. 10 - FLOORING

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 090561	Common Work Results for Flooring Preparation
Section 096500	Resilient Flooring
Section 096700	Fluid-Applied Flooring
Section 096813	Tile Carpeting

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide flooring in accordance with the finish schedule and specifications.
- Prepare subfloor for finished flooring including leveling and patching. Base bid shall include all flashing patching and surface preparation required to perform the work of this Contractor.
- Resinous flooring.
- Resilient flooring.
- Carpeting.
- Resilient base.
- Resilient transition and reducer strips at edges of resilient flooring and at edges of carpeting.
- Cleaning and protection.
- Seaming diagrams.
- Attic stock.
- Provide cutting and fitting around work of others.

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CONTRACT NO. 11 - CERAMIC TILE

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 090561	Common Work Results for Flooring
Section 093000	Tiling

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide ceramic tile, marble tile and thresholds.
- Porcelain pavers, etc.
- Setting beds.
- Grout.
- Cutting and fitting around work installed by others.
- Patching and leveling.
- Provide protection of finished products until acceptance by Construction Manager.
- Attic stock.
- Provide crack suppression membrane for this set tile installation.
- Provide cementitious backer units as part of the tile installation.
- Provide metal strips installed as part of the tile installation.

CONTRACT NO. 12 - ACOUSTICAL CEILINGS

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 095100	Acoustical Ceilings

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide acoustical panel ceilings, suspension system and hangers.
- Supplemental suspension hangers at large ducts above ceilings and at openings for lighting fixtures.
- Furnish and install hold down clips where required by governing regulations for fire resistant ratings.
- Expansion joints.
- Reflected ceiling layout.
- This Contractor shall cut openings in ceilings for sprinkler heads, lights, mechanical diffusers and grilles, etc.
- Attic stock.

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CONTRACT NO. 13 - PAINT AND WALL FINISHES

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 079005	Joint Sealants
Section 099000	Painting and Coatings
Division 21	Fire Protection
Division 22	Plumbing
Division 23	HVAC

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide all painting (all walls and ceilings indicated on the finish schedule).
- Sealing all interior joints between dissimilar materials that require sealants.
- Paint all exposed block work and concrete work as shown on the room finish schedule.
- Paint exposed piping and ductwork (sprinkler, plumbing, electrical) in accordance with the Drawings and Specifications.
- Provide supplementary ventilation as required in enclosed spaces.
- Paint and caulk all hollow metal frames and doors as shown on the door schedule.
- Prefinished items will not be painted by this Contractor.
- Paint all semi-exposed wood blocking as indicated on the drawing.
- Protection of adjacent surfaces.
- Minor patching prior to application of finishes.
- Clean up.
- Attic stock.
- Final coat of paint is to be installed after ceilings are installed, if directed by Construction Manager.

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CONTRACT NO. 14 - FIRE PROTECTION

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 210500	Common Work Results for Fire Protection
Section 210505	Fire Protection Piping, Fitting and Valves
Section 211003	Water Based Fire Suppression System
Division 22	Plumbing
Division 23	HVAC
Division 26	Electrical
Division 28	Electronic Safety & Security

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide piping, fittings, couplings, valves and sprinkler heads.
- As-built drawings.
- Testing and inspections.
- Cutting and patching.
- Firesafing.
- Design.
- Flow and tamper switches to be supplied by this Contractor and wired by the Electrical Contractor. It is this Contractors responsibility to provide flow and tamper switches to meet applicable state and local codes.
- Fire pump, controller and related work. Wiring of pump and controller to be by the Electrical Contractor.
- Meter, if required, and all applicable fees.
- This Contractor to coordinate the need for and compatibility of his system to the emergency generator, supplied by others.

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- Pipe identification.
- Provide the necessary coordination with trade to avoid interferences with other work and make corrections at no extra charge.

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CONTRACT NO. 15 - MECHANICAL AND PLUMBING

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Division 22	Plumbing
Division 23	HVAC
Division 26	Electrical
Division 28	Electronic Safety & Security

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide a complete mechanical, plumbing and piping system as indicated on the Drawings and in the Specifications.
- Division 16 of the specifications should be reviewed as it relates to the power wiring and other requirements for HVAC equipment including the coordination of furnishing and installing motor starters as provided in the specifications.
- This Contractor shall be responsible to designate an individual within his organization, intimately familiar with this project and assigned on site, to act as the System Start-up Coordinator. This individual must be pre-approved by the Construction Manager. This individual's responsibilities shall include, but not be limited to, coordinating the start-up of all mechanical equipment, including the coordination between the Electrical Contractor, the Controls Contractor, and all testing, adjusting and balancing work. This individual shall report on a weekly basis, in written form, to the Construction Manager. These reports shall include a summary of current conditions including manufacturers' start-ups, systems' deficiencies noted to date and the remediation of same, coordination issues between trades, system interfacing and forecasting, as necessary to project the completion of each individual system within the building.
- Sawcutting, excavation and backfill for underground mechanical/plumbing work as detailed below is the responsibility of this Contractor. Soil types shall be in accordance with Del Dot standard specifications. Refer to Division 2 specifications.
- Backfilling is the responsibility of this Contractor. Soil types shall be in accordance with project documents.
- Equipment bases and housekeeping pads.

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- Permits/meters.
- Pipe and duct insulation.
- Penetrations through wall, floors, etc. including cutting, patching and fire safing.
- Testing and balancing.
- Clean up.
- All guarantees and warranties to begin at the substantial completion of the entire project. Maintain equipment prior to substantial completion.
- Hoisting, rigging and scaffolding.
- ATC.
- Ductwork, flex duct, grilles and diffusers.
- Roof drains.
- Louvers and vents related to HVAC operations.
- Coordinate damper size, location and type of damper with architectural drawings.
- Piping work associated with the emergency generator (including fuel piping and exhaust piping). Include initial fill up of fuel tanks.
- Gas piping, meter and pressure regulator valve.
- Trap priming system.
- Fuel detection/monitoring system in accordance with local codes.
- Roof curbs.
- Water meter pit.
- Access panels.
- Final connection of kitchen equipment and appliances.
- As-built drawings.
- Automatic temperature controls for equipment whose main purpose include all items in

the automatic temperature control scope. Provided, however, that the controls do not directly switch the power lines to the equipment; the wiring of such controls to remain the responsibility under Contract Scope 16000.

- Environmental controls.
- Ventilation controls.
- Cooling controls.
- Humidification controls.
- Refrigeration controls.
- Motorized dampers when not specified as part of the factory packaged equipment supplied to job site for distribution and installation by others.
- Controls air compressor complete with accessories and insulation.
- Remote reading gauges, transmitters and recorders for automatic temperature controls.
- Building centralization controls including centralized temperature, humidity, pressure and flow indication and recorders, centralization of air conditioning, heating, ventilation, humidification and refrigeration equipment operation.
- Building life safety control and equipment safety control including: operators and controls for motorized smoke dampers, operators and controls for motorized fire dampers, firestats, freeze protection thermostats, shut down safety devices forming part of automatic temperature control.
- Permits as required for work under this contract scope.
- Inspections as required under this contract scope.
- Electrical thermostats intended for automatic temperature controls complete with subbases or adapter plates to mount on standard electrical box.
- Remote reading gauges, transmitters and recorders for automatic temperature control.
- Supply only of access doors when specifically required for access to automatic temperature control.
- Control wiring and/or air piping required for all automatic temperature controls supplied under this contract scope.

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- Wiring for remote thermostats and remote prewired auxiliary control panels for packaged equipment.
- Boiler feed water control wiring.
- The magnetic starter coil and relay coils supplied under contract scope 16000 and intended for automatic temperature controls, including interlocking between starters and/or relays when controlled automatically.
- Access panels directly associated with this work if not included by other division.
- Exclude direct reading temperature and pressure gauges connected directly to non-potable water systems.
- Exclude motorized dampers when specified as integral part of packaged equipment.
- Exclude automatic temperature controls when specified as integral part of packaged equipment.
- Exclude flow measuring and control devices.
- Exclude direct reading temperature and pressure gauges connected directly to refrigeration systems.
- Exclude filter gauges directly connected to duct systems.
- Electrical wiring for thermostats and controls which directly switch the power line to the equipment (directly shall mean not through magnetic coil) is by Division 16000.
- Power wiring is by Electrical Contractor.
- Control power supply outlets are by Electrical Contractor.
- Exclude fire alarm, fan shut-down, relays and wiring.

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CONTRACT NO. 16 - ELECTRICAL

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Division 22	Plumbing
Division 23	HVAC
Division 26	Electrical
Division 28	Electronic Safety & Security

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

- Provide a complete electrical system as indicated on the drawings, schedules and in the specifications.
- Specifications should be reviewed as it relates to the power wiring and other requirements for HVAC equipment including the coordination of furnishing and installing motor starters and controllers as detailed in the Specifications and on the Drawings.
- Excavation and backfill for underground electrical work as required below is the responsibility of this Contractor. Soil types shall be in accordance with Del DOT standard specifications.
- Backfilling is the responsibility of this Contractor. Soil types shall be in accordance with project documents.
- Concrete for duct banks, light standards, above ground conduit encasement, equipment bases and any other concrete work specifically related to the electrical work. Include requirements of New Castle County, State and local codes for concrete encasement.
- Rough in and final connection and related work for equipment provided under other contracts (i.e. kitchen, elevators, HVAC, sprinkler, motorized doors, etc.)
- Permits and inspections.
- Penetrations through walls, floors, etc. including cutting, patching and fire safing.
- Testing.

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- Clean up.
- The Concrete Contractor shall furnish, install and maintain stone fill under slab. The Sitework Contractor shall leave the building pad site at subgrade to within +/- ¼" in preparation to receive stone fill. The Mechanical and Electrical Contractors shall complete their work under the slab on grade and shall be responsible to return the pad to the subgrade elevation left by the Sitework Contractor. The Concrete Contractor shall then adjust the select material to final subgrade, fine grade the slab and place the vapor barrier and stone fill.
- All guarantees and warranties to begin at the substantial completion of the entire project. Maintain equipment prior to substantial completion.
- Hoisting, rigging and scaffolding.
- Provide all primary service work, including all utility company related costs/fees for this work.
- Provide a complete fire alarm system. Water flow devices are supplied and installed by the Sprinkler Contractor and wired by this Contractor. Include tie-in to fire sprinkler flow and tamper switch.
- Special systems (CCTV, sound, security, time clock, sound masking).
- Grounding of building columns and interior spaces as required.
- Pull strings and boxes for voice/data boxes.
- As-built drawings.
- Provide rough-in and final connection and related work for equipment provided under other contracts (i.e. kitchen, elevators, HVAC, sprinkler, motorized doors, etc.). Provide power to automatic hardware. Low voltage wiring from the controller to hardware shall be provided by the Doors, Frames and Hardware Contractor.
- Provide complete audio and audiovisual systems.
- Provide stage lighting systems including fixtures, controls, wiring, light grids, supports and attachments.
- Provide emergency generator.

**SECTION 10 2113.19****PLASTIC TOILET COMPARTMENTS****PART 1 GENERAL - NOT USED**

## 1.01 SECTION INCLUDES

- A. Refer to Scope Information Sheets for this contract bound in the Project Manual under Section 01 1000, Summary of Work. The Scope Information Sheets describe generally the work included in each contract, but the work is not necessarily limited to that described.
- B. Solid plastic toilet compartments.
- C. Urinal screens.

## 1.02 ALTERNATES

- A. Refer to Section 01 23 00 - Alternates, for description of work under this Section affected by alternates.

## 1.03 RELATED REQUIREMENTS

- A. Section 10 2800 - Toilet Accessories.

## 1.04 REFERENCE STANDARDS

- A. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2010.

## 1.05 ADMINISTRATIVE REQUIREMENTS

- A. Coordination: Coordinate the work with placement of support framing and anchors in walls and ceilings.

## 1.06 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Shop Drawings: Indicate partition plan, elevation views, dimensions, details of wall supports, door swings.
- C. Product Data: Provide data on panel construction, hardware, and accessories.
- D. Samples: Submit two samples of partition panels, 3 x 3 inch in size illustrating panel finish, color, and sheen.
- E. Manufacturer's Installation Instructions: Indicate special procedures.

**PART 2 PRODUCTS**

## 2.01 MANUFACTURERS

- A. High Density Polyethylene Toilet Compartments:
  - 1. Ampco Products, Inc: [www.ampco.com](http://www.ampco.com).
  - 2. Metpar Corp: [www.metpar.com](http://www.metpar.com).
  - 3. Partition Systems International of South Carolina: [www.psisc.com](http://www.psisc.com).
  - 4. Scranton Products (Santana/Comtec/Capital): [www.scrantonproducts.com](http://www.scrantonproducts.com).
  - 5. Substitutions: Section 01 6000 - Product Requirements.

2.02 **SOLID PLASTIC TOILET COMPARTMENTS**

- A. Toilet Compartments: Factory fabricated doors, pilasters, and divider panels made of solid molded high density polyethylene (HDPE), floor-mounted headrail-braced.

- B. Doors:
  - 1. Thickness: 1 inch.
  - 2. Width: 24 inch.
  - 3. Width for Handicapped Use: 36 inch, out-swinging.
  - 4. Height: 55 inch.
- C. Panels:
  - 1. Thickness: 1 inch (25 mm).
  - 2. Height: 55 inch.
- D. Pilasters:
  - 1. Thickness: 1 inch (25 mm).
  - 2. Width: As required to fit space; minimum 3 inches (76 mm).
- E. Screens: Without doors; to match compartments; mounted to wall with continuous panel brackets .

### 2.03 COMPONENTS

- A. Toilet Compartments: Factory fabricated doors, pilasters, and divider panels made of solid molded high density polyethylene (HDPE), floor-mounted headrail-braced.
- B. Urinal Screens: Wall mounted with continuous panel bracket.

### 2.04 ACCESSORIES

- A. Pilaster Shoes: Formed chromed steel with polished finish, 3 in high, concealing floor fastenings.
- B. Head Rails: Hollow stainless steel, 1 x 1-1/2 inch size, with anti-grip profile and cast socket wall brackets.
- C. Pilaster Brackets: Polished stainless steel.
- D. Wall Brackets: Continuous type, polished stainless steel.
- E. Hardware: Polished stainless steel:
  - 1. Pivot hinges, gravity type, adjustable for door close positioning; two per door.
  - 2. Door Latch: Slide type with exterior emergency access feature.
  - 3. Door strike and keeper with rubber bumper; mounted on pilaster in alignment with door latch.
  - 4. Coat hook with rubber bumper; one per compartment, mounted on door.
  - 5. Provide door pull for outswinging doors.

## **PART 3 EXECUTION - NOT USED**

### 3.01 EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify correct spacing of and between plumbing fixtures.
- C. Verify correct location of built-in framing, anchorage, and bracing.

### 3.02 INSTALLATION

- A. Install partitions secure, rigid, plumb, and level in accordance with manufacturer's instructions.
- B. Maintain 3/8 to 1/2 inch space between wall and panels and between wall and end pilasters.

- C. Attach panel brackets securely to walls using anchor devices.
- D. Attach panels and pilasters to brackets. Locate head rail joints at pilaster center lines.

3.03 TOLERANCES

- A. Maximum Variation From True Position: 1/4 inch.
- B. Maximum Variation From Plumb: 1/8 inch.

3.04 ADJUSTING

- A. Adjust and align hardware to uniform clearance at vertical edge of doors, not exceeding 3/16 inch.
- B. Adjust hinges to position doors in partial opening position when unlatched. Return out-swinging doors to closed position.
- C. Adjust adjacent components for consistency of line or plane.

**END OF SECTION**

**SECTION 10 2800**  
**TOILET ACCESSORIES**

**PART 1 GENERAL - NOT USED**

## 1.01 SECTION INCLUDES

- A. Refer to Scope Information Sheets for this contract bound in the Project Manual under Section 01 10 00, Summary of Work. The Scope Information Sheets describe generally the work included in each contract, but the work is not necessarily limited to that described.
- B. Accessories for toilet rooms.

## 1.02 ALTERNATES

- A. Refer to Section 01 23 00 - Alternates, for description of work under this Section affected by alternates.

## 1.03 RELATED REQUIREMENTS

- A. Section 10 2113.19 - Plastic Toilet Compartments.

## 1.04 REFERENCE STANDARDS

- A. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2012.

## 1.05 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate the work with the placement of internal wall reinforcement, concealed ceiling supports, and reinforcement of toilet partitions to receive anchor attachments.

## 1.06 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on accessories describing size, finish, details of function, attachment methods.
- C. Manufacturer's Installation Instructions: Indicate special procedures and conditions requiring special attention.

**PART 2 PRODUCTS**

## 2.01 MANUFACTURERS

- A. Products listed are made by Bobrick and Bradley Corporation.
- B. Other Acceptable Manufacturers:
  - 1. A & J Washroom Accessories Inc: [www.ajwashroom.com](http://www.ajwashroom.com).
  - 2. American Specialties, Inc: [www.americanspecialties.com](http://www.americanspecialties.com).
  - 3. Bradley Corporation: [www.bradleycorp.com](http://www.bradleycorp.com).
  - 4. Substitutions: Section 01 6000 - Product Requirements.
- C. All items of each type to be made by the same manufacturer.

## 2.02 MATERIALS

- A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.

### 2.03 FINISHES

- A. Stainless Steel: No. 4 satin brushed finish, unless otherwise noted.
- B. Galvanizing for Items Other than Sheet: Comply with ASTM A123/A123M; galvanize ferrous metal and fastening devices.

### 2.04 TOILET ROOM ACCESSORIES

- A. Toilet Paper Dispenser: Jumbo Roll Dispenser
  - 1. Provided by Owner, installed by Contractor.
  - 2. Product: Kimberly-Clark Model No. 09608.
- B. Not Used
- C. Paper Towel Dispenser: Jumbo Roll Dispenser
  - 1. Provided by Owner, installed by Contractor.
  - 2. Product: Kimberly-Clark Model No. 09996
- D. Not Used
- E. Waste Receptacle: Surface mounted heavy gauge stainless steel with seamless exposed surfaces in satin finish.
  - 1. Liner: Removable, heavy-duty vinyl liner, attached at a minimum of 4 points with stainless steel grommets and hooks.
  - 2. Minimum capacity: 12 gallons.
  - 3. Surface Mounted Soap Product: B-346-11 manufactured by Brdley.
- F. Soap Dispenser: Soap lather dispenser, wall-mounted, surface, with black ABS cover .
  - 1. Provided by Owner, installed by Contractor.
  - 2. Product: Kimberly-Clark Model No. 92148
- G. Mirrors: Stainless steel framed, 6 mm thick laminated glass mirror.
  - 1. Series B- 290 manufactured by Bobrick.
  - 2. Size: shown on Drawings.
  - 3. Frame: 0.05 inch angle shapes, with mitered and welded and ground corners, and tamperproof hanging system; No.4 finish.
  - 4. Backing: Full-mirror sized, minimum 0.03 inch galvanized steel sheet and nonabsorptive filler material.
- H. Grab Bars: Stainless steel, 1-1/2 inches outside diameter, minimum 0.05 inch wall thickness, nonslip grasping surface finish, concealed flange mounting; 1-1/2 inches clearance between wall and inside of grab bar.
  - 1. Length and configuration: As indicated on drawings.
  - 2. Product: B-6806 Series manufactured by Bobrick.

## **PART 3 EXECUTION - NOT USED**

### 3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify exact location of accessories for installation.
- C. Verify that field measurements are as indicated on drawings.

### 3.02 PREPARATION

- A. Provide templates and rough-in measurements as required.

3.03 INSTALLATION

- A. Install accessories in accordance with manufacturers' instructions.
- B. Install plumb and level, securely and rigidly anchored to substrate.
- C. Mounting Heights and Locations: As required by accessibility regulations and as indicated on drawings

**END OF SECTION**