

ADDENDUM NO. 3

October 31, 2025

Colonial School District

John G. Leach School

Bid Package A

The bid due date remains unchanged.**Bids are due on Wednesday, November 19, 2025 @ 3:30 PM****At the Main Office of Gunning Bedford Middle School, 801 Cox Neck Road, New Castle, DE 19720****The last day for questions is Wednesday, November 12, 2025.**

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 in 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.

The contract documents for the above referenced project, dated October 15, 2025, are amended as follows:

GENERAL CLARIFICATIONS:

1. Bid Documents may be viewed and downloaded at EDiS' FTP site. To obtain access to the FTP site, please submit your request via email to Crystal Watson, cwatson@ediscompany.com.
2. Physical copies of bids will be received at the Main Office of the Gunning Bedford Middle School, 801 Cox Neck Road, New Castle, DE 19720 until **3:30 PM local time on Wednesday, November 19, 2025**. The outer envelope should clearly indicate: **"COLONIAL SCHOOL DISTRICT – JOHN G LEACH SCHOOL – BID PACK A-__ SEALED BID – DO NOT OPEN"** Bids may be hand delivered or mailed/shipped. Electronic bids will not be accepted. Bidder assumes full responsibility for timely delivery at location designated for receipt of bids. Any bids received after the stated time will be returned unopened.

QUESTIONS AND ANSWERS:

1. Questions received are being evaluated and will be included in future addenda.

MODIFICATIONS TO SPECIFICATIONS:

1. SECTION 000110 – TABLE OF CONTENTS
 - a. DELETE this section in its entirety and INSERT revised section, annotated Addendum No. 3 and dated 10/31/25.





2. SECTION 004100 – BID FORMS

- a. DELETE the bid form for Contract A-01 : Sitework, and REPLACE with the revised bid form for Contract A-01 : Sitework, dated 10/31/25, attached to this Addendum

3. SECTION 006216 CERTIFICATE OF INSURANCE

- a. DELETE this section in its entirety and INSERT revised section, annotated Addendum No. 3 and dated 10/31/25.

4. SECTION 007343 WAGE RATE REQUIREMENTS

- a. DELETE this section in its entirety and INSERT revised section, annotated Addendum No. 3 and dated 10/31/25.

5. SECTION 008115 AFFIDAVIT OF CRAFT TRAINING

- a. DELETE this section in its entirety and INSERT revised section, annotated Addendum No. 3 and dated 10/31/25.

6. SECTION 011100 SUMMARY OF WORK

- a. DELETE this section in its entirety and INSERT revised section, annotated Addendum No. 3 and dated 10/31/25.

7. SECTION 012300 - ALTERNATES

- a. DELETE Section 012300, and REPLACE with Section 012300, Revision 1, dated 10/31/25, attached to this Addendum.

8. SECTION 012500 – SUBSTITUTION PROCEDURES

- a. INSERT this section in its entirety.

9. SECTION 013700 - BIM PROJECT EXECUTION PLAN

- a. INSERT this section in its entirety.

10. SECTION 016116 - VOLATILE ORGANIC COMPOUND (VOC) CONTENT RESTRICTIONS

- a. INSERT this section in its entirety.

11. SECTION 095100 – ACOUSTICAL CEILINGS

- a. DELETE Specification Section 095100 : Acoustical Ceilings and INSERT Specification Section 095100 : Acoustical Ceilings, dated 10/31/25, attached to this Addendum.

12. SECTION 095423 – Linear Metal Ceilings

- a. DELETE Specification Section 095423 in its entirety. Contents of this section have been shifted into Section 095100.



**13. SECTION 102800 – TOILET, BATH, AND LAUNDRY ACCESSORIES**

- a. DELETE Specification Section 102800 : Toilet, Bath, and Laundry Accessories and INSERT Specification Section 102800 : Toilet, Bath, and Laundry Accessories, dated 10/31/25, attached to this Addendum.

14. SECTION 117311 – PATIENT LIFTS

- a. DELETE Specification Section 117311 : Patient Lifts and INSERT Specification Section 117311 : Patient Lifts, dated 10/31/25, attached to this Addendum.

MODIFICATIONS TO DRAWINGS:**1. DRAWING GC002 FIRE EXTINGUISHER LOCATION PLAN**

- a. Insert this sheet in its entirety

2. DRAWING A-100 FIRST FLOOR PLAN – AREA A

- a. Delete Drawing A-100, and replace with Drawing A-100, dated 10/31/25, attached to this Addendum.
 - a. Added partition type keys at rooms 121A, 121B, 122, 123, 124, 166, 168, 169.
 - b. Added missing casework at Vocational Training 169.
 - c. Reversed door swings at courtyard doors.
 - d. Removed electronic door access devices which are shown on electrical drawings.

3. DRAWING A-101 FIRST FLOOR PLAN – AREA B

- a. Delete Drawing A-101, and replace with Drawing A-101, dated 10/31/25, attached to this Addendum.
 - a. Added partition type keys at room 103.
 - b. Added elevation tags and room tag at Courtyard CY1.
 - c. Reversed door swings at courtyard doors.
 - d. Added missing casework at Star Transitional 120 and 171.
 - e. Removed electronic door access devices which are shown on electrical drawings.

4. DRAWING A-102 DIMENSION FIRST FLOOR PLAN – AREA A

- a. Delete Drawing A-102, and replace with Drawing A-102, dated 10/31/25, attached to this Addendum.
 - a. Removed partition, window and door tags which are shown on other drawings.
 - b. Added additional dimensions.





5. DRAWING A-103 DIMENSION FIRST FLOOR PLAN – AREA B

- a. Delete Drawing A-103, and replace with Drawing A-103, dated 10/31/25, attached to this Addendum.
 - a. Removed partition, window and door tags which are shown on other drawings.
 - b. Added additional dimensions.

6. DRAWING A-110 FIRST FLOOR REFLECTED CEILING PLAN – AREA A

- a. Delete Drawing A-110, and replace with Drawing A-110, dated 10/31/25, attached to this Addendum.
 - a. Added and revised ceiling types.
 - b. Added ceiling at Vestibule 04 and Storage 127A.
 - c. Clarified classroom soffit locations by adding color where it had been previously omitted.

7. DRAWING A-111 FIRST FLOOR REFLECTED CEILING PLAN – AREA B

- a. Delete Drawing A-111, and replace with Drawing A-111, dated 10/31/25, attached to this Addendum.
 - a. Clarified classroom soffit locations by adding color where it had been previously omitted.

8. DRAWING A-700 ROOM FINISH SCHEDULE

- a. Delete Drawing A-700, and replace with Drawing A-700, dated 10/31/25, attached to this Addendum.
 - a. Added ceiling finish column to Room Finish Schedule

9. DRAWING A-701 AREA A – FINISH PLAN

- a. Delete Drawing A-701, and replace with Drawing A-701, dated 10/31/25, attached to this Addendum.
 - a. Revised floor pattern at Corridor K, outside of Cafeteria

10. DRAWING E-000 ELECTRICAL COVER SHEET

- a. Delete Drawing E-000, and replace with Drawing E-000, dated 10/31/25, attached to this Addendum.
 - a. Removed mag lock devices from access control devices.
 - b. Moved magnetic door hold open to power devices and revised description.

11. DRAWING E-101 ELECTRICAL POWER PLAN – AREA A

- a. Delete Drawing E-101, and replace with Drawing E-101, dated 10/31/25, attached to this Addendum.



**12. DRAWING E-102 ELECTRICAL POWER PLAN – AREA B**

- a. Delete Drawing E-102, and replace with Drawing E-102, dated 10/31/25, attached to this Addendum.
 - a. Added (2) new IG quad receptacles in IDF room.
 - b. Fixed receptacle locations in corridor L.

13. DRAWING E-103 ELECTRICAL POWER PLAN – AREA C

- a. Delete Drawing E-103, and replace with Drawing E-103, dated 10/31/25, attached to this Addendum.
 - a. Added (2) new IG quad receptacles in IDF room.
 - b. Removed mag locks from corridor P double doors. Powered magnetic door hold opens.
 - c. Added (1) new IG quad receptacle in MDF room.
 - d. Added an IC and ICM device in vestibule and Admin Office with note.

14. DRAWING E-104 ELECTRICAL POWER PLAN – AREA D

- a. Delete Drawing E-104, and replace with Drawing E-104, dated 10/31/25, attached to this Addendum.
 - a. Removed mag locks from corridor K double doors. Powered magnetic door hold opens.

15. DRAWING E-500 ELECTRICAL DETAILS

- a. Delete Drawing E-500, and replace with Drawing E-500, dated 10/31/25, attached to this Addendum.
 - a. Revised some mounting heights in detail 2/E-500.

16. DRAWING E-501 ELECTRICAL DETAILS

- a. Delete Drawing E-501, and replace with Drawing E-501, dated 10/31/25, attached to this Addendum.
 - a. Relocated and renumbered details.
 - b. Removed IFP electrical box and Interactive Flat Panel details.
 - c. Revised Typical Door Wiring diagram.

17. DRAWING E-603 ELECTRICAL PANEL SCHEDULES

- a. Delete Drawing E-603, and replace with Drawing E-603, dated 10/31/25, attached to this Addendum.
 - a. Added circuit breakers and wiring for various panels.
 - b. Relocated circuit from panel PL1G to panel PL1H for card reader in Kitchen 161.

18. DRAWING E-604 ELECTRICAL PANEL SCHEDULES

- a. Delete Drawing E-604, and replace with Drawing E-604, dated 10/31/25, attached to this Addendum.
 - a. Added circuit breaker and wiring in panel PL1N.



**19. DRAWING T-000 TELECOM COVER SHEET**

- a. Delete Drawing T-000, and replace with Drawing T-000, dated 10/31/25, attached to this Addendum.
 - a. Revised WAP description.

20. DRAWING T-101 TELECOMMUNICATIONS PLAN – AREA A & B

- a. Delete Drawing T-101, and replace with Drawing T-101, dated 10/31/25, attached to this Addendum.
 - a. Added and removed PA speakers to various rooms/spaces.
 - b. Added wall mount tag to WAP in Mech/Elec room.
 - c. Added a WAP in Vocat. Indep. Living and the gym with a note.
 - d. Revised Laundry and IDF rooms and device/equipment layouts.
 - e. Revised WAP outlet to be C1 instead of C2 with a note to specify that all WAP outlets shall have a C1 outlet (typical for all WAPs in project).
 - f. Corrected key plan shading.

21. DRAWING T-102 TELECOMMUNICATIONS PLAN – AREA C & D

- a. Delete Drawing T-102, and replace with Drawing T-102, dated 10/31/25, attached to this Addendum.
 - a. Added and removed PA speakers to various rooms/spaces.
 - b. Revised approximate location of cart mounted IFPs in Star Transitional rooms.
 - c. Added a WAP in Sensory room and outside of the main vestibule.

22. DRAWING T-500 TELECOMMUNICATIONS DETAILS

- a. Delete Drawing T-500, and replace with Drawing T-500, dated 10/31/25, attached to this Addendum.
 - a. Revised name of detail 2/T-500 and revised text in detail.
 - b. Revised text in detail 3/T-500.

23. DRAWING T-501 TELECOMMUNICATIONS DETAILS

- a. Delete Drawing T-501, and replace with Drawing T-501, dated 10/31/25, attached to this Addendum.
 - a. Revised elevations and plans 2/T-501 through 9//T-501

LIST OF ATTACHMENTS:

Section 000110 Table of Contents

Section 004100 Bid Form – A-01

Section 006216 Certificate of Insurance

Section 007343 Wage Rate Requirements





Section 008115 Affidavit of Craft Training
Section 011100 Summary of Work
Section 012300 Alternates
Section 012500 Substitution Procedures
Section 013700 BIM Project Execution Plan
Section 016116 Volatile Organic Compound (VOC) Content Restrictions
Section 095100 Acoustical Ceilings
Section 102800 Toilet, Bath, and Laundry Accessories
Section 117311 Patient Lifts

DRAWING GC002 FIRE EXTINGUISHER LOCATION PLAN
DRAWING A-100 FIRST FLOOR PLAN – AREA A
DRAWING A-101 FIRST FLOOR PLAN – AREA B
DRAWING A-102 DIMENSION FIRST FLOOR PLAN – AREA A
DRAWING A-103 DIMENSION FIRST FLOOR PLAN – AREA B
DRAWING A-110 FIRST FLOOR REFLECTED CEILING PLAN – AREA A
DRAWING A-111 FIRST FLOOR REFLECTED CEILING PLAN – AREA B
DRAWING A-700 ROOM FINISH SCHEDULE
DRAWING A-701 AREA A – FINISH PLAN

DRAWING E-000 ELECTRICAL COVER SHEET
DRAWING E-101 ELECTRICAL POWER PLAN – AREA A
DRAWING E-102 ELECTRICAL POWER PLAN – AREA B
DRAWING E-103 ELECTRICAL POWER PLAN – AREA C
DRAWING E-104 ELECTRICAL POWER PLAN – AREA D
DRAWING E-500 ELECTRICAL DETAILS
DRAWING E-501 ELECTRICAL DETAILS
DRAWING E-603 ELECTRICAL PANEL SCHEDULES
DRAWING E-604 ELECTRICAL PANEL SCHEDULES
DRAWING T-000 TELECOM COVER SHEET
DRAWING T-101 TELECOMMUNICATIONS PLAN – AREA A & B
DRAWING T-102 TELECOMMUNICATIONS PLAN – AREA C & D
DRAWING T-500 TELECOMMUNICATIONS DETAILS
DRAWING T-501 TELECOMMUNICATIONS DETAILS

End of Addendum No. 3



SECTION 000110 - TABLE OF CONTENTS

Volume 1 of 3

Division 0 - Procurement and Contract Requirements

000101	Project Title Page
000107	Seals Page
000110	Table of Contents
000115	List of Drawings
001113	Advertisement for Bid
002113	Instructions to Bidders
003132	Geotechnical Data
004100	Bid Forms
005200	Agreement Forms
006113	Performance and Payment Bond Forms
006216	Certificate of Insurance
007200	General Conditions
007300	Supplementary General Conditions
007343	Wage Rate Requirements
008114	Drug Testing Program & Forms
008115	Affidavit of Craft Training

Division 1 - General Requirements

011100	Summary of Work - Work Covered by Contract Documents
012100	Allowances
012200	Unit Prices
012300	Alternates
012500	Substitution Procedures (ADDENDUM #3)
012600	Change Order Procedures
012613	Contractor Compensation
012900	Payment Procedures
013113	Project Coordination Meetings
013119	Preinstallation Meetings
013125	Web-Based Project Management System
013216	Construction Progress Schedule
013219	Submittals Register
013226	Contractor Daily Reports
013300	Submittal Procedures
013523	Safety Program
013700	BIM Project Execution Plan (ADDENDUM #3)
014216	Definitions

014339	Mock-up Requirements
014500	Quality Control
015113	Temporary Electricity
015123	Temporary Heating, Cooling, and Ventilating
015200	Construction Facilities & Temporary Controls
016116	<i>Volatile Organic Compound (VOC) Content Restrictions (ADDENDUM #3)</i>
016200	Material and Equipment
017123	Field Engineering
017329	Cutting and Patching
017700	Contract Closeout
017900	Demonstration and Training

Volume 2 of 3

DIVISION 3 – CONCRETE

03 10 00	– CONCRETE FORMING AND ACCESSORIES
03 20 00	– CONCRETE REINFORCING
03 30 00	– CAST-IN-PLACE CONCRETE

DIVISION 4 – MASONRY

04 05 11	– MASONRY MORTARING AND GROUTING
04 20 00	– UNIT MASONRY
04 72 00	– CAST STONE MASONRY

DIVISION 5 – METALS

05 12 00	– STRUCTURAL STEEL FRAMING
05 21 00	– STEEL JOIST FRAMING
05 31 00	– STEEL DECKING
05 40 00	– COLD-FORMED METAL FRAMING
05 50 00	– METAL FABRICATIONS
05 51 00	– METAL STAIRS
05 51 33	– METAL LADDERS
05 52 13	– PIPE AND TUBE RAILINGS

DIVISION 6 – WOOD, PLASTICS, AND COMPOSITES

06 10 00	– ROUGH CARPENTRY
06 20 00	– FINISH CARPENTRY
06 41 00	– ARCHITECTURAL WOOD CASEWORK

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

07 11 13	– BITUMINOUS DAMPPROOFING
07 21 00	– THERMAL INSULATION
07 21 19	– FOAMED-IN-PLACE INSULATION

07 25 00 – WEATHER BARRIERS
07 42 13 – METAL WALL PANELS
07 53 00 – ELASTOMERIC MEMBRANE ROOFING
07 62 00 – SHEET METAL FLASHING AND TRIM
07 71 00 – ROOF SPECIALTIES
07 71 23 – MANUFACTURED GUTTERS AND DOWNSPOUTS
07 72 00 – ROOF ACCESSORIES
07 84 00 – FIRESTOPPING
07 92 00 – JOINT SEALANTS

DIVISION 8 – OPENINGS

08 06 71 – DOOR HARDWARE SCHEDULE
08 11 13 – HOLLOW METAL DOORS AND FRAMES
08 14 16 – FLUSH WOOD DOORS
08 16 13 – FIBERGLASS DOORS
08 31 00 – ACCESS DOORS AND PANELS
08 33 23 – OVERHEAD COILING DOORS
08 34 00 – SURFACE-MOUNTED SLIDING DOOR SYSTEM
08 42 29 – AUTOMATIC ENTRANCES
08 43 13 – ALUMINUM-FRAMED STOREFRONTS
08 56 53 – SECURITY WINDOWS
08 63 00 – METAL-FRAMED SKYLIGHTS
08 71 00 – DOOR HARDWARE
08 80 00 – GLAZING

DIVISION 9 – FINISHES

09 05 61 – COMMON WORK RESULTS FOR FLOORING PREPARATION
09 21 16 – GYPSUM BOARD ASSEMBLIES
09 30 00 – TILING
09 51 00 – ACOUSTICAL CEILINGS
09 54 23 – LINEAR METAL CEILINGS
09 65 00 – RESILIENT FLOORING
09 65 66 – RESILIENT ATHLETIC FLOORING
09 67 00 – FLUID-APPLIED FLOORING
09 68 00 – CARPETING
09 84 30 – SOUND-ABSORBING WALL AND CEILING UNITS
09 90 00 – PAINTS AND COATINGS

DIVISION 10 – SPECIALTIES

10 11 00 – VISUAL DISPLAY UNITS
10 14 00 – SIGNAGE
10 14 19 – DIMENSIONAL LETTER SIGNAGE
10 21 13.19 – PLASTIC TOILET COMPARTMENTS
10 21 23 – CUBICLE CURTAINS AND TRACK

10 22 39.13 – FOLDING GLASS-PANEL PARTITIONS
10 26 00 – WALL AND DOOR PROTECTION
10 28 00 – TOILET, BATH, AND LAUNDRY ACCESSORIES
10 44 00 – FIRE PROTECTION SPECIALTIES
10 51 26 – PLASTIC LOCKERS
10 56 13 – METAL STORAGE SHELVING
10 73 16.13 – METAL CANOPIES
10 75 00 – FLAGPOLES

DIVISION 11 – EQUIPMENT

11 13 13 – LOADING DOCK BUMPERS
11 21 00 – COMMERCIAL APPLIANCES
11 30 13 – RESIDENTIAL APPLIANCES
11 40 00 – FOODSERVICE EQUIPMENT
11 66 23 – GYMNASIUM EQUIPMENT
11 72 00 – EXAMINATION AND TREATMENT EQUIPMENT
11 73 11 – PATIENT LIFTS

DIVISION 12 – FURNISHINGS

12 24 00 – WINDOW SHADES
12 35 53.23 – SOLID-PLASTIC LABORATORY CASEWORK
12 36 00 – COUNTERTOPS
12 36 23.13 – BALLISTIC RATED COUNTERTOPS

DIVISION 13 – SPECIAL CONSTRUCTION

13 11 00 – SUMMARY OF THE SWIMMING POOL WORK
13 11 13 – SWIMMING POOL SHOTCRETE
13 11 26 – EXPOSED AGGREGATE POOL FINISH (ENHANCED PLASTER)
13 11 29 – CERAMIC TILE SWIMMING POOL FINISH
13 11 40 – POOL TRENCH DRAIN
13 11 41 – SKIMMER RECIRCULATION SYSTEM
13 11 46 – SWIMMING POOL ACCESSORIES
13 15 10 – SWIMMING POOL CAULKING AND SEALANTS
13 15 90 – SWIMMING POOL HEATER
13 34 13 – GLAZED STRUCTURES

Volume 3 of 3

DIVISION 21 – FIRE SUPPRESSION

21 05 00 – COMMON WORK RESULTS FOR FIRE SUPPRESSION
21 05 33 – HEAT TRACING FOR FIRE SUPPRESSION PIPING
21 05 53 – IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT
21 07 19 – FIRE SUPPRESSION PIPING INSULATION
21 13 00 – FIRE SUPPRESSION SPRINKLERS

DIVISION 22 – PLUMBING

22 05 16 – EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING
22 05 19 – METERS AND GAGES FOR PLUMBING PIPING
22 05 48 – VIBRATION AND SEISMIC CONTROLS FOR PLUMBING PIPING AND EQUIPMENT
22 05 53 – IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
22 07 16 – PLUMBING EQUIPMENT INSULATION
22 07 19 – PLUMBING PIPING INSULATION
22 10 05 – PLUMBING PIPING
22 10 06 – PLUMBING PIPING SPECIALTIES
22 30 00 – PLUMBING EQUIPMENT
22 40 00 – PLUMBING FIXTURES
22 51 13 – SWIMMING POOL PIPING
22 51 16 – SWIMMING POOL PUMPS
22 51 19 – SWIMMING POOL WATER TREATMENT EQUIPMENT

DIVISION 23 – HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

23 05 13 – MOTOR REQUIREMENTS FOR HVAC AND PLUMBING EQUIPMENT
23 05 16 – EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING
23 05 48 – VIBRATION AND SEISMIC CONTROL FOR EQUIPMENT
23 05 53 – IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
23 05 93 – TESTING, ADJUSTING, AND BALANCING FOR HVAC
23 07 13 – DUCT INSULATION
23 07 19 – HVAC PIPING INSULATION
23 09 13 – INSTRUMENTATION AND CONTROL DEVICES FOR HVAC
23 09 23 – DIRECT-DIGITAL CONTROL SYSTEMS FOR HVAC
23 09 93 – SEQUENCE OF OPERATIONS FOR HVAC CONTROLS
23 21 13 – HYDRONIC PIPING
23 23 00 – REFRIGERANT PIPING
23 31 00 – HVAC DUCTS AND CASINGS
23 33 00 – AIR DUCT ACCESSORIES
23 34 23 – HVAC POWER VENTILATORS
23 36 00 – AIR TERMINAL UNITS
23 37 00 – AIR OUTLETS AND INLETS
23 38 13 – COMMERCIAL-KITCHEN HOODS
23 55 33 – FUEL-FIRED UNIT HEATERS
23 74 13 – PACKAGED OUTDOOR CENTRAL-STATION AIR-HANDLING UNITS
23 74 33 – DEDICATED OUTDOOR AIR UNITS
23 81 01 – TERMINAL HEAT TRANSFER UNITS
23 81 27 – SMALL SPLIT-SYSTEM HEATING AND COOLING
23 81 29 – VARIABLE REFRIGERANT VOLUME (VRV, VRF) HVAC SYSTEM
23 84 19 – INDOOR POOL HUMIDIFICATION UNITS

DIVISION 26 – ELECTRICAL

26 05 19 – LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
26 05 26 – GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
26 05 29 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
26 05 34 – CONDUIT
26 05 35 – SURFACE RACEWAYS
26 05 37 – BOXES
26 05 53 – IDENTIFICATION FOR ELECTRICAL SYSTEMS
26 05 73 – OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY
26 09 19 – ENCLOSED CONTACTORS
26 09 23 – LIGHTING CONTROL DEVICES
26 12 00 – MEDIUM-VOLTAGE TRANSFORMERS
26 22 00 – LOW-VOLTAGE TRANSFORMERS
26 24 13 – SWITCHBOARDS
26 24 16 – PANELBOARDS
26 27 17 – EQUIPMENT WIRING
26 27 26 – WIRING DEVICES
26 28 13 – FUSES
26 28 17 – ENCLOSED CIRCUIT BREAKERS
26 28 18 – ENCLOSED SWITCHES
26 29 13 – ENCLOSED CONTROLLERS
26 29 23 – VARIABLE-FREQUENCY MOTOR CONTROLLERS
26 32 13 – ENGINE GENERATORS
26 36 00 – TRANSFER SWITCHES
26 43 00 – SURGE PROTECTIVE DEVICES
26 51 00 – INTERIOR LIGHTING
25 56 00 – EXTERIOR LIGHTING

DIVISION 27 – COMMUNICATIONS

27 10 05 – STRUCTURE CABLING FOR VOICE AND DATA – INSIDE-PLANT
27 51 17 – PUBLIC ADDRESS SYSTEMS
27 53 13 – WIRELESS CLOCK SYSTEM

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

28 15 00 – INTEGRATED ACCESS CONTROL HARDWARE DEVICES
28 31 00 – FIRE DETECTION AND ALARM

DIVISION 31 – EARTHWORK

31 20 00 – EARTH MOVING
31 31 16 – TERMITE CONTROL

DIVISION 32 – BASES, BALLASTS, AND PAVING

32 12 16 – ASPHALT PAVING
32 13 13 – CONCRETE PAVING
32 13 73 – CONCRETE PAVING JOINT SEALANTS
32 17 23 – PAVEMENT MARKINGS
32 17 26 – TACTILE WARNING SURFACING
32 31 13 – CHAIN LINK FENCE AND GATES
32 31 19 – DECORATIVE METAL FENCES AND GATES

DIVISION 33 – UTILITIES

33 11 13 – FACILITY WATER DISTRIBUTION PIPING
33 31 13 – FACILITY SANITARY SEWERS
33 42 00 – STORMWATER CONVEYANCE
33 46 00 – SUBDRAINAGE
33 71 19 – ELECTRICAL UNDERGROUND DUCTS, DUCTBANKS, AND MANHOLES

END OF SECTION

Contract A-01 : SiteworkBID FORM

For Bids Due: _____ To: Colonial School District
701 East Basin Road
New Castle, DE 19720

Name of Bidder: _____

Bidder Address: _____

Contact Name: _____ E-Mail Address: _____

Delaware Business License No.: _____ Taxpayer ID No.: _____

(Other License Nos.): _____

(A copy of Bidder's Delaware Business License must be attached to this form.)

Phone No.: () _____ - _____ Fax No.: () _____

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

\$ _____ (\$ _____)

ALTERNATES

Alternate prices conform to applicable project specification section. Refer to specifications for a complete description of the following Alternates. An "ADD" or "DEDUCT" amount is indicated by the crossed out part that does not apply.

Alternate No. 1: Provide Additional Walking Surfaces in the Rear Walking Path Area

Add/Deduct _____ (\$ _____)

Alternate No. 2: Provide EPDM Playing Surfaces and Concrete Basketball Court at Rear Walking Path Area

Add/Deduct _____ (\$ _____)

Alternate No. 2A: Provide Playground Equipment, Outdoor Fitness Equipment, and Site Furnishings at Rear Walking Path Area

Add/Deduct _____ (\$ _____)

Alternate No. 3: Provide Synthetic Play Surface in Courtyard #3

Add/Deduct _____ (\$ _____)

Alternate No. 3A: Provide Playground Equipment, Outdoor Fitness Equipment, and Site Furnishings at Courtyards #2 and #3

Add/Deduct _____ (\$ _____)

Alternate No. 4: Eliminate east parking area.

Add/Deduct _____ (\$ _____)

Alternate No. 11: Excess soils export.

Add/Deduct _____ (\$ _____)

UNIT PRICES

	<u>BULK</u>		<u>TRENCH</u>	
	<u>Add</u>	<u>Deduct</u>	<u>Add</u>	<u>Deduct</u>
1. Price per Cubic Yard for earth excavation as specified In excavation section	_____ c/y	_____ c/y	_____ c/y	_____ c/y
2. Price per cubic yard for earth excavation.	_____ c/y	_____ c/y	_____ c/y	_____ c/y
3. Price per cubic yard for earth fill required to replace rock excavation, including finishing, placing and compacting.	_____ s/y	_____ s/y	_____ s/y	_____ s/y
4. Price per cubic yard to supply & install Bio-Media Mix	_____ c/y	_____ c/y	_____ c/y	_____ c/y
5. Price per cubic yard for excavation and backfill With select material	_____ c/y	_____ c/y	_____ c/y	_____ c/y
6. Price per cubic yard to undercut subgrade and backfill with imported structural fill material. Spoils to be exported from site.	_____ c/y	_____ c/y	_____ c/y	_____ c/y
7. Price per cubic yard to undercut subgrade and backfill with on-site mined structural fill. Spoils to be exported from site.	_____ c/y	_____ c/y	_____ c/y	_____ c/y
8. Price per cubic yard to undercut footings subgrade and backfill with select spoils to be placed on site	_____ c/y	_____ c/y	_____ c/y	_____ c/y

-
9. Price per cubic yard to undercut subgrade and backfill with 106A stone. Spoils to be exported from site. _____ c/y _____ c/y _____ c/y _____ c/y
10. Price per cubic yard to load trucks provided by William Penn Sitework contractor above Quantity stated in Alternate 11 _____ c/y _____ c/y _____ c/y _____ c/y

NOTE: The difference in price between Add and Deduct in the above Unit Prices should not exceed fifteen percent (15%).

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for sixty (60) days from the date of opening of bids, and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid (if required).

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all the work within _ calendar days of the Notice to Proceed.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

(State of Corporation)

Business Address: _____

Witness: _____ By: _____
(SEAL) (Authorized Signature)
(Title)
Date: _____

ATTACHMENTS

Sub-Contractor List
Non-Collusion Statement
Bid Bond
Consent of Surety
Affidavit of Employee Drug Testing Program
Affidavit of Contractor Qualifications
Affidavit of Craft Training Compliance
Bid Security
Delaware Business License
New Castle County Contractor's License
(Others as Required by Project Manuals)

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b of the Delaware Code, the following subcontractor listing must accompany any bid submittal. The bidder must list **in each category** the full name and address (City & State) of the sub-contractor that the bidder will be using to perform the work and provide material for that subcontractor category. Should the bidder’s listed subcontractor intend to provide any of their subcontractor category of work through a third-tier contractor, the bidder shall list that third-tier contractor’s full name and address (City & State). **If the bidder intends to perform any category of work itself, it must list its full name and address.** For clarification, if the bidder intends to perform the work themselves, the bidder **may not** insert “not applicable”, “N/A”, “self” or anything other than its own full name and address (City & State). To do so shall cause the bid to be rejected. In addition, the failure to produce a completed subcontractor list with the bid submittal shall cause the bid to be rejected. If you have more than three (3) third-tier contractors to report in any subcontractor category, print out additional page(s) containing the appropriate category, complete the rest of your list of third-tier contractors for that category, notate the addition in parentheses as (CONTINUATION) next to the subcontractor category and an asterisk (*) next to any additional third-tier contractors, and submit it with your bid.

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
1. <u>Sitework</u>	<u></u>	<u></u>	<u></u>
2. <u>Asphalt Paving</u>	<u></u>	<u></u>	<u></u>
3. <u>Concrete Flatwork</u>	<u></u>	<u></u>	<u></u>
4. <u></u>	<u></u>	<u></u>	<u></u>
5. <u></u>	<u></u>	<u></u>	<u></u>

NON-COLLUSION STATEMENT

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date

All the terms and conditions of Contract A-01 : Sitework have been thoroughly examined and are understood.

NAME OF BIDDER: _____

AUTHORIZED REPRESENTATIVE
(TYPED): _____

AUTHORIZED REPRESENTATIVE
(SIGNATURE): _____

TITLE: _____

ADDRESS OF BIDDER: _____

E-MAIL: _____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

BID BOND

TO ACCOMPANY PROPOSAL
(Not necessary if security is used)

KNOW ALL MEN BY THESE PRESENTS That: _____ of
_____ in the County of _____ and State of _____ as
Principal, and _____ of _____ in the County of _____
_____ and State of _____ as Surety, legally authorized to do business in the State of Delaware
("State"), are held and firmly unto the Colonial School District in the sum of _____ Dollars
(S_____), or percent not to exceed _____
Dollars (S_____) of amount of bid on Contract No. _____ to be paid to the Colonial
School District for the use and benefit of the Colonial School District for which payment well and truly to be made, we do
bind ourselves, our and each of our heirs, executors, administrators, and successors, jointly and severally for and in the
whole firmly by these presents.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH That if the above bonded Principal who has submitted to the
Colonial School District a certain proposal to enter into this contract for the furnishing of certain material and/or services
within the State, shall be awarded this Contract, and if said Principal shall well and truly enter into and execute this
Contract as may be required by the terms of this Contract and approved by the Colonial School District this Contract to be
entered into within twenty days after the date of official notice of the award thereof in accordance with the terms of said
proposal, then this obligation shall be void or else to be and remain in full force and virtue.

Sealed with _____ seal and dated this ____ day of _____ in the year of our Lord two thousand
and _____ (20__).

SEALED, AND DELIVERED IN THE PRESENCE OF

Name of Bidder (Organization)

Corporate Seal Attest _____ Witness _____	By: _____ Authorized Signature _____ Title _____ Name of Surety _____ _____ Title
--	---

CONSENT OF SURETY

DATE _____

To: Colonial School District
701 East Basin Road
New Castle, DE 19720

Gentlemen:

We, the _____

(Surety Company's Address)

a Surety Company authorized to do business in the State of Delaware hereby agrees that if

(Contractor)

(Address)

is awarded the Contract No. _____

We will write the required Performance and/or Labor and Material Bond required by Paragraph 9 of the Instructions to Bidders.

(Surety Company)

By _____
(Attorney-in-Fact)

AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors implement a program of mandatory drug testing for Employees who work on Large Public Works Contracts funded all or in part with public funds.

We hereby certify that we have in place or will implement during the entire term of the contract a Mandatory Drug Testing Program for our employees on the jobsite, including subcontractors, that complies with this regulation:

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20_____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

**AFFIDAVIT
OF
CONTRACTOR QUALIFICATIONS**

We hereby certify that we will abide by the contractor's qualifications outlined in the construction bid specifications for the duration of the contract term.

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b.3 of the Delaware Code, after a contract has been awarded the successful bidder shall not substitute another subcontractor whose name was submitted on the Subcontractor Form except for the reasons in the statute and not without written consent from the awarding agency. Failure to utilize the subcontractors on the list will subject the successful bidder to penalties as outlined in the General Requirements Section 5.2 of the contract.

Contractor Name: _____

Contractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

END OF SECTION

SECTION 006216 – CERTIFICATE OF INSURANCE

In conjunction with Insurance Requirements AIA General Conditions, Article 11, the Contractor shall be bound by the following limits of liability insurance (for Contracts under this Bid Pac). The Contractor shall use the standard "ACCORD" for titled "Certificate of Insurance" in submitting his liability insurance limits. The required limits to be inserted in accordance with the sample "ACCORD" form in this section:

GENERAL NOTES

1. Other Insurance
 - A. Contractor shall carry any necessary insurance required to cover Owned and Rental equipment that may be necessary for them to use in the performance of the Work.
2. Contractor shall have the following additional items added to his required "ACCORD" form Certificate of Insurance:
 - A. Name and Address of Insured (Contractor).
 - B. Description of Operations/Locations -
3. Added Insured – Colonial School District & EDiS Company
4. Certificate Holder – Colonial School District

Contractors shall note that although not a part of AIA Document A232 - 2019 Edition, these additional articles apply as noted to this Project.

A sample certificate is bound into the Project Manual immediately following this Document.

END OF SECTION

ACORD

CERTIFICATE OF LIABILITY INSURANCE

Date (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

SAMPLE CERTIFICATE

CONTACT NAME:
PHONE (A/C, No, Ext):
E-MAIL ADDRESS:
PRODUCER CUSTOMER ID #:

FAX (A/C, No):

INSURED

INSURER A:
INSURER B:
INSURER C:
INSURER D:

INSURER(S) AFFORDING COVERAGE
NAIC #

COVERAGES				CERTIFICATE NUMBER:			REVISION NUMBER:				
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.											
INSR LTR	TYPE OF INSURANCE				ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
X	GENERAL LIABILITY				X	X	XXXXXXX	XX/XX/XXXX	XX/XX/XXXX	EACH OCCURENCE	\$1,000,000
	X	COMMERCIAL GENERAL LIABILITY								DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
		CLAIMS-MADE	X	OCCUR						MED EXP (Any one person)	\$10,000
										PERSONAL & ADV INJURY	\$1,000,000
										GENERAL AGGREGATE	\$3,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:									PRODUCTS – COMP/OP AGG	\$3,000,000
		POLICY	X	PROJECT							LOC
X	AUTOMOBILE LIABILITY				X	X	XXXXXXX	XX/XX/XXXX	XX/XX/XXXX	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
	X	ANY AUTO								BODILY INJURY (Per person)	
		ALL OWNED AUTOS								BODILY INJURY (Per accident)	
		SCHEDULED AUTOS								PROPERTY DAMAGE (Per accident)	
	X	HIRED AUTOS									
	X	NON-OWNED AUTOS									
X	X	UMBRELLA LIAB	X	OCCUR	X	X	XXXXXXXXX	XX/XX/XXXX	XX/XX/XXXX	EACH OCCURRENCE	\$5,000,000
		EXCESS LIAB		CLAIMS-MADE						AGGREGATE	\$5,000,000
		DEDUCTIBLE								EACH OCCURRENCE	
		RETENTION \$								AGGREGATE	
X	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N					X	XXXXXXXXX	XX/XX/XXXX	XX/XX/XXXX	X WC STATUTORY LIMITS	
	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER / MEMBER EXCLUDED?									E.L. EACH ACCIDENT	\$500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below									E.L. DISEASE - EACH EMPLOYEE	\$500,000
										E.L. DISEASE - POLICY LIMIT	\$500,000
X	POLLUTION LIABILITY (For Hazardous material, site excavation/utility, and building envelope subcontractors)				X	X	XXXXXXXXX	XX/XX/XXXX	XX/XX/XXXX	EACH CLAIM	\$1,000,000
	X	CLAIMS MADE FORM								POLICY AGGREGATE	\$3,000,000
X	PROFESSIONAL LIABILITY (for all Design and Professional Service subcontractors)						XXXXXXXXX	XX/XX/XXXX	XX/XX/XXXX	EACH CLAIM	\$1,000,000
	X	CLAIMS MADE FORM								POLICY AGGREGATE	\$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Project: CSD John G. Leach School

Added Insured: Colonial School District, EDiS Company, as well as any other party as required by contract are listed as additional insureds under all policies (except Workers Compensation and Professional Liability) for all work performed by the named insured. The General Liability and Umbrella/Excess Liability aggregate shall apply on a per-project basis and all policies shall be primary and non-contributing with respects to any insurance maintained by the additional insureds. Umbrella policy follows form as respects to Additional Insured status on the CGL, Employers Liability and Automobile Liability policies. A waiver of subrogation applies in favor of the additional insureds under all policies.

In addition to the above language, please provide the General Liability, On-going and Completed Operations Additional Insured endorsements with all required additional insureds listed in the Schedule box (if not a blanket policy), the Primary and Non-Contributory Endorsements, and the Waiver of Subrogation endorsements for all policies with all required additional insured entities listed (if not a blanket policy). Provide evidence of no EIFS exclusions, if within scope of work.

CERTIFICATE HOLDER

Colonial School District
318 Basin Road
New Castle, DE 19720

CANCELLATION

SHOULD ANY OF THE ABOVE-DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Professional Liability and Pollution Insurance Requirements

Contract Number	Contract Name	Professional Liability Insurance	Pollution Insurance
Contract A-01:	Sitework	Y	Y
Contract A-02:	Landscaping	N	Y
Contract A-03:	Concrete	N	Y
Contract A-04:	Masonry	N	Y
Contract A-05:	Structural Steel & Miscellaneous Metals	Y	Y
Contract A-06:	Carpentry & General Works	N	Y
Contract A-07:	Roofing	Y	Y
Contract A-08:	Waterproofing	Y	Y
Contract A-09:	Exterior Metal Panels	Y	N
Contract A-10:	Joint Sealants	N	Y
Contract A-11:	Hollow Metal and Finish Hardware	N	N
Contract A-12:	Glass and Glazing	Y	Y
Contract A-13:	Metal Studs and Drywall	Y	N
Contract A-14:	Casework and Millwork	Y	Y
Contract A-15:	Ceramic Tile	N	N
Contract A-16:	Acoustical Ceilings	N	N
Contract A-17:	Paint and VWC	N	Y
Contract A-18:	Flooring	N	Y
Contract A-19:	Fluid Applied Flooring	N	Y
Contract A-20:	Kitchen Equipment	N	N
Contract A-21:	Swimming Pools	Y	Y
Contract A-22:	Fire Protection	Y	Y
Contract A-23:	Plumbing	Y	Y
Contract A-24:	Mechanical	Y	Y
Contract A-25:	Building Management Systems	Y	N
Contract A-26:	Electrical	N	N
Contract A-27:	Special Systems	Y	N
Contract A-28:	Structured Cabling	Y	N
Contract A-29:	Testing Adjusting and Balancing	Y	N

SECTION 007343 – WAGE RATE REQUIREMENTS

1. SUMMARY

- A. In accordance with Delaware Code, Title 29, Subchapter IV, Section 6960, all laborers and mechanics of the Contractor and all subcontractors employed to perform work directly upon the site of the work shall be paid unconditionally and not less often than once a week and without subsequent deduction or rebate on any account the full amounts accrued at the time of payment computed at wage rates not less than those determined by the Division of Industrial Affairs, Department of Labor, State of Delaware, as the prevailing rates in this area.
- B. This approved scale of wages must be posted by the Contractor in a prominent and easily accessible place at the site of the work.
- C. It is further stipulated that there may be withheld from the Contractor such accrued payment as may be considered necessary by the contracting officer to pay laborers and mechanics employed by the Contractor or any subcontractors on the work the difference between the rates of wages required and the rate of wages received by such laborers and mechanics and not refunded to the Contractor, subcontractor or their agents.
- D. Where wage rates are published in this Manual they are issued by the State Department of Labor on the date indicated and are included for the convenience of Bidders. The Owner, the Architect, and the Construction Manager, accept no responsibility for the accuracy or applicability of any rates included herein. The actual wage rate determinations which will apply to the work will be those in effect on the first day of public advertisement for bids as determined by the State Department of Labor. It will be the responsibility of each bidder to contact the State Department of Labor and to incorporate these rates in his bid.
- E. In accordance with Delaware Code, Title 29, Subchapter IV, Section 6960, as amended January 11, 2024, contractors shall furnish sworn payroll information to the Department of Labor on a weekly basis for each contract which exceeds \$45,000 for renovation work and/or \$500,000 for new construction. The construction contract amount is based on a cumulative total of all contracts bid for a specific project. Payroll forms for submission may be obtained from the Department of Labor.
 - 1. A Payroll Report, available from the Department of Labor is to be used to provide this information.
- F. A copy of the Prevailing Wages for the project is attached hereto.

END OF SECTION

STATE OF DELAWARE
DEPARTMENT OF LABOR
DIVISION OF INDUSTRIAL AFFAIRS
OFFICE OF LABOR LAW ENFORCEMENT
PHONE: (302) 318-2769

Mailing Address:
252 Chapman Road
Suite 210
Newark, DE 19702

Located at:
252 Chapman Road
Suite 210
Newark, DE 19702

PREVAILING WAGES FOR BUILDING CONSTRUCTION EFFECTIVE MARCH 14, 2025

CLASSIFICATION	NEW CASTLE	KENT	SUSSEX
ASBESTOS WORKERS	29.89	36.79	53.56
BOILERMAKERS	89.46	45.39	66.72
BRICKLAYERS	66.79	66.79	66.79
CARPENTERS	62.56	62.56	50.80
CEMENT FINISHERS	94.36	67.11	52.04
ELECTRICAL LINE WORKERS	59.42	50.96	38.85
ELECTRICIANS	83.92	83.92	83.92
ELEVATOR CONSTRUCTORS	117.63	84.30	100.06
GLAZIERS	85.50	85.50	74.04
INSULATORS	69.12	69.12	69.12
IRON WORKERS	77.73	77.73	77.73
LABORERS	57.65	57.65	57.65
MILLWRIGHTS	88.35	88.35	70.97
PAINTERS	59.63	59.63	59.63
PILEDRIVERS	91.12	51.44	41.60
PLASTERERS	39.01	39.01	28.91
PLUMBERS/PIPEFITTERS/STEAMFITTERS	79.55	82.95	73.71
POWER EQUIPMENT OPERATORS	83.29	83.29	83.29
ROOFERS-COMPOSITION	32.40	30.53	32.76
ROOFERS-SHINGLE/SLATE/TILE	24.03	28.59	22.47
SHEET METAL WORKERS	86.84	86.84	86.84
SOFT FLOOR LAYERS	61.68	61.68	47.74
SPRINKLER FITTERS	73.13	73.13	73.13
TERRAZZO/MARBLE/TILE FNRS	70.79	70.79	81.89
TERRAZZO/MARBLE/TILE STRS	78.73	78.73	90.82
TRUCK DRIVERS	56.88	35.86	27.91

CERTIFIED:

9-29-2025

BY:

Selina Choudhary / L. Francis
ADMINISTRATOR, OFFICE OF LABOR LAW ENFORCEMENT

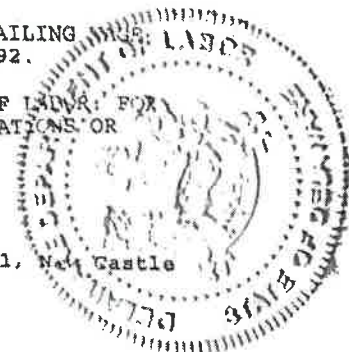
NOTE:

THESE RATES ARE PROMULGATED AND ENFORCED PURSUANT TO THE PREVAILING 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) 318-2769.

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

PROJECT: 4-26-23LEACHBPA Colonial School District John G. Leach School, New Castle County



SECTION 008115 – AFFIDAVIT OF CRAFT TRAINING

1. AFFIDAVIT OF CRAFT TRAINING

1.1 Form Affidavit of Craft Training (008115 attached).

COLONIAL SCHOOL DISTRICT
JOHN G LEACH SCHOOL
2460 BEAR CORBITT ROAD, NEW CASTLE, DE 19720

**AFFIDAVIT OF
CRAFT TRAINING COMPLIANCE**

We, the contractor, hereby certify that we and all applicable subcontractors will abide by the contractor and subcontractor craft training requirements outlined below for the duration of the contract. Craft training must be provided by a contractor and/or subcontractor for each craft on a project for which there are Delaware Department of Labor approved and registered training programs or, if the contractor and/or subcontractor meets the requirements under Title 29, Chapter 69, Section 6960A.(b)(1)c.1.-3., payment may be made in accordance with Title 29, Chapter 69, Section 6960A.(b)(1)d. A list of crafts for which there are approved and registered training programs is maintained by the Delaware Department of Labor and can be found at:

<https://laborfiles.delaware.gov/main/det/apprenticeship/DE%20Craft%20Training%20Occupation%20List%20Effective%20March%201%202022.pdf>. If you have questions regarding craft training programs, please submit all questions in writing to the Delaware Department of Labor at: apprenticeship@delaware.gov. ***This Affidavit of Craft Training Compliance must be submitted prior to contract execution.***

In accordance with Title 29, Chapter 69, Section 6960A.(a)(1), a contract relating to a public works project under § 6962 of Title 29 must include a craft training program for each craft in the project if at the time the contractor executes a public works contract, all of the following apply:

- a. A project meets the prevailing wage requirement under Section 6960 of Title 29.
- b. The contractor employs 10 or more total employees.
- c. The project is not a federal highway project, except for the project under Section 6962(c)(11) of Title 29.
- d. There is an apprenticeship program for a craft in the project on the list of crafts under Section 204(b)(2) of Title 19.

Pursuant to Title 29, Chapter 69, Section 6960A.(a)(2), ***a contractor must commit that all subcontractors provide craft training*** if paragraph (a)(1) of this section applies to the subcontractor. Failure to provide required craft training or payment on the project may subject the successful contractor and/or subcontractor(s) to penalties as outlined in Title 29, Chapter 69, Section 6960A.(d)(1)-(3).

Craft(s):

Contractor Name:

Contractor Address:

**Contractor Program
Registration Number(s)**

On this line also indicate whether DE, Other State (identify) or US Registration Number

Or

☐ A payment has been made in the amount established under Section 204(b)(2)b.2. of Title 19, for the craft into the Delaware Department of Labor's Apprenticeship and Training Fund.

Or

☐ Craft Training requirements are not applicable because:

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

State of Delaware)
) ss:
County of _____)

Before me, a notary public, in and for said county and state, personally appeared, _____, who acknowledged to me that she/he did execute the foregoing instrument on behalf of _____.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this _____ day of _____ 20____.

Notary Public
Commission Expires _____

THIS PAGE MUST BE SIGNED AND NOTARIZED TO BE CONSIDERED.

SECTION 011100 - SUMMARY OF WORK

1. RELATED DOCUMENTS

- A. 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

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

3. ALTERATIONS & COORDINATION

- A. 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

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. 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.

- J. 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

- A. 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.
- B. 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.
- C. 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.
- D. 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 cleanup of their work.
- E. Contractors are reminded that there are limited storage areas available on site. Off-site storage will be the responsibility of each individual Contractor.
- F. 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.
- G. 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 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.

- H. All bids must include insurance limits in accordance with Article 11 of the Section 007300 SUPPLEMENTARY CONDITIONS.
- I. Hoisting, scaffolding and material handling is the responsibility of each Contractor, unless otherwise noted.
- J. Contractor will be responsible for layout of its own work. The Construction Manager will provide benchmark and layout of the building line.
- K. 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.
- L. Contractor Scopes of Work and Schedule are interrelated. Familiarity with each is required.
- M. 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.
- N. Safety is the responsibility of each individual Contractor. The project will be governed under the guidelines of OSHA.
- O. 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.
- P. 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.
- Q. Contractor shall submit a schedule of values to the Construction Manager prior to the submission of their first invoice for approval
- R. 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.
- S. 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.

- T. Contractor's License: Submit a copy of all business licenses required by local and state agencies.
- U. 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.
- V. 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.
- W. Daily cleanup 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.
- X. 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.
- Y. 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 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.
- Z. 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.
- AA. Contractor is responsible for having a competent project superintendent/foreman on-site during all work performed under its contract.
- AB. 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.
- AC. 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.

AD. Contractor shall provide the necessary safety barricades and railings required to complete their work and comply with all OSHA, local code and contract specifications.

AE. **Prohibition of Using Photographs on EDiS Projects**: The Contractor and all associated subcontractors agrees to not issue any news release or advertising pertaining to the Work or the Project, including references to the Project on the Contractor's/subcontractor website or other social media outlets, without obtaining EDiS' prior written approval, in each instance. The Contractor, for itself, its employees, vendors and subcontractors, agrees to not use the name of the Owner, the Project, EDiS or any photographs, videos, or other images of the Project in connection with any of Contractor's business promotion activities, advertising, website, social media outlets, or operations, without EDiS' prior written approval in each instance.

CONTRACT NO. A-01 - 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
Division 3	Concrete

Section 107500	Flagpoles
Division 22	Plumbing
Division 26	Electrical
Division 31	Earthwork
Division 32	Bases, Ballasts, and Paving
Division 33	Utilities

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

1. Provide sitework, storm, sanitary and water utilities, concrete and asphalt paving, striping, curbs, **walks**, signage, exterior concrete steps and ramps, and topsoil/seeding. Exterior slabs and pads shown on the structural plans will be provided by Contract A-03 : Concrete.
 - a. This Contractor shall include in the Base Bid the cost of remobilization, cleaning and tack coating the asphalt base course in order to install the asphalt top coat.
2. Furnish and install all site signage. This includes all traffic, pedestrian and building related signage not mounted on buildings, including fire lane curbing and signage.
3. Provide fire supply piping including fire hydrants and loop. Color code fire hydrants as required by the local jurisdiction based upon water pressure. Provide fire lane striping including painting of adjacent curbs as required by local jurisdiction having authority.
4. Provide site amenities (decorative and steel pipe bollards, bike racks, flagpoles (including bases), manual and automatic gates (including associated gate hardware), benches, etc.). Include excavation and concrete to support these amenities as shown in the project documents and required by manufacturer's instructions.
5. Provide fencing (chain link and ornamental) including gate hardware, and post and cable fencing. Provide louvered gates at the mechanical yard.
6. Provide removal of mock-up wall at Construction Manager's request. Mock-up wall to be disposed of to dumpster supplied by CM.

7. Provide perimeter stormwater drains at all buildings (including within 5' of the building perimeter). Provide downspout adaptors and coordinate with roofer for the correct downspout size.
8. Provide underground infiltration areas (stormtech system) including flexstorm inserts in all upstream structures with open grates.
9. Furnish and install and maintain concrete wash out areas for other subcontractors and their suppliers for project duration. Concrete wash out station to be dumpster type, include liner. Relocate as required by EDiS. Remove this item at conclusion of project and complete as indicated on finished drawings.
10. Furnish and install wash station, labor to wash tires, clean and drain the area as required before vehicles leave the site daily. Clean tires and tracks of all vehicles before leaving the construction site. Wash station will be utilized by other contractors and will be removed by this contractor only when directed by EDiS. Furnish and install Non-freeze Hose Bib, water line, valve box & drainpipe to daylight or plug for the contractor tire wash areas, and for building construction.
11. Provide a temporary water means for other trades to utilize. Include all costs associated with metering from local utilities as well as valves and hoses for contractors to utilize. The Construction Manager will not provide this service. Location is TBD by EDiS.
12. Provide an allocation, included in base bid, to provide, maintain and remove upon construction manager direction, 2,000' of stoned roadway, 10'-0" wide. Road shall consist of fabric, 10" of #3 stone for the length of the road and the means to compact it. Allocation to include removal of temporary stone road from site upon request from construction manager.
13. Provide an allocation, included in base bid, to provide, maintain and remove upon construction manager direction, a total of 5 temporary crane pads; each a 40'x 40' stoned area. Pads shall consist of fabric, 10" of #3 stone for the area of the pad, and the means to compact it. Allocation to include removal of temporary stone pads from site upon request from construction manager.
14. This Contractor shall provide and maintain all temporary access roads as detailed in Contract Documents, until completion of project. Include snow removal.
15. Furnish, install and remove temporary orange construction fencing as required by Construction Manager (including 1,000 linear feet in base bid).
16. Furnish, install, maintain and remove temporary chain link site fencing (include 1,000' in base bid), temporary walks as shown on the site plan. Include driven posts in lawn areas and weighted supports in paved areas. Maintain this work until Substantial Completion.
17. Furnish, install, maintain and remove sediment control system including sediment control plan. Maintain sediment control until substantial completion established by DNREC or another authority having jurisdiction.

18. Provide, maintain, and remove stabilized site entrances.
19. This Contractor shall visit the site of the proposed work, fully acquaint and familiarize themselves 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 they may see fit so that they 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 themselves with all conditions which might affect the work shall not be allowed.
20. Street openings made for the shutting off or tapping of utility lines or for any other purpose shall be backfilled, tamped and the surfaces restored in accordance with the requirement of applicable local codes or to match existing; whichever is greater.
21. Provide removal of asphalt paving and excavation of a test pit in outside lane of Delaware Route 7 to locate and determine depth of existing water line. This contractor is to provide access to water company contractors for possible relocation of water line if required. Include all traffic control and safety devices required.
22. Clearing, grubbing and removal of trees, roots and stumps.
23. Topsoil stripping and stockpiling on site. Respread topsoil from the established topsoil stockpiles. Provide temporary stabilization grass seeding at all areas following the completion of construction activities and as required by sequence of construction.
24. 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.
25. 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.
26. Contractors should carefully review the soil borings as they relate to the extent of rubble to be removed and other man made obstructions. Saw cutting and removal of sidewalks, curbs, etc. in the performance of work is this Contractor's responsibility. Rock excavation (if applicable) will be paid for on a unit price basis.
27. Rough grading for area defined on site drawings for building, lawn areas, bituminous roads, parking and walkways. Preparation of subgrade for building slabs, walks and pavements.
28. Sitework contractor is to provide rough grading for area defined on site drawings for building, lawn areas, bituminous roads, parking and walkways. Preparation of subgrade for slabs, walks,

and pavements. The Sitework Contractor to extend the bulk excavation outside building plan in order to facilitate foundation construction and maintain safety requirements. Written acceptance of the building pad condition will be provided by the concrete contractor before foundation work proceeds. The Concrete Contractor will be responsible for laying out all concrete work as shown on the structural and architectural drawings. Once the Concrete Contractor has accepted this work it will be the responsibility of the Concrete Contractor to maintain and dewater the building pad and all excavations until the concrete work is complete and backfilled. The Concrete Contractor and Sitework Contractor are to coordinate this procedure so that there are no additional costs to the Owner for additional excavation or concrete. Spoils left after backfilling of foundations is complete are to be left outside the building perimeter by the concrete contractor and gathered by the sitework contractor and spread on site.

29. Proof rolling of limit of excavation.
30. Furnish, install and maintain select fill under slab.
31. Provide a certified construction reviewer (CCR) to perform inspections and provide written reports; signed and sealed by a professional engineer.
32. All utilities shall be brought to within +/- 5 feet of the building line by this Contractor. Sitework contractor will bring domestic and fire mains to within 5' of building prior to foundation installation. Sitework contractor will return to extend domestic and fire lines into building to 1' above slab following foundation installation. Sitework contractor will flush water lines following completion of pipe into building.
33. Provide all DelDOT permits related to work for this project. Include all required traffic control plans and drawings.
34. Backfilling as detailed below is the responsibility of this Contractor. Soil types shall be in accordance with Del Dot standard specifications.
35. It is the intent to use on site material and not imported fill. The use of this on site material shall conform with the compaction requirements as specified on Civil drawings and in specification Division 31. If on site material does not meet these requirements, a unit price for imported fill will be used.
36. This is not a balanced site. 20,000 cy of the excess soils will be provided to the upcoming William Penn High School project. This Contract A-01 is to include loading trucks supplied by site contractor at the high school project only (no transport required by this Contract A-01). Contract A-01 is to provide removal of all remaining excess soils from site. **Any variance (over/under) of soils beyond the 20,000 cy will be reimbursed at contract unit rates. (ADDENDUM 3)**
37. Provide all dewatering of excavations until final acceptance. (**Provide dewatering for perimeter waterproofer. (ADDENDUM 3)**)

38. Provide perimeter protection of all excavated areas until suitably backfilled.
39. Utilize directional drilling methods where indicated on project documents.
40. Provide all traffic control measures, including flagger, signage, barricades, etc. Secure all permits for work completed within public right-of-way(s). Include demo and removal of all existing structures as noted on project documents.
41. Include demo and removal of all existing structures as noted on project documents.
42. Provide street cleaning of mud etc. on a daily basis **while on site. Provide this service every (2) weeks (ADDENDUM 3)** when this sitework contractor is not working on site.
43. Include all costs for temporary barricades, arrows, pedestrian protection, flagmen, etc. required to complete the work.
44. Site utilities to courtyards **including irrigation lines as part of this contract (ADDENDUM 3).**
45. 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.
46. ASPHALT CEMENT COST ADJUSTMENT
 - a. Payments to the Contractor shall be adjusted to reflect increase or decreases in the Delaware Posted Asphalt Cement Price when compared to the Project Asphalt Cement Base Price, as defined in these Special Provisions.
 - b. The Delaware Posted Asphalt Cement Price will be issued monthly by the Department and will be the industry price for Asphalt Cement, F.O.B. Philadelphia, Pennsylvania.
 - c. All deviations of the Delaware Posted Asphalt Cement Price from the Project Asphalt Cement Base Price are eligible for cost adjustment. No minimum increases or decreases or corresponding percentages are required to qualify for cost adjustment.
 - d. Actual quantity of asphalt cement qualifying for any Asphalt Cement Cost Adjustment will be computed on the basis of weight tickets and asphalt percentage from the approved job mix formula.
 - e. For Recycled Hot-Mix the asphalt percentage eligible for cost adjustment shall be only the new asphalt cement added to the mix.
 - f. The Asphalt cement cost adjustment will be calculated on grade PG 64-22 asphalt regardless of the actual grade of asphalt used. The Project Asphalt Cement Base Price for the project will be based on the August 1st price posted on DelDOT's website.
 - g. If the Contractor exceeds the authorized allotted completion time, the price of asphalt cement on the last authorized allotted work day, shall be the prices used for cost adjustment. However, if the industry posted price for asphalt cement goes down, the asphalt cement cost shall be adjusted downward accordingly.
47. Provide all site survey and layout of this contract work from a licensed surveyor. This work includes, but not limited to, accomplishing cuts and fills, locating utilities, layout of roads and

walkways, and establishing site boundaries. Benchmarks and control points will be established by the CM. **Provide all as-builts required by AHJ's. (ADDENDUM 3)**

48. Before ANY excavation work is to commence, the Contractor/Excavator shall contact the utility companies or utility owners and advise them of the proposed work and ask them to mark the location of the underground utility installations. This notification shall be done within established or customary local response times. If the work is on private property and the utility company will not mark out the utilities, the Contractor/Excavator will hire a private locating service to mark the utilities. Once the utilities are located and marked, the Contractor/Excavator will excavate by hand or use a vacuum truck to expose the utilities and record the exact location and elevation of the utilities. The Contractor/Excavator must submit the Excavation Permit to EDiS Company verifying their assurance of communication with the utility companies or utility owners. The Contractor/Excavator must follow State, Local, and Federal Guidelines prior to proceeding with excavations. The Contractor/Excavator will have these marks restored as long as there is work to perform. Once the Contractor has installed new utilities, they will provide to EDiS Company an as-built drawing, within 7 days, showing the exact location and elevation of the utilities. The installing Contractor will be responsible for locating and marking these utilities for other contractors that may have work in the same area. Provide As-built drawings. Maintain an updated red-lined set on-site, available to EDiS upon request.
49. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
50. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
51. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
52. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
53. Contractor must provide additional crews as needed to maintain the project schedule.
54. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
 - a. Even if this contract is not shown to have responsibilities in the BIM execution and coordination, this contract is to include providing a representative at a minimum of six (6) BIM Coordination meetings.
 - b. The sitework contractor is to provide BIM coordination drawings from the invert of pipes leaving the building (coordinated with the MEP BIM Design) to the first precast enclosure (manhole, catch basin, etc.)

55. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
56. Provide pricing for all alternates as described in Section 012300-Alternates.
- a. Contractor is to guarantee all alternate pricing for 60 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
57. Provide a \$50,000 allocation to be used at the discretion of the Construction Manager.
58. Sitework contractor is responsible for removal and disposal of any minor rock excavation as part of this contract. Major rock excavation will be paid for on a unit price basis. Major rock excavation is defined as a solid mineral material that cannot be removed by a Caterpillar 225 with a $\frac{3}{4}$ cubic yard bucket or boulders in excess of 1 c.y. volume. Boulders may be disposed of on site as directed by the Construction Manager. (ADDENDUM 3)
59. Provide all concrete paving in Courtyards. (ADDENDUM 3)
60. Provide concrete turndown slabs at building entrances. (ADDENDUM 3)
61. Provide Playground Equipment, Outdoor Fitness Equipment, and Site Furnishings as part of Alternates 2A and 3A. (ADDENDUM 3)

CONTRACT NO. A-02 - LANDSCAPING

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 3	Concrete

Division 22	Plumbing
Division 26	Electrical
Division 31	Earthwork
Division 32	Bases, Ballasts, and Paving
Division 33	Utilities

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

1. Fertilize topsoil prior to permanent seeding as specified in the geotechnical reports and civil drawings. Topsoil to be spread by Contract A-01 : Sitework. Prior to seeding, this contractor is responsible to have the topsoil tested and to supply and install amenities (fertilizer, lime, etc) as required by the test report. Provide permanent stabilization grass seeding at all areas following the completion of construction activities. This contractor is responsible for all weeding, watering, fertilization, and grass cutting to ensure 100% grass growth in the entirety of these areas until permanent certificate of occupancy is approved.
2. Provide all plant material and all associated work including, but not limited to, staking, watering, weeding, etc.
3. Planting soil mix in beds and topsoil to be provided by the Sitework Subcontractor. Provide all additional soil mix required to set plant materials and final grading.
4. Provide filter fabric, weed, check and mulch.
5. Provide all sod.
6. Provide specified warranties.

Provide As-built drawings. Maintain an updated red-lined set on-site, available to EDiS upon request.

7.

8. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
9. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
10. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
11. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
12. Contractor must provide additional crews as needed to maintain the project schedule.
13. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
14. Provide a \$5,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-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
Division 3	Concrete

Section 055000	Metal Fabrications
Section 072100	Thermal Insulation
Division 31	Earthwork

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

1. Provide concrete footings, foundation walls, piers, wall footings, grade beams, slabs on grade, slabs on deck, and all reinforcing steel and welded wire reinforcement.
 - a. Include excavation and backfill.
 - b. Provide concrete infill slab inside the walk-in freezers and refrigerators after freezers and refrigerators have been set in place. Also grout the space between the freezers and refrigerator and the surrounding concrete. Coordinate requirements with the Food Service contractor.
 - c. Provide concrete footers and piers at exterior brick columns and monumental signage including excavation and backfill after masonry foundation walls are complete.
2. Provide exterior concrete slabs and turndown slabs shown on the structural plans.
3. Provide pipe and backfill for perimeter foundation drains.
4. Provide concrete foundation for Mock up wall as required. Include excavation if required.
5. ~~Set pour stop 2' outside the perimeter of pool, including all pool plumbing and drainage systems.~~ Include separate mobilization to complete the SOG to finish to the pool assembly. (ADDENDUM 3)
6. Provide concrete slab-on-grade in Pool 155 to outside perimeter of pool (deck) drain as shown/dimensioned on Sheet AP101. (ADDENDUM 3)
7. Provide concrete work at monumental sign. Include excavation, concrete footers and piers, and backfill after mason completes below grade masonry installation.

8. Provide concrete stairs on grade and thickened slabs within the building perimeter. Include all excavation and grading necessary to complete this work.
9. Provide thickened slab footings at all interior CMU walls as required in the Structural Drawings sheet notes.

~~10. Provide excavation, installation, and backfill for the concrete foundations and reinforcing steel associated with the exterior masonry walls at the building entrances. (ADDENDUM 3)~~

~~11. Provide all precast concrete elements within the building. (ADDENDUM 3)~~

12. Provide all form work, concrete, reinforcement, excavation, etc. required to complete this work.
13. This Subcontractor will be responsible for laying out all concrete work as shown on the structural and architectural drawings. Coordination of drawings may be required.
14. This Contractor to furnish and install reinforcing steel, admixtures, curing compound, sealers as required in the Contract Documents.
15. Provide Perimeter insulation at foundation walls.
16. Provide dewatering for perimeter foundation waterproofer. (ADDENDUM 3)
17. Underslab vapor barrier, insulation, reglets, waterstops, control and construction joints (including required caulking at control and construction joints).
18. Placement of related items furnished under other Specification Sections.
19. Anchor bolts and leveling plates to be installed by this Contractor and furnished by the Structural Steel contractor. Installation within required tolerances. Anchor bolt assemblies to be placed with templates only. Contractor shall supply certified anchor bolt as-built drawings to steel erector for coordination prior to steel placement. Concrete Contractor is responsible to adjust or replace any anchor bolts found to be outside of specified tolerances.
20. All blockouts and embedments required by plans and specifications.
21. This Subcontractor to install sleeves in concrete walls furnished by the contractor providing the utility.
22. This Contractor is responsible for grouting all structural steel base or leveling plates.
23. This contractor shall include all hot and cold concrete weather materials and practices. This includes, but is not limited to frost protection, hot/cold water additives and admixtures and pumping as required. This Contractor is also responsible for the premiums associated with

- any added costs for hot water, heated aggregate and all admixtures for cold or hot weather concrete practices.
24. Coordinate the “Notch” in the concrete slabs to allow for a future Contractor to easily install expansion joint details. Provide depressed slabs where shown for future floor finishes.
 25. Provide concrete fill at steel pan stair treads, landings and associated items.
 26. Provide dewatering after acceptance from Sitework Contractor ~~until re-acceptance by the Sitework Contractor.~~ (ADDENDUM 3)
 27. Provide caulking at Concrete slab control joints, expansion joints, isolation joints, and perimeter slab joints. Provide primers, bond breakers, and joint backers. Clean, prime, and prepare surfaces before application of caulks and sealants in accordance with specifications and manufacturer’s recommendations.
 28. Concrete Contractor will be responsible for laying out all concrete work as shown on the structural and architectural drawings. The sitework contractor is to provide a flat, compacted surface at subgrade prior to the start of foundation layout and installation. Written acceptance of the building pad condition will be provided by the concrete contractor before foundation work proceeds. Once the Concrete Contractor has accepted this work it will be the responsibility of the Concrete Contractor to maintain and dewater the building pad and all excavations until the concrete work is complete and backfilled. The Concrete contractor is to provide access to foundation excavations to the Masonry and waterproofing Contractors for foundation work. Concrete contractor owns dewatering during masonry and waterproofing work and backfill after foundation masonry work is complete. The Concrete Contractor, Masonry Contractor, Roofer, and sitework Contractor are to coordinate this procedure so that there are no additional costs to the Owner for additional excavation or concrete. Spoils left after backfilling of foundations is complete are to be left outside the building perimeter by the concrete contractor and gathered by the sitework contractor and spread on site.
 29. Before ANY excavation work is to commence, the Contractor/Excavator shall contact the utility companies or utility owners and advise them of the proposed work and ask them to mark the location of the underground utility installations. This notification shall be done within established or customary local response times. If the work is on private property and the utility company will not mark out the utilities, the Contractor/Excavator will hire a private locating service to mark the utilities. Once the utilities are located and marked, the Contractor/Excavator will excavate by hand or use a vacuum truck to expose the utilities and record the exact location and elevation of the utilities. The Contractor/Excavator must submit the Excavation Permit to EDiS Company verifying their assurance of communication with the utility companies or utility owners. The Contractor/Excavator must follow State, Local, and Federal Guidelines prior to proceeding with excavations. The Contractor/Excavator will have these marks restored as long as there is work to perform. Once the Contractor has installed new utilities, they will provide to EDiS Company an as-built drawing, within 7 days, showing the exact location and elevation of the utilities. The installing Contractor will be responsible for locating and marking these utilities for other contractors that may have work in the same

area.

30. This contractor is to regrade building subgrade following backfilling of foundation excavation. Building Pad subgrade is to be brought to compaction requirements specified in the project documents. All spoils are to be pushed outside of the building perimeter and will be collected and spread on site by the sitework contractor.
31. This Contractor is responsible for excavating all stairs and ramps as shown on drawings. This Contractor is also responsible for the backfill of these areas.
32. Provide and maintain perimeter fall protection at excavated area per OSHA standards.
33. Equipment bases and foundations shall be the responsibility of the Contractor providing the equipment. This contractor to provide an exterior turn-down slab (5' x 6' x 6") for the new incoming gas service. Final location to be directed by the construction manager.
34. Asphalt concrete paving and portland cement concrete paving, sidewalks and curbs shall be provided by others.
35. Prepare concrete SOG at vestibules to proper elevations for walk off mat.
36. This Contractor shall include the finishing of concrete slabs around floor penetrations throughout all slab areas. These penetrations will consist of electrical boxes, stubbed conduits, mechanical piping and electrical and technology conduit stubs, etc
37. This Contractor shall also include all work included in finishing the concrete floors to all floor drains and or trench drains. Include all sloping and beveling to create a positive flow to the drains.
38. Provide all means of transporting concrete including, but not limited to: pump trucks, cranes, ramps, chutes, buggies.
39. All concrete testing will be completed by the Construction Manager, however, it will be the responsibility of this Contractor to furnish all samples.
40. Provide off site disposal of all unsuitable excavated materials.
41. This Contractor shall provide written documentation by a third party testing agency that all concrete slabs are within the tolerance required by the contract documents. Testing and analysis to be paid for by this Contractor.
42. Provide specified sloping for floor drains/trenches in kitchen, showers, as detailed (Drains to be furnished by Mechanical Contractor.)
43. This Contractor shall include a minimum of ten additional out of sequence remobilizations for concrete slab installation.

44. Contractor must provide additional crews as needed to maintain the project schedule.
45. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
46. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
47. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
48. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
49. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
 - a. Even if this contract is not shown to have responsibilities in the BIM execution and coordination, this contract is to include providing a representative at a minimum of six (6) BIM Coordination meetings.
50. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
51. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 60 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
52. Provide a \$30,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-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
Division 4	Masonry
Section 055000	Metal Fabrications
Section 071113	Bituminous Dampproofing
Section 072100	Thermal Insulation
Section 072119	Foamed-In-Place Insulation
Section 072500	Weather Barriers
Section 076200	Sheet Metal Flashing & Trim
Section 078400	Firestopping
Section 079200	Joint Sealants

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

1. Provide CMU, Brick veneer, ground and split face masonry units, glazed block, Calcium Silicate Manufactured Stone masonry, cast stone masonry, stone masonry veneer, reinforcing, accessories and related work
2. Provide foundation masonry (waterproofing by Contract A-08). Include dewatering for waterproofer.
3. Install sleeves in masonry walls (foundation and above ground) furnished by the contractor providing the utility.
4. Provide CMU, brick, decorative block, and capstone for new exterior walls at the building entrances, courtyard terrace walls and piers, loading dock, etc.
5. Provide masonry work at monumental sign. Excavation, concrete footers and piers, and backfill by Concrete Contractor.
6. Caulking of masonry to masonry and to dissimilar materials is to be by Contract A-10 : Joint Sealants. Clean, prime, and prepare surfaces before application of caulks and sealants in accordance with specifications and manufacturer's recommendations. Fire and Acoustical Sealants for masonry walls is to be by this Contract: A-04.
7. Provide spray polyurethane foam insulating air barrier applied at all locations (vertical and horizontal) behind vertical brick and stone surfaces and over CMU back-up and exterior sheathing board. This includes all exterior sheathing, whether behind masonry or not,

include spray insulation termination angles as needed for the spray foam insulation installation. Include DC-315 thermal barrier product where required. Provide intumescent coating on top of the spray insulation as detailed on various wall types. **Contractor to sequence installation and protection of intumescent coating with masonry façade installation to avoid damage or delays due to weather. (ADDENDUM #3)**

8. Provide steel angle support at top of masonry walls per details as shown in the architectural or structural plans whichever is more stringent.
9. Integral masonry flashings, expansion joints, insulation and other related items as required.
10. Provide 2-hour fire rated expansion joints for masonry-to-masonry .
11. Provide Mock up as required. Concrete foundation to be provided by Contract A-03: Concrete
12. Grouting of door frames at masonry openings. 2nd Floor and above stair tower door frames will be installed after CMU stair towers are erected and 2nd floor slabs are poured. Masonry contractor to include grouting of these frames after stair tower masonry walls are erected.
13. Provide weather protection and temporary material considerations for Hot/Cold weather installations as required to perform the work and maintain the project schedule. This contractor is responsible for temporary enclosures at mixing station and work areas to continue work through winter conditions. Any materials and or heating equipment for areas or materials will be provided by this contractor and billed against the allocation set below. All associated labor is to be provided by this contract under base bid.
14. Scaffolding as required to complete the work.
15. Dewatering of work areas.
16. Layout of the work including responsibility for all elevations and dimensions as they affect other Subcontractor's work.
17. Provide masonry or steel lintels either required by this Contract or install loose lintels furnished by others. This shall include attaching the loose lintels to the structure with bolts, fasteners, welding, etc. This Contractor will review the mechanical, plumbing and electrical drawings to determine the quantity and location of lintels that will be required where these utilities pass through masonry walls. This Contractor will coordinate with the Mechanical, Plumbing and Electrical Contractors to establish the layout and elevations before installing lintels.
18. Fill at hollow concrete masonry units. Grout all below grade masonry.
19. Setting of reinforcing steel in block walls.

20. Provide Cementitious parging.
21. Provide Bituminous Dampproofing
22. Provide Silicone waterproofing.
23. Provide Cast stone/limestone work.
24. Provide temporary protection for final wash down/cleaning of masonry. Provide final cleaning of masonry provided under this contract after completion of erection and after permission is given. Cleaning will be to the satisfaction of CSD/EDiS Company. Protect work of other Bid Categories from contact with cleaner.
25. Provide cleaning of masonry exterior back-up walls in advance of waterproofing installation by Contract A-10. Prepare masonry substrate for waterproofing installation including filling cracks, removing fins, and removing excess mortar.
- 26. Include all cost, including toothing, for a temporary opening (10' wide x 10' height) within the exterior wall along column line 1 (C.L.-1), between column lines M.5 (C.L.-M.5) and L.2 (C.L.-L.2). Include a masonry lintel or steel member, and design, to support this temporary opening. In-fill this wall section at the completion of pool construction as directed by EDiS. (ADDENDUM 3)**
27. Flashing Summary:
 - a. Provide all thru-wall and cavity flashing within masonry walls no matter the substrate: by the Masonry Contractor.
 - b. 2-piece receiver flashing to be installed in masonry walls shall be supplied by the Roofing Contractor to the mason for installation.
 - c. Roofing contractor to provide flashing between termination of metal wall panels and EPDM roofing.
28. Cutting, fitting and building into masonry work, embedments provided by others.
29. Provide all acoustical sealants, fire safing fire stopping, and fire continuous sealant at top and bottom of masonry walls as shown on the Partition Types drawings. Also include steel penetrations through masonry walls.
30. Furnish and install all masonry veneer anchors where required.
31. Bond beams including reinforcing and fill.
32. This contractor will be responsible for providing their own dumpster and masonry debris disposal off site.
33. Provide potable water for masonry work from a mobile source.

34. Provide portable generators for temporary power needed for the performance of work.
35. Contractor must provide additional crews as needed to maintain the project schedule.
36. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
37. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
38. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
39. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
40. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
 - a. Even if this contract is not shown to have responsibilities in the BIM execution and coordination, this contract is to include providing a representative at a minimum of six (6) BIM Coordination meetings.
41. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
42. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 60 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
43. Provide a \$30,000 allocation to be used at the discretion of the Construction Manager.
44. Provide all mortar, grout, ladders, weeps, in-wall flashing, mortar nets, anchors, brick ties, lintels.

CONTRACT NO. A-05 - STRUCTURAL STEEL & 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
Section 051200	Structural Steel
Section 052100	Steel Joists
Section 053100	Steel Deck
Section 055000	Metal Fabrications
Section 055100	Metal Stairs
Section 055133	Metal Ladders
Section 055213	Pipe and Tube Railings

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

1. Provide structural steel, trusses, joists and metal floor and roof decking. Provide acoustical decking and associated insulation.
 - a. Coordinate pour stop locations with BIM Design. This contractor to receive as-builts of the installed foundations to coordinate final locations of the pour stop prior to shop installation.
2. Provide stairs, loose lintels, handrails, railings, steel ladders and accessories.
3. Furnish loose steel lintels, angles, plates, anchor bolts, leveling plates, and embedded items to the Concrete and Masonry contractors. Supply loose steel lintels to the mason for the mock-up wall if required.
4. Field check all anchor bolts prior to beginning erection.
5. Remove, modify, and replace the plywood covers installed by the Carpentry Contractor at all diamonds during the erection of steel as required to meet OSHA requirements.
6. Miscellaneous rough hardware, iron shapes, framing and support angles.
7. Provide masonry or precast anchors welded to steel columns and beams. This Contractor shall fabricate, weld and install all reinforcing anchors that connect the structural steel to the masonry systems whether they are field welds or shop welds. Provide all shop fabrication, field installation and field welding regardless of the weld symbols. 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.

8. Provide Pipe bollards.
9. Provide Stair nosings.
10. Provide Gratings.
11. Provide Roof screens, supports and grillage.
12. Provide Overhead door frames.
13. Provide Toilet partition supports. Provide restroom sink supports.
14. Provide Ships ladders.
15. Provide decorative metal railings. Include associated glass.
16. Galvanizing, as required.
17. Provide Anchoring devices, fasteners, inserts and other related items associated with the installation of the above items.
18. Provide all dunnage steel assemblies.
19. Provide all support steel framing for roof mounted equipment.
20. Provide steel framing at all openings in concrete slabs. Include framing at all MEP chase and duct penetrations, including where not indicated on structural drawings.
- 21. Provide all steel framing at the Aquarium feature within the Lobby. Reference sheet A-512. (ADDENDUM 3)**
22. Field touch-up paint.
23. No electrical power for welders will be provided.
24. Verify field dimensions.
25. Roof sump pans and related work.
26. Framing out for openings (roof drains, mechanical openings, access hatches, skylight, stairs, etc.). Assume opening frames will be field installed. All openings greater than 12 inches shall be reinforced with angle framing according to details on the structural drawings.
27. Prime paint systems, galvanizing, and related finishing of steel items, including touch up.
 - a. Coordinate steel priming with spray fireproofing requirements. Do not prime steel that is scheduled to receive spray fireproofing.

28. Masonry or precast anchors welded to steel columns and beams.
29. Supply and install shear studs.
30. Furnish, install, maintain and remove perimeter safety steel cables at all floor and roof levels to conform with all OHSA standards for all trades. Provide safety steel cables at mechanical and electrical chases, stair openings, atriums, etc. This Contractor shall include the maintenance portion of the perimeter cables. Costs to maintain the perimeter cables shall be taken from the allocation listed below and will be allocated by the Construction Manager on a time and material basis. All remaining allocation shall be returned to the Owner at completion.
31. 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.
32. All steel testing will be the responsibility of the Construction Manager, however, this Subcontractor will cooperate with the testing agency in the inspection at the fabrication shop and in the field.
33. Layout, installation and alignment of attachments at the slab edge condition.
34. 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.
35. This Contractor shall include all necessary staging, rigging, matting and remobilizations to accommodate this erection sequence.
36. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
37. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
38. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
39. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be incorporated into the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
40. Contractor must provide additional crews as needed to maintain the project schedule.

41. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
 - a. Even if this contract is not shown to have responsibilities in the BIM execution and coordination, this contract is to include providing a representative at a minimum of six (6) BIM Coordination meetings.
42. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
43. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 60 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
44. Provide a \$25,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-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
Section 061000	Rough Carpentry
Section 062000	Finish Carpentry
Section 080671	Door Hardware Schedule
Section 081113	Hollow Metal Doors and Frames
Section 081416	Flush Wood Doors
Section 081613	Fiberglass Doors
Section 083323	Overhead Coiling Doors
Section 087100	Door Hardware
Section 101100	Visual Display Units
Section 101400	Signage
Section 101419	Dimensional Letter Signage
Section 102113.19	Plastic Toilet Compartments
Section 102123	Cubicle Curtains and Track
Section 102239	Folding Glass-Panel Partitions
Section 102600	Wall and Door Protection
Section 102800	Toilet, Bath, and Laundry Accessories
Section 104400	Fire Protection Specialties
Section 105126	Plastic Lockers
Section 105613	Metal Storage Shelving
Section 107316.13	Metal Canopies
Section 111313	Loading Dock Bumpers
Section 113013	Residential Appliances
Section 116623	Gymnasium Equipment
Section 117200	Examination And Treatment Equipment
Section 117311	Patient Lifts
Section 122400	Window Shades

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

1. Provide labor and materials to perform the work related to all carpentry and general work.
2. All rough carpentry related to the exterior skin of the building including wood nailers and blocking. This Contract A-06 : Carpentry is to provide wood blocking at the exterior walls including wood nailers and blocking for windows, doors, louvers, sills, and other openings. This contract to also provide all blocking integral to the roof and wall assemblies (including but not limited to roof parapet blocking, roof blocking, roof curbs blocking, blocking at the

mansards, and blocking at curbs). Plywood sheathing at exterior walls is to be provided by Contract A-13 : Metal Studs & Drywall.

- a. This contractor to coordinate with roof design and provide sufficient wood blocking to meet designed thickness of roof and insulation based upon required slopes. No additional funds will be provided for additional blocking based upon roof thickness.
3. All rough carpentry related to the interior of the building including blocking, wood nailers, etc. for the installation of fire extinguishers, railings, doors, windows, toilet accessories, cabinets, toilet partitions, casework, millwork, markerboards/tackboards, televisions/monitors, gym equipment, etc. including fire treating, as required. Include whether or not shown on project documents.
4. Install hollow metal, acoustical metal doors, integrated door opening assemblies, **fiberglass doors**, and wood doors, frames, vision panels, and finish hardware (Including receipt of doors, frames, and hardware at the curb side) Contract A-11 : Doors Frames Hardware Supply will be furnishing the doors, frames, and hardware. Install Key Control Cabinet. **(ADDENDUM 3)**
5. Provide Knox boxes to be installed at the building entrances where required by local fire department.
6. Install finish hardware at hollow metal, integrated door opening assemblies, acoustical metal doors, **fiberglass doors**, , and wood doors. Hardware to be supplied by Contract A-11: Doors Frames Hardware Supply will and installed by this Contract A-06. This Contract A-06 is responsible for coordinating door hardware with their work to ensure each opening is properly prepped for hardware being supplied by Contract A-11 : Doors Frames Hardware Supply. All low voltage wiring within the doors and frames is to be installed by this contract A-06. Conduits and raceways within walls by the electrical contractors. Electrical contractor to install power supply and make final power connections. Final connections of low-voltage wiring to hardware to be provided by special systems contractor. **(ADDENDUM 3)**
7. This contractor to accept curbside delivery and perform and document an inventory of all doors frames and hardware. Doors, frames, and hardware are to be stored in a locked classroom designated by the construction manager. This contract A-06 is to advise immediately on any missing or damaged materials in the inventory.
8. Install hold open closers with fire alarm interface: Power wiring by Electrical Contractor. Fire alarm ties in by Electrical Contractor.
9. Coordinate card reader requirements with electrical hardware.
10. Provide overhead coiling doors and coiling grills.
11. Provide exterior metal canopies. Include delegated-design.
12. Keying coordination for all lock sets (Hollow Metal, Wood Doors, Overhead Doors & Grilles, Aluminum Entrances). Replace all construction cylinders with permanent cylinders. Install

key control cabinet and organize keys according to this key control system.

13. Coordinate electrical requirements with any automatic door operations (include overhead). Provide low-voltage wiring required for overhead doors and grilles and automatic door operations.
14. Provide field assistance to Electrical and Glazing Contractors.
15. All field trimming required to adjust to existing conditions.
16. Provide coat hooks, as specified in Section 062000, mounted on 1x10 (nominal) poplar backboard with beveled edges, painted to match adjacent surfaces.
17. Provide adjustable shelving (shelves, brackets, standards).
18. Install smart televisions and brackets provided by owner.
- 19. Provide Architectural Louvers and grilles.**
20. Provide Residential appliances, include all hardware for complete connection to utilities.
21. Provide gymnasium wall padding and hardware (gymnasium equipment). Provide cutouts for all wall mounted devices.
22. Provide GFRC decorative columns and cornices. Provide caulking of GFRC column covers cornices to adjoining materials. Provide primers, bond breakers, and joint backers. Clean, prime, and prepare surfaces before application of caulks and sealants in accordance with specifications and manufacturer's recommendations.
23. Provide architectural metal column covers.
24. Provide exterior PVC railings.
25. Provide new vertical wheelchair lifts complete. Electric service and disconnect switch for the lifts are the responsibility of the Electrical Contractor. All other control wiring, as specified, will be the responsibility of this Contractor.
26. Provide Lift Equipment in Restrooms and Nurses Areas.
27. Provide all examination and treatment equipment.
28. Provide all cubicle curtain and track assemblies.
29. Anchoring devices, fasteners, inserts and other related items associated with the installation of the above items.

30. Provide plywood covers on at all diamonds where steel columns are to be installed. These covers shall be installed immediately following the placement of concrete slabs on grade. Remove and dispose of plywood covers following installation of concrete within the diamonds.
31. Provide temporary wood safety barricades including toe-kicks at all floor and roof openings.
32. **Include all cost for a temporary door at an opening (10' wide x 10' height) within the exterior wall along column line 1 (C.L.-1), between column lines M.5 (C.L.-M.5) and L.2 (C.L.-L.2). Doors to be lockable, insulated, and weather resistant. Include coordination with the masonry contractor. Demo this temporary assembly as directed by EDiS.**
- 33.
34. Provide and maintain temporary wood railing and handrail at stairs. Provide wood infill of stair and landing pans.
35. Provide an exterior located temporary scaffold-stair system to provide access to all floors and the roof from grade. Scaffold is to be raised above the roof parapet with an extended landing to provide safe access and egress to the roof. Roof landing is to be installed utilizing screw jacks to allow the support to be modified during roof installation. Bottom floor of scaffold is to be provided with 8' tall plywood walls around the perimeter and a plywood door with hinges and a hasp for locking. Access is to be maintained until contractor is directed to remove by EDiS. Provide additional similar scaffolding on top of the roof to access all roof elevations. Include removal at the request of EDiS.
36. Provide screening around perimeter of all floors above ground level for falling object protection. Screening shall be erected from the walking/working surface or toe-board to the top of a guardrail system's top rail, for a distance sufficient to protect employees below. The material shall be designed and manufactured with a specialized double-strand configuration, as well as an ultraviolet protective coating. It shall be designed to withstand wind, rain, sun, and other potentially hazardous environmental conditions, and shall be compliant with all applicable OSHA 1926 Subpart M regulations. The netting shall have a Reinforced border with a Flame Retardant coating, UV resistant, orange in color and a minimum of 48 inches (4') in height. Openings in netting shall not exceed ¼ inch.
37. Provide wood safety barricades to extend top of roof parapets to OSHA required height during construction. Coordinate removal and replacement of wood safety barricades with metal wall cap installation.
38. Provide wood blocking as needed in the mock-up wall installation (1 mock-up wall per bid package for a total of 2 mock-up walls to be constructed).
39. Demolish and remove all temporary installations (excluding mock-up wall installation by Sitework contractor).
40. This Subcontractor shall at a minimum provided, maintained, and inspected for the length of the project, one temporary fire extinguisher for each 3,000 sq. ft of the protected building area.

Travel distance from any point of the protected area to the nearest fire extinguisher shall not exceed 100 feet. In multistory buildings, at least one fire extinguisher shall be located adjacent to stairway. Fire extinguishers shall be at least 10lb, Multi-Purpose (ABC) dry chemical, UL labeled, with a rating of 3a:40bc.

41. Provide temporary weather protection in all window and door openings at the exterior walls. Protection is to consist of wood blocking and reinforced poly with 8' tall plywood at first floor levels. Provide wood barricades with plywood door and locking hasp at all first floor door openings.
42. Provide wood blocking as needed in the mock-up wall installation.
43. Provide all specialties listed within this contract.
44. Provide all wood wall panel and acoustic wood wall panel system assemblies. Include all accessories, hardware, trim, furring strips, mineral wool, etc.
45. Provide White boards, Markerboards (including glass markerboards), Chalk boards, tack boards, and tack strips. Provide tackable wall panels. Include any blocking required on the face of the wall to maintain a level mounting surface with the tile wainscot.
46. Provide Display cases.
47. Provide Projection screens. Electric service is the responsibility of the Electrical Contractor. All other control wiring, as specified, will be the responsibility of this Contractor.
48. Provide Lockers. Coordinate base requirements with Contract A-03 : Concrete. Provide locker room benches.
49. Provide dock bumpers and loading dock equipment.
50. Provide wardrobe and closet specialties. Wall mounted hooks to be provided by the carpentry contractor.
51. Provide Fire extinguishers, cabinets and accessories.
52. Provide fire blanket cabinets.
53. Provide operable partitions, folding partitions and cubicle curtains. Coordinate any structural requirements with the structural steel and carpentry contractors. Provide all supplementary steel as needed to hang partitions from structural support steel, provided by the Structural Steel Contractor. It is assumed, no additional steel will be required below structural support steel. If so, it will be provided by this contractor.
54. Provide Signage (interior and exterior). Provide plaques.

55. Provide Toilet partitions. Coordinate any structural requirements with the structural steel contractor. Include any blocking required on the face of the wall to maintain a level mounting surface with the tile wainscot.
56. Provide Toilet and bath accessories.
57. Provide all classroom accessories: tackboards, whiteboards, paper towels, soap dispensers.
58. Provide Mirrors (both framed and frameless). Include any blocking required on the face of the wall to maintain a level mounting surface with the tile wainscot.
59. Provide hand dryers, including the stainless steel panels beneath each hand dryer.
60. Provide wall and corner protection. Including FRP Paneling.
61. Provide defibrillators and cabinets. A total of 4 are required.
- ~~62. Provide goggle cabinets as specified in Section 104400.~~
63. All materials provided under this contract are to be stored by this contractor until delivery is requested. Material to be delivered to the site and off loaded by this contractor's forces. Deliveries to correspond to the construction schedule. Provide 48 hour notice prior to delivery.
64. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
65. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
66. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
67. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
68. Contractor must provide additional crews as needed to maintain the project schedule.
69. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
 - a. Even if this contract is not shown to have responsibilities in the BIM execution and coordination, this contract is to include providing a representative at a minimum of six (6) BIM Coordination meetings.

70. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
71. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 60 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
72. Provide a \$50,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-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 074113~~	~~Metal Roof Panels (ADDENDUM 3)~~
Section 075300	Elastomeric Membrane Roofing
~~Section 075419~~	~~Polyvinyl Chloride Roofing (ADDENDUM 3)~~
Section 076200	Sheet Metal Flashing and Trim
Section 077100	Roof Specialties
Section 077123	Manufactured Gutters and Downspouts
Section 077200	Roof Accessories
Section 078400	Firestopping
Section 079200	Joint Sealants

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

1. Provide all roofing systems, including rigid and tapered insulation and all related accessories.
2. Provide standing seam roofing system.
3. This Subcontractor shall carefully review the edge of roof details to determine if the roof can be placed before the exterior wall assembly is complete. This Subcontractor shall include all costs associated with returning to the jobsite to complete the roof perimeter after wall assembly is complete.
4. Caulking related to roofing, flashing and roof accessories.
5. Provide waterproof seals around lightning protection system as required by roof manufacturer requirements. If locations of lightning protection conduits are not clearly shown on the roof plan, include an allowance to seal one penetration for every 1000 sf of roof area.
6. Roof drains and associated plumbing shall be provided by the Plumbing Subcontractor. Flashing of the roof drains shall be by the Roofing Subcontractor. Openings for the roof drains in the roofing materials shall be cut by the Roofing Subcontractor. Openings in the metal deck shall be cut by others.
7. Provide all metal copings, fascias, and caps.
8. Roof hatches, including associated roof curbs.

9. Provide Walk pads.
10. Provide Metal drip edges.
11. Provide Gravel stops.
12. Provide flashing and associated work at Roof curbs provided by others to maintain watertightness and roof warranty.
13. Provide expansion joints that are integral to the roof.
14. Provide all Gutters, down spouts, scuppers, and splash pans.
15. Wood blocking shall be provided by others.
16. Provide Flashing and sheet metal.
17. Complete waterproofing of all penetrations by others. This includes the following at minimum: boots, witches hats, flashing details, pitch pockets, sealants.
18. Flashing Summary:
 - a. Provide all thru-wall and cavity flashing within masonry walls no matter the substrate: by the Masonry Contractor.
 - b. 2-piece receiver flashing to be installed in masonry walls shall be supplied by the Roofing Contractor to the mason for installation.
 - c. Roofing contractor to provide flashing between termination of metal wall panels and EPDM roofing.
19. Contractor must provide additional crews as needed to maintain the project schedule.
20. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
21. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
22. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
23. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.

24. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
25. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 60 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.

Provide a \$20,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-08 – WATERPROOFING

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 071113	Bituminous Dampproofing
Section 072500	Weather Barriers
Section 079200	Joint Sealants

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

1. Provide Foundation waterproofing and Bituminous DampproofingProvide waterproofing at all foundations walls (including at inner courtyards). Include costs to install foundation waterproofing in two visits. First visit to install waterproofing up to slab elevation, second visit to return to install remaining waterproofing up wall above slab-on-grade after exterior wall framing and sheathing is installed.
2. Provide fluid applied vapor barrier and water resistive barrier on outside face of exterior walls applied at all locations where shown (vertical and horizontal) behind vertical brick, metal, and stone surfaces and over CMU back-up and exterior sheathing board. This includes all exterior sheathing. Include termination angles as needed for the insulation installation.
3. Contractor must provide additional crews as needed to maintain the project schedule.
4. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
5. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
6. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
7. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
8. Provide pricing for all alternates as described in Section 012300-Alternates.

- b. Contractor is to guarantee all alternate pricing for 60 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
- 9. Provide a \$5,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-09 - EXTERIOR METAL PANELS

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 054000	Cold-Formed Metal Framing
Section 072100	Thermal Insulation
Section 074213	Metal Wall Panels
Section 076200	Sheet Metal Flashing and Trim
Section 078400	Firestopping
Section 079200	Joint Sealants

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

1. Provide metal wall panels and zee furring channels and include all necessary anchoring devices.
2. Provide metal wall panels at underside of entrance canopies. Include any supplemental framing, zee furring channels and include all necessary anchoring devices. Include metal wall flashing where metal panels meet the exterior wall.
3. Coordinate penetrations through metal wall panels with other contractors and cut and seal metal panels around penetrations to provide a finished look as part of the metal wall panel system.
4. Provide Flashing of panels integral with the panel system.
5. Provide Caulking of panels integral to the panel system. Caulking at the perimeter of the metal wall panel system and adjoining materials to be provided by Contract A-10 : Joint Sealants.
6. Miscellaneous metal items necessary to support panels other than required structural steel.
7. Furnish anchorage items for embedding into other construction for support of panels.
8. Touch up of all welding.
9. Provide Galvanized, epoxy or stainless steel, etc. anchors as specified.
10. Provide metal fascias related to the panel system. Copings at the top of the roof parapet to be provided by Contract A-07 : Roofing.
11. Provide Waterproofing and insulation integral to the panel system.

12. This Subcontractor shall coordinate his shop drawings with the Window Subcontractor's shop drawings.
13. Verification of field dimensions is the responsibility of this Subcontractor.
14. Contractor must provide additional crews as needed to maintain the project schedule.
15. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
16. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
17. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
18. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
19. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
20. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
21. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
10. Provide a \$10,000 allocation to be used at the discretion of the Construction Manager.
11. Provide coordinated mock-up system.

CONTRACT NO. A-10 – JOINT SEALANTS

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 07 84 00	Firestopping
Section 079200	Joint Sealants

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

1. Provide all joint sealants throughout the project
2. Provide caulking or sealants at the following locations, both interior and exterior, as shown on the drawings or as described in the specifications:
 - a. Masonry (i.e. brick, block, stone, cast stone, pre-cast concrete) to adjoining materials
 - b. Masonry to masonry
 - c. Hollow metal frames to adjoining materials including at base of door frames to floor.
 - d. Interior aesthetic caulk bead of exterior windows to adjacent materials (drywall, sills, etc.).
Perimeter of all interior windows and storefronts, to adjoining materials.
 - e. Concrete slab control joints, expansion joints, isolation joints, and perimeter slab joints
 - f. Exposed non-fire rated drywall to adjoining materials
 - g. Vented painted metal soffit to adjoining materials
 - h. Metal Wall Panels to adjoining materials.
 - i. Column covers to adjoining materials
 - j. Ceramic Tile Walls and floors to adjoining materials.
3. Examine the areas and conditions where joint sealers are to be installed and correct any conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions are corrected to permit proper installation of the work.
4. Provide primers, bond breakers, and joint backers. Clean, prime, and prepare surfaces before application of caulks and sealants in accordance with specifications and manufacturer's recommendations.
5. Provide mock-ups. Provide adhesion test for exterior caulk.
6. Provide caulking required for mock-up wall construction.
7. Provide custom colors of caulks and sealants

8. The following caulking or sealants are furnished and installed by others:
 - a. Fire and acoustical sealants associated with drywall partitions will be by the Metal Studs & Drywall Contractors
 - b. Fire and acoustical sealants associated with masonry partitions will be by the Masonry Contractors
 - c. Fire and acoustical sealants associated with mechanical, electrical, plumbing, fire protection, and communications systems is by the Contractor who made the penetration.
 - d. Caulking and sealants associated with roofing
 - e. Caulking of mechanical, electrical or plumbing fixtures and equipment will be by the Contractor installing the fixture or equipment
 - f. Caulking of casework and trim by installer
 - g. Caulking or sealants integral/within windows, storefronts, curtain walls.
 - h. Caulking of joints in ceramic tile walls and flooring will be by the installer
 - i. Caulking or sealants between all exterior windows, storefronts, and curtainwalls and adjacent surfaces.
9. Protection of adjacent surfaces.
10. Clean up.
11. Attic stock.
12. Contractor must provide additional crews as needed to maintain the project schedule.
13. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
14. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
15. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
16. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be incorporated into the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
17. Contractor must provide additional crews as needed to maintain the project schedule.
18. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following

receipt of all bid packages.

19. Provide \$5,000 allowance to be used at the discretion of the Construction Manager.

CONTRACT NO. A-11 - DOORS, FRAMES, AND HARDWARE SUPPLY

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 081113	Hollow Metal Doors and Frames
Section 081416	Flush Wood Doors
Section 080671	Door Hardware Schedule
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:

1. Furnish only hollow metal, integrated door opening assemblies, acoustical metal doors, and wood doors, frames, vision panels, finish hardware
2. Do not include supply of aluminum entrances. Supply finish hardware for all entrances (hollow metal, wood, and sound control). FRP and aluminum entrance hardware will be supplied by Contract A-12 : Glass & Glazing. Turn over all other hardware to Contract A-06 : Carpentry & General Works on site for installation in hollow metal and wood entrances.
3. Supply Automatic Door Operators as specified in the hardware schedule.
4. Supply hold open closers with fire alarm interface: Power wiring by Electrical Contractor. Fire alarm ties in by Electrical Contractor.
5. Keying. All lock sets, including aluminum and FRP. Provide Owner with copy of pin schedule. Provide key control cabinet as specified.
 - a. Provide new cylinders for overhead doors, coiling doors, and sliding fire doors keyed to master system.
5. Construction cylinders.
6. All material to be stored by this Subcontractor until delivery is requested. Material to be delivered to the site and off loaded by others.
7. Deliveries to correspond to the construction schedule.
8. Provide field assistance to Electrical, Special Systems, Glazing, and Carpentry Contractors.

9. Coordinate electrical requirements with any automatic door operations.
10. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
11. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
12. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
13. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.”
18. Provide a \$5,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-12 – GLASS AND 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 076200	Sheet Metal Flashing & Trim
Section 079200	Joint Sealants
Section 080671	Door Hardware Schedule
Section 081613	Fiberglass Doors (ADDENDUM 3)
Section 083400	Surface Mounted Sliding Door System
Section 084229	Automatic Entrances
Section 084313	Aluminum-Framed Storefronts
	Section 085653 Security Windows
Section 086300	Metal Framed Skylights
Section 087100	Door Hardware
Section 088000	Glazing
~~Section 102239.13~~	~~Folding Glass Panel Partitions~~

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

1. Provide windows, curtain wall, FRP, storefront, glass and glazing systems.
 - a. Provide perimeter trim at windows and storefronts with receiver piece for perimeter caulk bead (minimum 3/8" deep). If not included in factory supplied trim, include frame extenders to provide this receiver for caulk.
2. Provide manual aluminum door systems and handling.
3. ~~Provide all folding glass panel partition systems.~~
4. Provide automatic aluminum door systems and associated hardware including automatic door operators.
5. Provide Aluminum Doors, frames, and hardware. Include Construction Cores. Final Keying for Aluminum doors will be supplied by Contract A-11 : Doors/Frames/Hardware Supply and installed by this Contract A-12. This Contract A-12 is responsible for coordinating door hardware with their Aluminum entrances to ensure each opening is properly prepped for hardware. All low voltage wiring within the aluminum doors and frames is to be installed by this Contract A-12. Conduits and raceways within walls by the electrical contractors. Electrical contractor to install power supply and make final power connections. Final connections of low-voltage wiring to hardware to be provided by special systems contractor.

6. Provide Glazed Interior Wall and Door Assemblies including hardware.
7. Provide spandrel panels and associated insulation behind the panels.
8. Provide all glass and glazing at the interior and exterior of the building.
9. **Provide all skylights and curbs.**
10. Provide Interior door, partition, vision panel and window glass.
11. Provide safety and security films where indicated.
12. Provide all applied window graphics.
13. Provide Caulking related to interior glazing.
14. Supply Automatic Door Operators as specified in the hardware schedule.
15. Provide all sealants integral to windows, storefronts, and curtain wall systems. This contract A-12 : Glass and Glazing is to provide all sealants (primary and secondary) between all exterior windows, storefronts, and curtainwalls and adjacent surfaces prior to installation and finishing of interior drywall. The aesthetic bead of caulk from the inside face of exterior windows, storefront, and curtainwalls A-10 : Joint Sealants. The sealants must be smoke, fire or sound rated depending on the adjacent wall construction.

Sealants between all interior set windows and storefronts and adjacent materials is to be provided by Contract A-10 : Joint Sealants.
16. Do not provide interior hollow metal or hardware. These items will be provided by others.
17. Coordinate glass types with partition and door fire ratings. Contact Construction Manager with any discrepancies.
18. Provide windows for mock-up wall including flashing and accessories required to provide a complete installation
19. Provide Custom break metal trim and infill.
20. Hoisting/scaffolding related to the work of this Contract.
21. Coordinate edge of slab tolerances and field verify all rough openings.
22. Provide delegated design, data and submittal information related to the Scope of this Contract signed and sealed by a Professional Engineer as required by the Contract Documents.
23. Contractor must provide additional crews as needed to maintain the project schedule.

24. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
25. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
26. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
27. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
28. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
29. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
30. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages."
34. Provide a \$15,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-13 – METAL STUDS 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 054000	Cold-Formed Metal Framing
~~Section 054400~~	~~Cold-Formed Metal Trusses~~ (ADDENDUM 3)
Section 061000	Rough Carpentry
Section 072100	Thermal Insulation
Section 072500	Weather Barriers
Section 078400	Firestopping
Section 079200	Joint Sealants
Section 083100	Access Doors and Panels
Section 092116	Gypsum Board Assemblies
Division 21	Fire Protection
Division 22	Plumbing
Division 23	Mechanical
Division 26	Electrical

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

1. Provide metal studs, insulation, gypsum wallboard, exterior sheathing (plywood, densglass, asphalt fest, Tyvek, etc), taping, spackling, plaster and stucco.
 - a. Contractor is to include providing and finishing moisture resistant drywall at the top of all interior walls prior to roof completion to allow for installation of ductwork.
2. Provide all metal stud and cold-formed metal stud walls, partitions, ceilings, parapets, soffits, headers, etc.
3. Provide all acrylic modified finish and vapor barrier systems at exterior walls and soffits.
4. Provide all metal stud framing required to back up EIFS, brick, etc.
5. Provide all bullet-resistant panel assemblies.
6. Provide all cold formed steel truss assemblies. Include delegated design.
7. Provide Engineered shop and installation drawings.
8. Provide structural stud assembly for the exterior skin of the building.

9. Frame openings in stud walls for all duct penetrations. Utilize the coordinated BIM model and/or approved duct shop drawings.
10. Provide metal furring. Zee furring channels supporting the metal wall panels is to be provided by Contract A-09.
11. Provide structural metal stud back-up wall for the mock-up wall.
12. Provide air barrier, water resistive barrier, and insulation on outside face of exterior walls where spray polyurethane foam insulating air barrier is not indicated.
13. Provide water resistive barrier sheet on exterior walls under exterior cladding where indicated.
14. Steel stud construction related to the roof parapet construction and roof screens.
15. Steel stud construction related to framing out for openings in exterior walls.
16. Provide secondary support framing.
17. Clips, anchors, supports and other accessories that interface between steel framing and steel studding.
18. Provide Wall sheathing (densglass & Plywood), asphalt felts and Tyvek on structural steel studs.
19. Provide Batt insulation, both thermal and acoustical and related work.
20. Provide the complete "TYPICAL PARTITION HEAD TERMINATION DETAIL(S)" assemblies shown on A-501.
21. Provide the complete "1HR RATED CELING @ LAUNDRY ROOM (153B, 155A)" detail shown on A-501.
22. Provide Plaster and stucco systems.
23. Include molded shapes.
24. Provide cementitious backer board for the wall tile installations.
25. Caulking of exposed non-fire rated drywall to adjoining materials to be provided by Contract A-10 : Joint Sealants.
26. Provide all acoustical sealants, smoke sealants, firesafing fire stopping, and fire continuous sealant at top and bottom of drywall walls as shown on the Partition Types drawings. Also include steel penetrations through drywall walls. Include fire taping and sealing at perimeter edge and as shown on the Drawings. Provide fire resistant joint systems at floors and walls.

Provide fire barrier at perimeter of slabs-on-deck where they meet either exterior wall systems or curtainwall systems.

27. Provide Exterior Insulated Finish System (EIFS) including all exterior metal studding, insulation, gypsum board, Tyvek, and reglets/trim as shown on drawings.
 - a. Provide EIFS as field applied or panelized.
 - b. Caulking of the following:
 - i. EIFS to EIFS
 - ii. EIFS to Masonry
 - iii. EIFS to Aluminum
 - c. Provide Flashing required at EIFS system.
 - d. Rough blocking built into panelized EIFS is the responsibility of the EIFS Contractor.
 - e. Anchors for supporting EIFS panels.
 - f. Hoisting and scaffolding as required.
 - g. Provide scoring, beads and joints as required and as detailed on the contract documents.
28. Provide exterior PVC trim. Ensure all installations are completed per manufacturer specifications. All trim is to be screwed and capped, no nailing of PVC trim allowed. Provide of exterior PVC trim to adjoining materials. Provide primers, bond breakers, and joint backers. Clean, prime, and prepare surfaces before application of caulks and sealants in accordance with specifications and manufacturer's recommendations.
29. Install Access panels furnished by others.
30. Include filling of all interior hollow metal door frames in drywall where required.
31. Include fire taping and sealing at perimeter edge and as shown on the Drawings.
32. Provide fire resistant joint systems at floors and walls. Include fire barrier between perimeter of floor slabs and exterior assembly.
33. Provide All Corner Guards where integral to the drywall wall assembly.
34. Provide all expansion systems (excluding those integral to the roof assembly which will be provided by Contract A-07 : Roofing). 2-hour fire rated expansion joints for masonry-to-masonry as seen on is to be provided by Contract A-04 : Masonry.
35. Provide Adjustable Partition Closure: Gordon Inc. Window Mate Series 40 Plus
36. Scaffolding and lifts for this work.
37. No power for welding equipment will be provided.
38. Comebacks and out-of-sequence work may be required and as such should be included.

39. Include all necessary field measurements.
40. Include point-up of gypsum walls and ceilings following first coat of finish paint.
41. 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.
42. Include costs to return to rooms following drywall installation and finishing on walls to install and finish drywall at window jambs, heads, sills after storefront, window, curtainwall installation is complete.
43. Bidders are advised to pay particular attention to top of wall conditions, fire and smoke safing of slabs and acoustical sealants.
44. Contractor must provide additional crews as needed to maintain the project schedule.
45. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
46. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
47. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
48. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
49. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
50. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
51. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 180 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
52. Provide a \$30,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-14 - CASEWORK AND MILLWORK

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 062000	Finish Carpentry
Section 064100	Architectural Wood Casework
Section 079200	Joint Sealants
Section 123553.23	Solid-Plastic Laboratory Casework
Section 123600	Countertops

Section 123623.13 — Ballistic Rated Countertops (ADDENDUM 3)

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

1. Provide labor and materials to perform the work related to all casework and millwork.
2. Provide All field trimming required to adjust to existing conditions.
3. Provide All millwork, casework and trim. Including specialty casework.
4. Coordinate power and data requirements and locations with the electrical contractor for locations and sizes of holes needed.
5. Provide P-Lam adjustable shelving on metal brackets (shelves, brackets, standards).
6. Provide all sills and aprons (stools).
7. Provide plywood, wood trim, quartz paneling, wood veneer paneling, and plastic laminate veneer paneling.
8. Provide all countertops and backsplashes.
9. Provide Metal legs supporting countertops.
10. Provide Concealed Countertop Bracket wherever shown. Coordinate installation in wall prior to drywall installation.
11. Coordinate cutting holes in casework with other trades.
12. Coordinate blocking requirements with Contract A-06 : Carpentry & General Works.

13. Provide joint sealers integral to casework/millwork and to dissimilar materials.
14. Contractor must provide additional crews as needed to maintain the project schedule.
15. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
16. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
17. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
18. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
19. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
21. Provide a \$5,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-15- 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 079200	Joint Sealers
Section 093000	Ceramic Tiling

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

1. Provide ceramic tile, porcelain tile, marble tile and thresholds.
2. Provide Porcelain pavers, etc.
3. Provide Setting beds.
4. Provide crack suppression membrane for this tile installation.
5. Provide expansion joints and sealants as required per manufacturers' installation instructions.
6. Provide waterproofing and anti-fracture membrane at all tile locations as specified by the project documents.
7. Provide tile border around mirrors, switches/receptacles, specialties, etc that are located half in and half out of wainscot height.
8. Provide metal trim pieces (schluter strips, etc.) integral to the tile installations. Size Schluter strips according to the tile thickness to ensure no sharp edges of tile are not visible/touchable.
9. Provide metal strips installed as part of the tile installation.
10. Provide vapor retarding sealer prior to tile application.
11. Grout.
12. Provide grout sealant according to manufacturer's directions.
13. Cutting and fitting around work installed by others.
14. Patching and leveling. The cost of this work will be taken out of the contract allocation.

15. Provide cleaning, waxing and protection. Protection will be with reinforced kraft paper, cardboard, or masonite. Provide protection of finished products until acceptance by Construction Manager.
16. Attic stock.
17. Contractor must provide additional crews as needed to maintain the project schedule.
18. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
19. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
20. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
21. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
21. Provide a \$15,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-16 - 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 072100	Thermal Insulation
Section 083100	Access Doors and Panels
Section 095100	Acoustical Ceilings
Section 095423	Linear Metal Ceilings
Section 098430	Sound-Absorbing Wall and Ceiling Units

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

1. Provide acoustical panel ceilings, suspension system and hangers.
2. Provide all suspended ceiling systems.
3. Provide all linear metal ceiling systems.
4. Acoustical lay in insulation blankets above ceiling where required by Specifications or Drawings.
5. Supplemental suspension hangers at large ducts above ceilings and at openings for lighting fixtures.
6. Continuous acoustical sealant on back of vertical leg before installing moldings where required by the project documents.
7. Furnish and install hold down clips where required by governing regulations for fire resistant ratings.
8. Provide acoustical wall treatments, sound absorbing wall units, and fabric covered acoustical panels
9. Provide Expansion joints integral to ceiling systems. Include per manufacturer requirements, even where not shown indicated on project documents.
10. Reflected ceiling layout, including field verification of existing conditions. Inform the Construction Manager if existing conditions differ from Drawings and Specifications.
11. This Subcontractor shall cut openings in ceilings for sprinkler heads, lights, mechanical diffusers and grilles, etc.

12. Attic stock.
13. Contractor must provide additional crews as needed to maintain the project schedule.
14. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
15. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
16. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
17. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
18. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
19. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
18. Provide a \$15,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-17 - PAINT AND WALLCOVERINGS

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 079200	Joint Sealants
Section 099000	Paints and Coatings
Division 22	Plumbing
Division 23	Mechanical
Division 26	Electrical

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

1. Provide all painting and vinyl or fabric wall covering (all walls and ceilings indicated on the finish schedule).
2. Provide all wall coverings and “applied wall graphics”.
3. Paint all exposed block work and concrete work as shown on the room finish schedule and required by the specifications. Include cleaning and prep of these surfaces prior to painting.
4. Prime, stain or seal all wood trim and doors.
5. Clean, Prime, and Seal exposed concrete slabs where shown.
6. Paint Steel Lintels above doors and windows both interior and exterior.
7. Paint exposed piping, ductwork, and equipment (sprinkler, plumbing, electrical) in accordance with the Drawings and Specifications. Include exterior coating for exposed piping and ductwork on roof and in Utility Yard.
8. Paint exposed ceilings and structures in accordance with the Drawings and Specifications.
9. Provide supplementary ventilation as required in enclosed spaces.
10. Paint all hollow metal frames and doors as shown on the door schedule. Paint all hollow metal window frames. Include light sanding of all hollow metal frames, as needed, prior to painting. Include caulking of frames to adjacent surfaces including flooring.
11. Paint metal stairs and railings.

12. Provide labeling of fire rated walls as required by IBC as stated below:
 - a. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with stenciling in the concealed space. Such identification shall:
 - i. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.
 - ii. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS".
13. Prefinished items will not be painted by this Subcontractor, unless otherwise noted.
14. Paint all semi-exposed wood blocking as indicated on the drawings.
15. Provide all wall mounted way finding stripes.
16. Protection of adjacent surfaces.
17. Minor patching prior to application of finishes.
18. Clean up.
19. Attic stock.
20. Final coat of paint is to be installed after ceilings are installed, if directed by Construction Manager.
21. Contractor must provide additional crews as needed to maintain the project schedule.
22. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
23. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
24. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
25. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt

of all bid packages.

30. Provide a \$30,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-18 – 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 Flooring Prep
Section 096500	Resilient Flooring
Section 096566	Resilient Athletic Flooring
Section 096800	Carpeting
Section 124813	Entrance Floor Mats and Frames

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

1. Provide flooring in accordance with the finish schedule and specifications.
2. 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.
3. Provide all resilient flooring and base systems.
4. Provide all resilient athletic flooring (RAF) and base systems.
5. Provide all carpeting.
6. Provide vinyl, rubber, and resilient bases as detailed on the finish schedule and plans. This includes the toe kicks at casework.
7. Provide all transitions and reducer strips at edges of flooring.
8. Provide cleaning, waxing, and protection. Protection will be with reinforced kraft paper, cardboard, or Masonite
9. Provide all walk-off-mats (WOM).
10. Provide rubber and vinyl stair treads and risers. Provide rubber and vinyl nosings. Provide rubber tiles at landings. Include Schluter metal trim.
11. Seaming diagrams.
12. Attic stock.

13. Contractor must provide additional crews as needed to maintain the project schedule.
14. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
15. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
16. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
17. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
17. Provide a \$15,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-19 : FLUID-APPLIED 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
Division 3	Concrete
Section 079200	Joint Sealants
Section 090561	Common Work Results Flooring Prep
Section 096700	Fluid-Applied Flooring

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

1. Provide fluid-applied flooring and integral base.
2. Provide mock-ups as required by plans and specifications.
3. Provide vapor retarding sealer prior to resinous floor application, as required by specifications or manufacturer's installation instructions.
4. Cutting and fitting around work installed by others.
5. Patching and leveling.
6. Provide cleaning, waxing and protection. Protection will be with reinforced kraft paper, cardboard, or Masonite. Provide protection of finished products until acceptance by Construction Manager.
7. Provide crack suppression membrane for this epoxy installation as required by the project documents.
8. Include all control joints and expansion joints per manufacturer requirements and project details.
9. Provide metal strips installed as part of the epoxy installation.
10. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
11. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.

12. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
13. Contractor must provide additional crews as needed to maintain the project schedule.
14. Provide pricing for all alternates as described in Section 012300-Alternates.
15. Provide \$5,000 allowance to be used at the discretion of the Construction Manager.

CONTRACT NO. A 20 – WINDOW TREATMENTS

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 061000~~	~~Rough Carpentry~~
~~Section 062000~~	~~Finish Carpentry~~
~~Section 122400~~	~~Window Shades~~

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

- ~~1. Provide Window treatments.~~
- ~~2. Provide window shades and accessories. Include mock up per project specifications.~~
- ~~3. Coordinate blocking requirements with carpentry contractors.~~
- ~~4. Verification of field dimensions is the responsibility of this Contractor.~~
- ~~5. Anchoring devices, fasteners, inserts and other related items associated with the installation of the above items.~~
- ~~6. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.~~
- ~~7. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.~~
- ~~8. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.~~
- ~~9. Contractor must provide additional crews as needed to maintain the project schedule.~~
- ~~10. Provide pricing for all alternates as described in Section 012300 Alternates.~~
- ~~11. Provide \$5,000 allowance to be used at the discretion of the Construction Manager.~~

CONTRACT NO. A-20 : KITCHEN EQUIPMENT

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 078400	Fire Stopping
Section 079200	Joint Sealers
Section 112100	Commercial Appliances
Section 114000	Foodservice Equipment
Division 21	Fire Protection
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:

1. Provide food service equipment.
2. Provide all commercial appliances, including in Vocational Kitchen 161.
3. All final connections shall be made by the Electrical and Mechanical Contractors. Provide coordination with Special Systems, Electrical and Mechanical contractor to prevent any additional cost to the Owner.
4. Provide the labor, equipment and materials to uncrate, assemble, install in place, level & plumb and completely install all food service equipment with exception of electrical and plumbing installations which will be completed by others.
5. Any discrepancies between the Drawings, Specifications and site conditions or ambiguities in the documents shall immediately be reported to the Construction Manager in writing. Inconsistencies shall be corrected in writing or by reissuing the drawings. If the Contract Documents disagree with the quality or quantity of work required, the better quality or greater quantity shall be supplied unless otherwise instructed in writing by the Construction Manager. Any work performed by the Contractor at locations in question after his discovery of discrepancies, inconsistencies, ambiguities, or errors, without securing resolution, shall be at the Contractor's risk.
6. This Contractor shall verify all measurements at the site and assume full responsibility for their correctness before proceeding with his work. No extra compensation will be allowed because of differences between site conditions and those indicated on the drawings.
7. Manufactured articles, materials, and equipment shall be applied, installed, connected,

- erected, used, cleaned and conditioned as directed by the manufacturer and shall be protected from damage until acceptance. Prefinished products which are damaged before or after installation shall be replaced with new and perfect materials. Materials finished after installation which are damaged shall be refinished or replaced as the Construction Manager may direct. No additional charge will be honored by the Construction Manager for repair or replacement of finished materials.
8. Should this Contractor feel that the Contract Documents call for work which he cannot guarantee, he shall so state, in writing, prior to bidding. Proceeding with any operation shall be construed as acceptance of all guarantee conditions.
 9. Secure certificates of inspection and occupancy required by authorities having jurisdiction. Deliver copies of certificates to the Construction Manager prior to filing application for final payment.
 10. It is this Contractor's responsibility to make certain statutes, building codes, and regulations including those of the appropriate health agencies having jurisdiction over this type of facility are met.
 11. Provide protection of all equipment during and after installation has been completed.
 12. Provide coordinated shop drawings that indicate all MEP requirements and accurately reflect the actual conditions and spacing of the area.
 13. Provide specified warranties.
 14. All foodservice components consist of those items identified in Section 114000 and the "FS" Series drawings that identify the Food Service items. All items are to be included in the base bid of this contract to completely provide all systems in their entirety. This contractor shall pay particular attention to the "Standard Details" section of typical drawings within Specification section 114000.
 15. Welding of materials must comply with all specified acceptable means.
 16. Any items furnished as part of this Scope of Work that require mechanical or electrical rough ins or services that are different from those shown on the Contract Drawings shall be so noted at the time of bid. Failure to do so shall make this Contractor liable for costs of any changes required by same.
 17. Provide all caulking and sealants for proper installation and in accordance with public health regulations. Provide fire stopping of any penetrations created through smoke and fire partitions.
 18. Provide startup, testing and demonstrate all equipment installed under this category of work. Provide proposed schedule, including names and telephone numbers of attending representatives at least (3) three weeks in advance of demonstration.

19. Obtain approvals and permits and coordinate inspections and testing with governing local and state agencies.
20. Provide licensed electrician to make all interconnections within equipment furnished by this contractor. This includes, but is not limited to, power and control wiring interconnecting the kitchen hoods and make-up air units provided by the mechanical contractors.
21. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
22. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
23. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be incorporated into the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
24. Contractor must provide additional crews as needed to maintain the project schedule.
25. Provide pricing for all alternates as described in Section 012300-Alternates.
26. Provide \$10,000 allowance to be used at the discretion of the Construction Manager.

CONTRACT NO. A-21 : POOL EQUIPMENT

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 3	Concrete
Section 13 11 00	Summary Of The Swimming Pool Work
Section 13 11 13	Swimming Pool Shotcrete
Section 13 11 26	Exposed Aggregate Pool Finish (Enhanced Plaster)
Section 13 11 29	Ceramic Tile Swimming Pool Finish
Section 13 11 40	Pool Trench Drain
Section 13 11 41	Skimmer Recirculation System
Section 13 11 46	Swimming Pool Accessories
Section 13 15 10	Swimming Pool Caulking And Sealants
Section 13 15 90	Swimming Pool Heater
Section 13 34 13	Glazed Structures
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:

1. Furnish and install a complete swimming pool, as shown and/or specified, including but not limited to, general pool construction, structure, recirculation system, **suction and return piping systems**, filtration system, water chemistry system, waterproofing membrane, finish on the interior of the pool, stainless steel perimeter pool recirculation system and piping, mechanical and deck equipment, filtration system, ~~deck drain/gutter system around entire perimeter of pool~~-water treating, chemical feeding, testing, pool fittings, safety equipment, lights, cleaning equipment, painted pool water depth indicators, skimmer, mechanical piping systems, heater, supervision, start-up and operator training. The listing of the above items is not exhaustive, but is representative of the types of materials that the Subcontractor is expected to provide. **(ADDENDUM 3)**
 - a. Concrete contractor is to provide slabs-on-grade in Pool room to outside perimeter of deck drain (by plumber). All work, **including concrete**, within the perimeter of the deck drain is to be provided by this Contract A-22. **(ADDENDUM 3)**,
2. Provide excavation for swimming pool installation and associated equipment/piping.
3. Dewatering as required to install the complete pool system.

4. Equipment bases and housekeeping pads.
5. Provide the new pool chair lift (not refurbish existing).
6. Provide all pool deck equipment and pool safety equipment.
7. Provide all sealants.
8. Start-up of pool system, monitoring, testing, and controlling the quality of water until acceptance and turn over by general contractor and owner.
9. Final cleaning, vacuuming of pool water and pool area at the direction of the general contractor.
10. Obtain approvals and permits and coordinate inspections and testing with governing local and state agencies.
11. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
12. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
13. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
14. Contractor must provide additional crews as needed to maintain the project schedule.
15. Provide pricing for all alternates as described in Section 012300-Alternates.
16. Provide a \$10,000 allowance to be used at the discretion of the Construction Manager.
17. **All piping by this contractor will extend into the pool equipment room/filter room and connect to equipment. Include connection to utilities by others. (ADDENDUM 3)**

CONTRACT NO. A-22 - 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
Division 3	Concrete
Section 078400	Firestopping
Section 079200	Joint Sealers
Section 21 05 00	Common Work Results For Fire Suppression
Section 21 05 53	Identification For Fire Suppression Piping And Equipment
Section 21 07 19	Fire Suppression Piping Insulation
Section 21 13 00	Fire Suppression Sprinklers (ADDENDUM 3)
Division 28	Electronic Safety and Security
Division 31	Earthwork

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

1. Provide piping, fittings, couplings, valves and sprinkler heads.
2. All pipe and equipment supports are to be tied to the building steel structure. No drilling into floor slabs or roof decking will be permitted.
3. Excavation and backfill related to fire protection work as detailed below is the responsibility of this Subcontractor. Soil types shall be in accordance with Del Dot standard specifications.
4. Before ANY excavation work is to commence, the Contractor/Excavator shall contact the utility companies or utility owners and advise them of the proposed work and ask them to mark the location of the underground utility installations. This notification shall be done within established or customary local response times. If the work is on private property and the utility company will not mark out the utilities, the Contractor/Excavator will hire a private locating service to mark the utilities. Once the utilities are located and marked, the Contractor/Excavator will excavate by hand or use a vacuum truck to expose the utilities and record the exact location and elevation of the utilities. The Contractor/Excavator must submit the Excavation Permit to EDiS Company verifying their assurance of communication with the utility companies or utility owners. The Contractor/Excavator must follow State, Local, and Federal Guidelines prior to proceeding with excavations. The Contractor/Excavator will have these marks restored as long as there is work to perform. Once the Contractor has installed new utilities, they will provide to EDiS Company an as-built drawing, within 7 days, showing the exact location and elevation of the utilities. The installing Contractor will be responsible for locating and marking these utilities for other contractors that may have work in the same area.

Provide As-built drawings. Maintain an updated red-lined set on-site, available to EDiS upon request.

5.

6. Provide Concrete equipment pads, curbs and thrust blocks for fire protection work.
7. Testing and inspections.
8. Cutting and patching.
9. Provide fire stopping.
10. Provide Design.
11. Flow and tamper switches to be supplied by this Subcontractor and wired by the Electrical Subcontractor. It is this contractor's responsibility to provide flow and tamper switches to meet applicable State and local codes.
12. Provide Fire pump, controller and related work. Wiring of pump and controller to be by the Electrical Subcontractor.
13. Provide preaction suppression system, controller, jockey pumps, flow meter and related work. Wiring of pump and controller to be by the Electrical Contractor.
14. Provide Meter, if required, and all applicable fees.
15. Provide backflow preventor as part of new incoming fire service.
16. Provide Pipe identification.
17. Sitework contractor will extend fire main from +/- 5 feet outside building to 1' above finish slab. Fire protection contractor is to make connection to fire main inside of the building.
18. 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 acceptable tolerances in preparation to receive stone fill. The Mechanical, Plumbing, Fire Protection, 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.
19. Roof curbs, pipe, hoods and vent equipment & supports are to be supplied by contractor in which the units, piping, etc. are being supplied. The openings for the curbs in the roofing materials shall be cut by the Roofing Contractor. Openings in the metal deck shall be cut by the contractor in which the units are being provided. The roofing contractor shall provide all flashing and sealing of the curbs. Any wood blocking required will be provided by Carpentry & General Works Contractor.

20. This Subcontractor to coordinate the need for and compatibility of his system to the emergency generator, supplied by others.
21. Provide the necessary coordination with trade to avoid interferences with other work and make corrections at no extra charge.
22. Contractor must provide additional crews as needed to maintain the project schedule.
23. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
24. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
25. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
26. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
27. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
28. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
29. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages
30. Provide a \$10,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-23 - 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 3	Concrete
Section 078400	Firestopping
Section 079200	Joint Sealers
Section 083100	Access Doors and Panels
Division 22	Plumbing
Division 23	Heating, Ventilating and Air Conditioning
Division 26	Electrical
Division 31	Earthwork

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

1. Provide a complete plumbing system, including but not limited to: domestic hot and cold water, hot water recirc, condensate piping, drain, waste, and vents, complete as indicated on the Drawings and in the Specifications. Include HVAC condensate piping as shown on Mechanical piping plans.
2. Provide the complete grease interceptor system and associated piping. Include deadman concrete blocks.
3. Provide the following piping systems for the pool:
 - i. perimeter "Deck Drain" piping system (as noted on "AP" drawings) and connection to building sanitary drainage system.
 - ~~ii. "Suction" and "Return" perimeter piping loops. Include flanged fittings where pipe branches will extend to pool for connection by the pool contractor. (ADDENDUM 3)~~
 - ~~iii. All piping by this contractor will extend into the pool equipment room/filter room, and stub 12" above finished floor elevation. (ADDENDUM 3)~~
4. All pipe and equipment supports are to be tied to the building steel structure. No drilling into roof decking will be permitted.
5. Provide all domestic roof hydrants.
6. Provide all floor drains, floor sinks, and cleanouts. Include protection until completion of finished flooring.

7. Excavation and backfill for underground 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 31 and 33 of the specifications.
8. Backfilling of all scope within this contract is the responsibility of this Contractor. Soil types shall be in accordance with project documents.
9. Before ANY excavation work is to commence, the Contractor/Excavator shall contact the utility companies or utility owners and advise them of the proposed work and ask them to mark the location of the underground utility installations. This notification shall be done within established or customary local response times. If the work is on private property and the utility company will not mark out the utilities, the Contractor/Excavator will hire a private locating service to mark the utilities. Once the utilities are located and marked, the Contractor/Excavator will excavate by hand or use a vacuum truck to expose the utilities and record the exact location and elevation of the utilities. The Contractor/Excavator must submit the Excavation Permit to EDiS Company verifying their assurance of communication with the utility companies or utility owners. The Contractor/Excavator must follow State, Local, and Federal Guidelines prior to proceeding with excavations. The Contractor/Excavator will have these marks restored as long as there is work to perform. Once the Contractor has installed new utilities, they will provide to EDiS Company an as-built drawing, within 7 days, showing the exact location and elevation of the utilities. The installing Contractor will be responsible for locating and marking these utilities for other contractors that may have work in the same area.
10. Provide all Equipment bases and housekeeping pads related to plumbing equipment.
11. Permits/meters.
12. Permits and inspections. Costs for the permits are the responsibility of this contractor. Applying, corresponding, and receiving the permits is to be performed by this subcontractor. Costs for a meter (if required) and inspections are to be paid for by this subcontractor.
13. Provide Pipe and equipment insulation and labeling.
14. Penetrations through wall, floors, etc. including cutting, patching and fire stopping.
15. Provide all caulking and sealants for proper installation of plumbing equipment.
16. Coordinate with the Testing and balancing Contractor.
17. Provide daily Clean up.
18. All guarantees and warranties to begin at the substantial completion of the entire project.

- Maintain equipment prior to substantial completion.
19. Hoisting, rigging and scaffolding. Scaffolding to access the ceiling above the auditorium will be provided by the metal studs and drywall contractor and available to this contractor for use.
 20. Coordination with Building Management Systems Contractor.
 21. Provide Roof drains, all associated primary and secondary piping, and accessories.
 22. Provide Natural Gas Piping work associated with the emergency generator.
 23. Provide Gas piping, meter and pressure regulator valves.
 24. Provide plumbing fixtures.
 25. Sitework contractor will extend domestic and fire mains from +/- 5 feet outside building to 1' above finish slab. Plumbing contractor is to make connection to domestic main inside of the building.
 26. 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 acceptable tolerances in preparation to receive stone fill. The Mechanical, Plumbing, Fire Protection, 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. Concrete foundations will be installed prior to the start of the underground plumbing installation; plumbing contractor is responsible for excavation for installation of their pipes around concrete foundations and preventing cave-ins during installation of their underground piping. The plumbing contractor is to adjust underground plumbing locations based upon actual locations of concrete foundations.
 27. Install Owner prepurchased equipment, if applicable.
 28. Furnish Access panels where required to access plumbing. Installation of access panels to be provided by metal studs & drywall contractor.
 29. Provide final tie-ins for residential and commercial appliances being supplied by the owner.
 30. Provide flushing, cleaning, and sterilization of pipe as specified.
 31. Provide As-built drawings. Maintain an updated red-lined set on-site, available to EDiS upon request.
 32. Contractor must provide additional crews as needed to maintain the project schedule.

33. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
34. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
35. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
36. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
37. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
38. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
39. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
40. Provide a \$25,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-24 - MECHANICAL

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 3	Concrete
Section 078400	Firestopping
Section 079200	Joint Sealers
Section 083100	Access Doors and Panels
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:

1. Provide a complete mechanical and piping system as indicated on the Drawings and in the Specifications. Condensate piping and natural gas piping is to be provided by Contract B-58 : Plumbing.

Provide all mechanical equipment and associated curbs.
2. All pipe and equipment supports are to be tied to the building steel structure. No drilling into roof decking will be permitted.
3. Division 26 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.
4. 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.
5. Excavation and backfill for underground mechanical work as detailed below is the

- responsibility of this Contractor. Soil types shall be in accordance with Del Dot standard specifications. Refer to Division 31 and 33 of the specifications.
6. Backfilling is the responsibility of this Contractor. Soil types shall be in accordance with project documents.
 7. Before ANY excavation work is to commence, the Contractor/Excavator shall contact the utility companies or utility owners and advise them of the proposed work and ask them to mark the location of the underground utility installations. This notification shall be done within established or customary local response times. If the work is on private property and the utility company will not mark out the utilities, the Contractor/Excavator will hire a private locating service to mark the utilities. Once the utilities are located and marked, the Contractor/Excavator will excavate by hand or use a vacuum truck to expose the utilities and record the exact location and elevation of the utilities. The Contractor/Excavator must submit the Excavation Permit to EDiS Company verifying their assurance of communication with the utility companies or utility owners. The Contractor/Excavator must follow State, Local, and Federal Guidelines prior to proceeding with excavations. The Contractor/Excavator will have these marks restored as long as there is work to perform. Once the Contractor has installed new utilities, they will provide to EDiS Company an as-built drawing, within 7 days, showing the exact location and elevation of the utilities. The installing Contractor will be responsible for locating and marking these utilities for other contractors that may have work in the same area.
 8. Provide all Equipment bases and housekeeping pads related to HVAC equipment.
 9. Supply all VFD's (not integral to equipment) to electrical contractor for installation.
 10. Permits and inspections. Costs for the permits are the responsibility of this contractor. Applying, corresponding, and receiving the permits is to be performed by this subcontractor. Costs for a meter (if required) and inspections are to be paid for by this subcontractor.
 11. Provide field layout of all wall penetrations to facilitate framing wall openings by masonry and carpentry subcontractors. This must be performed following wall layout by the masonry and carpentry subcontractors.
 12. Provide Pipe and duct insulation.
 13. Provide all tagging and labels.
 14. Provide Penetrations through wall, floors, etc. including cutting, patching and fire stopping.
 15. Provide all caulking and sealants for proper installation of mechanical equipment.
 16. Coordinate with the Testing and balancing Contractor.

17. Daily Clean up.
18. All guarantees and warranties to begin at the substantial completion of the entire project. Maintain equipment prior to substantial completion. Mechanical equipment is to be utilized for building conditioning following completion of drywall installation and finishing to maintain operating building conditions during finish installation. This contractor is to provide gap warranties to extend the equipment warranty through this period in addition to the warranty period required by the specifications.
19. Hoisting, rigging and scaffolding. Scaffolding to access the ceiling above the auditorium will be provided by the metal studs and drywall contractor and available to this contractor for use.
20. Coordination with Building Management Systems Contractor.
21. Provide final tie-ins for residential and commercial appliances being supplied by the owner.
22. Provide Ductwork, flex duct, grilles and diffusers. Duct detectors are to be furnished by the Special Systems contractor and installed by this contract.
23. Provide all louvers and vents related to HVAC operations. Coordinate louver size, location and type of louver with architectural drawings.
24. 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 acceptable tolerances in preparation to receive stone fill. The Mechanical, Plumbing, Fire Protection, 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.
25. Provide temporary heat and ventilation design, installation, maintenance and removal. Refer to Division 1, Specification Section 015123 - TEMPORARY HEATING, COOLING, & VENTILATION, for specific scope. This contractor will furnish, install, and maintain the temporary heating equipment. Temporary heating equipment will be provided under base bid. Temporary heating fuel consumption associated with the temporary heating will be charged against the allocation below. All unused portions of the allocation will be returned at the end of the project.
26. Roof curbs, pipe, hoods and vent equipment & supports are to be supplied by contractor in which the units, piping, etc. are being supplied. The openings for the curbs in the roofing materials shall be cut by the Roofing Contractor. Openings in the metal deck shall be cut by the contractor in which the units are being provided. The roofing contractor shall provide all flashing and sealing of the curbs. Any wood blocking required will be provided by Carpentry & General Works Contractor.

27. Install Owner prepurchased equipment, if applicable.

Furnish Access panels where required to access mechanical equipment. Installation of access panels to be provided by metal studs & drywall contractor.

28. This contractor to perform multiple duct leakage tests as coordinated with EDiS to align with schedule. Testing will not wait for complete installation of all duct.
29. Provide As-built drawings. Maintain an updated red-lined set on-site, available to EDiS upon request.
30. Contractor must provide additional crews as needed to maintain the project schedule.
31. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
32. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
33. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
34. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
35. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
36. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
37. Provide pricing for all alternates as described in Section 012300-Alternates.
a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
38. Provide a \$35,000 allocation to be used at the discretion of the Construction Manager.
39. Provide a \$50,000 allocation for fuel for temporary heating systems.

CONTRACT NO. A-25 – BUILDING MANAGEMENT SYSTEMS

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 078400	Firestopping
Section 083100	Access Doors and Panels
Division 21	Fire Suppression
Division 22	Plumbing
Division 23	Mechanical
Section 230913	Instrumentation and Controls Devices for HVAC
Section 230923	Direct-Digital Control Systems for HVAC
Section 230993	Sequence of Operations for HVAC Controls (ADDENDUM 3)
Division 26	Electrical
~~Section 312000~~	~~Earth Moving (ADDENDUM 3)~~
~~Section 312319~~	~~Dewatering (ADDENDUM 3)~~

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

1. 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 the electrical contract.
2. Provide conduits, boxes and pull strings for equipment, controls, devices and wiring associated with the work in this contract.
3. Provide Environmental controls.
4. Provide Ventilation controls.
5. Provide Cooling controls.
6. Provide Humidification controls.
7. Provide HVAC Refrigeration controls.
8. Motorized dampers when not specified as part of factory packaged equipment supplied to job site for distribution and installation by others.

9. Provide both reading and remote gauges, transmitters and recorders for automatic temperature controls.
10. Provide building centralization controls including but not limited to centralized temperature, humidity, pressure and flow indication and recorders, centralization of air conditioning, heating, ventilation, humidification and refrigeration equipment operation. Provide integration of all equipment as required by the Construction Documents.
11. Provide building life safety control and equipment safety control including: fire alarm, fan shut downs, 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.
12. Permit as required for work under this subcontract scope.
13. Provide Inspections as required under this subcontract scope.
14. Provide Electrical thermostats intended for automatic temperature controls complete with subbases or adapter plates to mount on standard electrical box.
15. Remote reading gauges, transmitters and recorders for automatic temperature control.
16. Supply access doors and frames for all access to Building Management System components or equipment that require routine or periodic maintenance. Installation of access doors and frames provided by the Metal Stud & Drywall Contractor.
17. Provide control wiring and/or air piping required for all automatic temperature controls supplied under the subcontract scope.
18. Provide wiring for remote thermostats and remote prewired auxiliary control panels for packaged equipment.
19. Provide magnetic starter coil and relay coils intended for automatic temperature controls, including interlocking between starters and/or relays when controlled automatically.
20. Exclude direct reading temperature and pressure gauges connected directly to non-potable water systems.
21. Exclude motorized dampers when specified as integral part of packaged equipment.
22. Exclude automatic temperature controls when specified as integral part of packaged equipment.
23. Exclude flow measuring and control devices.

24. Exclude direct reading temperature and pressure gauges connected directly to refrigeration systems.
25. Exclude filter gauges directly connected to duct systems.
26. Electrical wiring for thermostats and controls which directly switch the power line to the equipment (directly shall mean not through magnetic coil) is by the Electrical Contractor.
27. Power wiring is by the Electrical Contractor.
28. Control power supply outlets are by the Electrical Contractor.
29. Exclude fire alarm, fan shut-down, relays and wiring by Section 28 07 21.
30. Provide transmitters for ATC.
31. Start, test and demonstrate all equipment installed under this category of work. Provide proposed schedule, including names and telephone numbers of attending representatives at least (3) three weeks in advance of demonstration.
32. Submissions will be reviewed once and any resubmittals will be reviewed once. Any other submittals will be billed to the contractor at the Engineers standard rates. Please thoroughly review all submissions prior to forwarding to avoid these costs.
33. Contractor must provide additional crews as needed to maintain the project schedule.
34. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
35. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
36. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
37. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
38. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
39. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid

proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.

40. Provide a \$5,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-26 – 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
Section 033000	Cast-In-Place Concrete
Section 078400	Firestopping
Section 079200	Joint Sealants
Section 083100	Access Doors and Panels
Section 087100	Door Hardware
Section 210533	Heat Tracing for Fire Suppression Piping
Division 21	Fire Suppression
Division 23	Mechanical/HVAC
Division 26	Electrical
Division 27	Communications
Division 28	Electrical Safety and Security
Section 337119	ELEC Underground Ducts, Ductbanks, and Manholes

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

1. Provide a complete electrical system as indicated on the drawings, schedules and in the specifications.
2. Divisions 22 and 23 of the specifications should be reviewed as it relates to the power wiring and other requirements for Plumbing and HVAC equipment including the coordination of furnishing and installing motor starters and controllers as detailed in the Specifications and on the Drawings.
3. Excavation and backfill for underground electrical work as required below is the responsibility of this Subcontractor. Soil types shall be in accordance with Del Dot standard specifications.
4. Before ANY excavation work is to commence, the Contractor/Excavator shall contact the utility companies or utility owners and advise them of the proposed work and ask them to mark the location of the underground utility installations. This notification shall be done within established or customary local response times. If the work is on private property and the utility company will not mark out the utilities, the Contractor/Excavator will hire a private locating service to mark the utilities. Once the utilities are located and marked, the Contractor/Excavator will excavate by hand or use a vacuum truck to expose the utilities and record the exact location and elevation of the utilities. The Contractor/Excavator must submit the Excavation Permit to EDiS Company verifying their assurance of communication with the utility companies or utility

owners. The Contractor/Excavator must follow State, Local, and Federal Guidelines prior to proceeding with excavations. The Contractor/Excavator will have these marks restored as long as there is work to perform. Once the Contractor has installed new utilities, they will provide to EDiS Company an as-built drawing, within 7 days, showing the exact location and elevation of the utilities. The installing Contractor will be responsible for locating and marking these utilities for other contractors that may have work in the same area.

5. Utilize directional drilling methods where indicated on project documents.
6. Provide temporary power connections (and removal) to temporary heat installations by others. Assume (4) different points of connection, providing 240V/30A to each.
7. This contractor shall provide temporary transformers as required to provide electrical power generation until permanent service is installed by Delmarva power. Include all permits, cabling, switch gear, panels, breakers etc. to provide a complete temporary power system capable of supplying the electrical loads required for the project. This contractor to coordinate and arrange for temporary power from the source, Delmarva Power. Include boring across route 7 to provide temporary power feeds from existing power lines and additional 2" conduit for data by service provider.
8. Provide temporary power for meter bank with transformer including **(10)** individual electric meters with disconnects for contractors trailers. Provide (2) to EDiS trailer located within east lot, remainder to be located within the north contractors lot. Coordinate all work with Delmarva Power.
9. Power Centers (waterproof) for miscellaneous tools and equipment used in the construction work shall be provided with a minimum of four 20-amp, 120 volt grounding type outlets. Each outlet shall be provided with ground fault detecting circuit breaker protection. The distance between each receptacle location shall not exceed 50 feet.
10. Construction areas, ramps, runways, corridors, offices, shops, and storage areas shall be lighted to not less than the minimum illumination intensities at five (5) foot candles and any additional OSHA Temporary lighting and receptacles exposed to wet or damp locations must be weatherproof. Adequate lighting for safe working conditions and the exterior of the structure shall be provided and maintained on a 24 hour per day basis throughout the building. Voltage of each lighting component must be able to accommodate lighting requirements.
11. Provide Temporary electric and lighting installation, maintenance and removal. Refer to Division 1, specification section 015113 - TEMPORARY ELECTRIC, for specific scope. Provide temporary exterior lighting per specification section 015113 - TEMPORARY ELECTRIC.
12. Include all primary service work, including all utility company related costs/fees for this work and all underground conduit for primary electric service and voice/data service. Include all primary cabling feeding the school from the street service to on-site transformer. Primary voice/data cabling to terminate within the MDF closet per site plan drawings.

13. Provide 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 the State and local codes for concrete encasement.
14. Provide underground conduit/cabling/wiring to all locations within courtyards.
15. Provide site electric feeding all exterior lighting connected to the building. Provide all underground conduit to site lighting fixtures for data and low voltage cabling for security and communications.
16. Receive, install, and power all VFD's supplied by the mechanical contractor.
17. Provide electric vehicle charging stations.
18. Provide rough in and final connection and related work for equipment provided under other contracts (i.e. elevators, HVAC, sprinkler, motorized doors, etc.)
19. Provide conduits, raceways, and pull strings for low-voltage wiring at doors receiving electronic or security hardware, including associated electronic card readers. Low voltage wiring from the controller to hardware shall be provided by the installing doors and frames contractors. Electrical contractor to install power supply and make final power connections. Final connections of low-voltage wiring to hardware to be provided by special systems contractor. Magnetic Door Hold-Opens are to be furnished by the Doors, Frames, Hardware contractor to this Contract for installation including power. The special systems contractor will make final connections for the relay to the fire alarm.
20. Provide power circuits to all systems installed by the Special Systems Contractor including, but not necessarily limited to the following: Wireless Clock System, Intercom/Public Address System, Fire Alarm System, Sound Reinforcement Systems, Access Control System, CCTV System.
21. Provide power circuits for electrified hold open hardware. Hold open hardware will be supplied by Doors, Frames, and Hardware Contractor, installed by this contractor. Fire alarm wiring, terminations, and programming by Special Systems Contractor. Special Systems Contractor shall provide low-voltage power to door hold open hardware.
22. Provide conduit, pull strings, and boxes to above accessible ceilings with pull strings for complete audio and audiovisual systems.
23. Provide all heat tracing.
24. Provide bonding of all pool equipment per "AP" drawing notes.
25. Provide grounding of equipment, racks, building columns and interior spaces as required.
26. Provide all electric baseboard heaters, unit heaters, cabinet unit heaters. Include all disconnects,

relays, sensors.

27. Provide boxes, pathways, and pull strings to above accessible ceilings for low voltage cables provided by the Special Services and Structure Cable Contractors.
28. Provide Pull strings, Conduit, and boxes for voice/data boxes to above accessible ceilings.
29. Provide all Equipment bases and housekeeping pads related to Electrical equipment.
30. Include generator and transformer pads.
31. Provide final tie-ins for residential and commercial appliances.
32. 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 acceptable tolerances 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.
33. Provide proper coordination with Painting Contractor to ensure that exposed boxes, raceways, and conduit are painted simultaneous to adjacent construction. Any costs that arise from out of sequence painting of exposed boxes, raceways, and conduits will be the responsibility of this Contractor. Provide conduit and boxes for all systems (electric, low-voltage, A/V, network cabling, fire alarm, security, etc) in open ceiling areas.
34. Provide and coordinate permits, testing, and inspections.
35. Provide penetrations through walls, floors, etc. including cutting, patching and fire safing.
36. Testing.
37. Clean up.
38. Provide hoisting, rigging and scaffolding.
39. Provide fully coordinated shop drawings with MEP Trades within 8 weeks from award of project.
40. Submissions will be reviewed once and any resubmittals will be reviewed once. Any other submittals will be billed to the contractor at the Engineers standard rates. Please thoroughly review all submissions prior to forwarding to avoid these costs.
41. All guarantees and warranties to begin at the substantial completion of the entire project. Maintain equipment prior to substantial completion.

41. Provide As-built drawings. Maintain an updated red-lined set on-site, available to EDiS upon request.
- 42.
43. Contractor must provide additional crews as needed to maintain the project schedule.
41. In addition to the insurance specified in Section 006216, this contractor will provide Pollution Insurance, with limits of \$2,000,000 per occurrence and \$2,000,000 aggregate.
42. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
43. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. CSD and EDiS will not be responsible for any lost tools, materials or equipment.
44. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
45. Provide BIM services as detailed in spec section 013700 BIM Execution Plan.
46. BIM Coordination : This contractor will include \$700 in their bid proposal to pay for the licensing agreement with Revizto for BIM Coordination of all trades.
47. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.
48. Provide a \$35,000 allocation to be used at the discretion of the Construction Manager.
49. **Provide all ladder racks and conduits as shown on telecom details. (ADDENDUM 3)**

CONTRACT NO. A-27 : SPECIAL SYSTEMS

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 078400	Firestopping
Section 079200	Joint Sealants
Section 083113	Access Doors and Frames
Section 087100	Door Hardware
Section 114000	Food Service Equipment
Section 210505	Fire Suppression System Piping, Fittings & Valves
Section 211000	Water Based Fire Suppression System – Fire Pump
Section 211003	Water Based Fire Suppression System - Sprinklers
Section 270500	Telecommunications Pathways and Spaces
Section 271005	Structured Cabling for Voice and Data – Inside-Plant
Section 275117	Public Address Systems
Section 275313	Wireless Clock System
Section 281500	Integrated Access Control Hardware Devices
Section 283100	Fire Detection and Alarm

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

1. Provide intercom/public address system. Structured Cable Contractor will provide all network cabling including wiring, devices, and terminations at the source (MDF/IDF patch panel) and at the communication port (jack).
2. Provide complete fire alarm system is to be provided by this contractor including all equipment, cable, and accessories. Water flow devices are supplied and installed by the Fire Protection Contractor and wired by this Contractor. Include tie-in to fire sprinkler flow and tamper switch. Fire alarm wiring, terminations, and programming of electrified hold open hardware by Special Systems Contractor. Low voltage power to electrified hold open hardware by Special Systems Contractor. Hold open hardware provided by Carpentry and General Work Contractor.
3. Provide complete intrusion system.

4. Provide access control and security management system. This Contractor to expand the existing district access system to cover this entire building as indicated. Provide coordination with door and frame installation for a complete system. The contractor responsible for supplying the doors, frames, and hardware shall provide all wiring and accessories from the power supply (or junction box) to the door hardware. The contractor responsible for installation of doors and hardware shall provide terminations from door hardware to door whip, from door whip to power transfer, and from frame whip to power transfer. Frame whip shall be secured and protected by the door, frame, and hardware contractor(s) for the direct access of the Special Systems Contractor. Termination of the frame whip to the power supply (or junction box) shall be provided by the Special Systems Contractor. Power supply shall be furnished by the door, frame, and hardware contractor(s) and installed by the Special Systems Contractor. The Special Systems Contractor shall provide low-voltage wire from the card reader to the access controller, from the status switch (door contact) to the access controller, from access controller to the power supply(or junction box), and from power supply (or junction box) to power supply (or junction box) as necessary. The Electrical Contractor is responsible for providing 120v circuits to all power supplies and/or transformers as indicated in the documents. The Electrical Contractor shall provide conduits, device boxes, raceways, and pull strings for low-voltage wiring at doors receiving electronic, security, or access control hardware. Electrical contractor shall provide a junction box above each door scheduled to receive a card reader and a pathway & pull string. A mock-up shall be field installed and coordinated by all related Contractors for review prior to commencing work.
5. Provide a complete CCTV - Network Digital Video Management System. Owner shall provide server.
6. Provide all patch cords from communication port (jack) to each device included in this Contractor's scope. Patch cords at source (MDF/IDF) from patch panel to network switch provided by owner.
7. Provide coordination of the work of this contract with the Electrical and Structured Cable Contractor, including final equipment locations. This contractor must coordinate with Electrical Contractor as indicated on the drawings and as specified. The Electrical Contractor shall provide all device boxes, conduit and pull strings to circuits for special systems as indicated and also to provide 120 Volt circuits for all Special Systems. This Contractor will be responsible for providing independent support systems, as indicated in the specifications, for all cable and wiring installed by this Contractor in locations where pathways and raceways are not required by the documents.
8. Interactive screens/displays and mounting brackets will be supplied by Owner and mounted by the Carpentry & General Works Contractor. The Carpentry and General Works Contractor will coordinate blocking with mounting hardware and install all necessary clips and blocking to the wall for hanging. Audio/visual interface and/or controls by Special Systems Contractor.
9. Hardware for permanent exterior gates will be provided by the Sitework Contractor. Access control hardware/software and fire alarm integrations of gate hardware, including terminations, cabling, etc. will be provided by the Special Systems Contractor. The Electrical Contractors shall provide all pathways & electrical requirements to support installation.

10. Provide access doors and frames for all access to Special Systems components or equipment that require routine or periodic maintenance. Installation of access doors and frames provided by the Metal Stud & Drywall Contractor.
11. Provide penetrations through walls, floors, etc., including cutting, patching and fire safing.
12. Provide testing for 800 MHZ emergency radio system and provide report for submission to building code officials.
13. Furnish and deliver all duct detectors.
14. Provide all design and coordination necessary to provide complete systems.
15. Provide and coordinate for inspections and testing.
16. Provide fire resistive sealants for the work of this contract.
17. Provide pricing for all alternates as described in Section 012300-Alternates.
18. Submissions will be reviewed once and any resubmittals will be reviewed once. Any other submittals will be billed to the contractor at the Engineers standard rates. Please thoroughly review all submissions prior to forwarding to avoid these costs.
19. Provide video documentation of training on systems.
20. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
21. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
22. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be incorporated into the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
23. Contractor must provide additional crews as needed to maintain the project schedule.
24. Provide pricing for all alternates as described in Section 012300-Alternates.
25. Provide a \$10,000 allocation to be used at the discretion of the Construction Manager.

CONTRACT NO. A-28: STRUCTURED CABLE

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 078400	Firestopping
Section 079200	Joint Sealants
Section 083100	Access Doors and Frames
Section 087100	Door Hardware
Section 114000	Foodservice Equipment
Section 211300	Fire Suppression Sprinklers
Section 271005	Structure Cabling For Voice And Data – Inside-Plant

Section 281500 Integrated Access Control Hardware Devices

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

1. Provide all network cabling including wiring, devices, and terminations to communication devices identified in plans and referenced on "**Communications Outlet Configuration**". Two (2) terminations should be provided (1) at the source (MDF/IDF patch panel) and (1) at the communication port (jack) in all instances.
2. Provide all network cabling including wiring, devices, and terminations for devices provided by the Special Systems Contractor, specifically to devices identified in plans and referenced on "Communications Outlet Configuration" chart. Two (2) terminations should be provided (1) at the source (MDF/IDF patch panel) and (1) at the communication port (jack) in all instances. Structured Cable Contractor will provide cable installation for the following Special Systems Contractor installed systems:
 - a. Telephone system and voicemail system.
 - b. CCTV - Network Digital Video Management System.
3. The Structured Cable Contractor will provide **ONLY** network interface (data drops) installation for the following Special Systems Contractor installed systems:
 - a. Fire alarm system
 - b. Intercom/public address system
 - c. Intrusion system
 - d. Access Control
4. Structured Cable Contractor will install communication wiring from the access control panels to the source (MDF/IDF patch panel) including terminations on both ends. Location of access control panels to be coordinated with the documents, the Special Systems Contractor and the

Construction Manager prior to installation.

5. Structured Cable Contractor will install communication wiring from the intrusion control headend to the source (MDF/IDF patch panel) including terminations on both ends. This communication wiring shall include (1) dedicated POTS line from the MDF room to the intrusion control dialer. Location of intrusion control headend to be coordinated with the documents, the Special Systems Contractor and the Construction Manager prior to installation.
6. Structured Cable Contractor will install communication wiring from the Fire Alarm Control Panel (FACP) to the source (MDF/IDF patch panel) including terminations on both ends. This communication wiring shall include (2) dedicated POTS line from the MDF room to the FACP dialer(s). Location of FACP to be coordinated with the documents, the Special Systems Contractor and the Construction Manager prior to installation.
7. Structured Cable Contractor will install communication wiring from the intercom/public address amplifiers to the source (MDF/IDF patch panel) including terminations on both ends. Location of amplifiers to be coordinated with the documents, the Special Systems Contractor and the Construction Manager prior to installation. Contractor should assume one amplifier located in each MDF/IDF.
8. Structured Cable Contractor will install communication wiring from the Building Management System headend to the source (MDF/IDF patch panel). Location of Building Management System headend to be coordinated with the documents, the Mechanical Contractor, and the Construction Manager prior to installation.
9. Structured Cable Contractor will install all network cable within the kitchen and kitchen hood identified on the Kitchen Equipment Drawings. Final location of network drops to be coordinated with the documents, the Kitchen Equipment Contractor, and the Construction Manager prior to installation.
10. Structured Cable Contractor will install communication wiring from the food management systems to the POS devices, menu display boards, and temperature monitoring systems, including terminations on both ends. Final location of the food management systems to be coordinated with the documents and the Construction Manager prior to installation.
11. Provide all wireless access points. Patch cords from device to communication port (jack) provided by this Contractor.
12. Provide coordination of the work of this contract with the Electrical and Special Systems Contractor, including final equipment locations. This contractor must coordinate with Electrical Contractor as indicated on the drawings and as specified. The Electrical Contractor shall provide all device boxes, conduit and pull strings to circuits for special systems as indicated. This Contractor will be responsible for providing independent support systems, as indicated in the specifications, for all cable and wiring installed by this Contractor in locations where pathways and raceways are not required by the documents. This Contractor shall provide all additional boxes and conduits where required to make a complete system.
13. Perform certification testing of all cables and provide full close-out documentation.

14. Provide access doors and frames for all access to Structured Cable components or equipment that require routine or periodic maintenance. Installation of access doors and frames provided by the Metal Stud & Drywall Contractor.
15. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
16. This is not a secure site. All contractors are responsible for concealing, locking and/or removing any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.
17. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be incorporated into the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
18. Contractor must provide additional crews as needed to maintain the project schedule.
19. Provide pricing for all alternates as described in Section 012300-Alternates.
20. Provide a \$5,000 allocation, included in base bid, to be used at the discretion of the Construction Manager.

CONTRACT NO. A-29 - TESTING & BALANCING

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 230593	Testing, Adjusting, and Balancing for HVAC

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

1. Provide water and air testing and balancing.
2. Contractor shall prepare, at a minimum, a preliminary balance report for the building permit Final Inspection.
3. Submissions will be reviewed once and any resubmittals will be reviewed once. Any other submittals will be billed to the contractor at the Engineers standard rates. Please thoroughly review all submissions prior to forwarding to avoid these costs.
4. Provide complete signed and sealed testing report prior to substantial completion and final inspection as required by the building permit.
5. This contractor has been allotted 30 days to complete all work and provide final, sealed balancing report by the Construction Manager. This contractor will need to work closely with the Construction Manager and all MEP trades to sequence work so that the completion of the balancing is completed in a manner that does not delay acceptance from New Castle County or CSD.
6. Provide confirmation of duct testing completed by Mechanical Contractor.
7. This contractor must provide all lifts or scaffold means to access all elements
8. Provide circulating water system test.
9. Contractor must provide additional crews as needed to maintain the project schedule.
10. Provide at least a 48 hour notice prior to any delivery. All deliveries are to be between 7:00 AM and 3:30 PM.
11. This is not a secure site. All contractors are responsible for concealing, locking and/or removing

any materials on a daily basis. EDiS will not be responsible for any lost tools, materials or equipment.

12. This contractor must provide a silica exposure plan that meets or exceeds the new 2017 silica OSHA requirements before any work can commence. At a minimum, it must be implemented in to the company safety plan, include all monitoring, testing, limits exposure, provide respiratory plan and/or equipment modifications such as adding water to equipment during exposed work and keep records of exposure.
13. Provide pricing for all alternates as described in Section 012300-Alternates.
 - a. Contractor is to guarantee all alternate pricing for 90 days following submission of a bid proposal. Decisions regarding alternate selection is to be made following receipt of all bid packages.

END OF SECTION

SECTION 012300 - ALTERNATES

1. GENERAL PROVISIONS

- A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.
- B. Refer to provisions in AIA Document A232 – 2019 Edition, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CONSTRUCTION MANAGER AS ADVISOR EDITION, for requirements in addition to those specified in Division 1.
- C. For work being constructed under separate prime contracts, provisions of this Section apply to each contract being bid.

2. BASE BID

- A. The Base Bid shall consist of all Work shown or specified in the Contract Documents, to which Work may be added or from which Work may be deleted for sums stated in Alternate Bids (if any are required to be stated in the bid).
- B. The Base Bid shall include all work in any Subtractive Alternates specified herein.

3. ALTERNATES

- A. State in the Bid Form, where applicable, the amount to be added to or deducted from the amount of the Base Bid for each Alternate specified.
- B. See Section 002113 - INSTRUCTIONS TO BIDDERS for related information.
- C. The description of Alternates contained herein is in summary form. Detailed requirements for materials and execution shall be as specified in other sections and as shown on drawings.

Alternate No. 1: Provide Additional Walking Surfaces in the Rear Walking Path Area

- 1. State in the Bid Form the amount to be modified to the Base Bid amount to provide additional walking paths as delineated on Sheet C-111A.
- 2. Note that the Base Bid includes providing less area of walking paths in the rear area as delineated on Sheet C-111.

Alternate No. 2: Provide EPDM Playing Surfaces and Concrete Basketball Court at Rear Walking Path Area

- 1. State in the Bid Form the amount to be modified to the Base Bid amount to provide EPDM Playing Surfaces and Concrete Basketball Court at Rear Walking Path Area as shown on Sheet C-111A.
- 2. Note that the Base Bid includes providing grass in between the walking path areas as shown on Sheet C-111.

Alternate No. 2A: Provide Playground Equipment, Outdoor Fitness Equipment, and Site Furnishings at Rear Walking Path Area

1. **State in the Bid Form the amount to be modified to the Base Bid amount to provide Playground Equipment, Outdoor Fitness Equipment, and Site Furnishings as shown in the rear walking path areas on Sheets C-111A/113A/113B/113C.**
2. **Note that the Base Bid does not include any of the above scope in the rear walking path areas as shown on Sheet C-111.**

Alternate No. 3: Provide Synthetic Play Surface in Courtyard #3

1. State in the Bid Form the amount to be modified to the Base Bid amount to provide “Synthetic Turf Play Surface” in Courtyard #3 as shown on Sheet C-111A.
2. Note that the Base Bid includes providing poured EPDM play surface as shown on Sheet C-111. Base bid and alternate should both include providing drainage as delineated on Sheet C-111.

Alternate No. 3A: Provide Playground Equipment, Outdoor Fitness Equipment, and Site Furnishings at Courtyard #2 and #3

1. **State in the Bid Form the amount to be modified to the Base Bid amount to provide Playground Equipment, Outdoor Fitness Equipment, and Site Furnishings within Courtyards #2 and #3 as shown on Sheets C-111A/113A/113B/113C.**
2. **Note that the Base Bid does not include any of the above scope in the Courtyards #2 and #3 as shown on Sheet C-111.**

Alternate No. 4: Eliminate east parking area.

1. State in the Bid Form the amount to be modified to the Base Bid amount to eliminate the west parking area (concrete curbs/island, asphalt paving, striping), extending the east grasses and concrete curb to border the “FIRE LANE”. Storm drain piping and structures are to be installed as shown under both the base bid and alternate.
2. Note that the Base Bid includes providing the west parking lot including concrete curbs/island, asphalt paving, striping, Lighting.

Alternate No. 5: Provide Pergola in Courtyard #3

1. State in the Bid Form the amount to be modified to the Base Bid amount to provide the Pergola in Courtyard #3 as detailed.
2. Note that the Base Bid includes providing anchoring in the building wall and concrete foundations for the future installation of a pergola in this location.

Alternate No. 6: Face Brick Alternate Product

1. State in the Bid Form the amount to be modified to the Base Bid amount to provide Bowerston Santa Fe Smooth Modular bricks in lieu of the base bid selection.
2. Note that the Base Bid includes providing Belden Modular Commodore Full Smooth, 20-09 bricks.

Alternate No. 7: Modify Selected Interior Partitions from Masonry to Drywall

1. State in the Bid Form the amount to be modified to the Base Bid amount to replace selected interior masonry partitions to full height drywall partitions.
2. Note that the Base Bid includes providing masonry partitions as shown on the base bid documents.

Alternate No. 8: Reduce Drywall Soffits

1. State in the Bid Form the amount to be modified to the Base Bid amount to provide additional drywall soffits in the classrooms and corridors as shown on the reflected ceiling drawings.
2. Note that the Base Bid includes providing valances above the casework and continuing the acoustical ceiling to the walls and lighting as shown on the base bid drawings.

Alternate No. 9: Add Vocational Kitchen Equipment

1. State in the Bid Form the amount to be modified to the Base Bid amount to supply and install the vocational kitchen equipment shown in the Vocational Kitchen. Added costs are to include final tie-in to new equipment by the mechanical, electrical, and controls contractors.
2. Note that the Base Bid includes providing MEP rough-ins throughout the vocational kitchen space.

Alternate No. 10: Add Greenhouse in Courtyard #2

1. State in the Bid Form the amount to be modified to the Base Bid amount to supply and install the greenhouse as detailed on Sheet A-850. Masonry contractor is to provide masonry walls above grade. Plumbing, electrical, and mechanical contractors to include costs for final connections to Greenhouse Equipment.
2. Note that the Base Bid includes providing concrete footers, masonry foundations to grade (no rebar is to extend above grade, epoxy anchors will be utilized in the future), concrete slabs, and MEP rough-ins within the courtyard as detailed in the base bid drawings. Stone for the drainage trenches is to be provided by Contract A-03 : Concrete.

Alternate No. 11: Excess Soils Export

1. State in the Bid Form the amount to be modified to the Base Bid amount to export all excess soils to a location selected by the sitework contractor.
2. Note that the Base Bid includes the export of 20,000 cy of excess soils to the upcoming William Penn High School project. Contract A-01 : Sitework is to include loading trucks supplied by site contractor at the high school project only (no transport required by this Contract A-01). Any additional loading of soils beyond

the 20,000 cy stated is to be handled on a unit cost basis. Contract A-01 : Sitework is to provide removal of all remaining excess soils from site.

END OF SECTION

SECTION 01 25 00
SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Procedural requirements for proposed substitutions.

1.02 RELATED REQUIREMENTS

- A. Requests for substitution must be made ten days prior to bid. This specification section applies to conditions that could not be requested during the bidding period.
- B. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.03 SUMMARY

- A. This Section includes administrative and procedural requirements for handling requests for substitutions made after award of the Contract.
- B. Related Sections: The following Divisions contain requirements that relate to this Section:
 - 1. Division 01 specifies that applicability of industry standards to products specified.
 - 2. Division 01 specifies requirements for submitting the Contractor's Construction Schedule and the Submittal Schedule.
 - 3. Division 01 specifies requirements governing the Contractor's selection of products and product options.

1.04 DEFINITIONS

- A. Definitions in this Article do not change or modify the meaning of other terms used in the Contract Documents
- B. Substitutions: Changes in products, materials, equipment, and methods of construction required by the Contract Documents proposed by the Contractor after award of the Contract are considered to be requests for substitutions. The following are not considered to be requests for substitutions:
 - 1. Substitutions requested during the bidding period, and accepted by Addendum prior to awarded of the Contract, are included in the Contract Documents and are not subject to requires specified in this Section for substitutions.
 - 2. Revisions to the Contract Documents requested by the Owner or Architect.
 - 3. Specified options of products and construction methods included in the Contract Documents.
 - 4. The Contractor's determination of and compliance with governing regulations and orders issued by governing authorities.

1.05 SUBMITTALS

- A. Substitution Request Submittal:
 - 1. Submit one electronic copy of each request for substitution for consideration. Submit requests in the form and according to procedures required for change order proposals and utilizing the CSI Substitution Request Form 13.1A (sample attached to Project Manual). The contractor is solely responsible for obtaining the required forms to submit before the stated time period expires.
 - 2. Identify the product or the fabrication or installation method to be replaced in each request. Include related Specification Section and Drawing numbers.
 - 3. Provide complete documentation showing compliance with the requirements for substitutions, and the following information, as appropriate:
 - a. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by the Owner and separate contractors that will be necessary to accommodate the proposed substitution.

Addendum 3 - October 31, 2025

- b. A detailed comparison of significant qualities of the proposed substitution with those of the Work specified. Significant qualities may include elements, such as performance, weight, size, durability, and visual effect.
 - c. Product Data, including Drawings and descriptions of products and fabrication and installation procedures.
 - d. Samples, where applicable or requested.
 - e. A statement indicating the substitution's effect on the Contractor's Construction Schedule compared to the schedule without approval of the substitution. Indicate the effect of the proposed substitution on overall Contract Time.
 - f. Cost information, including a proposal of the net change, if any in the Contract Sum.
 - g. The Contractor's certification that the proposed substitution conforms to requirements in the Contract Documents in every respect and is appropriate for the applications indicated.
 - h. The Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of the failure of the substitution to perform adequately.
4. Architect's Action: If necessary, the Architect will request additional information or documentation for evaluation within two days of receipt of a request for substitution. The Architect will notify the Contractor of acceptance or rejection of the substitution within one week of receipt of the request, or one week of receipt of additional information or documentation, whichever is later.
- a. Use the product specified if the Architect cannot make a decision on the use of a proposed substitute within the time allocated.

1.06 DEFINITIONS

- A. Substitutions: Changes from Contract Documents requirements proposed by Contractor to materials, products, assemblies, and equipment.

1.07 REFERENCE STANDARDS

- A. CSI/CSC Form 1.5C - Substitution Request (During the Bidding/Negotiating Stage); Current Edition.
- B. CSI/CSC Form 13.1A - Substitution Request (After the Bidding/Negotiating Phase); Current Edition.

PART 2 PRODUCTS

2.01 SUBSTITUTIONS

- A. Conditions: The Architect will receive and consider the Contractor's request for substitution when the following conditions are satisfied, as determined by the Architect. If the following conditions are not satisfied, the Architect will return the requests without action except to record noncompliance with these requirements.
 - 1. Revisions to the Contract Documents are not required.
 - 2. Proposed changes are in keeping with the general intent of the Contract Documents.
 - 3. The request is timely, fully documented, and properly submitted.
 - 4. The specified product or method of construction cannot be provided within the Contract Time. The Architect will not consider the request if the product or method cannot be provided as a result of failure to pursue the Work promptly or coordinate activities properly.
 - 5. The requested substitution offers the Owner a substantial advantage, in cost, time, energy conservation, or other considerations, after deducting additional responsibilities the Owner must assume. The Owner's additional responsibilities may include compensation to the Architect for redesign and evaluation services, increased cost of other construction by the Owner, and similar considerations.
 - 6. The specified product or method of construction cannot receive necessary approval by a governing authority, and the requested substitution can be approved.
 - 7. The specified product or method of construction cannot be provided in a manner that is compatible with other materials and where the Contractor certifies that the substitution will overcome the incompatibility.

Addendum 3 - October 31, 2025

8. The specified product or method of construction cannot be coordinated with other materials and where the Contractor certifies that the proposed substitution can be coordinated.
- B. The Contractor's submittal and the Architect's acceptance of Shop Drawings, Product Data, or Samples for construction activities not complying with the Contract Documents do not constitute an acceptable or valid request for substitution, nor do they constitute approval.

PART 3 EXECUTION

3.01 GENERAL REQUIREMENTS

- A. A Substitution Request for products, assemblies, materials, and equipment constitutes a representation that the submitter:
 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
 2. Agrees to provide the same warranty for the substitution as for the specified product.
 3. Agrees to provide same or equivalent maintenance service and source of replacement parts, as applicable.
 4. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
 5. Waives claims for additional costs or time extension that may subsequently become apparent.
 6. Agrees to reimburse Owner and Architect for review or redesign services associated with re-approval by authorities.
- B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents. Burden of proof is on proposer.
 1. Note explicitly any non-compliant characteristics.
- C. Content: Include information necessary for tracking the status of each Substitution Request, and information necessary to provide an actionable response.
 1. Utilize CSI Form 1.5C - Substitution Request. Contractor's Substitution Request documentation must include the following:
 - a. Project Information:
 - 1) Official project name and number, and any additional required identifiers established in Contract Documents.
 - 2) Owner's, Architect's/Engineer's, and Contractor's names.
 - b. Substitution Request Information:
 - 1) Discrete and consecutive Substitution Request number, and descriptive subject/title.
 - 2) Indication of whether the substitution is for cause or convenience.
 - 3) Issue date.
 - 4) Reference to particular Contract Document(s) specification section number, title, and article/paragraph(s).
 - 5) Description of Substitution.
 - 6) Reason why the specified item cannot be provided.
 - 7) Differences between proposed substitution and specified item.
 - 8) Description of how proposed substitution affects other parts of work.
 - c. Attached Comparative Data: Provide point-by-point, side-by-side comparison addressing essential attributes specified, as appropriate and relevant for the item:
 - 1) Physical characteristics.
 - 2) In-service performance.
 - 3) Expected durability.
 - 4) Visual effect.
 - 5) sustainable design features.
 - 6) Warranties.
 - 7) Other salient features and requirements.
 - 8) Include, as appropriate or requested, the following types of documentation:

- (a) Product Data:
 - (b) Samples.
 - (c) Certificates, test, reports or similar qualification data.
 - (d) Drawings, when required to show impact on adjacent construction elements.
- d. Impact of Substitution:
 - 1) Savings to Owner for accepting substitution.
 - 2) Change to Contract Time due to accepting substitution.
- D. Limit each request to a single proposed substitution item.
 - 1. Submit an electronic document, combining the request form with supporting data into single document.

3.02 SUBSTITUTION PROCEDURES DURING CONSTRUCTION

- A. The Owner may consider Substitution Requests during construction at Owner's discretion. If the Owner elects to consider a Substitution Request during construction, the Contractor shall make submission as indicated in paragraph 3.01.
- B. Utilize CSI Form 1.5C - Substitution Request.
- C. Submit request for Substitution for Cause immediately upon discovery of need for substitution, but not later than 28 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.
- D. Submit request for Substitution for Convenience immediately upon discovery of its potential advantage to the project, but not later than 28 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.
 - 1. In addition to meeting general documentation requirements, document how the requested substitution benefits the Owner through cost savings, time savings, greater energy conservation, or in other specific ways.
 - 2. Document means of coordinating of substitution item with other portions of the work, including work by affected subcontractors.
 - 3. Bear the costs engendered by proposed substitution of:
 - a.
 - b. Owner's compensation to the Architect for any required redesign, time spent processing and evaluating the request.
 - c. Other construction by Owner.
 - d. Other unanticipated project considerations.
- E. Substitutions will not be considered under one or more of the following circumstances:
 - 1. When they are indicated or implied on shop drawing or product data submittals, without having received prior approval.
 - 2. Without a separate written request.
 - 3. When acceptance will require revisions to Contract Documents.

3.03 RESOLUTION

- A. Architect/Engineer may request additional information and documentation prior to rendering a decision. Provide this data in an expeditious manner.
- B. Architect/Engineer will notify Contractor in writing of decision to accept or reject request.

3.04 CLOSEOUT ACTIVITIES

- A. See Section 01 78 00 - Closeout Submittals, for closeout submittals.
- B. Include accepted Substitution Request Forms as part of the Project record.
- C. Include accepted Substitutions on Contractor's as-built drawings and specification.

END OF SECTION

**BIM PROJECT EXECUTION PLAN
FOR
COLONIAL SCHOOL DISTRICT
JOHN G. LEACH SCHOOL
2460 BEAR CORBITT ROAD
NEW CASTLE, DE 19720**

DEVELOPED BY AMP CONSULTING
OCTOBER 31, 2025



Please direct any questions about this Plan to AMP Consulting:
Christopher Donahue
AMP Consulting, BIM Manager
302-421-2963
cdonahue@ampconsulting.build



**BIM PROJECT EXECUTION PLAN
FOR
JOHN G. LEACH SCHOOL
DEVELOPED BY AMP CONSULTING
OCTOBER 31, 2025**

TABLE OF CONTENTS

1.0	BIM Project Execution Plan Overview	3
2.0	Project Information	4
3.0	Key Project Contacts	5
4.0	Organizational Roles and Staffing	7
5.0	Project BIM Objectives and Project BIM Uses	10
6.0	Designing the BIM Execution Process	13
7.0	Facility Attribute Data Requirements.....	14
8.0	Collaboration Procedures.....	15
9.0	Technological Infrastructure.....	18
10.0	Model and Database Structure	19
11.0	Quality Control Procedures.....	23
12.0	Project Deliverables.....	25
13.0	Attachments	24
14.0	Exhibit "I"	30



1.0 BIM PROJECT EXECUTION PLAN OVERVIEW

A BIM Project Execution Plan outlines the overall vision along with implementation details for the team to follow throughout the project. To effectively integrate BIM into a project, it is important for the project team to develop a detailed execution plan for BIM implementation. The overarching goal for a BIM Project Execution Plan is to stimulate and direct additional communication and coordination by the team members during all phases of a building project.

The BIM Project Execution Plan for this project will be developed using the BIM Project Execution Plan Template provided in the early design phase of the project and then submitted to the for approval. The BIM Project Execution Plan will work in conjunction with the BIM Addendum; any revisions to the BIM Addendum should be reflected within the project specific BIM Project Execution Plan (BIM Plan).

Purpose:

- To successfully implement Building Information Modeling (BIM) on the project.
- To define uses for BIM on the project (e.g. building systems analysis, cost estimating, and design coordination).
- To describe the process for executing BIM throughout the project lifecycle.
- To ensure JOHN G. LEACH SCHOOL receives the end product they expect and are able to put it to use in the future.

Goals for BIM Process:

- Sharing of the Revit model between all parties of the design and construction team for review every two weeks after the middle of the Design Development Phase.
- Use of the ICon lab in the middle to end of the Design Development phase and in the beginning of the Construction Documents phase for the purpose of immersing the JOHN G. LEACH SCHOOL user group in to proposed modelled spaces for review of space and materials.
- Ownership and Use of BIM Model and Database
- The BIM model is the property of STUDIO JAED and will be shared with the Design-Build team.

This BIM Model is an instrument of service and is considered to be a component of Design and Construction Documents without exception. In addition, each Model Element Author (MEA) contributing to the BIM model(s) and database agrees to provide all project stakeholders and JOHN G. LEACH SCHOOL (Owner) a non-revocable, exclusive license to utilize any and all intellectual property provided by each MEA contained within this BIM for the sole purpose of completing the design, construction and other uses as stipulated and/or implied by the executed Owner/ Professional Agreement and Owner/Contractor Agreement for this project.

1.1 RECORD MODEL & AS-BUILT MODEL DEVELOPMENT PROCESS

The following process is defined for the Record Model and the As-Built Model. Specific details to be confirmed by the project team:



- STUDIO JAED is responsible for the initial Design Intent Model. AMP Consulting is responsible for the initial Means & Methods Model.
- STUDIO JAED is to provide the coordinated Design Intent Model to AMP Consulting to be used for the creation of the Means & Methods Model.
- AMP Consulting will update the Means & Methods Model with all as-built conditions to form the As-Built Model deliverable in Revit.
- STUDIO JAED will revise the Design Intent Model with all design revisions (architectural, structural, and MEP) to form the Record Model deliverable in Revit.
- AMP Consulting will transition the Revit Model to Revizto 5.
- All 2D Record and As-Built Documents will be produced from their respective models.

2.0 PROJECT INFORMATION

2.1 PROJECT OVERVIEW INFORMATION

Facility Owner	Colonial School District
Project Name	JOHN G. LEACH SCHOOL
Project Location	2460 Bear Corbitt Road New Castle, De 19720
Contract Type/Delivery Method	

2.2 PROJECT NUMBERS

PROJECT INFORMATION	PROJECT NUMBER
JOHN G. LEACH SCHOOL Building Number	
STUDIO JAED Job No.	
AMP Consulting Job No.	

2.3 PROJECT DESCRIPTION

EDiS Company retained AMP Consulting to provide BIM/VDC services on JOHN G. LEACH SCHOOL project. AMP Consulting will manage the BIM/VDC work during design and construction. AMP Consulting will provide a full-time in-house BIM manager and BIM Coordination on the project team.

2.4 ADDITIONAL PROJECT INFORMATION

- Operations and Maintenance are under the auspice of JOHN G. LEACH SCHOOL



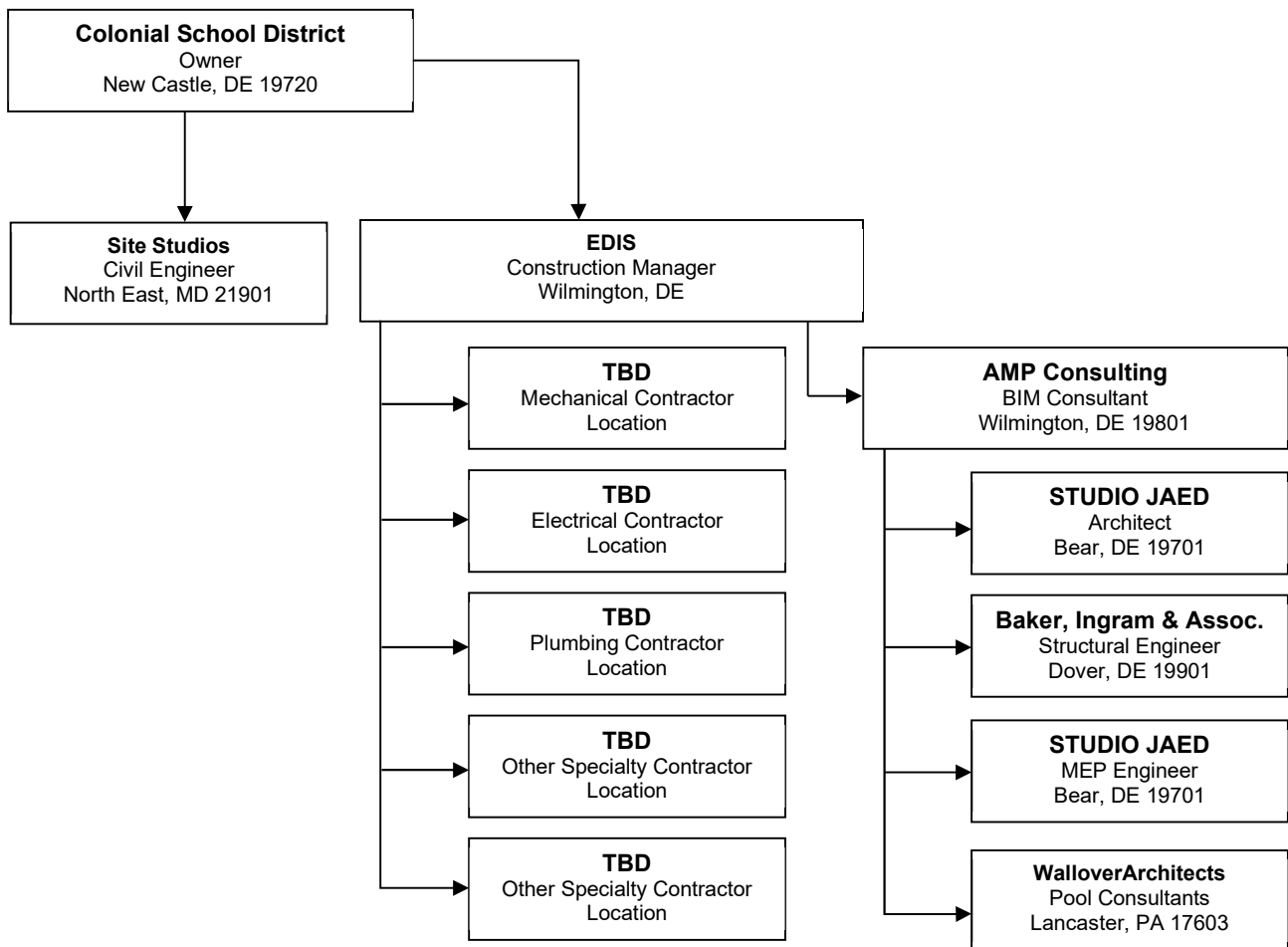
Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

2.5 PROJECT MILESTONES

PROJECT MILESTONE	ESTIMATED START	ESTIMATED COMPLETION	REVISE BIM PLAN	INVOLVED PROJECT STAKEHOLDERS
Construction	12/19/25	07/02/27	N/A	EDiS
Project Closeout	07/05/27	08/09/27	N/A	EDiS

3.0 KEY PROJECT CONTACTS

3.1 ORGANIZATION CHART



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

3.2 JOHN G. LEACH SCHOOL PROJECT STAKEHOLDERS

The following client team staff members are providing leadership for BIM execution on behalf of Colonial School District:

ORGANIZATION	ROLE	NAME	EMAIL	PHONE
EDiS Company	Project Manager	Jason Hartman	jhartman@ediscompany.com	302-421-5700
AMP Consulting	BIM Director	Christopher Donahue	cdonahue@ampconsulting.build	302-893-0492

3.3 DESIGN TEAM PROJECT STAKEHOLDERS

The following consultants are providing professional services for this project. For each firm, key leadership personnel listed includes Principals, Managers, Architect/Engineers, and Designers. BIM Managers/Coordinators are also listed below. This list will be updated as needed as additional team members are assigned to the project. Members of the Design Team include:

ORGANIZATION	ROLE	NAME	EMAIL	PHONE
JOHN G. LEACH SCHOOL	Owner Representative	Andrew Moffett	Andrew.moffett@colonial.k12.de.us	302-323-2700
EDiS Company	Construction Manager	Jason Hartman	jhartman@ediscompany.com	302-421-9159
AMP Consulting	BIM Director	Christopher Donahue	cdonahue@ampconsulting.build	302-893-0492
STUDIO JAED	Architect	Paul Guggenberger	guggenbergerp@studiojaed.com	302-832-1652
Baker Ingram	Structural Engineer	Jason Moore		302-734-7400
STUDIO JAED	MEP Engineer	Brian Zigmond	zigmondb@studiojaed.com	302-832-1652
Site Studios	Civil Engineer	Brian Morgan	bmorgan@sitestudiosinc.com	443-553-5455
Walloverarchitects	Pool Consultants			

3.4 CONSTRUCTION TEAM PROJECT STAKEHOLDERS

The following construction specialists are providing professional services for this project during both the design and construction phases. This list will be updated as needed as additional team members are assigned to the project. Members of the Construction Team include:



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

ORGANIZATION	ROLE	NAME	EMAIL	PHONE
EDiS Company	Construction Manager	Jason Hartman	jhartmane@ediscompany.com	302-421-9159
AMP Consulting	BIM Director	Christopher Donahue	cdonahue@ampconsulting.build	302-893-0492

3.5 OWNER CONTRACTED CONSULTANTS

The following construction specialists are providing professional services for this project during the design phase and construction on behalf of EDiS Company as a sole source provider.

ORGANIZATION	ROLE	NAME	EMAIL	PHONE
AMP Consulting	BIM Director	Christopher Donahue	cdonahue@ampconsulting.build	302-893-0492
AMP Consulting	BIM Coordinator	Rodger Breeding	rbreeding@ampconsulting.build	302-421-2942

4.0 ORGANIZATIONAL ROLES AND STAFFING

4.1 BIM MODEL MANAGER

The BIM Model Manager shall have sufficient BIM experience for the size and complexity of the project and shall have relevant proficiency in the proposed BIM authoring and coordination software. The BIM Model Manager shall serve as the main point of contact with EDiS Company/AMP Consulting and the project team for BIM related issues.

During each phase of a JOHN G. LEACH SCHOOL project, the model manager is required, but not limited to:

- Ensure completeness and accuracy for BIM Plan
- Ensure completeness and accuracy for overall project model
- Coordinate all updates for individual models, specialized models, and databases

4.1.1 RESPONSIBILITIES DURING PLANNING AND DESIGN

- Act as lead contact for BIM related issues with all relevant project stakeholders and manage collaboration between all parties
- Lead the process of BIM Plan development as per requirements of the BIM Addendum
 - Ensure project stakeholder compliance with the EDiS Company/AMP Consulting approved BIM Plan



- Develop, coordinate, publish, and verify all necessary configurations required for seamless integration of BIM Model(s) and facility data
- Facilitate the transfer of information on the file sharing exchange protocol
 - Assure that the design deliverables specified in the contract are provided in accordance with the required formats
 - Determine the project BIM geo-reference point(s) and assures all technical discipline models are properly referenced
 - Maintain BIM Model(s) and facility data standards and requirements
 - Assure proper BIM derived 2D documents conforms with the Design and Construction Standard
 - Coordinate with project team to assure creation of required final BIM deliverables at project turnover
 - Coordinate with the for facility management data and file exchange as needed
 - Lead meetings with lead BIM technicians and project BIM Team
 - Assemble composite design model for coordination meetings
 - Facilitate use of composite design models in design coordination/clash detections meetings and generate detection reports by the identification and resolution of all hard and soft collisions within the BIM Model(s)
 - Perform design reviews to test design in compliance with functionality and constructability requirements

4.1.2 RESPONSIBILITIES DURING PRECONSTRUCTION AND CONSTRUCTION

- Act as lead contact for BIM related issues with all relevant project stakeholders and manage collaboration between all parties
- Perform model checks and deliver full report on the model/document properly.
- Maintain and revise BIM Plan with additional construction information on an as needed basis
 - Ensure project stakeholder compliance with the EDiS Company/AMP Consulting approved BIM Plan
 - Develop, coordinate, publish, and verify all necessary configurations required for seamless integration of BIM Model(s) and facility data during construction
- Coordinate and maintain the transfer of information on the file sharing exchange protocol
 - Coordinate the exchange of BIM model(s) and facility data between the Design Team and construction trades
 - Coordinate any field revisions that have been documented and updated to the Design Model with the Design Team in a timely manner
 - Coordinate with Lead BIM Technicians to integrate 3D fabrication models with the updated design model to ensure compliance with project deliverables
 - Maintain accurate As-Built/Record Model



- Coordinate with contractor, design team, and commissioning agent to verify facility data before project turnover
- Coordinate with the facility management data and file exchange as needed
- Lead meetings with lead BIM technicians and project BIM Team
 - Assemble composite construction model for coordination meetings
 - Facilitate use of composite trade models in construction coordination/clash detections meetings and generate detection reports by the identification and resolution of all hard and soft collisions within the BIM Model(s)
 - Coordinate construction sequencing and scheduling activities and assure they are integrated with the relevant BIM Model(s) and facility data
 - Perform constructability reviews

4.1.3 RESPONSIBILITIES DURING POST CONSTRUCTION

- Meet with facilities management group for review of turnover documents
- Finalize BIM As-Built/Record Model and facility data
- Verify model accuracy and completeness in accordance to Owner Requirements
- Facilitate the transfer of information on the file sharing exchange protocol
- Hand over
- BIM As-Built/Record Model(s) and facility data to for use in operations

4.2 DISCIPLINE LEAD BIM TECHNICIANS

Each major design discipline and subcontractor shall assign an individual to the role of lead BIM Technician for the duration of the project. These individuals shall have the relevant BIM experience required by the complexity of the project. As a minimum, the Lead BIM Technician would have the following responsibilities for their discipline:

- Act as Lead BIM contact for the duration of the project
- Maintain and manage integrity of model, including:
 - Coordinate BIM development, standards, data requirements, etc. as required
 - Lead the technical BIM team in its documentation and analysis efforts
 - Exchange files between other disciplines
 - Upload and maintain models to file exchange server
 - Prepare model for review, as required
- Ensure development and documentation of clash resolution
 - Maintain a continuous interface with the BIM Model Manager
 - Participate in coordination and BIM technology meetings
- Coordinate trade items into the Record Model and/or As-built Model, in accordance with project BIM Plan



5.0 PROJECT BIM OBJECTIVES AND PROJECT BIM USES

5.1 PROJECT BIM GOALS/OBJECTIVES

The following goals have been established for BIM execution associated with this project:

PRIORITY (HIGH/MED/LOW)	GOAL DESCRIPTION
Required	Prepare BIM model to be transferred between project stakeholders to minimize duplication of effort
Required	Conduct conflict resolution analysis during design to eliminate design clashes, resulting in a well-coordinated model prior to construction
Required	Utilize model for 3D Design Reviews to assist with equipment clearances and owner design decisions
Required	Conduct coordination review of key systems with construction manager and specialty trade contractors during construction
Required	Develop an accurate Record Model and As-Built Model to be used for integration into EDiS Company/AMP Consultant's facility management system(s) within the traditional standard of care provisions that govern the design and construction of the project. Record Documents should also include all approved submittals, shop drawings, O&M Manuals, building control drawings, construction photos, inspection reports, and commissioning data
Required	Integrate project data into for use in Asset Management after turnover and specific to campus asset management plan
Required	Prepare accurate design documents and construction documents derived from the model to establish basis of design within the traditional standard of care provisions that govern the design of the project
Required	Implement a process in which BIM software utilizes the model and energy attributes to determine the most effective engineering methods based on design specifications
High	Enhance Design Consolidation/ Coordination
Low	Field BIM to provide more immediately available accurate information on changes during construction
Low	Provide Interactive Operations and Maintenance Reference (Asset Management)

5.2 PROJECT BIM USES

BIM Use is defined as a task or procedure on a project which can benefit from the application and integration of BIM technologies and add value to the overall project.



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

BIM USE CLASSIFICATION	DEFINITION
Mandatory	Required on all JOHN G. LEACH SCHOOL construction projects using the BIM Project Execution Plan
Significant Effort	Project team should make serious attempt to pursue BIM Use. Any reasons for noncompliance must be submitted to JOHN G. LEACH SCHOOL for approval

The following BIM Uses marked **Mandatory** are the minimum requirement for BIM use during all phases of the project, as well as recommended effort for other BIM Uses. Additional uses specific to the project may be added using the table below:

5.2.1 BIM USES DURING DESIGN

BIM USE	OBJECTIVE	RESPONSIBLE PARTY	EFFORT
Design Intent Model Development	Develop model based on criteria that is important to the translation of the building's design	EDiS Company	Mandatory
Design Reviews	Review design development / progress and require feedback based on design	EDiS Company	Mandatory
3D Design Coordination	Determine and resolve major system design conflicts prior to construction	EDiS Company	Mandatory
Energy Analysis	Analyze model based on energy design specifications (Trane Trace 700)	EDiS Company	Mandatory
Model Auditing	Organize and assess asset attribute data into model	EDiS Company	Mandatory
Preconstruction Coordination	Coordinate constructability issues with Contractor	AMP Consulting	Significant Effort
Structural Analysis	Analyze model based on structural specifications	AMP Consulting	Significant Effort
Mechanical Analysis	Analyze mechanical systems based on design specifications	AMP Consulting	Significant Effort
Lighting Analysis	Analyze lighting systems based on design specifications	AMP Consulting	Significant Effort
LEED Evaluation	Organize information for USGBC	AMP Consulting	Minimal Effort
Cost Estimation & Quantity Takeoff	Supplement model with progress drawings to track quantities and counts	AMP Consulting	Minimal Effort
Code Evaluation	Streamline code review		Not Pursued



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

5.2.2 BIM USES DURING CONSTRUCTION

BIM USE	OBJECTIVE	RESPONSIBLE PARTY	EFFORT
Means & Methods Model Development	Develop model based on criteria that is important to the translation of the building's construction	AMP Consulting	Mandatory
Constructability Reviews	Evaluate construction feasibility	AMP Consulting	Mandatory
3D Construction Coordination	Determine and eliminate system conflicts prior to installation	AMP Consulting	Mandatory
Model Auditing	Verify asset attribute data into model	AMP Consulting	Mandatory
Site Utilization Planning	Visually depict site conditions	AMP Consulting	Significant Effort
Cost Estimation	Trend quantities	AMP Consulting	Minimal Effort
Digital Fabrication	Prefabricate objects (CNC, Preassembly, modularization)	AMP Consulting	Minimal Effort
3D Control and Planning	Use model to layout and install equipment, track production		Not Pursued
Construction System Design	Plan and design temporary components and safety systems		Not Pursued

5.2.3 BIM USES PRIOR TO PROJECT TURNOVER

BIM USE	OBJECTIVE	RESPONSIBLE PARTY	EFFORT
Record Model	Compare design intent to installed conditions	AMP Consulting	Mandatory
As-Built Model	Capture installed conditions during construction	AMP Consulting	Mandatory
Continuous Commissioning	Commission facility based off of end-user requirements	AMP Consulting	Significant Effort
Asset Management	Track manufacturer, commissioning, and maintenance records	AMP Consulting	Significant Effort
Space Management and Tracking	Identify space use and track use throughout management of facility and movable assets		Not Pursued
BAS System Integration	Integrate model with existing Building Automation System		Not Pursued



6.0 DESIGNING THE BIM EXECUTION PROCESS

6.1 MAPPING THE BIM EXECUTION PROCESS

A process diagram for the overall use of BIM on the project has been developed for the project. The attached diagram summarizes the workflow BIM uses and their associated information exchanges for the project. The BIM Execution Process Diagram for this project can be found in **Attachment 1** of this document.

6.2 DEVELOPING INFORMATION EXCHANGES

The project team should document the information exchanges created as part of the planning process when creating the BIM Plan. The level of development (LOD) for each model element is based on the model content criteria established by the AIA Document E202, Building Information Modeling protocol Exhibit. The LOD will assist in determining the level of involvement for each project stakeholder from project conception through project turnover. The LOD Matrix for the project is located in **AIA Document G204-2022 Model Element Table**.

6.3 BIM INFORMATION EXCHANGE METHODOLOGY

The following section lists the typical procedures for information exchanges, model sharing, and coordination throughout the project. Please validate accordingly for the project.

6.3.1 COORDINATION AND CONFLICT RESOLUTION

This Section shall be utilized in conjunction with the BIM Coordination Protocol. If conflicts exist between the two documents, this document shall govern.

When conflicts are discovered in the model, regardless of project phase or LOD, the discovering party shall promptly notify the Model Element Author. Upon notification, the Model Element Author shall act promptly to mitigate the conflict. All project stakeholders and responsible parties must post their models to the designated shared server on a weekly basis as specified. Before the model(s) are shared and/or transferred, the model should be audited to conform to the following standards:

- Begin coordination process as early as possible
 - Designate the Project Model Manager
 - Designate BIM contact for each project stakeholder
 - Specify LOD for all Model Attributes
 - Create file storage and transfer process (workspace, model naming convention, model protocol)
 - Verify file type, compatibility, and needs
- Create schedule of expectations for model delivery
 - Deadlines for each project stakeholder based on level, area, phase
 - Set file upload dates (weekly) with time for interdisciplinary coordination
- Validate Model



- Apply construction means and methods to architectural and structural model
- Ensure model integrity and accuracy
- Establish conceptual placement of components within the architectural space
- Determine coordination hierarchy, for example:
 - Architectural
 - Structural
 - Equipment
 - HVAC Duct
 - Wet Mechanical
 - Gravity Plumbing
 - MEPF Risers
 - HVAC Distribution
 - Plumbing Distribution
 - Electrical Distribution
 - Fire Protection Distribution
- Clash Detection process
 - Project stakeholders access each other's models to work on specific level, area, and phase
 - Clash resolution to be worked out among project stakeholders
 - BIM Model Manager will check models for interference and conflicts
 - BIM Model Manager will distribute composite model in .nwd format showing unresolved clashes and clash report document for project stakeholder review and resolution before next coordination meeting
 - Weekly coordination meetings will take place to address unresolved issues with the composite model
 - BIM Model Manager will distribute meeting minutes and resolution decisions after each meeting to project team
 - Process begins again to address the next level, area, and phase
 - Clash-free model is then distributed to all parties and signed off as per project phase
 - All clash detection is in Revizto

6.3.2 ADDITIONAL BIM METHODOLOGY

- Design Model Reviews Bi-monthly: models will be sent via Dropbox to AMP Consulting for review.

7.0 FACILITY ATTRIBUTE DATA REQUIREMENTS – NOT APPLICABLE

7.1 ASSET ATTRIBUTE INFORMATION

7.2 ASSET DATABASE REQUIREMENTS



8.0 COLLABORATION PROCEDURES

8.1 COLLABORATION STRATEGY OVERVIEW

Our team will collaborate through the use of BIM from the Design Development stage through opening day. We will share the model between the Designers, Construction Managers, and Subcontractors, to work out both pre-construction and field items. The model will be shared with AMP Consulting – EDiS during design at two week intervals to ensure they have the most current information. All meetings for the project will be held on campus at JOHN G. LEACH SCHOOL and our BIM meetings will be organized as follows:

A BIM requirements kickoff meeting will be held during the early planning stages in order to help the Owner (, Housing, other interested campus parties), Construction Manager, Design Assist Subcontractors, and Designers understand the other parties' needs, processes, and the abilities of their hardware and software so the final deliverable will be suitable for JOHN G. LEACH SCHOOL 's needs.

Design Coordination Sessions and Construction over-the-Shoulder Progress reviews will be held throughout all phases of Design and Construction. Participants may include: Owner (individuals as determined by JOHN G. LEACH SCHOOL), Construction Manager, Design Assist Subcontractors, and Designers.

Design Build Team Construction Coordination reviews and Field Change Design Discussions and on site will be held frequently during construction through the use of Revit, Navisworks, and Blue Beam.

8.2 MEETING PROCEDURES

MEETING TYPE	PROJECT STAGE	FREQUENCY	PARTICIPANTS	LOCATION
BIM Requirements Kick-off	Planning	Once	Senior Management, BIM Management Staff	Virtual
BIM Plan Review	ALL	Monthly	Senior Management, BIM Management Staff, JOHN G. LEACH SCHOOL , BIM Coordinator	Virtual
3D Design Coordination	Design Documents Construction Documents	Bi-weekly	Design Team	Virtual
Mechanical Space Review	Design Documents Construction Documents	TBD	JOHN G. LEACH SCHOOL , Work Control Center, Design Team, Construction Team,	Virtual



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

Model Commissioning Checks	Construction Documents, 75% Submittal Approval	TBD	BIM Management Staff	Virtual
3D Construction Coordination	Construction	Weekly	Construction Team	Virtual

8.3 MODEL DELIVERY/ EXCHANGE SCHEDULE FOR SUBMISSION AND APPROVAL

INFORMATION EXCHANGE	FILE SENDER	FILE RECEIVER	FREQUENCY	START DATE	MODEL FILE	MODEL SOFTWARE	Native File Type	File EXCHANGE TYPE
Design Authoring – 3D Design Coordination	STUDIO JAED	STUDIO JAED	Sharing			Revit 2023	rvt	Dropbox
	STUDIO JAED	STUDIO JAED	Sharing			Revit 2023	rvt	Dropbox
	STUDIO JAED	AMP Consulting	2 weeks			Revit 2023	rvt	Dropbox
Design	STUDIO JAED	AMP Consulting	As needed			Revit 2023	rvt	Dropbox
Prime Contractors – 3D Construction Coordination	AMP Consulting	STUDIO JAED	1x/month			Revit 2023	rvt	Dropbox
	AMP Consulting	STUDIO JAED	1x/month			Revit 2023	rvt	Dropbox
*MANDATORY	*Prime Contractor	*AMP Consulting	*1x/month			*Revit 2023	*rvt	*Dropbox
Additional Software								

8.4 FILE TRANSFER PROTOCOL

An electronic workspace of File Transfer Protocol (FTP) will be established for the purpose of efficient and timely transfer of model and database files. This workspace will provide a collaborative location where the current contract CAD/Revit files, coordination files, and fully coordinated submittal files will reside. Each BIM coordination team member stores and obtains data from this location. Project team members are to upload updated copies of their files, provide notification, and to make collaboration comments and annotations as often as necessary to maintain project schedule.

8.5 ELECTRONIC COMMUNICATION PROCEDURES

“hyperlink to model folder”



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

Contact info for access:

Chris Donahue
AMP Consulting, BIM Manager
302-421-2963
cdonahue@ampconsulting.build

The BIM Model Manager will manage and maintain all user accounts and model access rights that include the creation, deletion, and modification of elements. All project participants will be given view and download rights to the federated model files. The BIM Model Manager will apply access controls to users so that only authorized users of the model can add the files for their respective component model(s). The following table consists of the model and data access rights for the project:

MODEL ACCESS RIGHTS									
FTP FILE BREAKDOWN STRUCTURE	Project Stakeholders								
	O	A/E	S	M	P	E	FP	C	SC
Virtual Construction									
BIM Requirements	D	M	D	D	D	D	D	M	D
BIM Execution Plan	M	M	D	D	D	D	D	M	D
Coordination									
Coordination Key Plans									
Subfolders per Design Aspect	D	D	D	D	D	D	D	M	D
Architect CAD Files	D	M	D	D	D	D	D	M	D
Coordination Background Data Sets	D	V	D	D	D	D	D	M	D
Revizto/Origin	D	M	D	D	D	D	D	M	D
Object Enablers	D	M	M	M	M	M	M	M	M
Component Models									
Subfolders per Design Aspect	D	D/M	D/M	D/M	D/M	D/M	D/M	D/M	D/M
Federated Models/Interference Reports									
Subfolders per Level/Area/Zone	D	D	D	D	D	D	D	M	D
Signed-off Coordination Component Models									
Subfolders per Level/Area/Zone	D	D	V	V	V	V	V	M	V
Asset Database	M	M	V	M	M	M	V	M	M
Construction Submittals	D	D	D	D	D	D	D	M	M



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

Project Stakeholders: O = Owner, A/E = Architect/Engineer, C = Contractor, SC = Specialty Contractor Permissions: V = View, M = Modify, D = Download	
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8.6 RIGHT OF RELIANCE

The BIM Model produced by the project stakeholders associated with the Design Team will serve as the basis of design and is considered a **Design Intent Model** only. The model prepared by the Design Team will be used by AMP Consulting/ EDiS to prepare a **Means and Methods Model**. This Right of Reliance pertains to all models and applications associated with the model and associated applications.

The Construction Team may rely on the accuracy of the model(s) prepared by the Design Team in accordance with traditional Standard of Care provisions that apply and govern the design and construction of comparable buildings in two (2) - dimensional design formats and methods.

Conversely, the Design Team may rely on the accuracy of the model(s) prepared by the Construction Team in accordance with traditional Standard of Care provisions that apply and govern the preparation of shop drawings, fabrication drawings, sequencing and other instruments used to convey the means and methods under the control of AMP Consulting, its subcontractors, consultants, and other agents working on this project.

As mutually agreed by all parties including STUDIO JAED, AMP Consulting/ EDiS and Owner, nothing shall be construed by the content and/or preparation of the associated model(s) as a warranty or guarantee of accuracy and/or completeness by the Design Team. Standard and traditional procedures for design, documentation, means and methods, shop drawing submittals, verification by the contractor, requests for information in question, etc. **shall apply** to the design, construction and construction administration of the project.

The construction manager, contractors and subcontractors shall be solely responsible for means and methods and the execution of the Design Intent Model through the execution, preparation and management of delegated design, the Means and Methods Model(s), fabrication, installation and construction.

9.0 TECHNOLOGICAL INFRASTRUCTURE

9.1 COMPUTERS / HARDWARE

Recommended Hardware: Quad Core Processor / 8-12 GB RAM / Windows 10

9.2 SOFTWARE

9.2.1 APPLICABLE SOFTWARE APPLICATIONS FOR DESIGN



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

The following software applications will be utilized by the Team for this project during design:

SOFTWARE	VERSION	PROJECT STAKE HOLDER	TASK TYPE
Revizto	5	AMP Consulting	Design Model/ Record Model
AutoCad	2023	STUDIO JAED	Design/ Drafting
Bluebeam	2020	STUDIO JAED	Design/ Presentations
RAM Structural System	14.06.01.00	STUDIO JAED	Design Calc

9.2.2 APPLICABLE SOFTWARE APPLICATIONS FOR CONSTRUCTION

The following software applications will be utilized by the team for this project during construction:

SOFTWARE	VERSION	PROJECT STAKE HOLDER	TASK TYPE
Revit	2023	AMP Consulting and Subcontractors	As-Built Model
Revit	2023	STUDIO JAED	Design Model/ Record Model/ Construction Bulletins
Sketchup	8	STUDIO JAED	Design
Adobe Creative Cloud		STUDIO JAED	Design/ Presentations
Navisworks Manage	2023	STUDIO JAED/Amp Consulting/ Subcontractors	Coordination Review
Revizto	5	Supplied by AMP Consulting	

A variety of software systems will be used by subcontractors, fabricators, and third parties to prepare delegated design elements. In the event these design elements are more accurate than the Construction Documents, the geometric information should be converted into Revit format.

10.0 MODEL AND DATABASE STRUCTURE

10.1 PROJECT NAMING CONVENTIONS

10.1.1 FILE NAMING CONVENTIONS

Files should be named according to the following conventions: **TBD**

10.1.2 ROOM NUMBERING CONVENTIONS



Please refer to Design and Construction Standards for the room numbering convention used for all locations, on both new construction and renovation projects. This system provides a consistent method for identifying and managing building space and shall be adhered to unless approval for deviation is received from the Signage Administrator. The room numbering convention is as follows:

- (x)(x)(x) = x numeric identify floor and room number
- (x)(x)(x)(A) = alpha suffix identifies room subdivisions
- (J)(x)(x)(x) = alpha prefix identifies a unique room space (J – Janitorial Room)

Room Number Coordination and Validation drawing(s) and report deliverables are noted in Section 12.1: Design Deliverable Requirements and will be reviewed by JOHN G. LEACH SCHOOL at project milestones.

10.2 MODEL STRUCTURE

The success of a BIM enabled project delivery process is highly dependent upon the level at which the entire project team can communicate and work collaboratively for the duration of the project.

- For buildings with a large footprint or multiple floors, the project team may split the model into several zones (or floors) with the corresponding trades
- All trades will be modeled at the correct elevation
- All elements of the building must be represented in only one file and should be modeled by their specific trade. (For example, the architectural model provided for 3D Coordination should not include any of the structural elements contained in the structural model. Lights should be modeled by the electrical engineer, not the architect)
- All 3D model files must strip extraneous 2D and/or 3D elements from the model before submission for clash detection
- The architectural ceilings should contain information for openings for lights, registers, etc. as required by design. (For example, lights are to be centered on a grid with proper spacing)
- All models should include separate 3D representations of required clearances and/or access requirements for equipment access, light clearances, overhead cable tray access, etc. These clearance/access models should be in a separate layer(s)/level(s) per each trade and labeled as such

10.2.1 MEASUREMENT AND COORDINATE SYSTEM

X-reference point will be 0, 0, 0.

10.2.2 MODEL ELEMENT REQUIREMENTS BY DESIGN TEAM DISCIPLINE

The following section lists the typical BIM model and related elements by discipline and/or exclusions. Please refer to the LOD Matrix for responsible party, project phase, and level of detail information.

Every discipline is required to provide all relevant schedules, reports, and intelligent attribute data defined by the project scope and BIM Plan.



SITE/CIVIL MODEL

Model(s) shall contain all site-related features of the project which are not integral with the building envelope:

- Utilities
- Topography
- Water Quality Ponds
- Storm water Detention and Filtration Structures
- Planting Materials
- Paving
- Site stairs, ramps, and railings
- Retaining walls
- Site furnishings
- Erosion Control (Temporary and Permanent)

ARCHITECTURAL MODEL

Model(s) shall contain all architectural features for a building and site-related features extending 5'-0" beyond the facility footprint:

- Exterior wall systems
- Interior wall systems
- Fire rated walls
- Architectural floor slabs
- Roofing system
- Fire extinguishers and fixed equipment
- Reflected ceiling plans
- Core and vertical systems (including elevators, stairs, escalators, and railings)
- Doors (including frames)
- Glazing (including windows, interior glazing, curtain walls, and storefronts)
- Millwork and Casework
- Furniture
- Finishes
- Toilet Partitions

STRUCTURAL MODEL

Model(s) shall contain all structural features for a building:

- Footings, concrete piers, foundation walls (including areaways), and pits
- Structural slab-on-grade (as solid mass)
- Elevated floor slabs, CMU bearing walls, CMU shear walls
- All structural steel members in their true shape and dimensions



- Exclusions: nuts and bolts
- Column Gridlines
- Primary floor openings (stairs, elevators, mechanical shafts)
- Primary bearing wall openings
- Elevator hoist

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION MODEL(S)

Model(s) shall contain all MEP features for a building:

Mechanical Model:

- Major mechanical equipment (including energy recovery units, pumps, boilers, chillers, heat exchangers, and control panels)
- Major mechanical equipment requiring service clearance will be model with required clearance indicated.
- Mechanical ductwork and associated components (including flex duct, supply diffusers, and return grilles)
- Ductwork will be modeled using their inside dimensions and will include insulation if applicable and as required for coordination
- Mechanical piping and associated components (including flow meters and isolation valves, check valves and control valves for mains and branch mains)
- Piping will be modeled using their outside dimensions and will include insulation if applicable and as required for coordination

Electrical Model:

- Electrical conduit 1 1/4" and larger (or two or more regardless of size)
- Telecommunication racks and under floor tray(s)
- Safety and security systems
- Electrical equipment including specialty systems and pads
- Power feeds to equipment, transformers, panels, gear, junction boxes, cable trays, distribution boxes, etc
- Hangers and structural supports, unless they do not influence the coordination process of other trades
- Electrical light fixtures and ceiling devices
- Electrical panels and panel schedules
- Clearance requirements for equipment access, service space requirements, gauge reading, valve clearances, panel access, and other operation clearances

Plumbing Model:

- Domestic water piping
- Sanitary waste and vent piping
- Storm drainage piping



- Valves and meters
- Drains, cleanouts, and interceptors
- Plumbing equipment
- Plumbing fixtures
- Vents, valves, meters, cleanouts
- Plumbing equipment and fixtures

Fire Protection Model:

- Fire protection mains/standpipes
- Clearance requirements for equipment access, service space requirements, gauge reading, valve clearances, panel access, and other operation clearances

11.0 QUALITY CONTROL PROCEDURES

11.1 OVERALL STRATEGY FOR QUALITY CONTROL

The purpose of this process is to ensure project teams are using best practices in the development and file exchange of models and facility data. This is an ongoing process, which is to be conducted by the project team and validated by the Project manager at both project milestones and at random intervals to ensure that each model is being constructed in accordance with the BIM Standards and is suitably modeled for its intended use. The goal is to ensure that there are no unresolved issues during construction or any significant loss of data upon transfer of as-built models and record documents at facility turnover.

Each BIM Manager will be responsible for running quality control checks on their model(s) on a consistent and frequent basis. For issues involving other disciplines, the issue shall be made known to the corresponding BIM Manager.

We will perform Navisworks checks periodically to ensure fewer clashes in the model where two building components are overlapping. As we work, our technicians will ensure that the BIM Standard have been followed and that there are no unintended model components present. Our team will validate that the Project Facility Data set is as requested by the Owner is followed. One member of the project team will oversee all of the asset data and export it to a spreadsheet for verification that it has no undefined, incorrectly defined or duplicated elements.

11.2 QUALITY CONTROL CHECKS

CHECKS	DEFINITION	RESPONSIBLE PARTY	RECOMMENDED PROJECT MILESTONES
Standards	Ensure the BIM Standards and Guidelines have been followed	AMP Consulting	Construction Documents Project Closeout



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

Visual	Ensure there are no unintended model components and the design intent has been followed	AMP Consulting/ STUDIO JAED	Design Development Construction Documents 50% Construction Project Closeout
Model Integrity	Ensure that the Facility Data set has no undefined, incorrectly defined, or duplicated elements; ensure a reporting process and corrective action plans have been developed for noncompliant elements	AMP Consulting/ STUDIO JAED	Construction Documents 50% Construction Project Closeout
Model Commissioning	Provide report verifying model and database compliance with defined quality control procedures for component LOD and stakeholder information	AMP Consulting	Construction Documents 50% Construction Project Closeout

11.3 QUALITY CONTROL PROCEDURES

BIM Managers to define an appropriate quality control procedure for the project. The following is an example of a quality control procedure and must be validated for the project:

- Review random 10% of documented information
- If percent error is less than 3%, document reasons for error and revise throughout remaining model
- If percent error is between 3-5%, review additional 15% of randomly selected documented information.
- If percent error is greater than 3% after 25% review, project team to revise and resubmit information, as to not delay downstream user progress
- If percent error is less than 3% after 25% review, document reasons for error and revise throughout remaining model
- If percent error is greater than 5%, project team is to revise and resubmit information, as to not delay downstream user progress

11.4 MODEL ACCURACY AND TOLERANCES

Model(s) should be developed as accurate as possible. Dimension tolerances should be set at 1/16" to facilitate the accuracy of the model.

12.0 PROJECT DELIVERABLES

The BIM deliverables indicated below are required to be submitted with the standard phase deliverables for each project phase. The BIM Plan should establish the responsible parties and corresponding tasks for each deliverable.



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

The level of development for each BIM deliverable should be, at a minimum, sufficient to fulfill the 2D document submission requirement.

12.1 DESIGN DELIVERABLE REQUIREMENTS

BIM DELIVERABLE	RESPONSIBLE PARTY	DUE DATE	FORMAT	NOTES
BIM Project Execution Plan	EDiS/AMP Consulting		.pdf	
Design Intent Model(s)	STUDIO JAED	Design Development	.rvt .nwd native	See information Exchange Worksheet to ensure that the proper information is contained in the model
Design Drawings: Design Development	STUDIO JAED	Design Development	.pdf	Documents to be printed directly from model. Documents to be stamped and signed in traditional practice to comply with local permitting requests
Room Number Coordination & Validation (Design Development)	STUDIO JAED	Design Development	.pdf	Document and schedule to be printed directly from model for review.
Design Drawings: Construction Documents	STUDIO JAED	Construction Documents	.pdf	Documents to be printed directly from model. Documents to be stamped and signed in traditional practice to comply with local permitting requests
Room Number Coordination & Validation (Construction Documents)	STUDIO JAED	Construction Documents	.pdf	Document and schedule to be printed directly from model for review.
Interference Check Reports	EDiS/AMP Consulting	Construction Documents	.xls	
Model Attribute Report	AMP Consulting	Post Construction Documents	.xls	
JOHN G. LEACH SCHOOL Facility Attribute Data Compliance Report	AMP Consulting	Post Construction Documents	.pdf .xls	



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

12.2 CONSTRUCTION DELIVERABLE REQUIREMENTS

BIM DELIVERABLE	RESPONSIBLE PARTY	DUE DATE	FORMAT	NOTES
BIM Project Execution Plan	AMP Consulting	TBD	.pdf	
Interim Means and Methods Model(s) per Discipline	AMP Consulting		.rvt .nwd native	See information Exchange Worksheet to ensure that the proper information is contained in the model
Interference Check Reports	AMP Consulting/ STUDIO JAED		.xls/Revizto	
Construction Submittals	AMP Consulting		.pdf	
Model Attribute Report	AMP Consulting		.pdf	
AMP Consulting Facility Attribute Data Compliance Report	AMP Consulting		.pdf .xls	

12.3 PROJECT CLOSEOUT DELIEVERABLE REQUIREMENTS

BIM DELIVERABLE	RESPONSIBLE PARTY	DUE DATE	FORMAT	NOTES
Record Model	STUDIO JAED	30-60 After Completion	.rvt .nwd native	See information Exchange Worksheet to ensure that the proper information is contained in the model
As-Built Model	AMP Consulting	30-60 After Completion	.rvt .nwd native	See information Exchange Worksheet to ensure that the proper information is contained in the model
Record Drawings	STUDIO JAED	30-60 After Completion	.pdf	Documents to be printed directly from model. Documents to be stamped and signed in traditional practice to comply with local permitting requests
JOHN G. LEACH SCHOOL Facility Attribute Database	AMP Consulting	30-60 After Completion	.pdf .xls	



13.0 ATTACHMENTS

1. BIM Model LOD Matrix
2. AIA Document G203-2022 BIM Execution Plan
3. AIA Document G204-2022 Model Element Table
4. Exhibit "I" – BIM Coordination



ATTACHMENT 1: BIM MODEL LOD MATRIX

The project team should document the information exchanges created as part of the planning process when creating the BIM Plan. The following table describes the Model Element Author (MEA) referenced by the BIM

Model LOD Matrix:

MODEL ELEMENT AUTHOR		
ACRONYM	ORGANIZATION	ROLE
CSD	Colonial School District	Owner
JGLS	JOHN G. LEACH SCHOOL	Project
JAED	STUDIO JAED	Architect/MEP Engineer
AMP	AMP Consulting	BIM
SITE	Site Studios	Civil Engineer
BIA	Baker, Ingram & Associates	Structural Engineer

The level of development (LOD) for each model element is based on the model content criteria established by the AIA Document E202, Building Information Modeling protocol Exhibit. The LOD will assist in determining the level of involvement for each project stakeholder from project conception through project turnover. The content for the LOD is described as follows:

Level of Development	Description
LOD 100 Schematic Design	The LOD 100 model consists of overall building massing designed to perform whole building type analysis including building orientation, square foot costs. LOD 100 also pertains to 2D representation of elements as required by the 2D Construction Documents which may include drawings, narratives, and hand-built models.
LOD 200 Design Development	The LOD 200 model consists of generalized systems including approximate quantities, sizes, shapes, location, and orientation. The LOD 200 model(s) are used for analysis of defined systems and general performance objectives. LOD 200 model(s) include attributes and parameters defined by the owner in the Owner Requirements document and BIM Plan.
LOD 300/350 Construction Documentation	Model will include elements equivalent to traditional construction documents and shop drawings. LOD 300/350 models are well suited for estimating as well construction coordination for clash detection, scheduling, and visualization purposes. LOD 300/350 model(s) include attributes and parameters defined by the owner in the Owner Requirements document and BIM Plan.



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

LOD 400 Construction Administration/ Shop Drawings	Model elements are modeled as specific assemblies which are accurate in terms of quantity, size, shape, location, and orientation. LOD 400 model(s) are virtual representations of the proposed elements and considered to be suitable for construction, fabrication, and assembly. This LOD is most likely used by specialty trade contractors and fabricators to build and fabricate project components including MEP systems.
LOD 500 Project Completion/ Record Drawings/ As-Built Conditions	Model elements represent the project as it has been constructed, including as-built conditions. The model is configured to be the central data storage for integration into the building maintenance and operations system(s). LOD 500 Model(s) will include completed parameters and attributes specified in the Owner Requirements document and BIM Plan. At the completion of construction, the BIM model(s) will be finalized, linked, and cross referenced.
LOD 510, 520, 530, 540	Model elements represent the project as it has been constructed, including as-built conditions. LOD 510, LOD 520, LOD 530, and LOD 540 models will contain LOD 100, LOD 200, LOD 300, LOD 400 facility and geometry data respectively and will be configured to contain the Operations and Maintenance manuals, warranty information, submittal information, and/or any other documents as applicable or required.
LOD 550 Owner Reserved	Owner reserved, LOD 550 model elements will not be generated during planning, design, or construction.
Exhibit 'I'	Contractors LOD Requirement

The BIM LOD Matrix worksheet shall be completed by the project team during BIM Plan development.



EXHIBIT 'I'

BIM COORDINATION

1.0 CONTRACTOR 3-D MODEL RESPONSIBILITY

The purpose of a three-dimensional model is to aid in project review development. Contractor and its sub-contractors, as part of the JOHN G. LEACH SCHOOL project, shall hold all responsibility to adhere to AIA G203-2022 BIM Executive Plan and AIA G204-2022 Model Element Table while creating their BIM model respectively. This BIM model shall reflect the two-dimensional contract drawings provided in bidding package, RFI, and ASI. The Contractor's referenced and shared three-dimensional model is only utilized as a visual aid to begin per matrix LOD required by Contractor.

- 1.01 Architect and their consultants will Furnish Contractor one set of Revit 2023 Building Information Modeling files (BIM) of Drawing for use in preparing coordination digital data files.
 - Architect makes no representations as to the accuracy or completeness of digital data files as they relate to drawings.
 - Digital data software program: Drawings are available in Revit 2023 digital data software working on the Windows operating system. Sheet views will be deleted to protect the architect and consultants. Full model will be available for coordination.
 - Contractor shall execute a data licensing agreement in the form of the agreement included in the project manual.
 - The Contractor and its prime contractors are responsible to execute all licensing for requested software to coordinate the project.
- 1.02 BIM File Incorporation: Develop and incorporate coordination drawing information into Building Information Model established for Project.
 - Each of the Prime Contractors shall model their respective systems in the BIM model that are part of their contract and provide updated files to the HVAC contractor.
 - The HVAC contractor (Prime Coordinator) shall perform three-dimensional component conflict analysis as part of the preparation of coordination drawings. Resolve component conflicts with each Prime prior to submittal. Indicate where conflict resolution requires modification of design requirements by Architect and obtain approval of Architect.
 - HVAC contractor shall revise the BIM model as necessary to reflect the coordination changes. HVAC contractor shall pay for the cost of revisions to the BIM model. HVAC contractor shall include all cost due to the revisions of project changes such as but not limited to RFI, ASI's and owner changes. All modifications, enhancements, additions, and changes to structural, mechanical, electrical, plumbing, fire protection, or HVAC components shall be made by the respective Prime Contractors responsible for that system as part of their contract.
- 1.03 Prime Contractors are responsible to upload RVT files to Dropbox once a month. All BIM involved prime contractors responsible to utilize Revizto and participate in coordination with Revizto.



2.0 DEFINITIONS

- 2.01 **Base Structural Model** – the structural steel mill order drawing file showing all structural elements. This model is not necessarily fully detailed with all connections.
- 2.02 **Base Architectural Model** – a combination of the Base Structural Model and key architectural elements. This model is to be used by all coordination participants as the background file in which to develop their work. No information within this model will be changed through the coordination process. It is for reference only.
- 2.03 **Base Composite Model** – this model includes all trade drawing files within the Base Architectural Model as a representation of the completed systems. This model is used to run the intermediate clash reports and is considered a work in progress.
- 2.04 **Final Coordination Model** – this model shows all trades’ systems fully coordinated within the Base Architectural Model. All clashes have been resolved. No further coordination is required. The work shown within this model represents the upcoming installations of each system.
- 2.05 **Completed Coordination Model** – this model is the close-out submittal to the Owner and includes the information within the Final Coordination Model as well as any project updates that have taken place during installations such as RFI responses, as-built conditions, etc.
- 2.06 **Building Information Model** - A Building Information Model(s) is a digital representation of the physical and functional characteristics of the Project and is referred to in this document as the “Model(s),” which term may be used herein to describe a Model Element, a single Model or multiple Models used in the aggregate. “Building Information Modeling” means the process and technology used to create the Model.
- 2.07 **Level of Development** - The Level(s) of Development (LOD) describes the level of completeness to which a Model Element is developed.
- 2.08 **Model Element** - A Model Element is a portion of the Building Information Model representing a component, system or assembly within a building or building site. Model Elements are represented by the Construction Specifications Institute (CSI) UniFormat™ classification system in the Model Element Table in Exhibit 1 - Article 3.
- 2.09 **Model Element Author** - The Model Element Author is the party responsible for developing the content of a specific Model Element to the LOD required for a particular phase of the Project. Model Element Authors are identified in the Model Element Table in Exhibit 1 - Article 3.
- 2.10 **Model User** - The Model User refers to any individual or entity authorized to use the Model on the Project for analysis, estimating, or scheduling.
- 2.11 **TCD** – Trade contract drawings developed by MEP contractor.

3.0 COORDINATION DRAWING PROCESS–GENERAL REQUIREMENTS.

- 3.1 The coordination model shall be derived from the design base composite model which shall be in a (Program File Format – Ex: Revit 2023) format and utilized by all coordination participants. The A/E is to provide this base composite model as needed at each plan deliverable for coordination efforts. This model will be utilized to establish field installation sequence, resolve trade coordination issues prior to installation, and to make the most efficient use of installation space without sacrificing system performance for mechanical, electrical, structural, and architectural systems. (Program File Format –



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

Ex: NAVISWORKS or IFC) design review software will be used to document, identify and resolve interferences between all trades.

- 3.2 Communication is a critical element to the success of this coordination process. All project team members must be in constant communication to keep the process moving forward according to the sign-off schedule (5.1). Constant collaboration is expected of all team participants and each participant should be proactive in identifying and resolving design, engineering, and model interferences. Contractors avoiding the coordination process shall receive liquidated damages for missing meetings and negatively impacting project completion.
- 3.3 All trade contractors own their respective modeling for their contract work. EDiS Company will facilitate and lead the 3-D coordination modeling process. It is the responsibility of all coordination participants to resolve discrepancies pertaining to their own model. All trades shall be responsible for collisions/clashes/coordination issues involving their respective trade(s) and proposed work. Coordinated work takes precedence over field routed systems. Each Contractor to provide LOD 350 total coordination models for sign off.
- 3.4 Coordination meetings will occur weekly starting TBD. Selected coordination team members are required to generate a clash-free model inclusive of all systems. The following participants are required to attend the weekly coordination meetings:
- 3.5 A mandatory coordination kick-off meeting for all participants will review; team collaboration, the execution process, the coordination schedule, establishing zones per system, use of the coordinated elements during construction, project specific information and requirements, and model/document standards.
- 3.6 Coordination meetings will be held at Virtual Teams Meeting to review the model's progress per the schedule and process indicated.
- 3.7 Utility corridors and above ceiling space for each trade, will be established by the group at the beginning of the process. These zones will be adjusted through the coordination process to meet installation requirements and feasibility.
- 3.8 All participants are required to identify the submittals required for accurate detailing of the coordination model (such as equipment, light fixtures, etc.) and to obtain final approval so the information can be incorporated into the modeling process.
- 3.9 The 3-D coordination modeling process replaces the standard submittal process as a submittal. Exceptions: The submittals issued to reflect the 3-D model content issued to A/E.
- 3.10 Meeting Procedures:

Meeting Type	Project Stage	Frequency	Participants	Location
EDIS BIM COMPASS	PRE-CON	Once	EDiS Team & Contracts #	EDIS Office
BIM Requirement Kick-off	Construction	Once	EDiS Team & Contracts #	Virtual
BIM Coordination	Construction	Weekly	EDiS Team & Contracts #	Virtual
BIM Clash Detection	Construction	Weekly	EDiS Team Issue to Contracts	Virtual
Field Installation Process Coordination Meetings	Construction	Weekly	EDiS Team & Contracts #	Virtual



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

TCD Drawings	Construction	Weekly	Contracts Mechanical	Virtual
Sign off on TCD Drawings	Construction	At completion	All Parties w/Contract	Virtual

NOTE: All contracted parties involved with coordination are required to sign off on all coordinated models via sign off TCD drawings. All clash reports issued to subcontractors require completion by next BIM meeting.

3.11 The coordination meeting:

3.11.1 The purpose is to review and resolve items on the current clash report in conjunction with the project coordination schedule. The meetings will focus on clashes that cannot be resolved by internal collaboration. EDiS Company will facilitate the meeting and will make final decisions on clash resolution that are the least impact to the project as a whole.

COORDINATION MEETINGS WILL NOT BE USED TO RESOLVE INDIVIDUAL

MODELER'S/ENGINEER'S/ARCHITECTURE'S/CONTRACTOR'S WORK. If a Contractor does not post a clash-free system of its own work or that only contains a very limited number of clashes internally (Example: Fire Sprinkler Clashing with Fire Sprinkler), that Contractor will be considered unprepared for the meeting and will be responsible for any delays to the project schedule and any associated costs due to that delay which shall be determined by EDiS Company.

3.11.2 Each team participant will review the clash report prior to the subsequent coordination meeting in order to clean up any clashes that can be made without review by all participants.

3.11.3 All project participants are expected to be prepared for the meeting with new drawing work of the next area to be coordinated per the coordination schedule and any drawing changes based on the published clash report. Each participant will have available any shop model, submittals or other materials required to solve identified or potential conflicts.

3.11.4 The coordination schedule will be maintained, and all identified conflicts addressed and resolved per the construction schedule. The coordination schedule may change as a result of design and/or model changes requested and made by the Owner, Architect or Engineer. In addition, the coordination schedule assumes selection of equipment is made within the time frame of the construction schedule as needed so it is incorporated into the coordination efforts without delay.

3.11.5 All agreed upon corrections to identified clashes determined by the team at the Coordination Meeting are to be updated and resolved prior to the next meeting.

3.12 When an area of the model is fully coordinated and clash-free, each participant agrees:

3.12.1 That each trades work is fully coordinated and will be installed per the signed off area as reflected in the coordination model. Sign off drawings from each trade are turned over in PDF form with projects title block. EDiS Company will include legend and title block for trade PDF file.

3.12.2 All trades to provide Total Coordination drawings at the time of sign off. TCD's are drawings which include all trades sign off models. Models are submitted for turn over to EDiS Company. The purpose for TCD's is to provide coordinated building models for jobsite coordination.



- Models from Contractors to include all but not limited to: item elevations, product type and all equipment tags.
- 3.12.3 During the installation of each trade's work, EDiS Company will refer to the signed off report and the 3-D model to resolve any conflicts. Each installation firm agrees to install all work per the signed off drawings/model, without deviation. If a deviation, during installation, takes place without prior approval from all detailing parties, it will be the responsibility of the installing contractor to tear out the work and install it as shown on the signed off drawings/coordination model. The cost of this work will be evaluated when the issues arise; however, the party responsible for the conflict will be responsible for the cost of the fix, including the additional detailing time of all parties involved.
- 3.12.4 The model is not considered to be the final coordination model until the BIM Coordinator, EDiS Company's Project Manager, A/E, and Owner has approved all clash free systems and routings and documents are signed off by all parties (contractors).
- 3.13 Should a conflict arise during installation that was missed during the coordination process, and not a result of deviating from the signed off area, the coordination team will work together to find a solution that is optimal for all trades and the project.
- 3.14 The final coordination model shall be kept up to date by all participants during construction to include as-built information and any other pertinent data that is essential to the project. The data will be submitted electronically in Revit, AutoCAD, NWC, PDF format. Items to be included are:
- 3.14.1 RFI responses.
- 3.14.2 Design change orders or designs that are in addition to the original contract documents.
- 3.14.3 Equipment will be tagged with all (Owner required) identification information within the model (ex. Equipment schedule information and O&M Manuals). This identification information will be the same and correspond to all other close-out documentation. This close-out documentation including O&M manuals, maintenance information, etc. will be included in PDF form.
- 3.14.4 EDiS will provide a location for the Contractor to submit the required documentation at a later time. EDiS will generate the completed coordination model based on these documents for turn-over to the owner.
- 3.14.5 Tekla or Navisworks will be utilized to link PDF closeout documents, select RFI's, select Images, etc., to the closeout model. Contractors need to provide closeout documents in the format requested by EDiS for the closeout model as well as adding smart data to other model type files as determined necessary by EDiS within the time frame A/E dictates. For example, if Revit files are needed to produce the closeout model, EDiS may direct Contractor to set up certain Revit views for the exporting of files which make up the as-built models. A/E may also request that the Contractor create viewpoints for their equipment in as-built model.
- 3.15 Data for coordination will be available on Dropbox, to be referenced by the other participants. Models and drawing files will never be tampered with by non-owners of the file. If a mistake occurs and a drawing is inadvertently modified, the responsible party is required to alert the project team.
- 3.16 The Owner's commissioning agent can attend the coordination meeting to review the detailing effort for commissioning related items.
- 3.17 All trades will provide Level of Development (LOD) (350) models for weekly coordination meeting.



4.0 REQUIREMENTS OF THE LEAD COORDINATOR

- 4.01 The Lead Coordinator will be EDiS Company.
- 4.02 Identification of a common insertion point for all drawing files. (Utilize Revit Models origin)
- 4.03 A/E to provide Lead Coordinator model exports to 2-D/3-D CAD of each trade component as needed to coordination. Origins to be maintained in exports.
- 4.04 All coordination files and process is via Revizto 5 file uploads and backgrounds are in Revizto.
- 4.05 Using the A/E's files, the Lead Coordinator will utilize & maintain the base architectural model.
 - The base architectural model is a combination of the base structural model and other architectural elements. These architectural elements will include all elevated 3-D architectural elements including, but not limited to, all walls that extend to the deck, fire and smoke walls, soffits and associated framing, ceiling planes, and finish floor planes.
 - This model will consist of cleaned-up floor plans void of any excessive notations, leaders, bubbles, marks, grid lines, etc. that are not required for detailing development and that may potentially cause a conflict in the base composite model.
 - In the event of changes to the A/E's contract documents, the A/E must revise the base architectural model/MEP/structural models and distributed to all coordination participants. This will require Contractor participation as needed by A/E to complete the revised models for directive. Revision work will be directed by Owner through an executed change order.
 - The base architectural models will be distributed and maintained by EDiS Company.
- 4.06 Collation of all trades' detailing models as posted to the project's web-based posting site into a Base Composite Model through the use of Navisworks 2023.
 - Establish a standard two inch (2") soft tolerance within the clash detection software. This tolerance will result in a reported clash for any elements drawn closer than two inches (2") to one another.
 - Assess and include most current clash files including the generation of clash reports and distribution to all project participants per the coordination schedule.
 - Collect final as-built files from all trades and generate a Final Coordination Model to submit to CM as part of the close-out requirements.
 - Coordination meeting minutes shall be kept by EDiS Company Lead Coordinator or EDiS' Project Manager showing issues and resolution dates.
- 4.07 Each Trade Subcontractor is required to sign off on all coordinated models and drawings ensuring they are 100% coordinated and clash free fabrication level models and shop drawings.
- 4.08 All contractors and trades are responsible for using/acquiring a REVIZTO license software. The John G. Leach School project coordination will commence in the Revizto software.

5.0 REQUIREMENTS OF THE STRUCTURAL STEEL CONTRACTOR

- 5.01 Obtain from the A/E Structural Revit files to be used in the generation of the base structural model.
- 5.02 The structural Contractor will develop and provide the base structural model within the time frame dictated by EDiS and provide structural model updates to ensure the coordination team is coordinating the MEP/FP to the most up-to-date structural model.



- 5.03 All structural framing members in the final sizes and locations (typically referred to as a “mill order” or “procurement” model) will be shown in the model as 3-D objects with surfaces. At the discretion of the lead coordinator, this model may be void of all hardware and secondary structural steel but should include the major components: primary steel, metal decking, slab on metal decking, and gusset plates.
- 5.04 The structural insertion/datum point must match the architectural insertion/datum location. No detailing work shall take place until the insertion points of the architectural and structural models match.
- 5.05 The steel Contractor is responsible for resolving their own modeling issues (i.e.: steel not to scale, missing key structural components, missing surface data, and model showing as wire frame data, model exported to proper file format, etc.). The steel Contractor is responsible to provide a steel design model in a usable format for all coordination participants to reference as the base structural model.
- 5.06 A FINAL 3-D steel model and 2-D shop drawings shall be submitted to the structural engineer of record and used for field erection. It must be completed and submitted in accordance with the BIM schedule. This model shall consist of:
 - All primary and secondary steel including metal deck, slab on metal deck, actual gusset plate sizes, connection details, edge of slab details (pour stop), brick relief angles, embeds, anchor bolts, and other miscellaneous metals. Curtain Wall embeds modeled by others.
 - Submit final approved files to Lead Coordinator for insertion into the coordinated model, and to the design team in the form of shop drawings and/or Navisworks compatible model.

6.0 DETAILING REQUIREMENTS OF ALL PARTICIPANTS

- 6.01 File sharing information:
 - Site Contractor (SIT-1)**
 - All items which appear in a schedule and has a schedule name will correspond with a 3-D model element including model element data.
 - Attend BIM trade coordination meetings.
 - Deliver three-dimensional model to coordination team
 - Required to deliver items identified in G204 matrix such as
 - Develop appropriate tie-in locations of utilities with trades. Site contractor required to deliver main connections in model format
 - Site underground items outside direct tie in locations not required in three dimensional models.
 - Sanitary piping tie-in
 - Storm water tie-in
 - Domestic water tie-in
- 6.02 The in-progress (Coordination Software – Ex: IFC/NWC/Cad) naming convention will be: project-trade-level. Examples:
 - Project Designation -MechPipe-1
 - Project Designation -HVAC-1
 - Project Designation –Fire Protection-1
 - Project Designation -Elec-1
 - Project Designation -Plumbing-1
 - Project Designation -TeleCom-1 or AV-1



- Project Designation –Pneumatic Tube-1, etc.

Additional designations may be added based on project specific scope and deliverable requirements and/or deemed as a critical component to the coordination process.

- 6.03 Each model posted by the contractor shall contain model elements for the purpose of system identification and isolation during the clash detection process. Example:

HVAC-1 shall contain model elements for:

- All items which appear in a schedule and has a schedule name will correspond with a 3-D model element including model element data.
- Supply
- Return
- Exhaust
- Fire Smoke-Dampers
- VAV clearance
- AC Door Access
- Fan Coil Units
- FCU Access
- Equipment
- Equipment Pads
- Equipment Clearances
- Hangers (designated per system)
- Duct insulation
- Duct model to the outside face of dimensional duct
- Access zones, all equipment

MechPipe-1 shall contain model elements for:

- All items which appear in a schedule and has a schedule name will correspond with a 3-D model element including model element data.
- Hydronic Pipe Supply
- Hydronic Pipe Return
- Chilled Pipe Supply
- Chilled Pipe Return
- Shutoff Access
- Equipment
- Equipment Pads
- Equipment Clearances
- Hangers
- Pipe insulation

Plumbing-1 shall contain model elements for:

- All items which appear in a schedule and has a schedule name will correspond with a 3-D model element including model element data.
- Domestic Water Supply
- Domestic Water Return (with additional layer designations for hot and cold)
- Gas
- Med-Gas



- Shutoff Access (designated per system)
- Sanitary
- Vent
- Roof Drain
- Rain Conductors
- Equipment
- Equipment Pads
- Equipment Clearances
- Hangers (designated per system)

Elec-1 shall contain model elements for:

- All items which appear in a schedule and has a schedule name will correspond with a 3-D model element including model element data.
- Lights
- Light Clearance
- Conduit (with additional layer designation for power and data)
- Cable Tray
- Cable Tray Access Clearance
- Pull Boxes
- Pull Box Access Clearance
- J-Boxes
- Elec. Panels
- Elec. Panel Access Clearance
- Elec. Troughs
- Elec. Trough Access Clearance
- Equipment
- Equipment Clearances
- Equipment Pads
- Hangers

Fire Protection1 shall contain model elements for:

- All items which appear in a schedule and has a schedule name will correspond with a 3-D model element including model element data.
- Mains
- Branches
- Shutoff Access
- Hangers

Pneumatic Tube-1 shall contain model elements for:

- All items which appear in a schedule and has a schedule name will correspond with a 3-D model element including model element data.
- Equipment
- Equipment Access
- Hangers



Concrete PreCast Plank

- All items which appear in a schedule and has a schedule name will correspond with a 3-D model element including model element data.
- Plank w/ camber
- Plank w/ cores and openings
- Plank w/ all conduit or piping as required
- Plank embeds
- Plank rebar
- Plank setting plates or items
- Plank vertical chase requirements must be modeled and coordinated

Additional sub layers may be added based on project specific scope and deliverable requirements and/or deemed as a critical component to the coordination process.

- 6.04 Clash detection files will be posted to **Revizto** before **12:00 PM**, on **Wednesday and Friday** by each of the trades. The lead coordinator will also post updated coordination models as needed. The lead coordinator will maintain the master coordination files. The weekly coordination model will be name abbreviated Project Name-Floor-Coordination Model-Month-Day-Year.

All coordination participants will maintain a current control copy of their own drawing files outside of the project's web-based posting site. Control drawings are to include all previously posted files.

- 6.05 Trade Colors in the Coordination environment:

- Duct Supply – Dark Green
- Duct Return- Light Blue
- Duct Exhaust –Light Green
- Mech Pipe- Orange
- Pressure lines/Gas – Tan
- Sanitary/Vent – Brown
- Rain Conductors/Roof Drains – Maroon
- Domestic Water- Blue
- Fire – Red
- Pneumatic – Purple
- Electrical – Yellow
- All Base Architectural Elements (walls, soffits, ceiling & floor planes, etc.) will assume Arch model color scheme saved in the export or Lead Coordinator will modify select color scheme in the coordination model.
- Steel – Dark Grey
- Any hangers and equipment (that is fed per the designated system) will assume the same color of that system it is associated with. Additional color schemes may be added based on project specific scope and deliverable requirements and/or deemed as a critical component to the coordination process.

- 6.06 When posting drawing files for coordination:

- Posted Contractor coordination files of each trades system should be clash-free with in their respective data. To clarify; trades should refrain from posting data that shows their systems clashing with itself.



- When coordination of an area is completed there should not be any unresolved clashes remaining.
 - These files should be void of any text, dimensions or any other notations.
- 6.07 Each coordination participant is required to submit three (3) complete sets of installation drawings as well as electronic PDF's prior to any work being installed in the field. If A/E spec requires more or less than that will govern over this document. These complete drawings are to be fully dimensioned and notated. Items to be noted in the final, fully coordinated drawing paper and electronic files of each system include:
- Bottom and top elevations of duct, pipe, conduit racks, cable trays etc. must be indicated (where applicable).
 - Dimensions shall be shown from the gridlines to the centerline of each element drawn (round duct, pipe, cable tray, etc.) and from finished floor.
 - Height to top of light housing assembly must be indicated.
 - Labeling of all equipment.
- 6.08 During the coordination drawing effort, priority will be given to those systems that have the least flexibility. The following list is a descending order of the system priority and shall be used as a general guideline. Throughout the coordination drawing effort, adjustments and deviations to this list can be made with the approval of EDiS Company. (0'- 6") clear above the ceiling shall be maintained for access and construction of the ceiling, whenever possible. Required maintenance and/or code access spaces and set-backs take precedence over all systems.
- Gravity Pipe
 - Plumbing Vent
 - Ductwork and appurtenances
 - Cable tray
 - Recessed light fixtures
 - Fire protection piping and fixtures
 - Electrical conduit over (3/4") in diameter
 - Pneumatic tube and other record or material conveying systems
 - HVAC piping
 - Plumbing, supply and medical gas piping
 - Electrical conduit smaller than 3/4" in diameter
 - Above ceiling miscellaneous metal supports
 - Provide all copper tube routes (racks) for mechanical systems, including valves, clearance zones and hangers.
- 6.09 Items to be included in the detailed drawing progress include:
[For the following trades HVAC, HVAC piping, electrical, fire protection, building management, carpentry, general works trades and structural]
- All systems must be fully detailed and shown as individual elements including ductwork, all piping 3/4" and larger, pneumatic tubing, exterior wall connections, any piping that is smaller than 1/2" that is racked or banked, etc.
 - Ductwork is to include size, layout and routing of all metal and flex ductwork, re-heat coils, terminal units, filters registers, grilles, diffusers, and similar features; provide notation for diffuser boot sizes and heights and any other special features



- All valves, dampers and VAV's or heat pumps will note any items requiring access for service and maintenance as well as access doors in inaccessible ceilings.
 - All piping valves, boxes, supports, etc. are to be fully detailed
 - Sprinkler head locations shall be shown on ceiling plans.
 - All electrical conduits one and a quarter inches (1 1/4") or more in diameter are to be modeled and shown in addition to smaller diameter conduit that is racked or banked.
 - Electrical items such as hangers, supports, electrical fixtures, lights, speakers, detectors, sensors, cable trays, raceways, sleeves, pull boxes, and access space claims, etc. must be shown.
 - If an element is not shown, under the lead coordinators approval, it will be assumed to be field routed and to not interfere with the other elements that are shown or within code clearances. Contractors who field route their elements are responsible to ensure their installation will be feasible and void of creating a clash in the field. Coordinated items take precedence over field routing.
 - All major hangers and supports (including sway bracing, equipment bracing, hangers, etc.), penetrations, openings must be shown for all systems. Sharing of supports with other systems is discouraged but can be accomplished with prior owner and/or field inspector approval.
 - All insulation must be shown with appropriate thicknesses. All insulation & clearance zones will be modeled or accounted for during the clash detection process.
 - Sprayed Fire Protection (all methods): If required by your building type, establish a safe thickness from all structural objects with which to run your clashes. Assume fire spray will be two inches (2") thick.
 - Engineered stud framing must be modeled for king studs and doors.
 - Code clearances and maintenance access clearances must be shown and maintained; these include, but are not limited to access to VAVs, air handling units, egresses around pumps and tanks, smoke FDs, electrical panels, pneumatic tube transfer units, cable tray access, pull boxes, valve access, etc.
 - All trades must coordinate and detail their systems with the intent of installing each system at the optimal elevation above ceiling, taking into consideration, access to equipment for maintenance, repairs, connections, filters and removal while eliminating or minimizing the impact to surrounding components.
 - All concrete plank modeled by plank installers contract. 3-D model the plank per structural design calculations. Include all but not limited to cores, hollow sections, vertical sleeve locations, rebar, setting embeds and misc. structural attachment items
- 6.10 Established Clash Files are to be incorporated to ensure proper coordination. List of those files to be provided by the Lead Coordinator.
- 6.11 Refer to Appendix B – Soft Clash Requirements for additional soft-clash requirements.

7.0 SCHEDULE OF DRAWING COMPLETION AND SIGN-OFF

- 7.01 The participants must plan on the coordination process taking two to three months. The coordination schedule is as follows:
This table will be populated at the BIM Coordination Kick-off Meeting. OR Schedule to be developed as part of the master construction schedule development (see Section 00230).



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

Zone	Floor	Coordination Meeting	Sign-Off Date

7.02 At the completion of each floor, the team will determine the specific "priority walls" that will be constructed full-height ahead of other interior partitions and MEP installations.

7.03 D MEP/FP Coordination Team

- The goal of the coordination team will be to integrate the architectural, structural, mechanical, electrical, fire protection, and project specific elements into a collaborative 3-D model to identify and resolve issues pertaining to MEP/FP systems and to ensure succinct and expedited field installations of these systems following the release of each zone/floor after clash free conditions are met. (Filled out at BIM Coordination Kick-off Meeting)

BIM Coordinator	AMP Consulting
Main Contact	Chris Donahue
Phone Number	302-893-0492
Email Address	cdonahue@ampconsulting.build
Project Manager	EDiS Company
Main Contact	Jason Hartman
Phone Number	302-421-5700
Email Address	jhartman@ediscompany.com
Project Engineer	TBD
Main Contact	
Phone Number	
Email Address	
Project Superintendent	EDiS Company
Main Contact	Larry Carroll
Phone Number	302-287-1298
Email Address	lcarroll@ediscompany.com
Site Contractor	TBD
Main Contact	
Phone Number	



Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

Email Address	
HVAC	TBD
Main Contact	
Phone Number	
Email Address	
Electrical	TBD
Main Contact	
Phone Number	
Email Address	
Concrete	TBD
Main Contact	
Phone Number	
Email Address	
Plumbing and Piping	TBD
Main Contact	
Phone Number	
Email Address	
Architectural	TBD
Main Contact	
Phone Number	
Email Address	
MEP/FP Engineers	TBD
Main Contact	
Phone Number	
Email Address	
Structural Steel	TBD
Main Contact	
Phone Number	
Email Address	
Miscellaneous Steel	TBD
Main Contact	
Phone Number	
Email Address	



LOD REQUIREMENT

ARTICLE 1: GENERAL PROVISIONS

- 1.1 This document defines protocols, expected levels of development, and authorized uses of Building Information Models on this Project. It assigns specific responsibility for the development of each Model Element to a defined Level of Development at each Project phase. Where a provision in this Exhibit conflicts with a provision in the Agreement into which this Exhibit is incorporated, the provision in this Exhibit will prevail.
- 1.1.1 The parties agree to incorporate this Exhibit by reference into any other agreement for services or construction for the Project.

ARTICLE 2: LEVEL OF DEVELOPMENT (LOD)

- 2.1 The following LOD descriptions identify the specific content requirements and associated authorized uses for each Model Element at five progressively detailed levels of completeness. Each subsequent LOD builds on the previous level and includes all the characteristics of previous levels.
- 2.2 **LOD 350**
- 2.2.1 **Model Content Requirements.** Overall building massing indicative of area, height, volume, location, and orientation may be modeled in three dimensions or represented by other data.
- 2.2.2 **Authorized Uses**
- 2.2.2.1 **Analysis.** The Model may be analyzed based on volume, area and orientation by application of generalized performance criteria assigned to the representative Model Elements.
- 2.2.2.2 **Cost Estimating.** The Model may be used to develop a cost estimate based on current area, volume or similar conceptual estimating techniques (e.g., square feet of floor area, condominium unit, hospital bed, etc.).
- 2.2.2.3 **Schedule.** The Model may be used for project phasing and overall duration.
- 2.3 **LOD 300**
- 2.3.1 **Model Content Requirements.** Model Elements are modeled as specific assemblies accurate in terms of quantity, size, shape, location, and orientation. Existing building elements are modeled as shown on building record drawings. Non-geometric information such as object description and object tags (door number, equipment number, etc) and quantities should be included with each object. Examples of the details required for systems modeled to LOD 300 include, but are not limited to:
- Show all, but not limited to, unground utilities, plumbing and mechanical, concrete modeled as contract documents.
 - Site Utilities (see matrix and 6.1 front end)
 - Masonry
 - Steel decking
 - PRECAST PLANK
 - Correct slopes for gravity piping for sanitary, storm or wet fire suppression systems.



- Piping materials specifically called out on documents included with model element attributes (generic manufacturer for system components are acceptable).
- Insulation around Pipe and Ducting.
- Duct dampers included with the duct system.
- Doors/Frames (hollow metal and storefront)
- Owner Furnished Fixtures, Equipment, etc. generically modeled as space claims by the Model Element Author (MEA).
- Concrete
- Anchor bolts
- Structural steel
- Steel stairs, handrails
- Floor/roof penetration steel
- Significantly sized support hangers and sleeves for all systems
- Uni-Strut associated with system components if it is located in a tight overhead space (case by case basis)
- Architectural millwork/casework
- Metal panels and support steel
- Curtainwall system
- Steel stud framing including kickers and trusses at floor penetrations.
- Valve locations (clearance)
- Access panels (these should be modeled with the system they provide access to).
- Conduit racks or other substantially wide / bundled electrical routing. (these can be generically modeled, i.e. extruded boxes, space claims)
- Single conduit runs associated with any system (lighting, power, controls, etc) if needed to coordinate concrete coring.
- Kitchen equipment
- MEP/FP & Low Voltage Equipment
- MEP/FP & Low Voltage Systems
- Pull box locations and any extra space claims for their access.
- Telecom & Data

2.3.2 Authorized Uses

- 2.3.2.1 **Construction.** Suitable for the generation of traditional construction documents. Contractors may utilize this model for coordination purposes and creation of shop drawings.
- 2.3.2.2 **Analysis.** The Model may be analyzed for performance of selected systems by application of specific performance criteria assigned to the representative Model Elements.
- 2.3.2.3 **Schedule.** The Model may be used to show ordered, time-scaled appearance of detailed elements and systems.



ARTICLE 3: MODEL ELEMENTS

3.1 **Reliance on EDiS Company's Model Element Matrix**

- 3.1.1 The EDiS Company Model Element Matrix at the end of this section identifies (1) the LOD required for each Model Element at the end of each Project phase, and (2) the Model Element Author responsible for developing the Model Element to the LOD identified. Each Model Element Author's content is intended to be shared with subsequent Model Element Authors and Model Users throughout the course of the Project.
- 3.1.2 It is understood that while the content of a specific Model Element may include data that exceeds the required LOD identified in the Model Element Table for a particular phase, Model Users and subsequent Model Element Authors may rely on the accuracy and completeness of a Model Element consistent only with the content required for a LOD identified in the Model Element Table.
- 3.1.3 Any use of, or reliance on, a Model Element inconsistent with the LOD indicated in the Model Element Table by subsequent Model Element Authors or Model Users shall be at their sole risk and without liability to the Model Element Author. To the fullest extent permitted by law, subsequent Model Element Authors and Model Users shall indemnify and defend the Model Element Author from and against all claims arising from or related to the subsequent Model Element Author's or Model User's modification to, or unauthorized use of, the Model Element Author's content.

3.2 **Table Instructions**

- 3.2.1 The Model Element Table at the end of this section indicates the LOD to which each Model Element Author (MEA) is required to develop the content of the Model Element at the conclusion of each phase of the Project. EDiS Company holds the rights of this table and all ownership right for edits are performed via EDiS Company.
- 3.3 EDiS Company's Model Element Matrix AIA Document G204-2022 (attached.)
- 3.4 Insertion Point (TBD)



 AIA® Document E402™ – 2022

BIM Exhibit for Sharing Models Solely Within the Construction Team

This Exhibit dated the 31th day of October in the year 2025 is incorporated into the agreement (the "Agreement") between the Parties for the following Project:
(Name and location or address of the Project)

John G. Leach School
2460 Bear Corbitt Road
New Castle, DE 19720

Contractor:
(Name, legal status, address, designated representative, and other information)

EDiS Company, Inc.
110 S. Poplar Street, Suite 400
Wilmington, DE 19801

Subcontractor:
(Name, legal status, address, discipline, designated representative, and other information)

TBD

The Parties agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be incorporated into an agreement between the Parties.

Init.

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

TABLE OF ARTICLES

- 1 GENERAL PROVISIONS
- 2 MODEL USES, SHARING, AND RELIANCE
- 3 BIM EXECUTION PLAN
- 4 LEVELS OF DEVELOPMENT
- 5 NON-BIM DIGITAL DATA
- 6 OWNERSHIP, SHARING, AND SECURITY OF DIGITAL DATA
- 7 INSURANCE FOR BIM AND DIGITAL DATA RISKS
- 8 OTHER TERMS AND CONDITIONS

ARTICLE 1 GENERAL PROVISIONS

§ 1.1 This Exhibit establishes the terms and protocols governing reliance upon, and the ownership, development, uses, transmission, and sharing of, Building Information Models and other Digital Data for the Project.

§ 1.2 Definitions

§ 1.2.1 **Agreement.** Agreement is the agreement into which this Exhibit is incorporated.

§ 1.2.2 **BIM Execution Plan.** A BIM Execution Plan is a written plan detailing the development and use of, and protocols related to, Project Models and setting forth each of the Project Participants' responsibilities related thereto.

§ 1.2.3 **Building Information Model or Model.** A Building Information Model (BIM), or Model is a digital representation of the Project or a subset of the Project. A Model is a collection of one or more Model Portions, each of which is an assemblage of Model Elements.

§ 1.2.3.1 **Model Portion or Portion.** A Model Portion, or Portion, is a subset of a Model. The Parties may distinguish a Model Portion by discipline, trade, area, location, phase, or other mutually agreeable distinction.

§ 1.2.3.2 **Model Author or Author.** A Model Author, or Author, is the Project Participant responsible for developing a Model Portion.

§ 1.2.3.3 **Model Version or Version.** A Model Version, or Version, is a specific edition of a Model or Model Portion that is sufficiently identifiable as unique and unchanged as of the time it is saved by its Author.

§ 1.2.3.4 **Model Element.** A Model Element is a digital representation of a component, system, object, or assembly within a Model.

§ 1.2.3.5 **Modeling.** Modeling is the process used to create a Model.

§ 1.2.3.6 **Non-Graphic Information.** Non-Graphic Information is any information other than the physical geometry associated with, or attached to, a Model Element. Examples of Non-Graphic Information include equipment or product manufacturer, maintenance schedule, cost per square foot, tonnage of HVAC, etc.

§ 1.2.4 **Confidential Digital Data.** Unless otherwise stated in the Agreement, Confidential Digital Data is Digital Data containing confidential or business proprietary information that the transmitting party designates as "confidential."

§ 1.2.5 **Construction Team.** The Construction Team is the Contractor, its Subcontractors, and Sub-subcontractors, including fabricators, at any tier.

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

§ 1.2.6 **Contract Document.** The term Contract Document shall have the same meaning as in the agreement between the owner and contractor for the construction of the Project.

§ 1.2.7 **Digital Data.** Digital Data is information created or stored for the Project in digital form.

§ 1.2.8 **Level of Development.** The Level of Development (LOD) establishes the minimum dimensional, spatial, quantitative, and qualitative aspects of a Model Element, and the degree to which Project Participants may rely upon the Model Element when developed to that level in the Model. The Levels of Development are described in Article 4.

§ 1.2.9 **Party and Parties.** Party and Parties are the signing parties to the Agreement.

§ 1.2.10 **Project Participant.** A Project Participant is the owner of, and any entity or individual providing services or work on, the Project.

§ 1.3 The Contractor, the Subcontractor, and all other Construction Team members agree to incorporate this Exhibit, executed as of the day and year first written above, into their agreements with all other Construction Team members. A Party may require any Construction Team member to confirm that it has incorporated this Exhibit into its agreement for the Project.

§ 1.3.1 The Parties agree that each member of the Construction Team is an intended third-party beneficiary of the Section 1.3 obligation to incorporate this Exhibit into agreements with other members of the Construction Team and, therefore, is entitled to assert any rights and defenses associated with that obligation. This Exhibit shall not be construed to create a contractual relationship of any kind between members of the Construction Team who are not otherwise in contractual privity, nor does it create any third-party beneficiary rights other than those expressly identified in this Section 1.3.1.

ARTICLE 2 MODEL USES, SHARING, AND RELIANCE

§ 2.1 **General.** The Construction Team may share, use, and rely upon a Model or Model Portion only to the extent set forth in Articles 2 and 3.

§ 2.2 Model Uses

§ 2.2.1 The Construction Team shall develop Models on the Project for the following uses:

(Check all of the boxes for Model Uses that may apply on the Project and describe the selected uses.)

- ☒ § 2.2.1.1 **Design** *(Examples include design authoring, design review, 3D coordination, structural analysis, lighting analysis, energy analysis, site utilization, engineering analysis, scheduling, cost estimating, value engineering, peer review, and constructability):*
- ☐ § 2.2.1.2 **Construction Management** *(Examples include preconstruction activities, site analysis, energy analysis, scheduling, cost and quantity estimating, documentation of existing conditions, site logistics, construction sequencing, scheduling, cost estimating, value engineering, and constructability):*
- ☐ § 2.2.1.3 **Construction** *(Examples include construction system design, procurement, fabrication, 3D control and planning, and record modeling):*
- ☐ § 2.2.1.4 **Post Construction** *(Examples include building system maintenance, building system analysis, asset management, space management and tracking, disaster planning, and record modeling):*

Init.

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

[X] § 2.2.1.5 Other:

Building Information Modeling

§ 2.2.2 No Model Portion shall be relied upon for a use not listed or described in Section 2.2.1 above.

§ 2.3 **Sharing Protocols Within the Construction Team.** Subject to the reliance and authorization provisions of Section 2.5, the Parties agree that all Model Portions may be shared among all Construction Team members.

§ 2.4 **Sharing Protocols Outside the Construction Team.** Prior to transmitting a Model or Model Portion to anyone other than a member of the Construction Team, Construction Team members shall (1) obtain the written consent of the Model Author(s) and the Contractor, and (2) execute a digital data licensing agreement with the recipient.

§ 2.5 **Model Reliance**

§ 2.5.1 A Construction Team member may only rely on Models, Model Portions, and Model Elements as indicated in this Section 2.5. The Parties agree that the extent of their reliance on any Model Version shall be limited to the uses identified in Section 2.2 and in accordance with the BIM Execution Plan, which shall identify authorized reliance on Model Elements. Any reliance on a Model Version not in accordance with this Exhibit and the BIM Execution Plan shall be at the Construction Team member's sole risk.

§ 2.5.1.1 Construction Team members may reasonably rely upon Model Portions created by another Construction Team member as required to coordinate their work with the other members of the Construction Team whose work might affect theirs. Portions issued at a Designated Delivery Milestone as set forth in Section 2.5.3 or as an Interim Deliverable as set forth in Section 2.5.4 are subject to the reliance and authorization provisions of Section 2.5.

§ 2.5.2 **Issuing Model Versions.** The Construction Team members shall establish in the BIM Execution Plan the form or method that the Author(s) shall use to identify a Version of its Portion at the time of issuance, whether issued at a Designated Delivery Milestone as set forth in Section 2.5.3 or as an Interim Deliverable as set forth in Section 2.5.4.

§ 2.5.3 **Reliance on Model Versions at Designated Delivery Milestones.** The Construction Team members shall set forth Designated Delivery Milestones in the BIM Execution Plan for Model Versions, either through a Model Element Table or another method. For each Designated Delivery Milestone the Construction Team members will indicate the authorized reliance for each Model Element at that Designated Delivery Milestone, through the use of LOD designations or some other method. Each Author shall identify the Designated Delivery Milestone for which their Version is being issued. Construction Team members shall rely on a Model Version issued at a Designated Delivery Milestone only to the extent of the authorized reliance identified in the BIM Execution Plan for that Designated Delivery Milestone.

§ 2.5.4 **Reliance on Model Versions at Interim Deliverables.** The Parties may agree in writing to permit Interim Deliverables not identified in the BIM Execution Plan for Model Versions. Each Author shall describe the extent of authorized reliance on its Interim Deliverable. Construction Team members shall rely on a Model Version issued as an Interim Deliverable only to the extent authorized by the Model Author.

§ 2.6 **Model Coordination.** If Construction Team members discover or become aware of any discrepancies, inconsistencies, errors, or omissions in any Model Version, they shall promptly report the discrepancy, inconsistency, error, or omission in writing to the Author and the Contractor.

ARTICLE 3 BIM EXECUTION PLAN

§ 3.1 The Parties agree that a BIM Execution Plan is required for the Project and further agree to adhere to the BIM Execution Plan. Unless otherwise stated below, the Contractor shall be responsible for preparing and updating the BIM Execution Plan in collaboration with the other Construction Team members:

(Identify the Construction Team member who will be responsible for preparing and updating the BIM Execution Plan, if other than the Contractor. If different Construction Team members will be responsible for updating the BIM Execution Plan at different Project milestones, then so state.)

Init.

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

§ 3.2 The following BIM Execution Plan shall be used for the Project:
(Select one.)

- ☐ AIA Document G203™-2022 BIM Execution Plan, with G205™-2022 Abbreviated Model Element Table
- ☒ AIA Document G203™-2022 BIM Execution Plan, with G204™-2022 Model Element Table
- ☐ AIA Document G203™-2022 BIM Execution Plan, with a custom model element table
- ☐ Other, in accordance with Section 3.2.1 below:
(Identify and describe the BIM Execution Plan and model element table, if applicable, to be used.)

§ 3.2.1 If the Parties select Other in Section 3.2, then, at a minimum, the BIM Execution Plan shall contain the information set forth in this Section 3.2.1:

- .1 BIM-specific information, including a detailed schedule for Model development, and a list of relevant Project Participants' contact information and discipline;
- .2 Designated Delivery Milestones;
- .3 Software requirements and file exchange protocols, including software version(s) to be used for Modeling, updating policies, if any, tools to be used for collaboration or file sharing, and frequency for file sharing;
- .4 Data storage, backup, and security measures in addition to those set forth in this Exhibit;
- .5 Modeling protocols, including project coordinates, Model data subdivisions, common data fields, phasing, sheets, design options, non-modeled elements, and file naming conventions and standards;
- .6 Model management protocols including (1) defining roles, responsibilities, and collaboration and execution processes, (2) identifying meeting types and frequency, and (3) indicating quality control measures, including checks for interference, standards, and Model integrity;
- .7 Designation of the LOD of Model Elements, which can be accomplished by using a completed Model Element table;
- .8 Authorization forms for Model reliance;
- .9 Identification of Models; and
- .10 Other:
(Include other mandatory items to be included in the BIM Execution Plan.)

§ 3.3 The Construction Team member identified in Section 3.1 as responsible for preparing the BIM Execution Plan shall prepare and submit the BIM Execution Plan to the other Construction Team members as soon as practicable after the date of this Exhibit and when new Construction Team members are added to the Project.

§ 3.4 Upon receipt of the BIM Execution Plan, all Construction Team members shall promptly review the BIM Execution Plan for the purpose of providing notice of any objections thereto to the Project Participant responsible for preparing the BIM Execution Plan.

§ 3.5 The Construction Team members may agree to update the BIM Execution Plan as appropriate, including when new Construction Team members are added to the Project. Updates shall be prepared in accordance with the process outlined in this Article 3.

§ 3.6 The Parties agree that Model Element Levels of Development set forth in the BIM Execution Plan for Project Milestone Deliverables shall be consistent with the Model Uses identified in Section 2.2.

ARTICLE 4 LEVELS OF DEVELOPMENT

§ 4.1 Level of Development Descriptions. The LOD descriptions included in Section 4.2 through Section 4.6 below shall be used in the BIM Execution Plan to identify the minimum required characteristics for each Model Element at

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

progressively developed levels. Other Construction Team members may only rely on a Model Element consistent with the minimum required characteristics for the designated LOD.

§ 4.1.1 Non-Graphic Information. Non-Graphic Information may be attached to a Model Element. If Non-Graphic Information has a different degree of reliance than the Model Element to which it is attached, then the Model Author shall indicate the difference in the Model Element Table or elsewhere in the BIM Execution Plan.

§ 4.2 LOD 100. - NOT USED

§ 4.3 LOD 200. - NOT USED

§ 4.4 LOD 300. The Model Element, as designed, is graphically represented within the Model such that its quantity, size, shape, location, and orientation can be measured.

§ 4.4.1 LOD 350. The Model Element, as designed, is graphically represented within the Model such that its quantity, size, shape, location, orientation, and interfaces with adjacent or dependent Model Elements can be measured.

§ 4.5 LOD 400. - NOT USED

§ 4.6 LOD 500. - NOT USED

ARTICLE 5 NON-BIM DIGITAL DATA

§ 5.1 For the creation, storage, management, archiving, and sharing of Digital Data other than Models, the Construction Team members will each use their own protocols, except as noted below or as set forth in Article 6: *(If the Parties intend to follow joint protocols for the creation, storage, management, archiving, and sharing of Digital Data other than Models, then describe those joint protocols below.)*

§ 5.1.1 If the Construction Team members follow joint protocols for the creation, storage, management, archiving, and sharing of Digital Data as identified in Section 5.1, then the Construction Team member responsible for Model management shall also compile an archive of Digital Data other than Models at the end of any Designated Delivery Milestone and shall preserve it without alteration. Each Construction Team member shall be provided with an archive of all common Project data to which they had access during the Project at the conclusion of the Project or when they are no longer performing work or services related to the Project, whichever is earlier.

ARTICLE 6 OWNERSHIP, SHARING, AND SECURITY OF DIGITAL DATA

§ 6.1 Where a provision in this Article 6 conflicts with a provision in the Agreement into which this Exhibit is incorporated, the provision in the Agreement shall prevail.

§ 6.2 The transmission of Digital Data constitutes a warranty by the Party transmitting Digital Data to the Party receiving Digital Data that the transmitting Party is the copyright owner of the Digital Data, or otherwise has permission to transmit the Digital Data for its use on the Project.

§ 6.3 If a Party transmits Confidential Digital Data, the transmission of such Confidential Digital Data constitutes a warranty to the Party receiving such Confidential Digital Data that the transmitting Party is authorized to transmit the Confidential Digital Data. If a Party receives Confidential Digital Data, the receiving Party shall keep the Confidential Digital Data strictly confidential and shall not disclose it to any other person or entity except as set forth in Section 6.3.1.

§ 6.3.1 The receiving Party may disclose Confidential Digital Data after seven (7) days' notice to the transmitting Party, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The receiving Party may also disclose Confidential Digital Data to its employees, consultants, sureties, subcontractors, and their employees, sub-subcontractors and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

Init.

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

§ 6.4 By transmitting Digital Data, the transmitting Party does not convey any ownership right in the Digital Data or in the software used to generate the Digital Data. Unless otherwise granted in a separate license, the receiving Party's right to use, modify, or further transmit Digital Data is specifically limited to designing, constructing, using, maintaining, altering, and adding to the Project consistent with the terms of this Exhibit, and nothing contained in this Exhibit conveys any other right to use the Digital Data.

§ 6.5 The Construction Team member responsible for Model management shall compile an archive of all Models at the end of each Designated Delivery Milestone and shall preserve them without alteration. Each Construction Team member shall be provided with an archive of all common BIM Project data to which they had access during the Project at the conclusion of the Project or when they are no longer performing work or services related to the Project, whichever is earlier.

§ 6.6 **Data Security.** The Parties agree to the following data security measures:
(Identify data security measures appropriate for the Project.)

§ 6.7 Except as otherwise stated in this Exhibit, the provisions of this Article 6 shall survive the termination of the Agreement.

ARTICLE 7 INSURANCE FOR BIM AND DIGITAL DATA RISKS

§ 7.1 In addition to those insurance requirements set forth in the Agreement, all Construction Team members developing or using Models or Digital Data shall purchase and maintain the following insurance coverages:
(List below any insurance coverage to be provided by all, or certain, Construction Team members developing or using Models or Digital Data.)

Coverage

Limits

ARTICLE 8 OTHER TERMS AND CONDITIONS

§ 8.1 Other terms and conditions that modify this Exhibit, if any, are as follows:

§ 8.2 This Exhibit is comprised of the following documents:

- .1 AIA Document E402™-2022 BIM Exhibit for Sharing Models Solely Within the Construction Team;
- .2 Other documents, if any, listed below:

Init.

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User Notes:

BIM Coordination

(2002016052)
013700-53

AIA[®] Document G203[™] – 2022

BIM Execution Plan

BIM EXECUTION PLAN VERSION NUMBER:

DATE: October 31, 2025

PROJECT NAME:

(Name and location or address of the Project)

John G. Leach School
2460 Bear Corbitt Road
New Castle, E 19720

PROJECT OWNER:

(Name and address)

Colonial School District
701 East Basin Road
New Castle, DE 19720

EXHIBIT NAME:

(Identify, by date and full title, the BIM and Digital Data Exhibit for the Project (the "Exhibit"))

John G. Leach School BIM Project Executive Plan dated October 31, 2025

INTENDED GOALS FOR MODELS ON THE PROJECT:

(Summarize the intended goals for Model documentation, process, and workflow.)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be incorporated into an agreement between the Parties.

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

TABLE OF ARTICLES

1	PROJECT INFORMATION
2	DESIGNATED DELIVERY MILESTONES FOR MODEL VERSIONS
3	SOFTWARE REQUIREMENTS AND FILE EXCHANGE PROTOCOL
4	DATA SECURITY MEASURES
5	MODELING PROTOCOLS
6	MODEL MANAGEMENT PROTOCOLS
7	LEVELS OF DEVELOPMENT
8	RELIANCE AUTHORIZATION PROTOCOLS FOR INTERIM DELIVERABLES
9	IDENTIFICATION OF MODELS
10	OTHER BIM OR MODELING PROVISIONS
11	EXHIBITS AND ATTACHMENTS

The terms used in this BIM Execution Plan have the same meaning as those in the Exhibit.

This BIM Execution Plan may be updated, as appropriate, in accordance with the terms of the Exhibit.

ARTICLE 1 PROJECT INFORMATION

§ 1.1 Project Participants Directory

(Identify all Project Participants developing or using Models, their discipline or trade, and contact information for their key representatives.)

Project Participant (Firm or company name)	Discipline or Trade	Contact Name (Insert individual name and Project role or title)	Contact Information (Insert phone number, email address, and other contact information)
JOHN G. LEACH SCHOOL	Owner Representative	Andrew Moffett	Andrew.moffett@colonial.k12.de.us 302-323-2700
EDiS Company	Construction Manager	Jason Hartman	jhartman@ediscompany.com 302-420-3083
AMP Consulting	BIM Director	Christopher Donahue	cdonahue@ampconsulting.build 302-893-0492
STUDIO JAED	Architect	Paul Guggenberger	guggenbergerp@studiojaed.com
Baker Ingram	Structural Engineer		
STUDIO JAED	MEP Engineer	Brian Zigmond	zigmondb@studiojaed.com
Site Studios	Civil Engineer	Brian Morgan	443-553-5455
Walloverarchitects	Pool Consultants		

§ 1.2 Project Schedule

(Insert or attach the Project schedule, including a detailed schedule for Model development. If appropriate, include the schedule's version or date.)

TBD

§ 1.3 Existing Data

(Describe any existing survey files, as-built files, documents, or BIM content. Include any license or usage restrictions.)

Request files from Studio JAED

ARTICLE 2 DESIGNATED DELIVERY MILESTONES FOR MODEL VERSIONS

Designated Delivery Milestones for Model Versions

(Insert or attach the delivery schedule, identifying Designated Delivery Milestones for Model Versions. State whether a Model Element Table will be included for this purpose as set forth in Article 7.)

ARTICLE 3 SOFTWARE REQUIREMENTS AND FILE EXCHANGE PROTOCOL

§ 3.1 Modeling Software

(Indicate software and version(s) to be used for modeling and any other necessary information.)

Software	Version	Other Information
Revizto	5	
Navisworks		

§ 3.1.1 Modeling Software Updates. All Project Participants agree to coordinate software updates prior to making any Model file upgrades.

§ 3.2 Other Software Tools

(Indicate other software tools to be used to interface with Models, such as for analysis, coordination, quality management, etc. Include version and update restrictions, if any.)

§ 3.3 File Exchange Protocols

§ 3.3.1 The Project Participants agree to share their respective Model Portion updates as follows:

(Check the appropriate box.)

☒ **§ 3.3.1.1 Cloud-Based Collaboration.** The Project Participants agree to use a cloud-based Modeling software platform for developing and sharing Models as follows:

(Indicate software, licensing, and other requirements for hosting the Project. Identify the Project Participant responsible for hosting the Project. Indicate the frequency for Model updates, such as daily, identifying the time of day.)

☐ **§ 3.3.1.2 Separate Model Collaboration.** The Project Participants agree to use file sharing of separately developed Models, and shall develop and share their Model Portions as follows:

(Indicate the requirements for preparation of the Model Portion before it is transmitted, including how to handle links and exclusions of links, auditing, and compacting. Indicate the means of transmission, if appropriate. Indicate the frequency of file exchange for Model updates, such as at milestones, or weekly, identifying the day of the week.)

☐ **§ 3.3.1.3 Other:**

(Specify the type of Model collaboration, which may include a hybrid of cloud-based and separate Model development.)

§ 3.4 Collaboration Protocols. The Project Participants' protocols for the collaborative use of Models, if any, including communication protocols, method of decision tracking, and co-location requirements are as follows:

§ 3.4.1 Training and Support Parameters. The parameters for any training or support program(s) that will be implemented with respect to any collaboration protocols or technical requirements are as follows:

Training on Revizto is provided via AMP Consulting/Revizto Representative

§ 3.4.2 Training and Support Costs. The Project Participants are each responsible for their respective software training and support, and associated costs, unless set forth below:

(Identify required software to be used on the Project and for which the Project Participants will be compensated for training and support, and state how the Project Participants will be compensated.)

ARTICLE 4 DATA SECURITY MEASURES

Data Security Measures. In addition to those data security measures identified in the Exhibit, the Project Participants agree to implement the following data security protocols:

(Indicate data security measures, such as data storage, backup, and security measures, to be implemented by all Project Participants.)

ARTICLE 5 MODELING PROTOCOLS

§ 5.1 Project Coordinates. Project coordinates, including Project north, true north angle, and physical horizontal and vertical location in real space, are set forth below. Project coordinates will not be changed without prior agreement from all Project Participants.

(Indicate the Project coordinates, which can be described in writing, represented graphically, or both.)

0, 0, 0

§ 5.2 Model Data Subdivisions. Model Authors agree to reasonably minimize the subdivision of their Model Portion(s). Any changes to subdivided Model Portions shall be communicated to all Project Participants.

§ 5.3 Common Data Fields

(Indicate common data fields intended to be shared for sheet indices and Model coordination.)

§ 5.4 Construction Phasing. If the Project will be constructed in separate phases, then indicate the phases below. The Project Participants agree that Model phases will be consistent across all Models. If additional phases, or modifications to phases indicated below, are required, then all Project Participants agree to use any new or modified phases.

(Indicate the phases for the Project, such as when the Project includes existing buildings.)

§ 5.5 Sheets

(Indicate the standard format(s) for 2D output(s), such as sheet sizes for the Project, title block format, and requirements to name, number, and identify deliverables.)

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

§ 5.6 Design Options

(Indicate any protocols for addressing or exploring design options.)

§ 5.7 File Naming Conventions

(Indicate protocols for naming each type of file.)

§ 5.8 Modeling Standards

(Indicate standards to be used by the Project Participants, or attach and identify a separate document.)

ARTICLE 6 MODEL MANAGEMENT PROTOCOLS

§ 6.1 Responsibility

(Define individual roles and responsibilities for Model management.)

§ 6.2 Meetings

(Indicate meeting types, the stage or phase within which the meeting occurs, and the meeting frequency.)

Meeting Type	Project Stages or Phases	Frequency
Virtual	Prior to beginning field work	weekly

§ 6.3 Quality Control and Model Health.

§ 6.3.1 Internal Quality Control. Each Project Participant is responsible for producing quality Model Portions that can be used and opened effectively by all other Project Participants. Project Participants will perform checks on their respective Model Portions pursuant to Section 6.3.1.1.

§ 6.3.1.1 Model Checking. The following checks should be performed by each Model Author to assure Model quality:
(Describe each quality control measure to be implemented throughout the development of Model Portions.)

- [] **§ 6.3.1.1.1 Visual Check.** Perform a visual check to confirm that there are no unintended Model components and confirm design intent has been followed:
(Indicate the frequency with which Visual Checks will be performed and modify the description if required.)
- [X] **§ 6.3.1.1.2 Interference Check.** Detect problems within individual Model Portions and with the interface between Model Portions where two building components clash, including where required clearances clash:
(Indicate the frequency with which Interference Checks will be performed and modify the description if required.)
- [X] **§ 6.3.1.1.3 Modeling Protocols Check.** Confirm that the protocols reflected in Article 5 of this BIM Execution Plan have been followed:
(Indicate the frequency with which Modeling Protocols Checks will be performed and modify the description if required.)

- [] **§ 6.3.1.1.4 Model Integrity Check.** Check for items that affect the integrity of each Model Portion, such as corrupted Models, duplicated Model Elements, software warnings, Models with overly large file sizes, etc.:

(Indicate the frequency with which Model Integrity Checks will be performed and modify the description if required.)

- [] **§ 6.3.1.1.5 Other:**

§ 6.3.2 External Quality Control. Upon receipt of another Project Participant's Model Portion, Project Participants shall report to the Model Author any Model quality issues discovered. Model Authors shall promptly resolve reported Model quality issues and issue a new Version of the Model Portion.

ARTICLE 7 LEVELS OF DEVELOPMENT

§ 7.1 Level of Development Descriptions. The Level of Development (LOD) descriptions shall be as set forth in the Exhibit.

§ 7.2 The Project Participants intend to identify the LOD for Model Elements at Designated Delivery Milestones as follows:

(Check the appropriate box.)

- [] AIA Document G205™–2022, Abbreviated Model Element Table
- [] AIA Document G204™–2022, Model Element Table
- [] Describe the LOD to be applied to Model Elements as follows:
(Describe how the LOD will be applied to Model Elements. Itemize by discipline or trade as appropriate. If the Project Participants will use a custom model element table, then identify that model element table.)

§ 7.3 Level of Accuracy. The level(s) of accuracy used for Model Elements indicated as LOD 500 shall be as follows:
(Describe a single level or multiple levels of accuracy that will be applied to LOD 500 Model Elements.)

ARTICLE 8 RELIANCE AUTHORIZATION PROTOCOLS FOR INTERIM DELIVERABLES

For Interim Deliverables, Model Authors will authorize or limit reliance on Model Versions of their respective Model Portions as follows:

(Define the means of authorization, whether described within the Model Version or in a separate document, or both. If appropriate, attach the authorization text or form as an exhibit.)

ARTICLE 9 IDENTIFICATION OF MODELS

§ 9.1 Identification of Model Versions Enumerated as a Contract Document

(Describe how the Project Participants will identify a Model Version enumerated as a Contract Document, if any, such as by file name, by Model Author, through the use of a Model Element Table, or other method.)

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

§ 9.2 Identification of Models or Model Portions not Enumerated as a Contract Document

(Describe how the Project Participants will identify a Model or Model Portions that are not enumerated as a Contract Document, such as by file name, by Model Author, through the use of a Model Element Table, or other method.)

ARTICLE 10 OTHER BIM OR MODELING PROVISIONS

Other provisions related to BIM or Modeling are as follows:

All contractors involved with the coordination process are responsible for paying the Revizto license cost. The license cost is \$1,200

ARTICLE 11 EXHIBITS AND ATTACHMENTS

(List here any exhibits and attachments to this BIM Execution Plan.)

 AIA® Document G204™ – 2022
Model Element Table

MODEL ELEMENT TABLE DATE: October 31, 2025

This Model Element Table dated the day and year written above is incorporated into the BIM Execution Plan between the Parties for the following Project:

(Name and location or address of the Project)

John G. Leach School
2460 Bear Corbitt Road
New Castle, DE 19720

BIM EXECUTION PLAN NAME:

(Identify, by date and full title, the BIM Execution Plan into which this LOD Table is incorporated) (the "BIM Execution Plan")

Colonial School District John G. Leach School BIM Project Executive Plan dated October 31, 2025

MOST RECENT BIM EXECUTION PLAN VERSION OR DATE: October 31, 2025

EXHIBIT NAME:

(Identify, by date and full title, the BIM and Digital Data Exhibit into which the BIM Execution Plan is incorporated) (the "Exhibit")

Colonial School District John G. Leach School BIM Project Executive Plan dated October 31, 2025

TABLE OF ARTICLES

ARTICLE 1 LEVELS OF DEVELOPMENT

ARTICLE 2 MODEL ELEMENT TABLE

The terms used in this Model Element Table have the same meaning as those in the Exhibit.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be incorporated into an agreement between the Parties.

ARTICLE 1 LEVELS OF DEVELOPMENT

§ 1.1 **Level of Development Definitions.** The Level of Development (LOD) descriptions shall be as set forth in the Exhibit.

§ 1.2 Any Model Element that does not have an LOD defined at a phase is not required to be Modeled at that phase. If a Model Element is modeled and no LOD is provided at that phase, the Model Element may not be relied upon.

ARTICLE 2 MODEL ELEMENT TABLE

§ 2.1 **Table Instructions.** The Model Element Table in Section 2.4 indicates the LOD to which each Model Element shall be developed at each identified Project milestone and the Model Element Author.

§ 2.2 **Model Element Table Abbreviations.** Abbreviations for each Model Element Author to be used in the Model Element Table are as set forth in the Abbreviations tab.

§ 2.3 **Model Element Table Notes.** Notes for each Model Element in the Model Element Table are as set forth in the Notes tab. Limitations or qualifications on Model Elements may be described in the Notes.

27-Oct-25

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Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

27-Oct-25

27-Oct-25			Modeled	Bid Package 'A'		
Identify (1) whether a Model Element will be modeled, (2) the LOD required for each Model Element at each Project milestone, (3) the Model Element Author, and (4) references to any applicable notes found in Section 2.3.						
Indicate whether the Model Element is included in the Project by inserting an “x” in the "Modeled" column. If a “Modeled” cell is left blank, the Element in that row will not be included in a Model Portion.						
Insert abbreviations for each MEA identified in the "Abbreviations" tab.						
Project Milestones headings may be modified to identify delivery milestones as defined in the Agreement.						
NOTE: LODs must be adapted for the unique characteristics of each Project.						
Model Elements Utilizing CSI UniFormat™				LOD	MEA	Notes
	B2010.20	Exterior Wall Construction	X	350	A-04/A-13	
	B2010.30	Exterior Wall Interior Skin	X	350	A-04/A-13	
	B2010.40	Fabricated Exterior Wall Assemblies	X	350	A-04	
	B2010.50	Parapets	X	350	A-04/A-13	
	B2010.60	Equipment Screens	X	350	A-04/A-13	
	B2010.80	Exterior Wall Supplementary Components	X	350	A-04/A-13	
	B2010.90	Exterior Wall Opening Supplementary Components	X	350	A-04/A-13	
B2020	Exterior Windows					
	B2020.10	Exterior Operating Windows	X	350	A-12	
	B2020.20	Exterior Fixed Windows	X	350	A-12	
	B2020.30	Exterior Window Wall	X	350	A-12	
	B2020.50	Exterior Special Function Windows	X	350	A-12	
B2050	Exterior Doors and Grilles					
	B2050.10	Exterior Entrance Doors	X	350	A-11/A-12	
	B2050.20	Exterior Utility Doors	X	350	A-11	
	B2050.30	Exterior Oversize Doors	X	350	A-06	
	B2050.40	Exterior Special Function Doors	X	350	A-06	
	B2050.60	Exterior Grilles	X	350	A-11/A-12	
	B2050.70	Exterior Gates	X	350	A-01	
	B2050.90	Exterior Door Supplementary Components	X	350	A-11/A-12	
B2080	Exterior Wall Appurtenances					
	B2080.10	Exterior Fixed Grilles and Screens	X	300	A-24	
	B2080.70	Exterior Fabrications (Exterior Metal Panels)	X	300	A-09	
B2090	Exterior Wall Specialties					
B30	EXTERIOR HORIZONTAL ENCLOSURES					
B3010	Roofing					
	B3010.70	Canopy Roofing	X	300	A-07	
B3020	Roof Appurtenances					
	B3020.10	Roof Accessories (Access)	X	350	A-07	
	B3020.30	Roof Specialties	X	350	A-07	
B3060	Horizontal Openings					
	B3060.50	Vents and Hatches	X	350	A-07	
C	Interiors					
C10	INTERIOR CONSTRUCTION					
C1010	Interior Partitions					
	C1010.10	Interior Fixed Partitions	X	350	A-04/A-13	
	C1010.20	Interior Glazed Partitions	X	350	A-06/A-12	
C1020	Interior Windows					
	C1020.20	Interior Fixed Windows	X	300	A-06/A-11/A-12	

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

27-Oct-25

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Model Elements Utilizing CSI UniFormat™				LOD	MEA	Notes
C1030	Interior Doors					
	C1030.10	Interior Swinging Doors	X	300	A-06/A-11	
	C1030.20	Interior Entrance Doors	X	300	A-06/A-11	
	C1030.25	Interior Sliding Doors	X	300	A-06/A-11/A-12	
	C1030.30	Interior Folding Doors	X	300	A-06/A-11	
	C1030.40	Interior Coiling Doors	X	300	A-06/A-11	
	C1030.50	Interior Panel Doors	X	300	A-06/A-11	
	C1030.70	Interior Special Function Doors	X	300	A-06/A-11	
	C1030.80	Interior Access Doors and Panels	X	300	A-06/A-11	
	C1030.90	Interior Door Supplementary Components	X	300	A-06/A-11	
D	Services					
	D20	PLUMBING				
	D2010	Domestic Water Distribution				
		D2010.20 Domestic Water Equipment	X	350	A-23	
		D2010.40 Domestic Water Piping	X	350	A-23	
		D2010.60 Plumbing Fixtures	X	350	A-23	
		D2010.90 Domestic Water Distribution Supplementary Components	X	350	A-23	
	D2020	Sanitary Drainage				
		D2020.10 Sanitary Sewerage Equipment	X	350	A-23	
		D2020.30 Sanitary Sewerage Piping	X	350	A-23	
		D2020.90 Sanitary Drainage Supplementary Components	X	350	A-23	
	D2030	Building Support Plumbing Systems				
		D2030.10 Stormwater Drainage Equipment	X	350	A-01/A-23	
		D2030.20 Stormwater Drainage Piping	X	350	A-01/A-23	
		D2030.30 Condensate Drains	X	350	A-23	
	D2060	Process Support Plumbing Systems				
		D2060.30 Gas Systems	X	350	A-23	
D30	HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)					
	D3020	Heating Systems				
		D3020.10 Heat Generation	X	350	A-24	
		D3020.90 Heating System Supplementary Components	X	350	A-24	
	D3030	Cooling Systems				
		D3030.10 Central Cooling	X	350	A-24	
		D3030.90 Cooling System Supplementary Components	X	350	A-24	
	D3050	Facility HVAC Distribution Systems				
		D3050.50 HVAC Air Distribution	X	350	A-24	
		D3050.90 Facility Distribution Systems Supplementary Components	X	350	A-24	
	D3060	Ventilation				
		D3060.10 Supply Air	X	350	A-24	

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

27-Oct-25

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	D3060.20	Return Air	X	350	A-24	
	D3060.30	Exhaust Air	X	350	A-24	
	D3060.40	Outside Air	X	350	A-24	
	D3060.60	Air-to-Air Energy Recovery	X	350	A-24	
	D3060.70	HVAC Air Cleaning	X	350	A-24	
	D3060.90	Ventilation Supplementary Components	X	350	A-24	
D40	FIRE PROTECTION					
	D4010	Fire Suppression				
	D4010.10	Water-Based Fire-Suppression	X	350	A-22	
	D4010.50	Fire-Extinguishing	X	350	A-22	
	D4010.90	Fire Suppression Supplementary Components	X	350	A-22	
D50	ELECTRICAL					
	D5010	Facility Power Generation				
	D5010.10	Packaged Generator Assemblies	X	350	A-26	
	D5010.70	Transfer Switches	X	350	A-26	
	D5010.90	Facility Power Generation Supplementary Components	X	350	A-26	
	D5020	Electrical Service and Distribution				
	D5020.10	Electrical Service	X	350	A-26	
	D5020.30	Power Distribution	X	350	A-26	
	D5020.70	Facility Grounding	X	350	A-26	
	D5020.90	Electrical Service and Distribution Supplementary Components	X	350	A-26	
	D5030	General Purpose Electrical Power				
	D5030.90	General Purpose Electrical Power Supplementary Components	X	350	A-26	
	D5040	Lighting				
	D5040.10	Lighting Control	X	350	A-26	
	D5040.20	Branch Wiring for Lighting	X	350	A-26	
	D5040.50	Lighting Fixtures	X	350	A-26	
	D5040.90	Lighting Supplementary Components	X	350	A-26	
	D5080	Miscellaneous Electrical Systems				
	D5080.10	Lightning Protection	X	350	A-26	
D60	COMMUNICATIONS					
	D6010	Data Communications				
	D6010.10	Data Communications Network Equipment	X	350	A-26/A-28	
	D6020	Voice Communications				
	D6020.10	Voice Communications Switching and Routing Equipment (Structured Cabling)	X	350	A-28	
	D6030	Audio-Video Communication				
	D6030.10	Audio-Video Systems (Structured Cabling)	X	350	A-28	
	D6030.50	Electronic Digital Systems (Structured Cabling)	X	350	A-28	
	D6060	Distributed Communications and Monitoring				

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

27-Oct-25

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Model Elements Utilizing CSI UniFormat™			LOD	MEA	Notes
D6060.10 Distributed Audio-Video Communications Systems (Structured Cabling)		X	350	A-28	
D70	ELECTRONIC SAFETY AND SECURITY				
D7030	Electronic Surveillance				
	D7030.10 Video Surveillance	X	350	A-26/A-27	
	D7030.50 Electronic Personal Protection	X	350	A-26/A-27	
D7050	Detection and Alarm				
	D7050.10 Fire Detection and Alarm	X	350	A-26/A-27	
E	Equipment and Furnishings				
E10	EQUIPMENT				
	E1030 Commercial Equipment				
	E1030.55 Unit Kitchens	X	350	A-20	
	E1030.80 Foodservice Equipment	X	350	A-20	
F	Special Construction and Demolition				
F10	SPECIAL CONSTRUCTION				
	F1050 Special Facility Components				
	F1050.10 Pools	X	350	A-21	
G30	LIQUID AND GAS SITE UTILITIES				
	G3010 Water Utilities				
	G3010.10 Site Domestic Water Distribution	X	350	A-01	
	G3010.30 Site Fire Protection Water Distribution	X	350	A-01	
	G3010.50 Site Irrigation Water Distribution	X	350	A-01	
	G3020 Sanitary Sewerage Utilities				
	G3020.10 Sanitary Sewerage Utility Connection	X	350	A-01/A-23	
	G3020.20 Sanitary Sewerage Piping	X	350	A-01/A-23	
	G3020.50 Sanitary Sewerage Structures	X	350	A-01/A-23	
	G3030 Storm Drainage Utilities				
	G3030.10 Storm Drainage Utility Connection	X	350	A-01	
	G3030.20 Storm Drainage Piping	X	350	A-01/A-23	
	G3030.30 Culverts	X	350	A-01/A-23	
	G3030.40 Site Storm Water Drains	X	350	A-01/A-23	
G40	ELECTRICAL SITE IMPROVEMENTS				
	G4010 Site Electric Distribution Systems				
	G4010.10 Electrical Utility Services	X	350	A-26	
	G4010.20 Electric Transmission and Distribution	X	350	A-26	
	G4010.30 Electrical Substations	X	350	A-26	
	G4010.40 Electrical Transformers	X	350	A-26	
	G4010.50 Electrical Switchgear and Protection Devices	X	350	A-26	
	G4010.70 Site Grounding	X	350	A-26	
	G4010.90 Electrical Distribution System Instrumentation and Controls	X	350	A-26	

Colonial School District
John G. Leach School
BIM PROJECT EXECUTION PLAN

27-Oct-25

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G4050	Site Lighting					
	G4050.10	Area Lighting	X	350	A-26	
	G4050.20	Flood Lighting	X	350	A-26	
	G4050.50	Building Illumination	X	350	A-26	
	G4050.90	Exterior Lighting Supplementary Components	X	350	A-26	

§ 2.2 Abbreviations

§ 2.2 Abbreviations for each Model Element Author to be used in the Model Element Table are as follows:

(Provide abbreviations for each Model Element Author)

Abbreviation	Model Element Author (MEA)
CSD	Colonial School District
LEACH	John G. Leach School
JAED	Stuido JAED
AMP	AMP Consulting
SITE	SITE Studios
BIA	Baker Ingram & Associates
EDiS	EDiS Company
A-01	SITWORK
A-03	CONCRETE
A-04	MASONRY
A-05	STRUCTURAL STEEL & MISCELLANEOUS METALS
A-06	CARPENTRY AND GENERAL WORK
A-07	ROOFING
A-09	EXTERIOR METAL PANELS
A-11	HOLLOW METAL AND FINISH HARDWARE
A-12	GLASS AND GLAZING
A-13	METAL STUDS AND DRYWALL
A-20	KITCHEN EQUIPMENT
A-21	SWIMMING POOLS
A-22	FIRE PROTECTION
A-23	PLUMBING
A-24	MECHANICAL
A-26	ELECTRICAL
A-27	SPECIAL SYSTEMS
A-28	STRUCTURAL CABLING

§ 2.3 Notes

§ 2.3 Model Element Table Notes

Notes:

(List by number shown on table.)

- 1 Model Element Table is an add on document to all bid package noted above and relating to all contractor's scope of work. The table identifies all bid package requirements to provide Building Information Models (BIM) during the BIM coordination process. In addition, refer to BIM protocol instruction to see LOD descriptions.
- 2 Contractors are required to attend coordination meetings, submit, and post to BuildingBlok and maintain the BIM schedule production process.

SECTION 01 61 16

VOLATILE ORGANIC COMPOUND (VOC) CONTENT RESTRICTIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Requirements for Indoor-Emissions-Restricted products.
- B. Requirements for VOC-Content-Restricted products.

1.02 RELATED REQUIREMENTS

- A. Section 01 30 00 - Administrative Requirements: Submittal procedures.

1.03 DEFINITIONS

- A. Indoor-Emissions-Restricted Products: All products in the following product categories, whether specified or not:
 - 1. Interior paints and coatings applied on site.
 - 2. Interior adhesives and sealants applied on site, including flooring adhesives.
 - 3. Flooring.
 - 4. Composite wood.
 - 5. Products making up wall and ceiling assemblies.
 - 6. Thermal and acoustical insulation.
 - 7. Other products when specifically stated in the specifications.
- B. VOC-Content-Restricted Products: All products in the following product categories, whether specified or not:
 - 1. Interior paints and coatings applied on site.
 - 2. Interior adhesives and sealants applied on site, including flooring adhesives.
 - 3. Other products when specifically stated in the specifications.
- C. Interior of Building: Anywhere inside the exterior weather barrier.
- D. Adhesives: All gunnable, trowelable, liquid-applied, and aerosol adhesives, whether specified or not; including flooring adhesives, resilient base adhesives, and pipe jointing adhesives.
- E. Sealants: All gunnable, trowelable, and liquid-applied joint sealants and sealant primers, whether specified or not; including firestopping sealants and duct joint sealers.
- F. Inherently Non-Emitting Materials: Products composed wholly of minerals or metals, unless they include organic-based surface coatings, binders, or sealants; and specifically the following:
 - 1. Concrete.
 - 2. Clay brick.
 - 3. Metals that are plated, anodized, or powder-coated.
 - 4. Glass.
 - 5. Ceramics.
 - 6. Solid wood flooring that is unfinished and untreated.

1.04 REFERENCE STANDARDS

- A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; current edition.
- B. CARB (SCM) - Suggested Control Measure for Architectural Coatings; California Air Resources Board; 2020.
- C. GreenSeal GS-36 - Standard for Adhesives for Commercial Use; 2013.
- D. SCAQMD 1113 - Architectural Coatings; 1977, with Amendment (2016).
- E. SCAQMD 1168 - South Coast Air Quality Management District Rule No.1168; current edition.

1.05 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

- B. Product Data: For each VOC-restricted product used in the project, submit evidence of compliance.

PART 2 PRODUCTS

2.01 MATERIALS

- A. All Products: Comply with the most stringent of federal, State, and local requirements, or these specifications.
- B. VOC-Content-Restricted Products: VOC content not greater than required by the following:
 - 1. Adhesives, Including Flooring Adhesives: SCAQMD 1168 Rule.
 - 2. Aerosol Adhesives: GreenSeal GS-36.
 - 3. Joint Sealants: SCAQMD 1168 Rule.
 - 4. Paints and Coatings: Each color; most stringent of the following:
 - a. 40 CFR 59, Subpart D.
 - b. SCAQMD 1113 Rule.
 - c. CARB (SCM).

PART 3 EXECUTION

3.01 FIELD QUALITY CONTROL

- A. Owner reserves the right to reject non-compliant products, whether installed or not, and require their removal and replacement with compliant products at no extra cost to Owner.
- B. Additional costs to restore indoor air quality due to installation of non-compliant products will be borne by Contractor.

END OF SECTION

SECTION 09 51 00
ACOUSTICAL CEILINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Suspended metal grid ceiling system.
- B. Acoustical units.
- C. Support hangers, channels, and wires.

1.02 REFERENCE STANDARDS

- A. ASTM C635/C635M - Standard Specification for the Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings; 2013a.
- B. ASTM C636/C636M - Standard Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-In Panels; 2013.
- C. ASTM E1264 - Standard Classification for Acoustical Ceiling Products; 2014.

1.03 SUBMITTALS

- A. See Setion 01 30 00 - Administrative Requirements.
- B. Shop Drawings: Indicate grid layout and related dimensioning, junctions with other ceiling finishes, and mechanical and electrical items installed in the ceiling.
- C. Product Data: Provide data on suspension system components.
- D. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
- E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
 - 1. See Section 01 60 00 - Product Requirements, for additional provisions.
 - 2. Extra Acoustical Units: Quantity equal to 5 percent of total installed.

1.04 QUALITY ASSURANCE

- A. Suspension System Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum ten years documented experience.
- B. Acoustical Unit Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum ten years documented experience.
- C. Installer Qualifications: Company specializing in installation of the products specified in this section with minimum five years documented experience.

1.05 FIELD CONDITIONS

- A. Maintain uniform temperature of minimum 60 degrees F, and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

1.06 PROJECT CONDITIONS

- A. Sequence work to ensure acoustical ceilings are not installed until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.
- B. Install acoustical units after interior wet work is dry.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Acoustic Tiles/Panels: Subject to compliance with requirements of drawings and specifications, products from the following manufacturers may be provided.
 - 1. Armstrong World Industries, Inc: www.armstrongceilings.com/#sle.
 - 2. Certainteed Architectural: www.certainteed.com/ceilings-and-walls/#sle.
 - 3. Rockfon: www.rockfon.com/#sle.
 - 4. USG Corporation: www.usg.com/ceilings/#sle.

Addendum 3 - October 31, 2025

5. Substitutions: See Section 01 60 00 - Product Requirements.
- B. Suspension Systems:
 1. Same as for acoustical units.

2.02 ACOUSTICAL UNITS

- A. Acoustical Units - General: ASTM E1264, Class A.
- B. Acoustical Panels, Type ACT-1: Painted mineral fiber, with the following characteristics:
 1. Classification: ASTM E1264 Type III.
 - a. Form: 2, water felted.
 - b. Pattern: "C" - perforated, small holes.
 2. Size: 24 by 24 inches.
 3. Thickness: 3/4 inch.
 4. Light Reflectance: 85 percent, determined in accordance with ASTM E1264.
 5. NRC: 0.70, determined in accordance with ASTM E1264.
 6. Ceiling Attenuation Class (CAC): 40, determined in accordance with ASTM E1264.
 7. Tile Edge: Angled Tegral.
 8. Color: White.
 9. Suspension System: Exposed grid.
 10. Basis-of-Design Product:
 - a. Armstrong World Industries, Inc; School Zone Fine Fissured:
www.armstrongceilings.com/#sle.
- C. Acoustical Panels, Type ACT-2: Mineral fiber with scrubbable finish, with the following characteristics:
 1. Classification: ASTM E1264 Type IX.
 - a. Form: 2, water felted.
 - b. Pattern: "G" - smooth.
 2. Size: 24 by 24 inches.
 3. Thickness: 5/8 inch.
 4. Light Reflectance: 81 percent, determined in accordance with ASTM E1264.
 5. NRC: N/A.
 6. Ceiling Attenuation Class (CAC): 33, determined in accordance with ASTM E1264.
 7. Panel Edge: Square.
 8. Color: White.
 9. Suspension System: Exposed grid.
 10. Basis-of-Design Product:
 - a. Armstrong World Industries, Inc; Kitchen Zone: www.armstrongceilings.com/#sle.
- D. Acoustical Panels, Type ACT-3: Ceramic-bonded mineral fiber, with the following characteristics:
 1. Classification: ASTM E1264 Type XX.
 - a. Pattern: "E" - lightly textured.
 2. Size: 24 by 24 inches.
 3. Thickness: 5/8 inch
 4. Light Reflectance: 86 percent, determined in accordance with ASTM E1264.
 5. NRC: N/A.
 6. Ceiling Attenuation Class (CAC): 40, determined in accordance with ASTM E1264.
 7. Panel Edge: Square.
 8. Color: White.
 9. Suspension System: Exposed grid.
 10. Products:
 - a. Armstrong World Industries, Inc; Ceramaguard, Unperforated
www.armstrongceilings.com/#sle.

2.03 SUSPENSION SYSTEM(S) UNLESS NOTED OTHERWISE ABOVE.

- A. Manufacturers:

Addendum 3 - October 31, 2025

1. Same as for acoustical units.
2. Substitutions: See Section 01 60 00 - Product Requirements.
- B. Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with stabilizer bars, clips, splices, perimeter moldings, and hold down clips as required.
- C. Exposed Suspension System, Type 1: Hot-dip galvanized steel grid with steel cap.
 1. Schedule: For use with ACT-1.
 2. Structural Classification: Intermediate-duty, when tested in accordance with ASTM C635/C635M.
 3. Profile: Tee; 15/16 inch face width.
 4. Finish: Baked enamel.
 5. Color: White.
 6. Basis-of-Design Product:
 - a. Armstrong World Industries, Inc; Prelude XL: www.armstrongceilings.com/#sle.
- D. Exposed Suspension System, Type 2: Type 304 stainless steel grid with polished stainless steel cap.
 1. Schedule: For use with ACT-2 and ACT-3.
 2. Structural Classification: Intermediate-duty, when tested in accordance with ASTM C635/C635M.
 3. Profile: Tee; 15/16 inch face width.
 4. Finish: Baked enamel.
 5. Color: White.
 6. Basis-of-Design Product:
 - a. Armstrong World Industries, Inc; Prelude Plus XL Stainless Steel: www.armstrongceilings.com/#sle.

2.04 ACCESSORIES

- A. Support Channels and Hangers: Galvanized steel; size and type to suit application and ceiling system flatness requirement specified.
 1. Stainless Steel at ACT-2 and ACT-3.
- B. Hanger Wire: 12-gage 0.08 inch galvanized steel wire.
 1. Stainless Steel at ACT-2 and ACT-3.
- C. Hold-Down Clips: Manufacturer's standard clips to suit application.
- D. Perimeter Moldings: Same material and finish as grid.
 1. Size: As required for installation conditions.
 2. Angle Molding: L-shaped, for mounting at same elevation as face of grid.
 3. Acoustical Sealant For Perimeter Moldings: Non-hardening, non-skinning, for use in conjunction with suspended ceiling system.
- E. Metal Edge Trim for Suspension Systems: Steel or extruded aluminum; provide attachment clips, splice plates, and preformed corner pieces for complete trim system.
 1. Trim Height: 4 inch.
 2. Finish: Baked enamel.
 3. Color: White.
- F. Gasket For Perimeter Moldings: Closed cell rubber sponge tape.
- G. Touch-up Paint: Type and color to match acoustical and grid units.

2.05 LINEAR ACOUSTICAL CEILING PANELS

- A. Manufacturers
 1. Basis-of-Design: Armstrong World Industries, Inc., SoundScape Blades, Wood Look.
- B. ACT-4: Linear Acoustical Ceiling Panels
 1. Linear Acoustical Ceiling Panels: Panels, suspension members, trim, and accessories as required to provide a complete system.

2. Surface Texture: Fine
 3. Composition: Fiberglass
 4. Finish:
 - a. Bourbon Cherry (WBC)
 5. Size & Design:
 - a. 10 x 46 x 1-3/4" Rectangle (item 8250F04RH01),
 - b. 10 x 94 x 1-3/4" Rectangle (item 8250F04RH02),
 - c. Manufactured to custom lengths as required.
 6. Spacing: 24 inches on center.
 7. Edge Profile: Square
 8. Recycled Content: 53%
 9. Acoustics: Sound absorption up to 2.05 Noise Reduction Coefficient (NRC) ASTM C 423 dependent on blade depth and spacing:
 - a. Based on 24 inch spacing.
 10. Flame Spread: ASTM E 1264; Class A (UL)
 11. Dimensional Stability: HumiGuard Plus; Anti-Microbial, inherent
- C. Metal Suspension Systems:
1. Direct-to-Grid Suspension Acceptable Product: Listed Below as manufactured by Armstrong World Industries, Inc. Items are available in custom colors; contact ASQuote@armstrongceilings.com.
 - a. Prelude XL in coordinating finishes: Color to be selected from manufacturer's full range.
 2. Wire for Hangers and Ties: ASTM A 641, Class 1 zinc coating, soft annealed, with a yield stress load of at least time three design load, but not less than 12 gauge.

2.06 CURVED METAL ACOUSTIC CEILINGS

- A. Manufacturers
1. Basis-of-Design: Armstrong World Industries, Inc., Serpentina Waves.
 2. Available Manufacturers: Subject to requirements of drawings and specifications, products from the following manufacturers may be provided.
 - a. Armstrong World Industries, Inc; Serpentina Waves: www.armstrongceilings.com/#sle.
 - b. Rockfon; CurvGrid One-directional Curved Ceiling System: www.rockfon.com/#sle.
 - c. USG Corporation; Curvatura 3-Dimensional Suspension System: www.usg.com/ceilings/#sle.
 - d. Substitutions: See Section 01 60 00 - Product Requirements.
- B. MTL-2: Curved Metal Acoustical Ceilings
1. Curved Metal Acoustical Ceiling System: Panels, suspension members, trim, and accessories as required to provide a complete system.
 - a. Surface: Smooth
 - b. Material: Minimum 0.032" Aluminum
 - c. Color: To be selected from manufacturer's full range of colors.
 - d. Perforation Option: 3/16" Dia. at 1" O.C.
 - e. Fire Class: Class A.
 2. Edge Molding and Splices: Extruded Aluminum.
 3. Suspension System: Type 304 stainless steel grid with polished stainless steel cap.
 4. Support Channels and Hangers: Stainless steel, size and type to suit application and ceiling system flatness requirement specified.
 5. Hanger Wire: Stainless steel.
- C. FABRICATION
1. Factory-form internal and external corners of same material, thickness, finish, and profile to match exposed linear panels; back brace internal corners.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that layout of hangers will not interfere with other work.

3.02 PREPARATION

- A. Install after major above-ceiling work is complete.
- B. Coordinate the location of hangers with other work.

3.03 INSTALLATION - SUSPENSION SYSTEM

- A. Install suspension system in accordance with ASTM C 636, ASTM E 580, and manufacturer's instructions and as supplemented in this section.
- B. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:240.
- C. Lay out system to a balanced grid design with edge units no less than 50 percent of acoustical unit size.
- D. Install after major above-ceiling work is complete. Coordinate the location of hangers with other work.
- E. Hang suspension system independent of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.
- F. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.
- G. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.
- H. Support fixture loads using supplementary hangers located within 6 inches of each corner, or support components independently.
- I. Do not eccentrically load system or induce rotation of runners.
- J. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at junctions with other interruptions.
 - 1. Install in bed of acoustical sealant or in bed of acoustical sealant.
 - 2. Use longest practical lengths.
 - 3. Miter or Overlap and rivet corners.
- K. Form expansion joints as detailed. Form to accommodate plus or minus 1 inch movement. Maintain visual closure.

3.04 INSTALLATION - ACOUSTICAL UNITS

- A. Install acoustical units in accordance with manufacturer's instructions.
- B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.
- C. Fit border trim neatly against abutting surfaces.
- D. Install units after above-ceiling work is complete.
- E. Install acoustical units level, in uniform plane, and free from twist, warp, and dents.
- F. Cutting Acoustical Units:
 - 1. Cut to fit irregular grid and perimeter edge trim.
 - 2. Make field cut edges of same profile as factory edges.
 - 3. Double cut and field paint exposed reveal edges.
- G. Where round obstructions and bullnose corners occur, provide preformed closures to match perimeter molding.
- H. Install hold-down clips on panels within 20 ft of an exterior door.

3.05 TOLERANCES

- A. Maximum Variation from Flat and Level Surface: 1/8 inch in 10 feet.
- B. Maximum Variation from Plumb of Grid Members Caused by Eccentric Loads: 2 degrees.

3.06 CLEANING

- A. See Section 01 70 00 - Execution and Closeout Requirements for additional requirements.
- B. Clean surfaces.
- C. Replace damaged or abraded components.

END OF SECTION

SECTION 10 28 00
TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Commercial toilet accessories.
- B. Commercial shower and bath accessories.
- C. Under-lavatory pipe supply covers.
- D. Electric hand/hair dryers.
- E. Diaper changing stations.
- F. Utility room accessories.

1.02 RELATED REQUIREMENTS

- A. Section 06 10 00: Concealed supports for accessories, including in wall framing and plates.

1.03 REFERENCE STANDARDS

- A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.
- B. ASTM A269/A269M - Standard Specification for Seamless and Welded Austenitic Stainless Steel Tubing for General Service; 2015a (Reapproved 2019).
- C. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2015.
- D. ASTM C1036 - Standard Specification for Flat Glass; 2011.
- E. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2012.
- F. ASTM C1503 - Standard Specification for Silvered Flat Glass Mirror; 2008 (Reapproved 2013).
- G. ASTM C1822 - Standard Specification for Insulating Covers on Accessible Lavatory Piping; 2015.
- H. ASTM F2285 - Standard Consumer Safety Performance Specification for Diaper Changing Tables for Commercial Use; 2022.
- I. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2009.

1.04 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.

1.05 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.
- C. Schedule: Submit schedule indicating accessories, quantity and location.
- D. Manufacturer's Installation Instructions: Indicate special procedures and conditions requiring special attention.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Commercial Toilet, Shower, and Bath Accessories:
 - 1. Basis-of-Design: Bobrick.
 - 2. Subject to compliance with requirements of the specifications, products from the following manufacturers may be specified.
 - 3. American Specialties, Inc: www.americanspecialties.com/#sle.
 - 4. Bobrick Washroom Equipment, Inc: www.bobrick.com

5. Bradley Corporation: www.bradleycorp.com/#sle.
6. Substitutions: Section 01 60 00 - Product Requirements.

B. Provide products of each category type by single 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.
- B. Stainless Steel Sheet: ASTM A666, Type 304.
- C. Stainless Steel Tubing: ASTM A269/A269M, Grade TP304 or TP316.
- D. Mirror Glass: Tempered safety glass, ASTM C1048; and ASTM C1036 Type I, Class 1, Quality Q2, with silvering as required.

2.03 FINISHES

- A. Stainless Steel: Satin finish, unless otherwise noted.
- B. Powder-Coated Steel: Clean, degrease, and neutralize. Follow immediately with a phosphatizing treatment, prime coat, and two finish coats of powder coat enamel.
- C. Back paint components where contact is made with building finishes to prevent electrolysis.

2.04 COMMERCIAL TOILET ACCESSORIES

- A. Refer to Schedule on Drawings.
- B. Hygiene Support System: See section 11 73 11 - Patient Lifts.

2.05 COMMERCIAL SHOWER AND BATH ACCESSORIES

- A. Shower Curtain Rod: Stainless steel tube, 1 inch outside diameter, 0.04 inch wall thickness, satin-finished, with 3 inch outside diameter, minimum 0.04 inch thick satin-finished stainless steel flanges, for installation with exposed fasteners.
- B. Shower Curtain:
 1. Material: Opaque vinyl, 0.008 inch thick, matte finish, with antibacterial treatment, flameproof and stain-resistant.
 2. Size: 72 by 72 inches, hemmed edges.
 3. Color: As selected from manufacturer's standard colors.
 4. Shower Curtain Hooks: Chrome-plated or stainless steel spring wire designed for snap closure.
- C. Wall-Mounted Soap Dish: Heavy duty, seamless stainless steel, surface-mounted with drain holes, without grab bar, satin finish; with concealed mechanical fastening suitable for substrate and backplate.
- D. Robe Hook: Heavy-duty stainless steel, double-prong, rectangular-shaped bracket and backplate for concealed attachment, satin finish.

2.06 UNDER-LAVATORY PIPE AND SUPPLY COVERS

- A. Under-Lavatory Pipe and Supply Covers:
 1. Insulate exposed drainage piping including hot, cold, and tempered water supplies under lavatories or sinks to comply with ADA Standards.
 2. Construction: 1/8 inch flexible PVC.
 3. Color: White.
 4. Fasteners: Reusable, snap-locking fasteners with no sharp or abrasive external surfaces.
 5. Basis-of-Design: ISP Corporation: Trubro, Lav Shield.
 6. Products:
 - a. Plumberex Specialty Products, Inc.: www.plumberex.com/#sle.
 - b. Truebro, ISP Corporation; ISP Plumbing Products.com/#sle.
 - c. Zurn Industries, LLC; www.zurn.com/#sle.
 - d. Substitutions: See Section 01 60 00 - Product Requirements.

2.07 ELECTRIC HAND/HAIR DRYERS

- A. Electric Hand Dryers: Traditional fan-in-case type, with downward fixed nozzle.
 - 1. Operation: Automatic, sensor-operated on and off.
 - 2. Mounting: Wall-mounted - surface.
 - 3. Cover: Plastic.
 - a. Tamper-resistant screw attachment of cover to mounting plate.
 - b. Screened or shielded air intake.
 - 4. Air Velocity: 4,000 linear feet per minute, minimum.
 - 5. Heater: 500 W, minimum, at full power.
 - 6. Total Wattage: 1800 W, maximum.
 - 7. Runtime as Hand Dryer: 30 seconds, nominal.
 - 8. Supply Voltage: As indicated on drawings.
 - 9. Warranty: 3 years.
 - 10. Electric Hand Dryer Products:
 - a. Basis of Design: World Dryer Corporation; Nova 5: www.worlddryer.com/#sle.

2.08 DIAPER CHANGING STATIONS

- A. Group Bathroom Diaper Changing Station: Wall-mounted folding diaper changing station for use in commercial toilet facilities, meeting or exceeding ASTM F2285.
 - 1. Material: Stainless steel.
 - 2. Mounting: Surface.
 - 3. Minimum Rated Load: 250 pounds.
 - 4. Products:
 - a. Basis of Design: Foundations Premier Stainless Extended Length Changing Table.
 - b. Or approved equal.

2.09 UTILITY ROOM ACCESSORIES

- A. Combination Utility Shelf/Mop and Broom Holder: 0.05 inch thick stainless steel, Type 304, with 1/2 inch returned edges, 0.06 inch steel wall brackets.
 - 1. Hooks: Four, 0.06 inch stainless steel rag hooks at shelf front.
 - 2. Mop/broom holders: Three spring-loaded rubber cam holders at shelf front.
 - 3. Length: Manufacturer's standard length for number of holders/hooks.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify exact location of accessories for installation.
- C. For electrically-operated accessories, verify that electrical power connections are ready and in the correct locations.
- D. See Section 06 10 00 for installation of blocking, reinforcing plates, and concealed anchors in walls and ceilings.

3.02 INSTALLATION

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

3.03 PROTECTION

- A. Protect installed accessories from damage due to subsequent construction operations.

END OF SECTION

SECTION 11 73 11
PATIENT LIFTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Patient lift equipment with powered operating system and overhead-supported tracks.

1.02 RELATED REQUIREMENTS

- A. Section 09 51 00 - Acoustical Ceilings.

1.03 REFERENCE STANDARDS

- A. AISI S100 - North American Specification for the Design of Cold-Formed Steel Structural Members; 2016, with Supplement (2018).
- B. AISI S240 - North American Standard for Cold-Formed Steel Structural Framing; 2015 (Amended 2017).
- C. AISI S400 - North American Standard for Seismic Design of Cold-Formed Steel Structural Systems; 2015, with Supplement (2016).
- D. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2014.
- E. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes [Metric]; 2013.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. See Section 01 70 00 - Execution and Closeout Requirements for preinstallation meeting requirements.
- B. Preinstallation Meeting: Convene one week before starting work of this section.

1.05 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide manufacturer's data sheets of operating system components, track system components, track depth, track maneuverability systems, slings, and accessories. Indicate dimensions, performance requirements, service requirements, materials, finishes, and options
- C. Shop Drawings: Indicate dimensions, reflected ceiling plan track layouts, above-ceiling support requirements, attachment-to-support details, point loads, and power-supply connections.
- D. Delegated Design Data:
 - 1. Shop drawings of overhead structural support system signed and sealed by a professional structural engineer.
 - 2. Calculations for loadings and stresses of cold-formed steel overhead structural support system, signed and sealed by a professional structural engineer.
 - 3. Details and calculations for factory-made framing connectors, signed and sealed by a professional structural engineer.
- E. Manufacturer's Qualification Statement.
- F. Installer's Qualification Statement.
- G. Operation Data: Include description of equipment operation and required adjusting and testing.
- H. Maintenance Data: Identify system maintenance requirements, servicing cycles, lubrication types required and local spare part sources.
- I. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.06 QUALITY ASSURANCE

- A. Designer Qualifications: Design overhead structural support system under direct supervision of a Professional Structural Engineer experienced in design of this work and licensed in the State in which the Project is located.
- B. Manufacturer Qualifications: Company specializing in manufacturing the types of products specified in this section, with minimum ten years of documented experience.
- C. Installer Qualifications: Company specializing in performing work of the type specified and with minimum five years of documented experience and approved by manufacturer.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Package equipment to project site in protective packaging.
- B. Protect finished surfaces during handling and installation with protective covering of polyethylene film or another suitable material.

1.08 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.
- B. Correct defective Work within a three year period after Date of Substantial Completion.

PART 2 PRODUCTS

2.01 CEILING MOUNTED LIFT AND TRACK SYSTEM

- A. MANUFACTURERS
 - 1. Basis of Design; Savaria M-Series Essential: <https://savariapatientcare.com>.
 - 2. Patient Lifts:
 - a. Savaria M-Series Essential: <https://savariapatientcare.com>..
 - b. Baxter: www.hillrom.com.
 - c. Arjo: www.arjo.com.
 - d. Substitutions: See Section 01 60 00 - Product Requirements.
- B. OPERATING SYSTEM
 - 1. Battery-operated patient lift mounted in track system to transfer patients along track system; capable of both powered and manual traverse movement.
 - a. Lifting Speed: 0.91 inch/sec.
 - b. Features: Overload protection, dual pawl emergency brake system, and emergency down control.
 - c. Battery Charging Options: Docking station charging.
 - d. Motor-Track Trolley: Component of motor housing for integration with track system.
 - e. Hand-control remote control.
 - f. Spreader Bar: Spreader bar with four lifting points for sling attachment.
- C. TRACK SYSTEM
 - 1. Description: Manufacturer's standard track systems capable of varying track configuration layouts:
 - a. Track Depth:
 - 1) Standard Track: 2.31 inches wide by 2.66 inches high ; 650 lbs capacity.
 - b. Track Maneuverability Systems:
 - 1) Single Rail Track System; with 45- and 90-degree bend curved tracks and 650 lbs capacity.
 - 2) Refer to drawings for layout.
 - 2. Materials:
 - a. Track: Extruded aluminum, ASTM B221 (ASTM B221M), 6063 alloy, T6 temper.
 - 3. Finish: Powder coated aluminum.
 - 4. Color: Bright white.
- D. OVERHEAD STRUCTURAL SUPPORT SYSTEM
 - 1. Description:

Addendum 3 - October 31, 2025

- a. Factory-fabricated continuous-slot metal channel (strut) and associated fittings, accessories, and hardware required for field-assembly of patient lift overhead support system.
 - b. Provide all required hangers, supports, anchors, fasteners, fittings, accessories, and hardware as necessary for a complete installation that supports the associated patient lift track and operating systems.
 2. Design Criteria: Provide cold-formed steel overhead structural support system.
 - a. Structural Performance: Cold-formed structural members and systems capable of withstanding design loads, and in compliance with design reference standards.
 - b. Design Reference Standards: Provide system components in compliance with AISI S100 and AISI S240.
 - 1) Provide system components in compliance with seismic requirements of AISI S400
 - c. Design Loads: Provide system components in compliance with applicable codes.
 3. Provide classified products, listed and labeled as suitable for intended purpose, where applicable.
 4. Channel Materials:
 - a. Thickness: Steel sheet, 12 gauge, 0.1046 inch minimum; but not less than thickness required to meet performance requirements.
 - b. Size: 1-5/8 inch wide 13/16 inch by 13/16 inch high minimum, but not less than size required to meet performance requirements.
- E. ACCESSORIES
1. Slings: Manufacturer's standard sling with load rating equal to or greater than load rating of lift.
 2. Installation Accessories: Provide necessary accessories and closure trim as required for complete installation.
 3. Fasteners: Manufacturer's standard inserts, anchors, bolts, rivets, and screws appropriate for project conditions; corrosion-resistant.

2.02 WALL MOUNTED HYGIENE SUPPORT STATION

- A. Manufacturers:
1. Basis of Design; Rifton, K710 Support Station; www.rifton.com
- B. Description:
1. Front-leaning and pivoting support for toileting and hygiene care.
 - a. Adjustable Height.
 - b. Fixed configuration with kneeboard in place.
 - c. Pivoting configuration when kneeboard is removed by pulling four quick-release pins.
- C. Unit Dimensions:
1. Trunk Board Size: 24 inch by 24 inch.
 2. Trunk Board Height: 26 inch minimum to 45 inch maximum.
 3. Height of Frame: 65-1/2 inch.
 4. Width of Frame: 27-1/2 inch.
 5. Depth of Truck board, Horizontal: 31 inch.
 6. Depth When Callapsed Against Wall: 8 inch.
 7. Working Load: 250 pound, maximum.
- D. Configuration: Fixed with kneeboard, pivoting when kneeboard is removed.
- E. Accessories:
1. Support Strap: Rifton K716 Support Strap.
 2. Kneeboard: Rifton K717 Kneeboard.
 3. Handholds: Rifton K718 Handhold Pair.
- F. Installation Accessories:
1. Provide necessary accessories and closure trim as required for complete installation.

Addendum 3 - October 31, 2025

2. Manufacturer's standard corrosion-resistant inserts, anchors, bolts, rivets, and screws appropriate for project conditions.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Examine areas and conditions, with installer present, for compliance with requirements of supporting structural members, installation tolerances, and other conditions that may impact performance of equipment.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION

- A. Install equipment in accordance with manufacturer's instructions and approved shop drawings.
- B. Set components plumb, level, and rigid.
- C. Install anchors in accordance with anchor manufacturer's installation guidelines.
- D. Interface With Other Work: Use pop rivets or screws to attach L-shaped perimeter moldings of ceiling to lift equipment track.
- E. Track System Interface with Finish Ceiling: Install track system relative to finish ceiling for semi-recessed track installation.
 1. Coordinate track system interface with components of Section 09 51 00 - Acoustical Ceilings.

3.03 ADJUSTING

- A. Adjust operating equipment for smooth and efficient operation throughout full operating cycle.

3.04 CLOSEOUT ACTIVITIES

- A. Demonstration: Demonstrate operation of equipment to Owner's personnel.
 1. Use operation and maintenance data as reference during demonstration.
 2. Briefly describe function, operation, and maintenance of each component.
- B. Training: Train Owner's personnel on operation and maintenance of system.
 1. Use operation and maintenance manual as training reference, supplemented with additional training materials as required.
 2. Provide minimum of two hours of training.
- C. Final Acceptance: Remove labels, fingerprints; clean surfaces. Repair any marred or damaged surfaces that effect appearance in manner not acceptable to Owner. Replace any parts that cannot be repaired in such a manner.

3.05 PROTECTION

- A. Protect installed equipment from subsequent construction operations.

3.06 MAINTENANCE

- A. See Section 01 70 00 - Execution and Closeout Requirements, for additional requirements relating to maintenance service.
- B. Provide a separate maintenance contract for service and maintenance of lifts for two years from Date of Substantial Completion.

END OF SECTION