

# WSU Tech NCAT Expansion Project



## Bid Package #3

09/10/2025

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

## REQUEST FOR BIDS:

### WSU Tech NCAT Expansion

#### Project **BID PACKAGE #3**

Crossland Construction Company, hereinafter called the (CM) Construction Manager, will receive bids in care of **Wichita State University Campus of Applied Sciences and Technology dba WSU Tech** via email to [emalloy@crossland.com](mailto:emalloy@crossland.com) or at 3017 N Cypress Dr. Suite A on or before **September 10<sup>th</sup>**, 2025 at 12:00 PM for Bid Package #3. Work includes: MASONRY, ARCHITECTURAL MILLWORK/CASEWORK – SUPPLY & SOLID SURFACE – SUPPLY & INSTALLATION, STAINLESS STEEL COUNTERTOPS, ROOFING & SHEETMETAL, METAL PANELS, JOINT SEALANTS & WATERPROOFING, DOORS & HARDWARE – SUPPLY, ARCHITECTURAL MILLWORK/CASEWORK & DOORS/HARDWARE – INSTALLATION, GLASS & GLAZING, OVERHEAD DOORS, DRYWALL & ACOUSTICAL, FLOORING & WALL TILE, PAINTING, POLISHED CONCRETE, SPECIALTIES SUPPLY, SPECIALTIES INSTALLATION, WINDOW TREATMENTS, SITE FURNISHINGS – SUPPLY, SITE FURNISHINGS – INSTALLATION, CONVEYING EQUIPMENT, FIRE PROTECTION, PLUMBING, HVAC, ELECTRICAL/COMMUNICATIONS/FIRE ALARM, LANDSCAPE & IRRIGATION, FENCING

The bid shall be emailed, or hand delivered in a sealed envelope plainly marked and addressed as follow:

If emailed:

- 1) The **name and address of the bidder** shall appear in the email.
- 2) The **Trade Contract Package number and description** you are bidding shall be referenced in the email.
- 3) The email subject shall be: **BID FOR: WSU Tech NCAT Expansion Project BID PACKAGE #3.**

If hand delivered:

- 1) The **name and address of the bidder** shall appear in the upper left-hand corner of the envelope.
- 2) The **Trade Contract Package number and description** you are bidding shall be written on the cover of the envelope.
- 3) The lower left-hand corner of the envelope shall be marked: **BID FOR: WSU Tech NCAT Expansion Project BID PACKAGE #3.** The envelope shall be addressed in the lower right-hand corner to:

**Crossland Construction Company  
Attention: Evan Malloy  
Crossland Construction Company Office  
3017 N Cypress Dr. Suite A  
Wichita, KS, 67226**

All sealed bids will be publicly opened, recorded, and studied for recommendations to the Owner. Bids received after the official stated time or more than ninety-six hours, excluding Saturdays, Sundays and Holidays, before the official stated time set for the opening of bids, will not be accepted. No bids may be submitted, changed, or withdrawn after the time of the opening of the bids.

Crossland Construction Co. & the owner reserves the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.

Jobsite visits can be arranged through Evan Malloy at 316-391-8124 (cell)

The Plans & Specifications are available at the following link:

<https://crosslandconstruction.box.com/s/2a67futc7d7ggevbwxbkydn8qn8injh0> - (Link to Bid Package 3 Plans)

**Attention to the following bid requirements:**

- Complete, sign and include Attachments A, B, C, D, & E found at the end of this bid package document along with your bid form with your sealed bid.
- Performance, payment, and maintenance bonds will be required by the lowest responsible bidder for any subcontract bid over \$100,000. These costs are to be included in your bid amount. **Additionally, a letter from the surety stating sufficient capacity to bond this project that also identifies the bonding rate shall be included in your bid response.**

All questions shall be furnished in writing via email to:  
Evan Malloy [emalloy@crossland.com](mailto:emalloy@crossland.com) or at 316-391-8124.

## Work Package Summaries

### WSU Tech NCAT Expansion Project Bid Package #3

**BID DATE: 09/10/2025 at 12:00 PM**

**Bid Location:**

Email to [emallov@crossland.com](mailto:emallov@crossland.com)

or

3017 N Cypress Dr. Suite A  
Wichita, KS 67226

The following Contract (Bid Group) Work Summaries describe the intended scopes of work to be included in each Bid Package quoted under the Crossland Construction Co., Inc. Construction Management Contract. Bids shall include all the requirements of the plans with specifications unless specifically indicated otherwise in this summary. This includes all layout and daily clean up involved with your work. It is the bidder's responsibility to review bidding requirements and forms to insure a complete, safe, and coordinated execution of the Work Package being quoted. Additionally, bidders shall include in their pricing applicable portions of related specification sections normally associated with the work to be performed whether specifically indicated by this Contract Work Summary or not. Should any bidder be unclear as to the scope of work required, he is instructed to contact the Construction Manager for resolution prior to bidding. In the absence of written instruction to the contrary, in matters of specification and/or scope of interpretation, bidders shall include the more costly and complete of the possible interpretations. Awarding of Trade Contracts will be based on best qualified bid. A copy of the contract agreement to be issued to the lowest qualified trade contractor is available for review upon request.

The trade contractor who is awarded this work shall be responsible for attaining and paying for his own plans & specifications and shall include those costs in the bid amount.

Substitution requests must be submitted for review and consideration at least 5 days prior to the bid date. Substitution requests submitted after this time will not be accepted or considered.

**How to submit and what to include in your emailed bid:**

1. Email to [emallov@crossland.com](mailto:emallov@crossland.com)
2. Write in your bid amounts on the Bid Form
3. Include costs for payment and performance bonds in your bid amount if your total bids exceed \$100,000. A letter from the surety stating sufficient capacity to bond this project that also identifies the bonding rate shall be included in your bid response.
4. Sign and complete all information and include attachments A, B, C, D, & E in your email. Make sure you identify receipt of all addenda on attachment A.
5. Items #1 - #4 above to be included in emailed bid and received before 07/02/2025 at 12:00 pm CDT.
6. All bids will be publicly open at 1:00 pm CDT at Crossland Construction Company's office.

**How to submit and what to include in your sealed bid:**

1. The Sealed Bid Envelope to be addressed and filled out as outlined on page 1.
2. Write in your bid amounts on the Bid Form
3. Include costs for payment and performance bonds in your bid amount if your total bids exceed \$100,000. A letter from the surety stating sufficient capacity to bond this project that also identifies the bonding rate shall be included in your bid response.

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4. Sign and complete all information and include attachments A, B, C, D, & E in your sealed envelope. Make sure you identify receipt of all addenda on attachment A.
5. Items #1 - #4 above to be included in your sealed bid and hand delivered to the location identified on page 1 before 07/02/2025 at 12:00 pm CDT.
6. All bids will be publicly open at 1:00 pm CDT at Crossland Construction Company's office.

## TRADE CONTRACT

### 04A Masonry

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all limestone veneer.
- 2) Provide and install all masonry accessories including but not limited to rigid insulation, ties, mortar net, flashing and sealants.
- 3) Multiple mobilizations are included as required to complete this scope of work.
- 4) Provide and install all flashings/termination bar/drip plate at the base of all masonry materials. Including base flashing/termination bar/drip plate at lintels.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide and install all masonry units as listed on the project including, but not limited to, CMU, Brick Veneer, Cast Stone, Limestone, and special shaped blocks.
- 2) Furnish and install all masonry reinforcing, rebar, joint reinforcements, bracing and anchorages. Bracing design to be in accordance with manufacturers best practices.
- 3) Trade Contractor shall provide shop drawings, if required, showing details of work not adequately detailed on the construction drawings.
- 4) Trade Contractor is responsible for all mortar, grout, colored mortar, and grout fill. Trade Contractor to comply with all requirements of the specifications.
- 5) Trade Contractor to supply and install any and all associated flashings relative to this scope or integral to the work of this trade contract as specified in the Sheet Metal Flashings and Trim spec section.
- 6) Trade Contractor shall include installation of lintels and loose lintels. Provided by others.
- 7) Trade Contractor shall include the installation of hollow metal doors, windows, or opening/cased frames within Masonry. Construction Manager must approve any dimpling of frames. Frames provided by others.
- 8) All ties, anchorages, weeps and vents, control joints, drainage fabric, integral water repellents, bracing, fasteners, and other masonry accessories.
- 9) All rigid insulation associated with the masonry scope of work.
- 10) Include application of brick sealers, as it relates to this scope of work if required by contract documents.
- 11) Install all miscellaneous metals associated with the masonry application. Layout, install, grout, and place all bearing plates, lintels, brick relief angles, and other embeds into work.
- 12) This scope is inclusive of all masonry on the project. Should there be masonry applications at locations other than the main building or main scope of work, it will be this Trade Contract's responsibility (I.e. monument signs, dumpster gates, etc.)
- 13) Provide and install any concrete splash blocks associated with the project.
- 14) Trade Contractor to supply and install any expansion joint or joint cover assemblies as it corresponds with this scope of work.
- 15) Washing procedures, methods, and timing must be approved by the Construction Manager prior to

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commencing work. Approval may also be necessary by from the architect. Testing of grout and mortar is paid for by this Trade Contractor, if necessary, or required. Soap masonry units around all structure and as required by Construction Manager. and/or Contract Documents.

- 16) Daily cleanup, removal of all trash, debris, and excess materials to dumpster (dumpster by Construction Manager). Mason must remove all bulk waste, e.g. block, brick, sand, etc. from the site. Trade Contractor is responsible to supply, install, and maintain all barricades necessary for openings associated with this scope of work.
- 17) Trade Contractor shall provide any hot and cold weather protection required by the Work provided under this Trade Contract, the project schedule, or as directed by Construction Manager. Also include covering up of open walls for protection of rain and washout, or heating of mortar, if cold weather requirements deem necessary. Weather Protection of stored materials and finished work to be included in this trade contract as well as protection of all windows, frames, and all surroundings.
- 18) All layout, staking, grades and elevations as required by the work provided by this Trade Contract, including embeds (all anchors).
- 19) Provide all rubbing, tuck-pointing, and cleanup. All masonry shall be rubbed, pointed, and cleaned immediately after construction of the wall is completed or as directed by Construction Manager.
- 20) Pre-Installation meeting is required, with mandatory attendance by subcontractor's field, and office personnel.
- 21) Detailed coordination with window installations is a requirement of this Trade Contract.
- 22) Construct and dry pack and grout all joist pockets.
- 23) Cleanup of all waste and excess materials from inside chases. Protect mechanical and electrical piping, boxes, carriers, and fixtures.
- 24) Coordination of hose bibs, exterior receptacles, FDC's, Knox boxes, Fire Alarm, Security Cameras and any other items by other trades to be installed in the masonry work to be coordinated by this Trade.
- 25) Clean and prep footings (as required) prior to start of masonry work.
- 26) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 27) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work
- 28) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 29) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 30) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 31) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 32) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 33) Coordination and phasing of work as required by Crossland Construction Co.
- 34) Include all ADA requirements applicable to system(s) and project.
- 35) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 36) Include travel and mobilizations for field measuring.
- 37) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.

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- 38) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 39) Trade Contractor shall include a final clean of all materials installed by this contract.
- 40) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 41) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 42) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 43) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 44) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 45) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 46) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1. This project is tax exempt.

**Base Bid:** Includes all items needed to furnish and install a complete masonry package as detailed above.

**Add/Deduct Alternate:**



## TRADE CONTRACT

### 06A Architectural Millwork & Casework - Supply Solid Surface - Supply & Installation

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish all upper, lower, and pantry cabinets including shelving. Installation by others.
- 2) Furnish all specialty materials/millwork including but not limited to nanotech polymer laminate, stain, and wood panels as indicated on the Contract Documents.
- 3) Provide and install all quartz countertops/assemblies including edge/side/back splashes.
- 4) Include lockable cabinets/doors where indicated.
- 5) Field measure prior to fabrication/installation as needed.
- 6) Multiple mobilizations are included as required to complete this scope of work.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor is to furnish all millwork, casework, wood cabinets, stainless steel countertops with back/edge splashes, and staining and finishing of all woodwork. Include all hardware, locks, grommets, shop finishing of all woodwork.
- 2) Trade Contractor is to furnish and install all solid surface windowsills and quartz countertops. Include all furring, shimming, anchors, adhesive, back/edge splashes and caulking for a complete installed system.
- 3) Include all required wood trim or framing components.
- 4) Include all staining and transparent finishing of all woodwork including all wood fillers, primers, sealers, acrylic finishes and all prep work.
- 5) Include all manufactured wood casework, wood faced casework, plastic laminate faced casework, thermoset decorative panels, edge banding, staining and finishing, hardware, accessories, wall shelving and supports.
- 6) Include all backsplashes, end splashes and, any inserts or clips required for undermount sinks and bowls.
- 7) Include all metal countertop support brackets.
- 8) Include all transaction tops including all standoffs, supports and anchors.
- 9) Provide and make ready cabinets for electrical, telephone, mechanical, or plumbing equipment, as may be noted on the contract documents. Provide grommets as required for electrical and plumbing.
- 10) Provide all cutouts for sinks, data and electrical connections as detailed per shop drawings.
- 11) This trade Contract responsible for all field verification of dimensions and conditions. Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements) and provide ample borders and edges to allow for subsequent scribing and trimming of casework and millwork for accurate fit.
- 12) Contractor shall provide all millwork, wood, hardware, and finish samples in a timely manner and as indicated by contract documents so as not to delay the selection process.

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- 13) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work described above.
- 14) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 15) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 16) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 17) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 18) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 19) Coordination and phasing of work as required by Crossland Construction Co.
- 20) Include all ADA requirements applicable to system(s) and project.
- 21) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 22) Include travel and mobilizations for field measuring.
- 23) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 24) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 25) Trade Contractor shall include a final clean of all materials installed by this contract.
- 26) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 27) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 28) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 29) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 30) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 31) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 32) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.
2. All in wall blocking to be by others.
3. Installation of millwork & casework.

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**Base Bid:** Includes all items needed to furnish all millwork, casework, and countertops support package as detailed above. Includes all items needed to furnish and install all quartz countertops/assemblies' package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 06B Finish Carpentry & Doors/Hardware - Installation

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Install all upper, lower, and pantry cabinets including shelving.
- 2) Install all quartz countertop support assemblies including any plywood substrate, angles, wood structure, support, and brackets.
- 3) Install all specialty materials/millwork including but not limited to nanotech polymer laminate, stain, and wood panels.
- 1) Install all in wall wood blocking and backing as required for all TV's, toilet/bath/laundry accessories, cabinets, specialties, and any other required items.
- 4) Install all interior/exterior hollow metal doors.
- 5) Install all flush wood doors.
- 6) Install all door hardware sets.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor is to install all standing trim, running trim, flush wood paneling and wainscots, panel molds, base molds, wood caps, wood cabinets, casings, chair rail, stainless countertops with edge/back splashes. Include all chair rails, wood base, hardware, locks, grommets, furring, shimming, anchors, and caulking of all woodwork.
- 2) Provide all labor, material and equipment required to install all interior architectural woodwork, casework, stainless steel countertops with edge/back splashes for a complete and finished interior architectural woodwork system.
- 3) Include all wood trim or framing components.
- 4) Include all manufactured wood casework, wood faced casework, plastic laminate faced casework, thermoset decorative panels, edge banding, solid surfacing, staining and finishing, caulking of all work to adjacent surfaces and materials, hardware, accessories, countertops, wall shelving and supports.
- 5) Include installation of all modesty panels, solid surfaced countertops and, windowsills as identified in the contract documents.
- 6) Include installation of all backsplashes, end splashes and, any inserts or clips required for undermount sinks/bowls, and metal countertop support brackets for stainless steel countertops.
- 7) Make ready cabinets for electrical, telephone, mechanical, or plumbing equipment, as may be noted on the contract documents. Drill holes and install grommets as required for electrical and plumbing.
- 8) This trade Contract responsible for all field verification of dimensions and conditions. Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements) and provide ample borders and edges to allow for subsequent scribing and trimming of casework and millwork for accurate fit.

- 9) Contractor shall provide protection of all stored work and finished work. Contractor shall cover completed work with 4-mil polyethylene film protective enclosure, applied in a manner which will allow easy removal and without damage to woodwork or adjoining work. Remove cover immediately before time of final acceptance.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) Provide all labor and misc. materials to install all doors & hardware as specified in the contract documents.
- 12) Include all wood doors, hollow metal doors, specialty doors, lead lined doors, finish hardware, hinges, pivots, lock & latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders & keys, and weather seals to provide a fully functioning door system as specified in the contract documents and door and hardware schedule.
- 13) Provide all labor to install all electrified hardware. Interconnections and final terminations by others. Leave whips/leads in an accessible location as directed by the CM.
- 14) Install all doors with construction cores to allow the building to be lockable during construction.
- 15) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 16) A representative from the successful bidder shall be present, record inventory, and sign off acceptance for all deliveries. Materials missing or damaged after delivery sign off and replacement thereof shall be the responsibility of this Trade Contract.
- 17) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 18) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 19) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 20) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 21) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 22) Coordination and phasing of work as required by Crossland Construction Co.
- 23) Include all ADA requirements applicable to system(s) and project.
- 24) Receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. Provide all labor to move material from staging area to final installation location.
- 25) Inventory and sort material for installation. Notify Construction Manager of any missing items within 48 hours of delivery.
- 26) The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 27) Include travel and mobilizations for field measuring.
- 28) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 29) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 30) Trade Contractor shall include a final clean of all materials installed by this contract.

- 31) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 32) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 33) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 34) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 35) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 36) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 37) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.
2. Door Hardware to be provided by others.
3. Millwork, casework, and specialty materials to be provided by others.
4. Aluminum door and hardware installation to be by others.
5. Card readers and access controls to be installed by others.

**Base Bid:** Includes all items needed install a complete door, hardware, millwork, casework, and specialty materials package as detailed above.

**Add/Deduct Alternate:**

## TRADE CONTRACT

### 07A Roofing & Sheetmetal

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install complete TPO roofing and insulation system.
- 2) Provide and install all pre-fabricated TPO for columns at roof screens.
- 3) Provide and install all scuppers, flashings, metal coping and parapet cap. Blocking by others.
- 4) Provide and install concrete roof paver system including pavers, pedestals, and protection mat as shown.
- 5) Provide and install roof walkway pads and crickets as necessary.
- 6) All miscellaneous patching and repair included.
- 7) Provide and install gutters, downspouts and splash blocks.
- 8) Provide and install any cant framing/blocking required for this scope of work.
- 9) Provide and install all roof hatches as indicated in the Contract Documents.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish and install all pre-finished metal cap flashings, parapet caps, ridge caps, copings, base flashings, counter-flashings, cleats, trims, ridge flashings, sheet metal flashings, metal closure pieces, flashings and counter flashings for rooftop mounted equipment utility curbs, counter flashing, fasteners, expansion joints, and sheet metal.
- 2) Provide all work required for a complete, operational, and weather-tight roofing system per the contract documents. Include any light-weight concrete, insulation, cover board, metal flashings, counter flashings, scuppers, walk pads, metal reglets, gaps and coping and roof accessories.
- 3) Furnish and install all roof control joints, scuppers, expansion joints, expansion joint covers with zee closures & flashing membranes and flexible foam rods, gasketed fasteners, drape weep flashings and compressible insulation.
- 4) Include all clips, fasteners, sealants, paper slip sheet, underlayment, bedding compounds, reglet flashings, zee closures, field formed flashings, sub flashings, sheet metal pans, cleats, anchoring devices, metal cover plates, and miscellaneous required for complete, operational, and finished systems.
- 5) Furnish and install all stainless fasteners, neoprene washers, pop rivets, sealant, expansion joint cover, angle trim, and miscellaneous required for parapet caps.
- 6) Provide all tapered insulation required to provide positive drainage to the roof drains or gutters.
- 7) Trade Contractor shall thoroughly clean the roof of all debris, screws, nails, shavings, scraps, mud and miscellaneous materials. Include any paint touch up of scratched roofing.
- 8) Trade Contractor shall provide all flashing required at roof drains, curbs, and vertical surfaces. Roofer will be responsible to replace any covers, gratings, screws, or bolts that have to be removed to accomplish this Work. coordinate installation of work at roof drains with Plumbing Trade Contractor.
- 9) Trade Contractor shall provide continuous bead of sealant at each flashing and terminations of membrane as required for a watertight installation. Any flashing in roof system will be sealed by this trade contractor.
- 10) Provide protection of all surroundings including other finishes, concrete, landscaping, and buildings

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during installation of this work. Any and all costs associated with surroundings damaged during the work of this Contract will be the responsibility of this Contract.

- 11) Trade Contractor is responsible for all miscellaneous equipment required to receive, unload and install your work. Trade Contractor shall include all materials FOB jobsite.
- 12) Provide and remove temporary handrails, guardrails, and any safety measures required to meet OSHA guidelines or as directed by Construction Manager or the Owner around perimeter of roofs.
- 13) This Trade Contractor is responsible for all field verification of dimensions and conditions.
- 14) Daily cleanup, removal of all trash, debris, and excess materials of this trades material to be removed by this trade contract.
- 15) This Trade Contractor to coordinate all roof curb heights provided by other trade contracts.
- 16) Provide and install all cap flashing on top of any masonry or precast walls/perimeter.
- 17) This trade contractor to include OSHA approved hard warning line (cable or 2x4) around the perimeter of the building from the completion of the steel erection to the completion of the job. This trade contractor will need to include mobilization to the jobsite to set this up before their work starts.
- 18) Trade Contractor shall provide all labor, material and equipment to install all insulated and non-insulated metal soffit panels, and all associated flashings, battens, clips, fasteners, sealers and accessories for a complete and finished system.
- 19) Trade contractor shall include all sheet metal flashings and trims including all gutters, downspouts, parapet caps, copings, roof edge drainage systems, fascia's and, all trims/flashings to create a complete/watertight and finished appearance.
- 20) Trade Contractor shall thoroughly clean the roof of all debris, screws, nails, shavings, scraps and miscellaneous materials. Include any paint touch up or replacement of scratched roofing or panels.
- 21) Include all receiver pieces and metal trim pieces between metal panels and roofing, masonry, EIFS or other dissimilar materials.
- 22) Include all expansion joints associated with this scope of work.
- 23) All caulking around metal soffit panels to insure a water-tight product.
- 24) Trade Contractor shall replace or correct any panels with an "oil canning" effect that is outside industry standards or limits defined in the specifications or manufacturer standards.
- 25) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 26) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 27) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 28) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 29) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 30) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 31) Coordination and phasing of work as required by Crossland Construction Co.
- 32) Include all ADA requirements applicable to system(s) and project.
- 33) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 34) Include travel and mobilizations for field measuring.



- 35) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 36) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 37) Trade Contractor shall include a final clean of all materials installed by this contract.
- 38) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 39) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 40) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 41) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 42) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 43) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 44) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1. This project is tax exempt.

**Base Bid:** Includes all items needed to furnish and install a complete roofing system, sheet metal and soffit panel package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 07B Joint Sealants & Waterproofing

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all fluid applied air/weather barrier. Ensure fluid applied air/weather barrier wraps all openings and extends to slab edge as necessary.
- 2) Provide and install joint sealants to include slab on grade, masonry and windows/doors/dissimilar materials. Site paving joint sealants to be by others.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall include all labor, material and equipment to install all caulking for all building joints, inclusive of masonry to masonry joints, masonry to EIFS joints, EIFS to metal joints, concrete floor joints, masonry to concrete joints, masonry control joints, concrete to concrete joints, and miscellaneous caulking/sealants as required to provide complete, finished, and watertight work.
- 2) Trade Contractor shall provide and install all backer rod, primers and bond breakers.
- 3) Trade Contractor shall provide all caulking and sealant of exterior hollow metal frames, including exterior and interior of frames, inclusive of hollow metal frames in masonry walls.
- 4) Trade Contractor shall provide and install fluid applied air/weather barrier at all exterior walls and soffits.
- 5) Trade Contractor shall clean any, and, all joints by power washing, vacuuming, blowing or whatever means required to make the joint ready to receive the work under this trade contract.
- 6) Trade Contractor is responsible for blocking or roping off work area(s) as necessary during cleaning, installation and curing of joints.
- 7) Disregard any plan notes stating what trades are responsible for certain scopes of work. Scopes of work are specified solely by the bid package(s).
- 8) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 9) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 10) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 11) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 12) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract
- 13) through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

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- 14) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.
2. Joint sealants at site paving.

**Base Bid:** Includes all items needed to furnish and install a complete joint sealant and waterproofing package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 07C Metal Panels

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all metal soffit panels. Framing, blocking, and sheathing by others.
- 2) Provide and install all metal wall panels and metal fascia. Include metal panels at roof screens, bi-fold hangar door and service yard.
- 3) Provide and install all metal panel z-girts, trims, clips, sealants, fasteners, flashings and insulation required for a complete system.
- 4) Provide and install all interior metal panels indicated as MP1 and MTL1 per I-601-T.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall provide all labor, material and equipment to install all insulated and non-insulated metal wall panels, metal soffit panels, and all associated flashings, battens, clips, fasteners, sealers and accessories for a complete and finished system.
- 2) Trade contractor shall include all sheet metal flashings and trims including all gutters, downspouts, parapet caps, copings, roof edge drainage systems, fascia's and, all trims/flashings to create a complete/watertight and finished appearance.
- 3) Trade Contractor to furnish and install wood blocking behind vertical and horizontal metal fasciae and panels as necessary to complete this scope of work per the manufacture details; (all other wood blocking and wood at metal copings by Drywall Trade Contractor).
- 4) Trade Contractor shall thoroughly clean the roof of all debris, screws, nails, shavings, scraps and miscellaneous materials. Include any paint touch up or replacement of scratched roofing or panels.
- 5) Include all receiver pieces and metal trim pieces between metal panels and roofing, masonry, EIFS or other dissimilar materials.
- 6) Include all expansion joints associated with this scope of work.
- 7) This trade contract to include all metal panel screen walls around mechanical units on the roof.
- 8) Include sheet metal cap, flexible flashing and fire rated plywood over top of metal panel walls.
- 9) All caulking around metal panels to insure a water-tight product.
- 10) Include costs and labor for protection of Modified bitumen roofing during performance of this work.
- 11) Trade Contractor shall replace or correct any panels with an "oil canning" effect that is outside industry standards or limits defined in the specifications or manufacturer standards.
- 12) Provide and remove temporary handrails, guardrails, and any safety measures required to meet OSHA guidelines or as directed by Construction Manager or the Owner around the perimeter of the roofs.
- 13) This Trade Contract responsible for all field verification of dimensions and conditions.
- 14) All miscellaneous equipment required to receive, unload and install your work to be included.
- 15) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 16) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.

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- 17) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 18) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 19) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 20) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 21) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 22) Coordination and phasing of work as required by Crossland Construction Co.
- 23) Include all ADA requirements applicable to system(s) and project.
- 24) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 25) Include travel and mobilizations for field measuring.
- 26) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 27) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 28) Trade Contractor shall include a final clean of all materials installed by this contract.
- 29) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 30) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 31) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 32) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 33) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.
2. Metal studs, exterior grade sheathing, and weather barrier by others.

**Base Bid:** Includes all items needed to furnish and install a complete metal panels package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 08A Doors, Frames & Hardware - Supply

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish all interior/exterior hollow metal door frames.
- 2) Furnish all interior/exterior hollow metal doors.
- 3) Furnish all flush wood doors.
- 4) Furnish all door hardware sets mechanical and electrical, including aluminum door hardware.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish all doors, frames, & hardware associated with the project, except Aluminum doors and frames.
- 2) Furnish all doors including, but not limited to: wood doors, hollow metal doors, steel doors, storm doors, & composite doors.
- 3) Furnish all frames including, but not limited to: hollow metal, steel, storm, rated, hollow metal window frames, & hollow metal cased openings.
- 4) Furnish all hardware as listed in the hardware schedule. Include all hinges, pivots, lock and latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders and keys, power supplies, electrified hardware, anchors, astragals, glazing stops, door silencers, and weather sealants.
- 5) Furnish all doors with construction cores to allow the building to be lockable during construction. Include final keying for all locks and cylinders to existing or new system.
- 6) Include pre-finishing of doors as specified.
- 7) Furnish all electric, hardware, devices and power supplies.
- 8) All materials to be shipped FOB jobsite. Materials to be unloaded and placed in a location as directed by the CM with dunnage included.
- 9) Creation of the submittal package shall include coordination between the architectural plan pages and the applicable schedules. Discrepancies between the two shall be provided to the CM in RFI format. Failure to do so will result in replacement of the material in question at no expense to the owner or CM.
- 10) Trade Supplier to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; samples, product data, shop drawings, calculations, certifications, warranties etc.

**Exclusions:**

1. This project is tax exempt.
2. Installation.

**Base Bid:** Includes all items needed furnish a complete door and hardware package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 08B Glass & Glazing

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install interior and exterior storefront walls, doors, and windows.
- 2) Install all storefront door hardware including all that is scheduled to be provided by others.
- 3) Provide and install all curtain wall systems
- 4) Provide and install all door thresholds as required.
- 5) Provide and install glazing for sidelights, door lites and interior windows.
- 6) Provide and install Crossland Construction required sub sill with end dams at all exterior storefronts.
- 7) Provide and install all sill, jamb, and head flashings at exterior storefront door and window frames.
- 8) Ensure storefront/curtain wall systems are capable of access control/automatic door operators where required.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all labor, material and equipment to install all aluminum storefronts, windows, doors, glass & glazing, weather stripping, interior/exterior caulking and flashings required for a complete, operational and weather tight system.
- 2) Include all aluminum doors, hardware, silencers, glass, glass stops for aluminum doors, compression insulation, glass in wood doors and hollow metal frames.
- 3) Install all hardware for aluminum doors. Hardware to be supplied by door trade contractor
- 4) Provide construction core for use during construction. Final cores will be provided by the door hardware trade contract.
- 5) Furnish and install all glass in wood doors, hollow metal doors, hollow metal frames.
- 6) Include all caulking for aluminum frames both inside and out.
- 7) Include all one-way mirrors.
- 8) All equipment, freighting, & permits required to deliver material to jobsite.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

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- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 16) Coordination and phasing of work as required by Crossland Construction Co.
- 17) Include all ADA requirements applicable to system(s) and project.
- 18) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 19) Include travel and mobilizations for field measuring.
- 20) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 21) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 22) Trade Contractor shall include a final clean of all materials installed by this contract.
- 23) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 24) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 25) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 26) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 27) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 28) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 29) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.
2. Furnish of aluminum door hardware.

**Base Bid:** Includes all items needed furnish and install a complete glass and glazing package as detailed above.

**Add/Deduct Alternate:** N/A



## TRADE CONTRACT

### 08C Overhead Doors

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install (9) rolling overhead doors type OD per A-611-T & A-611-S.
- 2) Provide and install (2) 12' x 14' vertical overhead doors type VOH per A-611-S.
- 3) Provide and install (1) 80' x 24' hangar bi-fold door type HBD per A-611-S.
- 4) Provide and install all necessary hardware and overhead door operators as required. Power to be provided by others.
- 5) All low voltage wirings to be in conduit to be provided by others.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all labor, material and equipment to furnish and install all overhead sectional doors.
- 2) Trade Contractor to include all door curtains, slats, insulation, gasket seals, end-locks, wind-locks, bottom bars, astragals, jamb guides, hoods, locking devices, weather seals, counterbalance mechanisms, brackets, electric door operators (wiring by Electrical Trade Contractor), motors, limit switches, control stations, disconnects and accessories for a complete and fully functional door/grille.
- 3) Include, furnish and install of all metal or wood blocking required to mount guides, motors or hood enclosures.
- 4) Trade Contractor responsible for door and grille finishes per specifications.
- 5) Trade Contractor to include all hardware and components.
- 6) Trade Contractor to include attaining all field dimensions prior to order and installation of all doors.
- 7) Trade Contractor to protect all adjacent finishes during installations.
- 8) Include testing of all work for proper operation after installation and during owner final walk thru to be included.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the

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Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule. Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.

- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items needed to furnish and install a complete overhead & bi-fold door package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 09A Drywall & Acoustical

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 2) Provide and install all framing, insulation and sheathing exterior walls. Include all clips/materials/accessories as indicated.
- 3) Provide and install all framing, insulation, sheathing and sheetrock interior walls. Include all clips/materials/accessories as indicated on the interior partition schedule.
- 4) Provide and install all tape, bed and finishing of all sheetrock.
- 5) Provide and install all fire, smoke, and acoustical sealants.
- 6) Install hollow metal frames in framed walls. Hollow metal frames provided by others.
- 7) Provide and install all framing and sheetrock at hard lid ceilings and fur downs/soffits.
- 8) Provide and install all ACT ceilings.
- 9) Provide and install all ceiling tile.
- 10) Provide and install all acoustical ceiling clouds.
- 11) Provide and install FRP and accessories.
- 12) Provide and install all roof parapet blocking and sheathing.
- 13) Provide and install all storefront blocking and sheathing.
- 14) Provide any delegated design engineering as identified in the contract documents for metal stud framing assemblies. Include bracing where indicated.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to provide all labor, material and equipment to install all interior stud wall framing, exterior stud wall framing, structural studs, metal channel, ceiling framing, hat channel framing, batt insulation, gypsum board, high impact, moisture resistant, cement board gypsum board, exterior sheathing, air barriers, tape & bed, acoustical sealants, fasteners, suspension systems, gypsum board ceilings and acoustical ceilings as required for a complete and finished system.
- 2) Trade Contractor to include all layout for metal stud framing, and, bracing of metal stud walls as required.
- 3) Coordinate with other trades all openings from ductwork, piping and cable trays. If not coordinated this Trade Contractor is responsible to modify framing accordingly. Cut gypsum board tightly around all penetrations unless trade contractors cut opening after walls have gypsum board installed.
- 4) Trade contractor to provide and install all fabric wrapped acoustical panels when applicable.
- 5) Provide and install any expansion joints in framing system. Include all expansion joint covers and assemblies to be installed in gypsum board walls and gypsum board or acoustical ceilings.
- 6) Include all drywall control joints and reveals.
- 7) Include all foamed in place insulation at all exterior wall crevices, between walls and metal decking and junctions between walls. Include top of CMU filler.

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- 8) Trade Contractor to provide and install all insulation and sound insulation as required.
- 9) Trade contractor to include and install all fire treated wood blocking in correct locations for architectural woodwork, future TV's, mirrors, toilet partitions, marker boards, tack boards, smart boards, toilet accessories, exterior building signage, windows, chair rail, lockers, storage bins, fire extinguisher cabinets, water fountains, and overhead coiling doors.
- 10) Trade contract to provide and install all gypsum soffits and furr downs.
- 11) Provide all slide clips, studs, tracks, top track, metal trims, runners, channels, expansion tracks, fasteners, and welding shim studs as required to achieve straight, plumb walls.
- 12) Trade Contractor shall check and review all work in which this Trade Contractor's work attaches.
- 13) Treat all joints, nail heads, and other depressions in the surface of the wallboard, in accordance with the recommended manner, with a taped joint system by the gypsum wallboard manufacturer and as per the contract documents.
- 14) Furnish and install all wood blocking for roof systems and under parapet cap flashings, behind metal fascia's, plywood at parapets and, any other wood associated with the metal or roofing system.
- 15) Install all hollow metal frames in framed walls. (Frames to be provided by others).
- 16) Furnish and install access panels as necessary for, and, to adjust/offset framing as required for structure, mechanical, plumbing, and electrical systems as approved by Architect and Construction Manager.
- 17) Furnish and install plywood in any mechanical/data/electrical/IT rooms as shown.
- 18) Furnish and install fire resistant plywood on back side of parapet walls.
- 19) Provide and install exterior gypsum sheathing under soffit panels and overhangs.
- 20) Fire rated and nonrated caulking at top and bottom of wall types as shown.
- 21) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 22) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 23) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 24) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 25) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 26) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 27) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 28) Coordination and phasing of work as required by Crossland Construction Co.
- 29) Include all ADA requirements applicable to system(s) and project.
- 30) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 31) Include travel and mobilizations for field measuring.
- 32) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 33) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 34) Trade Contractor shall include a final clean of all materials installed by this contract.
- 35) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the

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streets or adjacent areas.

- 36) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 37) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 38) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 39) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 40) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 41) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1. This project is tax exempt.

**Base Bid:** Includes all items needed to furnish and install a complete gypsum assembly and acoustical ceiling package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 09B Flooring & Wall Tile

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish and install all carpet tile.
- 2) Furnish and install all luxury vinyl tile.
- 3) Furnish and install all floor and wall porcelain tile. Include waterproofing membrane tile backer and mortar system.
- 4) Furnish and install all trims and transitions as required.
- 5) Furnish and install all resilient base.
- 6) Furnish and install kitchen backsplash.
- 7) Furnish and install all walk-off carpet.
- 8) Furnish and install vinyl wall covering.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to furnish and install all VCT, SDT, resilient flooring, rubber base, porcelain wall tile, porcelain floor tile, carpet, linoleum wall covering, and all miscellaneous work required for a complete and finished installation.
- 2) Trade Contractor shall provide all grout, base, and trim as required for a complete and finished porcelain tile system. If applicable Trade Contractor shall provide all rock and glass tile, base, and trim as required for complete and finished porcelain tile systems.
- 3) Provide patterning in all applications as shown/indicated in contract documents.
- 4) Trade Contractor shall provide all resilient sheet flooring, resilient floor coverings, carpet floor covering, rubber base/tile, and miscellaneous work required for a complete and finished systems.
- 5) Furnish and install all carpet, sub floor filler, adhesive, edge strips, Schluter trim, transition strips, seaming cement, and miscellaneous as required for complete and finished systems.
- 6) Include all floor preparation; including floor filler, floor leveling compound, adhesive primer, trim, grout, sealants, solid surfacing thresholds, installation adhesives, trim, and miscellaneous materials required for complete and finished systems.
- 7) Include floor and wall waterproofing for shower applications for a complete watertight system.
- 8) Include all epoxy grout, epoxy mortar bed, mortar bed, mortar bed bond coat, and miscellaneous for complete and finished systems.
- 9) Furnish and install all VCT, static dissipative tile, sub floor filler, adhesive, edge strips, seaming cement, and miscellaneous as required for complete and finished systems.
- 10) This trade contract to install rubber tread and risers at the stage stairs as indicated in the plans.

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- 11) Provide all certified test reports, certifications, samples, shop drawings, and miscellaneous as required by contract documents.
- 12) Include all rubber bases on casework, cabinets, and equipment where indicated.
- 13) This Trade Contractor shall pay for an independent firm to perform inspection and testing of substrates as defined in the specification.
- 14) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 15) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 16) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 17) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 18) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 19) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 20) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 21) Coordination and phasing of work as required by Crossland Construction Co.
- 22) Include all ADA requirements applicable to system(s) and project.
- 23) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 24) Include travel and mobilizations for field measuring.
- 25) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 26) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 27) Trade Contractor shall include a final clean of all materials installed by this contract.
- 28) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 29) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 30) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 31) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 32) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 33) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 34) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

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**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items needed to furnish and install a complete flooring and wall tile package as detailed above.

**Add/Deduct Alternate:** N/A



## TRADE CONTRACT

### 09C Painting

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Material and labor for all exterior painting.
- 2) Material and labor for painting interior drywall partitions and drywall ceilings.
- 3) Material and labor to paint all exposed structure.
- 4) Material and labor to paint all exposed piping.
- 5) Material and labor to paint all doors, frames, and windows.
- 6) Material and labor for all trim paint.
- 7) Material and labor for painting all stair components as indicated.
- 8) Material and labor for painting of 4" yellow striping as indicated.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contract to include all labor, material and equipment for all painting including but not limited to the painting of all gypsum board walls, gypsum board ceilings, block filler at CMU, deck and ceiling structure, exposed MEP, hollow metal doors and frames, pipe bollards, metal handrails and guardrails, exterior structure, canopies and all exposed structure.
- 2) All exposed steel structure, non-acoustic decking, and, ductwork to be painted at all exposed ceiling locations, unless noted otherwise; refer to reflected ceiling plan.
- 3) Painting all non-prefinished wood doors and doors as shown.
- 4) Preparation of all doors, walls and ceilings as required providing a completed and acceptable finished product. Includes any scraping, cleaning, priming, bonding and caulking as required to provide a complete and finished product.
- 5) Include all sealed concrete and epoxy paint as noted in the plans and specifications.
- 6) Include protection and cleanup of all floors and other adjacent materials from paint or overspray.
- 7) Trade Contractor shall provide all touch-up work prior to, and after, the painting is completed.
- 8) Trade Contractor shall remove or protect all electrical plates, hardware, light fixtures, escutcheons, and fittings prior to painting.
- 9) Trade Contractor shall caulk all hollow metal door and window frames to sheetrock for a smooth and finished transition.
- 10) Cover all HVAC return air grilles and fire sprinkler heads to protect from overspray.
- 11) Include all painting of steel pipes, bollards, exposed steel joist, and any misc. exposed steel.
- 12) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 13) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 14) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.

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- 15) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 16) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 17) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 18) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 19) Coordination and phasing of work as required by Crossland Construction Co.
- 20) Include all ADA requirements applicable to system(s) and project.
- 21) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 22) Include travel and mobilizations for field measuring.
- 23) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 24) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 25) Trade Contractor shall include a final clean of all materials installed by this contract.
- 26) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 27) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 28) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 29) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 30) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 31) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 32) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items needed furnish and install a complete painting package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 09D Polished Concrete

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide all labor and material for all polished concrete including hardeners, sealants and specified slip resistance as required for a complete system.
- 2) Provide all labor and material for the sealing of exposed concrete where indicated in the Contract Documents.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to provide mock-ups as directed by CM and approved by Owner.
- 2) Trade Contractor to follow specifications and plan areas in regard to installation of concrete hardener, densifier, and sealer per Contract Documents,
- 3) Provide all certified test reports, certifications, samples, shop drawings, and miscellaneous as required by contract documents.
- 4) Include all rubber bases on casework, cabinets, and equipment where indicated.
- 5) This Trade Contractor shall pay for an independent firm to perform inspection and testing of substrates as defined in the specification.
- 6) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 7) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 8) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 9) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 10) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 11) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 12) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 13) Coordination and phasing of work as required by Crossland Construction Co.
- 14) Include all ADA requirements applicable to system(s) and project.

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- 15) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 16) Include travel and mobilizations for field measuring.
- 17) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 18) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 19) Trade Contractor shall include a final clean of all materials installed by this contract.
- 20) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 21) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 22) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 23) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 24) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 25) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 26) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items needed to furnish and install a complete polished concrete package as detailed above.

**Add/Deduct Alternates:** N/A

## TRADE CONTRACT

### 10A Specialties - Supply

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish all baby changing stations.
- 2) Furnish all grab bars.
- 3) Furnish all mirrors.
- 4) Furnish all mop racks.
- 5) Furnish all paper towel/waste receptacles.
- 6) Furnish all paper towel dispensers.
- 7) Furnish all robe hooks.
- 8) Furnish all sanitary napkin disposals.
- 9) Furnish all soap dispensers.
- 10) Furnish all toilet seat cover dispensers.
- 11) Furnish all toilet tissue dispensers.
- 12) Furnish all toilet partitions.
- 13) Furnish all fire extinguishers, cabinets, and accessories.
- 14) Furnish commercial grade upholstered back & seat cushion at lounge.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish all visual display surfaces, markerboards, tack boards, lockers, fire extinguishers & cabinets, toilet partitions, toilet accessories, bath accessories, laundry accessories, mop and broom holders, and flagpole as required for a complete and finished package.
- 2) Include all toilet, bath and laundry accessories including all mirrors, toilet tissue dispensers, paper towel dispensers, grab bars, sanitary napkin dispensers, shower curtains, shower rods, folding shower seats, towel pins, towel hooks, coat hooks, toilet seat cover dispensers, waste receptacle trim, baby changing stations, mop and broom holders, utility shelves and all fasteners & anchors.
- 3) Furnish flagpoles, metal collars, flagpole sleeves and all components and accessories per the contract documents. Flagpole concrete foundation to be installed by others.
- 4) Include all personnel lockers including all base blocking, frames, doors, hardware, base steel, handles, latches, identification plates, sloping tops, filler panels, boxed end panels, clothes hooks, bench tops & pedestals. Include all fasteners and accessories for a complete and finished system.
- 5) Include all fire extinguishers, brackets, cabinets, hose valve cabinets, including all trims, glazing, hardware, locks & accessories. Include all tagging/inspections of fire extinguishers. Include coordination of determining what size recessed cabinet is to be installed in each location to properly fit each wall type.
- 6) Trade supplier is responsible for all equipment, freighting, & permits required to deliver material to jobsite.

- 7) All materials to be shipped FOB jobsite. Materials to be unloaded and placed in a location as directed by the CM with dunnage included.
- 8) Creation of the submittal package shall include coordination between the architectural plan pages and the applicable schedules. Discrepancies between the two shall be provided to the CM in RFI format. Failure to do so will result in replacement of the material in question at no expense to the owner or CM.
- 9) Trade Supplier to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; samples, product data, shop drawings, calculations, certifications, warranties etc.

**Exclusions:**

1. This project is tax exempt.
2. Installation.

**Base Bid:** Includes all items needed to furnish a complete specialties package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 10B Specialties - Installation

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Install all baby changing stations.
- 2) Install all grab bars.
- 3) Install all mirrors.
- 4) Install all mop racks.
- 5) Install all paper towel/waste receptacles.
- 6) Install all paper towel dispensers.
- 7) Install all robe hooks.
- 8) Install all sanitary napkin disposals.
- 9) Install all soap dispensers.
- 10) Install all toilet seat cover dispensers.
- 11) Install all toilet tissue dispensers.
- 12) Install all toilet partitions.
- 13) Install all fire extinguishers, cabinets, and accessories.
- 14) Install commercial grade upholstered back & seat cushion at lounge.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Install all visual display surfaces, markerboards, tack boards, lockers, fire extinguishers & cabinets, toilet partitions, toilet accessories, bath accessories, laundry accessories, mop and broom holders, and flagpole as required for a complete and finished package.
- 2) Install all toilet, bath and laundry accessories including all mirrors, toilet tissue dispensers, paper towel dispensers, grab bars, sanitary napkin dispensers, shower curtains, shower rods, folding shower seats, towel pins, towel hooks, coat hooks, toilet seat cover dispensers, waste receptacle trim, baby changing stations, mop and broom holders, utility shelves and all fasteners & anchors.
- 3) Install flagpoles, metal collars, flagpole sleeves and all components and accessories per the contract documents. Flagpole concrete foundation to be installed by others.
- 4) Install all personnel lockers including all base blocking, frames, doors, hardware, base steel, handles, latches, identification plates, sloping tops, filler panels, boxed end panels, clothes hooks, bench tops & pedestals. Include all fasteners and accessories for a complete and finished system.
- 5) Install all fire extinguishers, brackets, cabinets, hose valve cabinets, including all trims, glazing, hardware, locks & accessories. Include all tagging/inspections of fire extinguishers. Include coordination of determining what size recessed cabinet is to be installed in each location to properly fit each wall type.
- 6) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.

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- 7) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 8) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 9) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 10) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 11) Coordination and phasing of work as required by Crossland Construction Co.
- 12) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 13) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 14) Trade Contractor shall include a final clean of all materials installed by this contract.
- 15) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.

**Exclusions:**

1. This project is tax exempt.
2. Furnish of specialty items.

**Base Bid:** Includes all items needed to install a complete specialties package as detailed above.

**Add/Deduct Alternate:** N/A



## TRADE CONTRACT

### 12A Window Treatments

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish and install WT1 roller window shades as specified and detailed in contract documents.
- 2) Furnish and install WF1 window film as specified and detailed in contract documents.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall include all labor, material and equipment to install all roller window shades as shown in the contract documents.
- 2) Include all bead chains, rollers, fascia, fabric, hardware, closure panel, wall clips, side channels, and associated accessories for complete installation.
- 3) Include all roller window shades, brackets, fabrics, bottom bars, end caps and all components and accessories.
- 4) Include site visits as necessary for field dimensioning.
- 5) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 6) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 7) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 8) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 9) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 10) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 11) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 12) Coordination and phasing of work as required by Crossland Construction Co.
- 13) Include all ADA requirements applicable to system(s) and project.
- 14) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 15) Include travel and mobilizations for field measuring.

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- 16) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 17) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 18) Trade Contractor shall include a final clean of all materials installed by this contract.
- 19) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 20) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 21) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 22) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 23) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 24) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 25) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items needed furnish and install a complete window treatment package as detailed above.

**Add/Deduct Alternate:**

1. N/A

## TRADE CONTRACT

### 12B Site Furnishings - Supply

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish all trash receptacles.
- 2) Furnish all benches.
- 3) Furnish all bike racks.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish trash receptacles, freestanding benches, surface mount benches, bike racks and all components and accessories per the contract documents.
- 2) Trade supplier is responsible for all equipment, freight, & permits required to deliver material to jobsite.
- 3) All materials to be shipped FOB jobsite. Materials to be unloaded and placed in a location as directed by the CM with dunnage included.
- 4) Creation of the submittal package shall include coordination between the architectural plan pages and the applicable schedules. Discrepancies between the two shall be provided to the CM in RFI format. Failure to do so will result in replacement of the material in question at no expense to the owner or CM.
- 5) Trade Supplier to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; samples, product data, shop drawings, calculations, certifications, warranties etc.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items needed to furnish a complete site furnishings package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 12C Site Furnishings - Installation

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Install all trash receptacles.
- 2) Install all benches.
- 3) Install all bike racks.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Install trash receptacles, freestanding benches, surface mounted benches, bike racks and all components and accessories per the contract documents.
- 2) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 3) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 4) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 5) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 6) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 7) Coordination and phasing of work as required by Crossland Construction Co.
- 8) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 9) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 10) Trade Contractor shall include a final clean of all materials installed by this contract.
- 11) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.

**Exclusions:**

1. This project is tax exempt.

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**Base Bid:** Includes all items needed to install a complete site furnishings package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 14A Conveying Equipment

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide all labor, materials, and equipment to furnish and install a complete elevator system per plans and specifications.
- 2) Provide and install all elevators with standard operating features and appropriate fire rating per specifications.
- 3) Provide and install all hoist way components, car components, door operator and reopening devices, signal devices and fixtures per specifications.
- 4) Include all equipment required for unloading and hoisting.
- 5) Include temporary protection and support and all other work adjacent to or susceptible to damage by their work. Temporary protection shall be installed during the course of all work and removed only when given permission via Superintendent.
- 6) Include Owner training at conclusion of construction.
- 7) Include commissioning of all elevator systems.
- 8) Include all required testing and inspections required via ANSI/ASME A17.1 for this scope of work.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) This Subcontract includes all items of work covered by the specification be they names, inferred or normally performed by members of the Subcontractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 2) The Subcontractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Subcontractor's Scope of Work. Items not specifically mentioned but are normally performed by members of the Subcontractor's industry are included as part of the Subcontractor's Scope of Work.
- 3) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 4) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule.
- 5) If the Subcontractor falls behind schedule in the Submittal portion or the Installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 6) Subcontractor to have manufacturer approved diapers for all equipment and non-marking tires. Absolutely no leaking equipment allowed on slabs.
- 7) Disregard any plan notes stating what trades are responsible for certain scopes of work. Scopes of work are specified by the bid packages solely.
- 8) Provide all labor, materials, and equipment to furnish and install passenger elevator.

- 9) Trade Contract shall include all labor, material and equipment to install all equipment required for unloading, staging, hoisting or lifting, temporary protection as required, furnish all items that are to be embedded in others work, provide shop drawings and engineering, all required testing and inspection to be responsibility of this trade contractor, coordination with Construction Manager and other trades as needed, permits, fees, and trainings for a complete and operational system as per contract documents.
- 10) Include site visit for field dimensioning and verification of existing conditions prior to commencement of fabrication or install. Verify all tolerances for floor conditions, adequate wall structure, etc. are in place. Coordinate with Construction Manager and other applicable trades.
- 11) Trade Contractor to supply all shop drawings, and samples, as well as close-out submittals.
- 12) Trade contractor to protect all finished surfaces during installation.
- 13) Trade Contractor to provide all labor for installation of work identified under this Trade Contract.
- 14) Coordination & Phasing of work as required by Construction Manager.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items needed to furnish a complete conveying equipment package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 21A Fire Protection

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Include all design, permitting, labor, material, and testing for complete and fully operational fire suppression system as per plans, specifications, and NFPA 13 requirements.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all work required for a complete, operational, and finished fire protection and sprinkler system. Work shall include any, and, all piping, fittings, sprinkler heads, supports, anchors, shields, hangers, anchor bolts, flashing, escutcheons, caulking, fire stopping, alarm devices, low voltage wiring, testing, and miscellaneous required for a finished and, operational system.
- 2) Work shall include all cleanouts, backflow preventers, shock absorbers, thermometers, expansion tanks, stands, supports, and miscellaneous required for a complete, finished, and operational systems.
- 3) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
- 4) Provide and install fire pump with Automatic Transfer Switch if required.
- 5) This Trade Contractor shall be responsible for coring any and all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough in shall be the responsibility of this Trade Contractor.
- 6) Sprinkler heads are to be centered in ceiling tiles by two directions.
- 7) This Trade Contractor shall coordinate with all other above ceiling trades to ensure a complete system of all trades.
- 8) Trade Contractor shall prime coat exposed steel hangers and supports as required.
- 9) Furnish and install all vibration isolation and seismic bracing required by plans and specifications and local and state code for this work.
- 10) Provide and install the Fire Department Connection.
- 11) Layout, furnish and install all sleeves through concrete and masonry.
- 12) All offsets as required to coordinate with other trades.
- 13) Furnish and install any, and, all access panels as required by this work.
- 14) Provide all temporary protection of sprinkler heads.
- 15) Provide all labeling, marking, and identification as required for work provided by this Trade Contract.
- 16) Provide all supporting devices as required for work provided under this Trade Contract.
- 17) Trade Contractor shall re-finish and touchup all equipment installed as part of this work as required.



- 18) Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract. It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 19) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 20) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 21) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 22) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 23) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 24) Coordination and phasing of work as required by Crossland Construction Co.
- 25) Include all ADA requirements applicable to system(s) and project.
- 26) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 27) Include travel and mobilizations for field measuring.
- 28) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 29) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 30) Trade Contractor shall include a final clean of all materials installed by this contract.
- 31) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 32) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 33) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 34) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 35) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 36) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 37) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items needed to furnish and install a complete fire protection package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 22A Plumbing

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all water closets, urinals, and lavatories.
- 2) Provide and install all electric water coolers with bottle filling station.
- 3) Provide and install all floor drains with trap guards as necessary.
- 4) Provide and install trench drain at hangar. Coordinate drain installation with concrete contractor.
- 5) Provide and install all hand sinks, compartment sinks and mop basins.
- 6) Provide and install all sump pumps for elevators per P-501-S/P-601-S. Include bug screen and splash block at water discharge.
- 7) Provide and install all dish washer boxes and ice maker boxes.
- 8) Provide and install eye wash stations.
- 9) Provide and install gas fired water heater(s), electric water heater(s) and instant water heater to serve all applicable plumbing fixtures. Extend flue and terminate with rain cap as detailed.
- 10) Provide and install roof utility box with galvanized rain hood.
- 11) Provide and install all recirculating pumps, expansion tanks and mixing valves.
- 12) Provide and install all air compressors as indicated on P-601-T.
- 13) Provide and install compressed air filters with pressure gauge and zero loss drain per P-601-T.
- 14) Provide and install 200-gallon compressed air receiver tank.
- 15) Provide and install access panels as required per applicable codes.
- 16) Provide and install all rain leader/roof drain piping including necessary downspout covers as indicated.
- 17) Provide and install all gas piping with associated regulators, supports, and connections to equipment as needed.
- 18) Provide and install all plumbing hookups to building equipment as needed.
- 19) Provide and install all air compressor piping, meters, drops and hose reels/dual hose reels.
- 20) Provide and install all hose bibbs and wall hydrants.
- 21) Provide and install all waste and vent piping scheduled for a complete system.
- 22) Provide and install all water, gas, and air piping scheduled for a complete system.
- 23) Provide and install all fixtures, pumps, connections, compressed air filters and water heaters scheduled on P-601-T/P-601-S
- 24) Provide and install backflow preventer and check valve assembly as detailed in the Contract Documents.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to provide all labor, material and equipment to furnish and install all plumbing fixtures, plumbing specialties, water piping, water treatments, sanitary waste, vent piping, roof drainage piping, natural gas piping, water heaters, mechanical identification, recirculating pumps, grease interceptors, floor and roof drains, solids interceptors, piping, pipe expansion fittings and loops, supports, equipment, roof drain piping and underground piping to existing storm system, insulation, under-slab drainage

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required for complete, operational, and finished plumbing systems.

- 2) Trade Contractor to include all piping, fittings, sleeves, valves, escutcheons, expansion joints, framing systems, hanger shield inserts, pipe stands, pipe positioning systems, equipment supports, alignment guides, fasteners, hangers, supports and all associated structural steel and grout alignment guides for this scope of work.
- 3) Trade Contractor shall include all electric and fuel fired water heaters, drain pans, piping, regulators, expansion tanks, shock absorbers, venting, supports, anchors, burners, shut off valves and all components and accessories.
- 4) Trade Contractor to furnish and install all fixtures, water closets, urinals, lavatories, sinks, electrical water coolers, service sinks, mop basins, drinking fountains, showers, bathtubs, washer boxes, emergency eye wash stations, recirculating pumps, electric water coolers, water heaters, faucets, flushometers, toilet seats, protective shielding guards, fixture supports, emergency showers and all associated components and accessories.
- 5) Trade Contractor shall include all design work associated for a complete, finished, and, operational system. System to be designed to meet all local, state, and, national codes as well as the requirements set forth in the contract documents.
- 6) Trade Contractor to include all condensate piping, meters, gages, thermometers, test plugs and thermowells.
- 7) Include all identification, equipment labels, warning signs, pipe labels, direction arrows, stencils, valve tags and warning tags.
- 8) Include all insulation including foam insulation, cellular glass, flexible elastomeric, mineral fiber, cements, adhesives, mastics, joint sealants, jackets, fabric reinforced mesh, field applied jackets, tapes, securements and corner angles.
- 9) Include all domestic water piping and water pumps including all vacuum breakers, backflow preventers, valves, mixing valves, strainers, hose bibs, hydrants, drain valves, water hammer arrestors, trap seal primer valves and regulators. Include connection of site water piping to 5' beyond building perimeter (site water trade contractor pipes all site water to within 5' of building).
- 10) Include all sanitary waste and vent piping including all piping, fittings, gaskets, couplings, floor drains, sleeve flashings and vent caps.
- 11) Include all sump pumps, sump pump basins, covers and connectors.
- 12) Install systems, material and equipment level and plumb, parallel and perpendicular to other building systems.
- 13) Routing and concealing of all water, sanitary sewer, and storm sewer as required by the contract documents, for an aesthetically pleasing appearance.
- 14) Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.
- 15) Purging and disinfecting as required.
- 16) Include all acid neutralization tanks and associated piping and limestone chips.
- 17) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
- 18) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
- 19) Settlement of trenches associated with this scope of work to be repaired by this trade contractor.
- 20) Include all excavation, suitable bedding material, backfilling, compaction and final grading at disturbed area to within +/- one tenth of final specified grades.
- 21) Trade Contractor shall immediately remove all excess materials (spoils) from Work areas to a location designated by the Construction Manager. Any spoils damaged, overly wet, contaminated, or not suitable for backfill or fill will be this Trade Contractor's responsibility to remove to an offsite location. Trade Contractor shall be responsible for coordinating, spreading, and compacting materials (spoils) into finished work.
- 22) Include all site underground and building natural gas piping as well as all gas connections to equipment, valves, regulators, roof piping to HVAC equipment, meters, regulators, supports, unions, reducers, concrete bases and shut offs. Coordinate with ONG for location of site gas meter.
- 23) Include all foundation, elevator pit piping and under-slab drainage piping per plans.

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- 24) Include installation of all kitchen and, or, culinary floor troughs and grates, furnish and install temporary plywood covers and associated piping as per the kitchen plans and specifications.
- 25) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
- 26) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
- 27) Include all Ansul fire system piping, water supply lines, reducers and associated fittings and components at kitchen hoods as identified in the kitchen plans / specifications.
- 28) Furnish and install food disposal systems, grease interceptors, internal air relief bypass, cleanouts, baffles, trap seals, gasketing and fittings.
- 29) Furnish and coordinate with other Trades all penetrations through grade beams and foundations.
- 30) Include access panels for all work under this scope where required.
- 31) Trade Contractor shall re-finish and touch-up all equipment installed as part of this work as required.
- 32) Work shall include caulking, fire caulking, and sealing of all penetrations made by the execution of the work provided by this Trade Contractor.
- 33) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 34) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 35) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 36) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 37) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 38) All work included in this trade contract shall be according to the project/progress schedule provided by the Construction Manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 39) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 40) Coordination and phasing of work as required by Crossland Construction Co.
- 41) Include all ADA requirements applicable to system(s) and project.
- 42) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 43) Include travel and mobilizations for field measuring.
- 44) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 45) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 46) Trade Contractor shall include a final clean of all materials installed by this contract.
- 47) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 48) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 49) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 50) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.

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- 51) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 52) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 53) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is sales tax exempt.

**Base Bid:** Includes all items needed furnish and install a complete plumbing package as detailed above.

**Add/Deduct Alternate:** N/A

## TRADE CONTRACT

### 23A HVAC

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all RTU's, infrared heaters, air handling units, infrared tube heaters, unit heaters, heat pumps and terminal units as scheduled.
- 2) Provide and install all exhaust fans, mini splits, HVLS fans, louvers, and Grilles/Registers/Diffusers scheduled.
- 3) Provide and install all HVAC piping, refrigerant piping, and condensate drains.
- 4) Provide and install trench ventilation with inline exhaust fan per 3/M-501-S.
- 5) Provide and install all RTU curbs including but not limited to isolation rails, drain pans, and hail guards.
- 6) Provide and install all ductwork including insulation, dampers, and supports/straps.
- 7) Provide and install all roof curbs with associated bird screens, flashings, and fasteners as required.
- 8) Provide and install all equipment rails.
- 9) Provide and install all access panels where required.
- 10) Provide and install all thermostats, sensors and controls.
- 11) Include test and balancing of system.
- 12) Provide and install a building monitoring system.
- 13) All systems need to meet 2023 EPA regulations.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all packaged heating and cooling units, air-to-air energy recovery units, ductless split systems, fan coil units, AHUs, RTUs and rooftop units.
- 2) Provide all work required for a finished and operational heating, ventilating, and air conditioning system. Include phasing, delivery, off-loading, setting, adjusting, lifting, rigging, storage, and clean up as required to provide complete, finished and operational systems.
- 3) Furnish and install all heat pumps, variable air volume terminal units, unit heaters, integral electric heating coils, factory mounted electronic controls, fan powered terminals with electric heat, and misc. accessories required for complete, operational and finished systems.
- 4) Provide all ductwork system insulation and jacketing, condensate line insulation, refrigerant line insulation/jacketing, duct insulation/jacketing, grease duct insulation/jacketing, fire master blankets, and miscellaneous as required for complete finished and operation systems.
- 5) Furnish and install all ductwork accessories, dampers, volume control dampers, fire dampers, back draft dampers, air turning devices, flexible duct connections, duct access doors, duct test holes, smoke dampers, access doors, U-belt drives, drip pans, metal supports, wood supports, anchors hardware, access doors, flexible connections, mounting angles, duct connections, supports, closure plates, anchors, connections, registers, diffusers, grilles, louvers, bird screen, and miscellaneous accessories required for a complete, operational and finished systems.
- ~~6) Trade Contractor shall provide all HVAC piping, refrigerant piping, expansion tanks, heat trace, checks,~~

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- valves, stands, and miscellaneous required for complete, finished and operational systems.
- 7) Trade Contractor shall furnish and install all make-up air units, heat exchangers, pumps, fan powered boxes, fans, VFDs and miscellaneous required for complete, operational, and finished systems.
  - 8) Furnish and install all curbs, roof curbs, flashings, roof flashing, boots, roof boots, and wall flashings for Work provided by this Trade Contract as required for complete, finished, and operational systems.
  - 9) Provide all power and gravity ventilators, louvers, roof mounted and wall mounted exhaust fans/relief fans, roof and wall mounted supply fans, propeller fans, in-line fans, relief roof hoods, intake roof hoods, and all Work associated as required to provide complete, finished and operational systems. This Trade Contractor will be responsible for cutting any louvers into existing walls.
  - 10) Trade Contractor shall provide all noise, vibration control, and vibration isolation required for this work.
  - 11) Trade contractor to include demolition or removal of existing equipment & pipe as shown.
  - 12) Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract.
  - 13) Trade Contractor shall include all design work associated for a complete, finished, and, operational system. System to be designed to meet all local, state, and, national codes as well as the requirements set forth in the contract documents.
  - 14) Trade Contractor shall include all work required for complete, finished, and rated wall, floor, and ceiling penetrations.
  - 15) This Trade Contract shall be responsible for coring any/all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, sleeves, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.
  - 16) Trade Contractor shall provide testing and balancing of air moving equipment, air distribution, and exhaust systems. Trade Contractor shall be present to supervise the balancing and adjustment of these systems. All testing and balancing to be performed by an approved testing agency. Testing and balancing reports, and re-testing as needed. Operator training will also be this Trade Contractor's responsibility.
  - 17) Trade Contractor shall provide wiring diagrams and temperature control drawings of all equipment furnished to the Electrical Contractor.
  - 18) Provide all control systems including all valves, dampers, thermostats, clocks, sensors, controllers, instrument wells, valve bodies, dampers, transmitters, low-voltage control system, operator interface, networking/communications, facilities management system, standalone
  - 19) Contractor shall include cleaning all diffusers, registers, and grilles prior to Owner occupancy or as directed by the Construction Manager.
  - 20) Include cleaning exterior of all ductwork and fittings, and removal of all tags, markings and stitches exposed to view.
  - 21) Provide all testing equipment, extra material and supplies as defined by the contract documents.
  - 22) Include all offsets as required to coordinate with other trades. Provide all labeling mechanical identifications, pipe markers, line markers, valve tags, valve schedule frames, signage, lettering, graphics, nameplates and miscellaneous as required for complete, finished and operational systems.
  - 23) Provide all supporting devices, steel plate, shapes, bars, trapezes, hangers, clamps, hanger rods, building attachments, saddles, shields, supports and anchors as required for execution of the work and as required for complete, finished, and operational systems.
  - 24) Coordinate the locations of roof penetrations with the Construction Manager and Steel Contractor. If not coordinated this trade will be responsible for all cost due to changes in the duct work and caused by other trades that are incurred.
  - 25) Install systems, material and equipment level and plumb, parallel and perpendicular to other building systems.
  - 26) Install mechanical to facilitate servicing, maintenance, and repair or replacement of equipment components.
  - 27) Provide access panel/doors as required to access work supplied by the Contract.

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- 28) Trade Contractor shall start up equipment prior to substantial completion as directed by the Construction Manager.
- 29) Trade Contractor shall include the cost of warranty extension as required to provide a full one-year warranty on equipment, commencing from the date of substantial completion.
- 30) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 31) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 32) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 33) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 34) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 35) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 36) Coordination and phasing of work as required by Crossland Construction Co.
- 37) Include all ADA requirements applicable to system(s) and project.
- 38) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 39) Include travel and mobilizations for field measuring.
- 40) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 41) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 42) Trade Contractor shall include a final clean of all materials installed by this contract.
- 43) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 44) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 45) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 46) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 47) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 48) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items needed furnish and install a complete HVAC package as detailed above.

**Add/Deduct Alternate:** N/A



## TRADE CONTRACT

### 26A Electrical, Communications & Fire Alarm

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all electrical systems including all primary/secondary conduits, distribution, conductors, cables, grounding, bonding, raceways, boxes, cable tray, identification, light fixtures, lighting control systems, dimming controls, switchboards, wiring devices, fuses, floor boxes, switches, receptacles, circuit breakers, dedicated circuits, controllers, transient voltage suppression, interior lighting, exterior lighting, and all components, supports, and accessories for complete and operational systems.
- 2) Provide and install all conduit, devices, wiring, cabling, and fixtures shown.
- 3) Include details, nameplates/labels and grounding as shown.
- 4) Include connection requirements to powered exterior signage as shown.
- 5) Include connection requirements to powered overhead doors as shown.
- 6) Provide and install all electrical systems including primary/secondary conduits, illuminated light switches, fused main disconnect, GFCI receptacles, circuit breakers, lighting, weatherproof receptacles, nameplates, cabling, elevator control panel, grounding, non-fused disconnect and all components, supports and accessories for complete and operational systems at all elevator locations per E-503-T.
- 7) Provide and install all floor boxes and poke-thru's with all necessary accessories including but not limited to voltage dividers, device brackets, etc. for a complete and functional assembly as scheduled on E-001-T.
- 8) Include equipment connection requirements as shown on E-610-T/E-611-T.
- 9) Provide and install all site lighting fixtures and sculpture lighting per E-001-S. Include all grounding, conduit, photocells, timeclocks and accessories for site lighting.
- 10) Provide and install all sleeves with end caps required for future power and data routing as shown.
- 11) Provide and install (3) 3" conduits from existing building MDF to proposed MDF for routing of low voltage cabling. Include pull rope from existing building.
- 12) Provide and install all panels, service entrances, CT cabinets, dry-type transformers, meters and feeders as shown.
- 13) Provide and install all special outlets as indicated on E-001-T.
- 14) Provide and install diesel generator.
- 15) Provide and install automatic transfer switch.
- 16) Provide and install all interior lighting fixtures including lighting control systems, lighting relay panels, and all necessary supports/hardware required for mounting per E-617-T.
- 17) Provide and install all aircraft grounding wells per E-121-T.
- 18) Provide and install all ceiling cord drop outlets as shown.
- 19) Provide and install all starline busway (busduct) as shown.
- 20) Provide and install power drops and connection for mechanical and plumbing equipment as needed.
- 21) Include all labor, material and testing for complete and fully operational telecom, technology, safety/security and data system as specified and detailed in contract documents.
- 22) Include all design, permitting, labor, material and testing for complete and fully operational fire alarm system as specified, detailed in contract documents, and NFPA requirements.
- 23) Provide rough in and pathway for access controls system at required door locations, card readers, and control location.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) This Trade Contract shall include all electrical distribution, equipment feeders, panels, switchgears, raceways, electrical rough-ins, underfloor raceways, cable trays, underground ducts & raceways, conduits, boxes, fittings, wire cables, fuses, switchboards, panelboards, contactors, motor starters, wiring devices, disconnects, motor starters, branch circuit wiring, building & site lighting, emergency generators, surge protection equipment, grounding, transient voltage suppression, transformers, transfer switches, low voltage cabling (not identified in separate Trade Contracts), control wiring, data conduit, electrical power monitoring & control, lighting control, temporary power & lighting, identification and all work required to provide these systems complete, finished, and fully operational.
- 2) Include all site underground conduit/PVC for low voltage.
- 3) Include all camera poles, base plates, anchor bolts and leveling nuts. (concrete bases by others)
- 4) Include wind turbine and all associated conduit, wiring, junction boxes, grounding system, panels and components.
- 5) Include all electrical duct banks and all associated excavation, fill material, duct supports, spacer supports, tracer wires, warning tapes and backfilling. Include compaction of backfill material to meet structural guidelines. All spoils to be removed from site by this Trade Contractor.
- 6) Trade Contractor to include wiring and connections to all automatic flush valves including any additional wire necessary to make connection.
- 7) Provide and install all disconnects, motor starters, wiring and power to all mechanical equipment. (All variable frequency motor controllers required by HVAC Trade Contractor)
- 8) Include all low-voltage electrical power connections, conductors and cables, connectors and splices, sleeves and sleeve seals.
- 9) Include all control voltage electrical power cables including all pathways, cable trays, backboards, plywood, UTP Cable, UTP Cable hardware, optical fiber cable & hardware, low-voltage control cable, conductors & identification. (unless specifically included in another Trade Contract Scope)
- 10) All site underground electrical and communications conduits in “green spaces” (areas that are not beneath any roads, parking or hardscapes) shall be installed to a depth of 36”.
- 11) Include all grounding and bonding for electrical systems including all conductors, connectors and grounding electrodes.
- 12) Include all hangers and supports for electrical systems including all steel slotted support systems, raceway cable supports, conduit and cable support devices, support for conductors in vertical conduit, structural steel for fabricated supports and restraints, fasteners, inserts, bolts and rods.
- 13) Include all raceway and boxes for electrical systems, metal conduit & tubing, nonmetallic conduit & tubing, metal wireways, nonmetallic wireways, surface raceways, boxes, enclosures and cabinets, handholes and boxes for exterior underground wiring, sleeves for raceways and sleeve seals.
- 14) Include all cable trays for electrical systems including all fittings, covers, barrier strips, supports, connectors and warning signs.
- 15) Include all underfloor raceways, trenching, cover plates, supports, fittings, hardware, junction boxes and service fittings.
- 16) Including all underground ducts and raceways, conduits, duct accessories, concrete encased duct banks, handholes, pull boxes, manholes, steel conduit, plastic utilities duct, pre-cast manholes, knockout panels and joint sealants.
- 17) Include all vibration and seismic controls including all isolation pads, channel support systems, restraint cables, hanger rod stiffeners, anchorage bushings and washers.
- 18) Include all identification for electrical systems including all warning tapes, labels, signs, instruction signs, labels, tags, floor marking tapes and cable ties.
- 19) Include all electrical power monitoring and control including all PC based workstations and software, communication network and interface modules and all components as per the contract documents.
- 20) Include all lighting control devices, time switches, photoelectric switches, indoor occupancy sensors, outdoor motion sensors, lighting contactors, emergency shunt relays, conductors and cables.
- 21) Include all modular dimming controls and all associated components and accessories, conductors and

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- cables.
- 22) Include all network lighting controls, panels, relays, switches, interfaces and clocks.
  - 23) Include all low voltage transformers.
  - 24) Include all switchboards, suppression devices, protective devices, instrumentation and control power.
  - 25) Include all panelboards and components.
  - 26) Include all motor control centers, main lugs and OCPDs, full & reduced voltage magnetic controllers, VFCs, TVs, instrumentation and auxiliary devices.
  - 27) Include all rough-in for security system and card readers (wiring and devices by others)
  - 28) Include all enclosed bus assemblies.
  - 29) Include all wiring devices, receptacles, device plates, wall-box motion sensors, snap switch and wall box dimmers, fan speed controls, sensors, outlets, connector devices, cord and plug sets and floor service outlets.
  - 30) Include lockable covers on all shunt trips.
  - 31) Include all fuses, fuse adaptors and spare fuse cabinets.
  - 32) Include all enclosed switches and circuit breakers, fusible switches, non-fusible switches, molded-case circuit breakers, molded case switches and enclosure.
  - 33) Include all enclosed controllers, full voltage manual & magnetic, reduced voltage magnetic & solid state, multispeed controllers and accessories.
  - 34) Include all engine generators, cooling systems, controls, monitoring, load banks, outdoor enclosures, muffler silencers, air-intake filters, starting systems, overcurrent & fault protection, exciter & voltage regulators, vibration isolator devices.
  - 35) Include all transfer switches, wiring, enclosures and components.
  - 36) Include all transient voltage suppression for low-voltage electrical power conduits including all suppressors, surge protection devices, panelboard suppressors and enclosures.
  - 37) Include all conduit/raceway/cable tray(s) shown on the drawings including those for mounting: projectors, loudspeakers, touch panels.
  - 38) Include all rough-in, conduits, raceways, pathways for all electronic safety and security systems.
  - 39) Include all electrical connections, wiring, feeders, controls, raceways, rough-ins, pull boxes, starters, overload protection, disconnects, coordination and all electrical work identified as being performed by this trade in the kitchen plans and specifications.
  - 40) Include all smoke evacuation controls and power wiring.
  - 41) Include all plywood backing required at data, and, or electrical rooms.
  - 42) Include all floor boxes and specialty plates. Include all core drilling at elevated slabs as required.
  - 43) Include all electrical wiring and connections for food service equipment as identified in the Kitchen plans and specifications.
  - 44) Include all shunt trips, disconnects and breakers.
  - 45) Include all power and electrical connections for all mechanical equipment, elevators, overhead doors, automatic doors, motorized window shades & drapery, monumental signs and any other electric powered equipment being installed by other trades.
  - 46) Include all underground feeders and piping from transformer secondary termination cabinets and to building including all manholes and pullboxes, trenching and backfilling with suitable material to within +/- 1/4" of the specified elevation.
  - 47) Include any required shunt trip disconnects for kitchen hoods, elevators or other equipment.
  - 48) Electrical Trade Contractor shall provide and maintain temporary lighting, covers, and electricity throughout the new facility. Lamps not functioning properly shall be replaced immediately. Include removal of all temporary lighting as directed by CM.
  - 49) Electrical Trade Contractor shall be responsible for all safety barricades and safety covers for electrical panels as required by OSHA, NEC, the Owner and/or CM. All temporary panels/receptacles shall be "GFI" protected by this Contract.
  - 50) Trade Contractor shall provide a temporary electric panel to two locations (in the main building as necessary for construction in all areas and one at the southeast parking lot for contractor trailers) and provide all maintenance of panels as required. Include all cost of getting power service to panels. Panels shall be large enough to accommodate construction activities.
  - 51) Include all site underground conduits for communications and power including conduit, ducts, ducts

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- accessories, duct banks, boxes, warning tapes and trace wire.
- 52) Include all building wires, cables, and associated connectors, splices, and terminations for wiring systems as required for complete, operational and finished systems.
  - 53) Include all raceways, fittings, boxes, enclosures, cable trays and cabinets for electrical systems, telephone/data conduit, audio visual, fire alarm, security and all electrical and low voltage systems.
  - 54) Include all unistrut rack mounting.
  - 55) Include wiring of all access controls, overhead doors and electric strikes.
  - 56) Include all power & wiring for fire pump.
  - 57) Provide oversized trim plates as required. Provide blank cover plates on all boxes not used.
  - 58) Trade Contract to include pull strings in conduits that are for future use or cabled by other trades.
  - 59) Trade Contractor shall be responsible for terminating all power at mechanical equipment, including equipment furnished by other trades. Test to verify equipment is wired correctly.
  - 60) Furnish and install all steel supports as required for mounting the electrical equipment.
  - 61) Work shall include caulking, fire caulking, fire stop, "link-seal", fire barrier, penetration seals, sealing, and waterproofing of all penetrations by the execution of the Work provided by this Trade Contractor.
  - 62) Furnish and install all equipment room fittings, mounting elements, backboards, grounding, equipment frames, racks, wire, cabling and labeling.
  - 63) Trade Contractor to furnish and install all floor/wall/ceiling plates and connectors, field cabling (between equipment rooms and field plates/devices), and, terminate both ends of all cables and test as specified.
  - 64) Include all communications backbone & horizontal cabling, pathways, UTP cable, optical fiber cabling, coaxial cabling, hardware, patch panels, cross-connections and identification.
  - 65) Provide all labeling, nameplates, markings, identification, and signage as required for work provided by this Trade Contract.
  - 66) Provide all supporting devices as required for work provided under this Trade Contract.
  - 67) Cut, core, patch, trim, clean up, and seal floors, walls, and ceilings as required to execute and complete work by this Trade Contract.
  - 68) Trade Contractor shall be responsible for coordinating, scheduling, delivery, receiving, unloading, storage, inventorying, placement, protection, and cleanup.
  - 69) It shall be the responsibility of this Trade Contractor to obtain and pay all licenses, permits, fees, inspections, and certification required for the execution of this Work.
  - 70) Trade Contractor shall set all boxes in walls to enable a flush mount to be made with a cover plate to the wall. It is the responsibility of this Trade Contractor to install all boxes to this, and the contract documents requirements. Any boxes not meeting these requirements will be corrected, with the cost to be met by this Trade Contractor.
  - 71) Trade Contractor shall review all mechanical/plumbing schedules and provide all electrical work required for complete, finished, and operational systems.
  - 72) Trade Contractor shall provide fireproofing around recessed fixtures installed in fire rated ceilings.
  - 73) Trade Contractor shall secure all lay-in fixtures into the ceilings and install all additional wire hangars as required.
  - 74) Include conduit, wiring, power, connections, transformers to site water feature lights, jets & pumps, power to fountains at ponds.
  - 75) Furnish and install any/all access panels as required by this work.
  - 76) Provide all labeling, nameplates, markings, identification, and signage as required for work provided by this Trade Contract.
  - 77) Provide all supporting devices as required for work provided under this Trade Contract.
  - 78) This Trade Contract shall be responsible for coring any/all penetrations required for execution of this Work. Include all coring, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the electrical in the concrete, and miscellaneous walls will be the Electrical Trade Contractors' responsibility. Any missed penetrations will be the responsibility of the Electrical Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of the Electrical Contractor to repair to original condition.
  - 79) Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of the Electrical Contractor to repair to original condition.
  - 80) Electrical Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract including any necessary surveying.
  - 81) Contractor shall provide a representative at all startups to assist as needed.

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- 82) Trade Contractor shall not mark or damage walls, ceiling finishes, floors, or any other finishes. All repairs to damaged finishes due to failure to meet these requirements shall be corrected and paid by this Trade Contract.
- 83) Trade Contractor shall refinish, restore, and touchup damaged paint on equipment and materials to original condition.
- 84) This trade contractor to perform and provide the Construction Manager an inventory of light fixtures as they arrive on site as well as identify long lead time light fixtures and their status throughout the course of the project.
- 85) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 86) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 87) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 88) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 89) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 90) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 91) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 92) Coordination and phasing of work as required by Crossland Construction Co.
- 93) Include all ADA requirements applicable to system(s) and project.
- 94) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 95) Include travel and mobilizations for field measuring.
- 96) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 97) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 98) Trade Contractor shall include a final clean of all materials installed by this contract.
- 99) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 100) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 101) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 102) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 103) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 104) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 105) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.
2. Access control card readers, front end system, and wiring to be by others.
3. Removal or relocation of existing light fixtures.

**Base Bid:** Includes all items needed furnish and install a complete electrical, communications, and fire alarm package as detailed above.

**Add/Deduct Alternate:**

Add Alternate #1 – Provide add alternate to furnish and install stage lighting package as shown on E-161-T.

## TRADE CONTRACT

### 32B Landscaping, Irrigation & Plantings

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Include all fine grading from existing topsoil stored on site.
- 2) Design, provide, and install all necessary components for a complete irrigation system package.
- 3) Provide and install all limestone block seating including compacted aggregate base as shown.
- 4) Provide and install all limestone post rock including concrete footings as shown.
- 5) Provide and install all brick pavers including roofing felt as specified. Contractor to coordinate placement/design of donor bricks and generic brick with WSU Tech NCAT prior to installation.
- 6) Provide and install all plantings, trees, shrubs, seeding, ground cover, mulch, river rock, plugs, and sod.
- 7) Provide and install all steel edging, cultivated edges and weed barrier fabric as specified.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish and install all underground irrigation piping systems, sleeves and components for all sod and plantings including all piping, fittings, sprinkler heads & nozzles, valves, drip tubing's, thrust blocks, pump stations, backflow preventers, controllers, decoders, valve boxes & markers, control valve wiring, sensors, booster pumps, low voltage wiring, environmental sensors, marking tapes, trenching, backfilling and miscellaneous required for a complete & operational system.
- 2) Trade Contractor to include all sod, seeding, fertilizer, soil amendments, watering. Include finish grading and temporary watering to ensure an established root base.
- 3) Trade Contractor to furnish and install all trees, shrubs, vines and ground cover. Include all T-posts & tie wire, mulch, fertilizer, compost, aluminum edgings, aluminum stakes, wrapping materials, stakes, hardware, tie straps and jute mesh.
- 4) Plants, shrubs, and trees shall not have name tags removed prior to final inspection.
- 5) Trade Contractor shall include all irrigation, seeding, sod, trees, plantings, and planting soils.
- 6) This trade contract to include the fill in the planters in their entirety. Provide the drainage cell, geotextile fabric, aggregate, planting bed mix, and mulch as shown. Waterproof membrane by others.
- 7) Include all topsoil backfill in planting beds, and all decorative landscape boulders/limestone block seating.
- 8) This Trade Contractor to include all layout of this work including any costs for surveying services if necessary.
- 9) Include re-fine grading and sod all landscaped areas that are a part of this work including backfilling against all sidewalks, concrete edgings, aluminum edgings, stem-walls, etc.
- 10) Trade Contract shall include replacement of damaged landscape, or landscape which dies as a result of construction operations, with equivalent landscape at no cost to the owner.
- 11) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.

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- 12) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 13) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 14) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 15) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 16) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 17) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 18) Coordination and phasing of work as required by Crossland Construction Co.
- 19) Include all ADA requirements applicable to system(s) and project.
- 20) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 21) Include travel and mobilizations for field measuring.
- 22) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 23) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 24) Trade Contractor shall include a final clean of all materials installed by this contract.
- 25) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 26) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 27) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 28) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 29) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 30) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 31) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes landscape, plantings and irrigation as described above.

**Add Alternate:**

1. Provide added costs per SF for placement of Bermuda seed on airside if disturbed.



## TRADE CONTRACT

### 32C Fencing

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all chain link fencing including posts with foundations, roll gates, mow strip (where required), fencing, barbed wire, and accessories as shown/needed for a complete system.
- 2) Provide all layout, surveying and staking required from CM provided control points.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall include all labor, material and equipment to install all required wood fencing systems in their entirety for a complete functioning installed system.
- 2) Trade contractor to include all post hole excavation and footing concrete, cleanup of spoils created from excavation and backfill.
- 3) Include all panels, posts, pickets, fasteners, bracing, gates and hardware required for a complete system.
- 4) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 5) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 6) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 7) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 8) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 9) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 10) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 11) Coordination and phasing of work as required by Crossland Construction Co.
- 12) Include all ADA requirements applicable to system(s) and project.

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- 13) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 14) Include travel and mobilizations for field measuring.
- 15) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 16) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 17) Trade Contractor shall include a final clean of all materials installed by this contract.
- 18) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 19) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 20) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 21) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 22) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 23) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 24) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. This project is tax exempt.

**Base Bid:** Includes all items for a complete fencing package as described above.

**Add/Deduct Alternate:** N/A

## **BID PACKAGE GENERAL CONDITIONS**

**Each Trade Contract shall INCLUDE the following list of Work items/directives in the scope and cost of the Trade Contract**

### **1) SUBMITTALS:**

- A. All submittals must be submitted to the CM within 21 calendar days of the execution of the Contract.
- B. Resubmittals must be resubmitted within 10 calendar days of the date of submittal return. Fines in the amount \$500.00 per calendar day for submittals not meeting the aforementioned requirements will be charged to this Contract. Exceptions must be in writing from CM.
- C. Trade Contractor shall submit insurance certificate, bonds, schedule of values, and fully executed Contract Agreement within 10 days of award of Contract.
- D. All shop drawings, submittals, samples, as-builts, test certifications, and owners' manuals as required by the Contract Documents.
- E. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.
- F. Bonds (see Contract Security/Bonds section of Bid Package) will be required. Cost of bonds to be identified on Bid Form.

### **2) CONSTRUCTION:**

- A. The Contract Documents are complementary. What is called for by anyone shall be binding as if called for by all. If there is a conflict in the Contract Documents, the following order of precedence shall govern:
  - 1. Agreement
  - 2. Bid Package/Trade Contract Scope
  - 3. Supplementary Conditions
  - 4. General Conditions
  - 5. Specifications
  - 6. Drawings
  - 7. Geotechnical Report
- B. Trade Contractor shall include all parts, components, work and material required to provide complete, operational, and finished systems in the bid. Any minor Work not specifically mentioned but obviously necessary and considered normal construction practice for the proper completion of the Work, shall be considered as being part of, and included in, the Trade Contract.
- C. The Trade Contractor shall perform all Work called for in the Trade Contract including the furnishing of all equipment, materials, labor, tools, and supervision necessary for the performance of all things necessary for the Work. All Work shall be accomplished in a Workman-like manner with the understanding that the Owner, at its option, furnish any such labor, materials, equipment or supplies, as it deems necessary or desirable within the limits of the Contract Documents.
- D. Each Trade Contractor shall attend weekly progress meetings with involved Trade Contractors, subcontractors, Construction Manager, & the Owner.
- E. Storage required by the Trade Contractor shall be in areas designated by the Construction Manager, storage of materials shall be in trailers, roll offs, or areas outside of the building areas. Areas inside of the building shall not be used for storage. All materials stored on the ground must be stored on dunnage.
- F. Coordination & Phasing of work as required by Construction Manager. Provide all coordination required

for completion of this work with other trades. Coordination must be done in a timely and professional matter. Any and all costs associated with lack of coordination on the part of this Contractor will be charged to this Contract.

- G. Trade Contractor shall provide all layout, staking, grades, and elevations as required by this Contract. Initial building layout will be by the Construction Manager. Daily construction layout, elevations, and layout required by this Trade Contractor shall be included in his Trade Contract.
- H. Trade Contractor shall include all misc. equipment required for permits, freight, receiving, unloading, and installation of the Work furnished in this Trade Contract.
- I. Trade Contractor shall comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan Permit(SWPPP).
- J. Trade Contractor shall final clean all material supplied or installed under this Contract.
- K. Trade Contractor shall provide any and all drinking water required by Trade Contractor's employees or Subcontractor's employees.
- L. Any temp electric, fax, & phones required by the Trade Contractor's employees and Trade Contractor's subcontractors.
- M. Trade Contractor shall include all offsets as required to coordinate with other trades.
- N. Trade Contractor shall provide protection of stored materials and finished work. Provide protection necessary to prevent damage to existing improvements, existing vegetation, trees, asphalt, EIFS, utilities, fences, buildings, adjoining properties, and Owner's property. Any and all costs associated with surroundings damaged during the work of this Contract will be the responsibility of this Contract.
- O. Trade Contractor shall include any costs & coordination associated with permits, fees or licenses (as required by your work), and as required to provide complete, operational, & acceptable finished Work.
- P. Trade Contractor shall include all general conditions, overhead, profit, and insurance.
- Q. Trade Contractor is responsible for receiving, offloading, inventory, storing, staging, installation, and connection of all materials or equipment furnished by the Owner that is included in the Work specified in the Trade Contractor Specification Sections (sections identified in Trade Contract's Scope of Work).
- R. Trade Contractor shall provide any cold weather protection required by the Work provided under this Trade Contract.
- S. Trade Contractor shall conduct site operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct roads, walks, or other areas of work unless approved by Construction Manager.

### **3) SAFETY REQUIREMENTS & SITE POLICIES:**

- A. By bidding this Trade Contract, Contractor agrees to comply with CCC Safety Requirements & Site Policies for all employees, subcontractors, and subcontractors' employees. Failure to adhere to jobsite regulations shall result in fines against this Trade Contractors' Contract or termination of the Contract. Fines for violations will be \$500.00 per daily incident. Fines shall be given to a charity of the Owner's choice. Trade Contractor to orientate each employee and subcontractor to these requirements. Each subcontractor shall complete the requirements acknowledgement form (see inclusions).
- B. Trade Contractor shall delegate a competent onsite safety officer. This person shall inspect the site daily for safety issues.
- C. Permission shall be obtained from the Construction Manager prior to taking any vehicle into the building. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site. The company's name and/or shall be visible from a distance of 25' away.
- D. It is the policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Trade Contractor and sub contractors' employees shall

abide by this policy. Smoking will be permitted in designated areas only.

- E. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
- F. Trade Contractor shall confine operations to the areas contained within the property lines as shown on the drawings.
- G. Trade Contractor shall provide traffic control as required, in accordance with U.S. Department of Transportation “Manual of Uniform Traffic Control Devices” and the state highway department requirements and/or municipality or other jurisdictional body or the Construction Manager.
- H. Trade Contractor shall provide all materials and/or equipment required to provide a safe work-zone. Safety must meet all OSHA requirements and Crossland Construction Co. safety policies, including hardhats, safety fencing, handrails, and misc. required to comply with OSHA & Crossland safety policies. No exceptions will be made or given. CM will correct items not meeting requirements and any costs associated with this correction will be charged to this Contract.
- I. Trade Contractor shall verify with all local utilities all utility locations and terminations shown on the drawings. Utility locates as required.
- J. Trade Contractor to comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan. All requirements of Erosion & Sedimentation Control shall be adhered to.
- K. All the aforementioned rules shall apply as well as the jobsite specific rules. See Attachment “B” for jobsite specific requirements & policies
- L. Trade Contractor and all tiers of subcontractors shall conduct weekly safety meetings on the jobsite. Attendees and minutes of the weekly safety meetings are to be documented.

#### **4) CLEANUP & HOUSEKEEPING:**

- A. Trade Contractor shall include daily cleanup, removal of all trash, debris, and excess materials to dumpster.
- B. Trade Contractor shall clean waste & mud from streets/roads during the work completed in this Trade Contract. Streets shall be thoroughly cleaned and/or swept on a daily basis or more frequently as required by Construction Manager.
- C. In the event the Construction Manager or the Owner feels the project housekeeping and cleanup is not satisfactory, upon written notice, the Construction Manager will provide the necessary cleanup, and all related costs will be at the expense of the Trade Contractor(s).

#### **5) PROJECT SCHEDULE:**

- A. The Trade Contractor shall attend scheduling meetings as required by the Construction Manager and coordination conferences as required by the Construction Manager. These meetings will establish communication, coordination, and cooperation for scheduling. The Trade Contractor shall utilize the Construction schedule for the work as prepared by the Construction Manager. The schedule shall be related to the entire project and shall establish critical dates for performance of this Trade Contract, which affects performance of other Work.
- B. The Trade Contractor shall schedule their forces for a minimum forty (40) hour work week. Should the updated schedule show the Trade Contractor to be behind schedule, the Trade Contractor shall devise a plan for recovery of lost time within 96 hours and submit to the Construction Manager said plan. Once the Construction Manager approves the plan, the Trade Contractor shall institute it immediately. The Trade Contractor shall bear all costs and expenses related to recovery from the Trade Contractor’s delay including costs to other Contractors on the project site.
- C. Trade Contractor shall include all overtime as required to comply with the Project Schedule.

**6) TAXES:**

- A. This IS a Tax-Exempt project. Bidders shall NOT include tax on all applicable costs.

**7) DAILY REPORTS:**

- A. Each Trade Contractor shall file daily with the Construction Manager a daily field report, giving the Trade Contractor's and Subcontractor's name, foreman or superintendent's name, number of workers, and a brief scope of Work for all tiers.
- B. Trade Contractor's superintendent is to checkout with the Construction Manager when demobilizing and leaving the project on either a temporary or permanent basis.

**8) PROJECT CLOSEOUT:**

- A. The Owner reserves the right to take possession and use any completed or partially completed portion of the project, providing it does not interfere with the Contractor's Work. Possession or use of the project shall not be considered final acceptance, nor shall such occupancy relieve the Trade Contractor or Subcontractors of liability to perform any Work that has not been completed at the time of occupancy.
- B. Prior to completion of the Work under this Contract, partial occupancy by the Owner and separate Contractors will be necessary for installation of equipment.
- C. Cooperation in segregation of construction activities is required and is agreed to by the Trade Contractor.
- D. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.

**9) WEATHER:**

- A. Weather delays shall be as defined by contract documents

**10) EROSION/SEDIMENTATION CONTROL / SWPPP:**

- A. Provide dewatering, silt fence, & erosion control for all Work (including excavations, spoils, trenches, and stockpiles) provided by this Trade Contract as required by construction documents & SWPPP.
- B. This Contract to comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan.
- C. Any cost associated with rectifying damaged surroundings due to negligence by this Trade Contractor, will be the sole responsibility of this Trade Contractor.
- D. Any cost associated with rectifying damages to the wetland's areas due to negligence by this Trade Contractor will be the sole responsibility of this Trade Contractor.

**11) DAMAGES:**

- A. If the Trade Contractor refuses, neglects, or fails to complete the Work within the time stated at each Phase in the Trade Contract Schedule, then the Trade Contractor and the Trade Contractor's surety, if any, shall be liable for and shall pay the Construction Manager, not as a penalty but as liquidated damages, the sum of five-hundred fifty dollars (\$500.00) for each calendar day that the Trade Contractor is in default after the time stipulated in the Trade Contract Schedule for completing the Work of each Phase until the Work is Substantially Complete. The Construction Manager may withhold from payments due the Trade

Contractor, such amounts as may be assessed as liquidated damages. Upon Substantial and Final Completion of the Work, the Construction Manager may adjust the Contract Sum by the amount of the assessed liquidated damages.

**12) UNIT PRICES:**

- A. For CM/Owner information, provide all Unit Prices.
- B. The unit prices shall include all labor, material (including waste), tools, equipment, general conditions, overhead, profit, bond, and inclusions/exclusions per the base Contract.
- C. The contractor shall be paid for actual measured quantity of work multiplied times the unit price. Waste factors shall be included in the unit price.
- D. **NOTE:** The request for this information does not change unclassified excavation specified in base bid.

**13) CHANGES:**

- A. Contractor's markup, overhead, and profit on change orders are not to exceed ten percent (10%) combined or as dictated in the contract documents.
- B. Subcontractor must submit any changes in cost to adjust the Contract amount by use of written Change Order. Neither the CM nor the Owner will accept any adjustments from the Trade Contractor, except for those submitted as a written Change Order Request with a cost breakdown. Change orders are not to be billed until an official Change Order is issued by CM.
- C. Trade Contractor to adhere to all CM accounting requirements.

**14) CONTRACT SECURITY/BONDS:**

- A. For Subcontracts at or above \$100,000.00 the Trade Contractor shall furnish the following surety bonds, (with sufficient sureties to be approved by the Owner), when the contract is awarded:
  - 1. Performance Bond - 100% of Contract
  - 2. Guarantee/Warranty Bonds - 100% of Contract – As required for any Right of Way work.
- B. If required - Warranty Bonds shall guarantee against and shall remedy any defect due to faulty materials or workmanship and shall pay for any damages to other work resulting therefrom, which may appear from within a period of one year from the date of completion as evidence by the date of the final acceptance of the project.

**16) PAYMENT:**

- A. Trade Contractor shall bill the CM by the 20<sup>th</sup> of each month.
- B. Trade Contractor shall submit a schedule of values with the signed Trade Contract Agreement. CM will approve the schedule of values before the first billing by Trade Contractor.
- C. Trade Contractor shall submit a Request for Payment on AIA forms.
- D. As-built drawings & owner's manuals are to be a line item on the schedule of values.
- E. The Owner/CM will hold ten percent (5%) retainage throughout the Project. Upon completion of the Work provided by this Trade Contractor, the Work will be reviewed by the CM, Architect and Owner for conformance with the Contract Documents. Once accepted by the CM, Architect and Owner the Trade Contractor may submit a pay requisition for release for retainage.
- F. Trade Contractor shall submit statement that the Work provided by the Trade Contractor is complete.

- G. Trade Contractor shall submit all as-built drawings, owners' manuals, and extra materials before submitting final payment.

**17) DEFINITIONS:**

- A. The term "Owner" shall mean WSU Tech and/or the person or entity identified as such and is referred to throughout the Contract Documents as if singular in number.
- B. The "Construction Manager" shall mean Crossland Construction Company, Inc. and/or the Construction Manager's employee or representative with authorization to act on behalf of the Construction Manager.
- C. The term "Architect/Engineer", "Architect", and/or "Engineer" shall mean the consulting "Architect" and/or consulting "Engineer" who prepared the Contract Documents for the Project and whose name and address appears on the Project Documents.
- D. The term "Trade Contractor" shall mean the person, persons, partnership, company, firm, or corporation entering into the Contract for the performance of the Work required by it, and the legal representative of said party, or agent appointed to act for said party in the performance of the Work.
- E. The term "Contract" shall mean collectively, the Agreement, Bid Package, General Conditions, Special Conditions, Supplementary Conditions, Specifications, Drawings, and the Addenda issued prior to execution of the Agreement, or other documents listed in the Agreement and modifications issued after execution of the Agreement.
- F. The term "Subcontractor" shall mean a person or entity that has a direct Contract or an assigned Contract with a Contractor to perform any of the Work at the site. The term Subcontractor means a Subcontractor or a Subcontractor's authorized representative.
- G. The term "Work" shall mean the entire completed construction of the various separately identifiable parts thereof required to be furnished under the Contract Documents.
- H. The term "Change Order" shall refer to the only document that can change the requirements of the Contract. Verbal instructions, notes, memos, RFI responses, and other communication not in the form of a change order cannot change the Contract.
- I. The term "Substantial Completion" is the stage in the progress of the work or designated portion thereof that is sufficiently complete in accordance with the Contract Documents so the Owner can utilize the Work for its intended use.
- J. The term "Nonconforming Work" shall mean portions of the Work that do not comply with the Contract Documents and reference standards.
- K. The term "As Required" shall mean Work or an item of work that shall be executed/completed by the Trade Contractor as directed by the Owner, Architect, Engineer, Authorities having Jurisdiction, or the Construction Manager and/or work that is required by the Contract Documents to provide complete, operational, and finished Work.
- L. The term "Complete" shall mean all Work included in the Contract Documents, and/or to provide Work finished and ready for fully loaded operation.
- M. The term "Provide" shall mean furnishing materials, installing materials, and any other Work required to furnish complete and finished systems as described



## BID FORM

(Include Attachments A, B, C, D & E along with this bid form and your bid bond in your sealed envelope)

**Company Name:** \_\_\_\_\_

**Estimator Name:** \_\_\_\_\_

**Estimator Phone:** \_\_\_\_\_

**Estimator E-Mail:** \_\_\_\_\_

### **Trade Contract 04A-Masonry**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

### **Trade Contract 06A-Arch Millwork & Casework – Supply / Solid Surface – Supply & Installation**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

### **Trade Contract 06B-Arch Millwork & Casework / Doors & Hardware Installation**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

### **Trade Contract 07A-Roofing & Sheetmetal**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

### **Trade Contract 07B-Joint Sealants & Waterproofing**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

### **Trade Contract 07C-Metal Panels**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

**Trade Contract 08A-Doors, Frames & Hardware - Supply**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Trade Contract 08B-Glass & Glazing**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Trade Contract 08C-Overhead Doors**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Trade Contract 09A-Drywall & Acoustical**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Trade Contract 09B-Flooring & Wall Tile**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Trade Contract 09C-Painting**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Trade Contract 10A-Specialties - Supply**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Trade Contract 10B-Specialties - Installation**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Trade Contract 10A & 10B Combo-Specialties - Supply & Installation**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Trade Contract 12A-Window Treatments**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

**Trade Contract 12B-Site Furnishings – Supply**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

**Trade Contract 12C-Site Furnishings – Installation**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

**Trade Contract 14A-Conveying Equipment**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

**Trade Contract 21A-Fire Protection**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

**Trade Contract 22A-Plumbing**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

**Trade Contract 23A-HVAC**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

**Trade Contract 22A & 23B Combo-Plumbing & HVAC**

Base Bid (including payment/performance bond costs if over \$100,000).....\$ \_\_\_\_\_

**Trade Contract 26A-Electrical, Communications & Fire Alarm**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Add Alternate #1**

– Provide add alternate to furnish and install stage lighting package as shown on E-161-T...\$\_\_\_\_\_

**Trade Contract 32B-Landscape, Irrigation & Plantings**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**Add Alternate #1**

– Provide added costs per SF for placement of Bermuda seed on airside if disturbed...\$\_\_\_\_\_

**Trade Contract 32C-Fencing**

Base Bid (including payment/performance bond costs if over \$100,000).....\$\_\_\_\_\_

**\*\*The Following Attachments A, B, C, D, & E are to be included in your Sealed Bid Envelope\*\***

### **Trade Contract Attachment “A”**

The Bidder hereby agrees to commence work under this Contract on a date to be specified in a written “Notice to Proceed” by Crossland Construction Co. and to fully complete the Project within the time specified.

**WSU Tech and/or Crossland Construction Co. reserve the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.**

In the event a Contract is awarded to the successful Bidder, it shall be executed within ten (10) days. The Bidder shall return with his executed Contract all Performance Payment Bonds, Statutory Bonds, Warranty Bonds and Insurance Provisions as required by the Supplementary Conditions and the Trade Contract’s scope of work.

If the successful Bidder fails or refuses to enter into a Contract as required by the Owner or fails to provide the required bonds and insurance to the Owner, within the time limited, said Bidder shall forfeit to the Owner the difference between the low bid of said defaulting bidder and the amount of the bid of the Bidder to whom the Contract is subsequently awarded and the cost, if any, of republication of notice to bidders and all actual expense incurred by reason Bidder’s default. The amount of said forfeiture shall not exceed the total amount deposited as security and shall be forfeited to the Owner as liquidated damages and not as a penalty. Negligence on the part of Bidder in preparing or submitting the bid confers no right for the withdrawal of the bid after it has been opened and shall not constitute a defense to or excuse from the requirements of this Provision.

**BIDDER ACKNOWLEDGES ADDENDUM/ADDENDA** \_\_\_\_\_

**BIDDERACKNOWLEDGESATTACHMENTS“A”THRU“E”** \_\_\_\_\_

**Attachments:**

- Attachment “A” - The Affidavit of Non-Discrimination & Non-Segregation
- Attachment “B” - Trade Contract, Subcontractor, & Employee Jobsite Rules
- Attachment “C” – Safety Requirements & Jobsite Policies
- Attachment “D” - List of Drawings/Specifications
- Attachment “E” – Insurance Minimum Requirements

Kansas License# \_\_\_\_\_

Respectfully Submitted by,

Affix Seal

\_\_\_\_\_  
Bidding Firm

\_\_\_\_\_  
Corporation, Partnership, etc.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

TRADE CONTRACT ATTACHMENT “B”

AFFIDAVIT OF NONDISCRIMINATION, NON-SEGREGATED FACILITIES

ANTI-COLLUSION AND BUSINESS RELATIONSHIPS

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The undersigned of lawful age, being first duly sworn upon oath, deposes and states that I am the duly authorized agent of the bidder submitting the attached bid and am authorized by said Bidder to execute the within affidavit.

I further swear that if said Bidder is successful on this project, it will not discriminate against anyone in employment or employment practice because of race, color, religion, sex or national origin. The undersigned further states that said Bidder will comply with all federal and state laws and execute orders concerning the subject of nondiscrimination.

The undersigned further states that said Bidder does not and will not maintain or provide for its employees any segregated facilities as defined in the instructions to perform their services at any location under its control, where segregated facilities are maintained. The Bidder further agrees that a violation of this certification is a breach of the equal opportunity clause of this bid and any contract awarded pursuant thereto. Said Bidder further agrees that (except where it has obtained identical certification from proposed subcontractors for specific time periods), it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding Ten Thousand (\$10,000.00) which are not exempt from the provisions of the equal opportunity laws, and that said Bidder will retain such certifications in its files.

The undersigned further states that said Bidder has not been a party to any collusion among Bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from building; or with any state official or employees as to quantity, quality or price in discussions between Bidders and any state official concerning exchange of money or other thing of value for special consideration in the letting of a contract; and the Bidder/Contractor has not paid, given or donated or agreed to pay, give or donate to any officer or employee of the State of Oklahoma (or any other entity) any money or other thing of value, either directly or indirectly, in the procuring of the award of a contract pursuant to this bid.

The undersigned further states that any partnerships, joint ventures, or other business relationships that are now in effect, or existed within one (1) year prior to this statement, with the Architect, Engineer or other party to this project; or any such business relationships between any officer or director of the Bidder and any officer or director of the Architectural Engineering firm or other party to the project are described as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME OF BIDDER: \_\_\_\_\_

By: \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## TRADE CONTRACT ATTACHMENT “C”

### Safety Requirements & Site Policies

1. Workers shall report unsafe conditions to their supervisors immediately. No worker shall be required or knowingly be permitted to work in an unsafe place, unless for the purpose of correcting the hazard and then only after all safety precautions have been implemented.
2. Safe work habits are a must. Report any unsafe conditions or performances to Construction Manager. Follow all Crossland safety rules and procedures. Crossland’s safety manual is posted in office.
3. Suitable clothing for construction shall be worn on the construction site. Shirts with sleeves (at least t-shirt length) and full-length pants shall be required. Polyester or similar material is not allowed; No Shorts, No Tennis Shoes, and No Tank Tops. Proper Leather Hard Soled Shoes, and appropriate safety equipment shall be worn at all times. No “tennis shoes” will be allowed.
4. All employees on site shall wear hard hats that meet the requirements of ANSI Z89.1-1997 at all times outside the area designated as Trailer Row. Hard hats shall be worn in such a manner that the hat brim is positioned in front at all times. Hard hats may be worn backwards at the discretion of the Construction Manager. This includes all equipment operators, vehicle and truck drivers of contractors and material suppliers delivering to the site. Hard hats are required at all times on project. No exceptions. Hard hats will not be furnished by Crossland.
5. Protect and respect others work.
6. Lunch trash is to be deposited in trash cans. No exceptions.
7. Keep your work areas clean. Sweep areas at end of each day.
8. No urinating in or around buildings. Anyone caught will be removed from project and cannot return at any time.
9. Concealed weapons will not be allowed on project. Anyone having such will be permanently removed from project.
10. No removal of excess materials or scraps from project.
11. Posted speed limit shall be adhered to at all times: **10 mph** on designated haul roads, **5 mph** inside the building, on the building pad, trailer row, and other areas not designated at 10 mph. 20 mph may be permitted for site/civil work away from the pad areas and away from other trades at the discretion of the Construction Manager.
12. Seatbelts shall be worn at all times in vehicles including heavy equipment. All heavy equipment shall have

rollover protection and seatbelts.

13. No one shall ride in a vehicle or mobile equipment unless they are on a seat. Exceptions: Scissors and boom Lifts. Riding in the back of pick-ups shall not be allowed.
14. All heavy equipment including: cranes, forklifts, etc. shall have a reverse signal/back-up alarm audible above surrounding background noise.
15. No catering services shall be permitted onsite.
16. Excavation work shall be performed in accordance with 29 CFR 1926 Subpart P.
  - ☐ Flagging and/or suitable warning devices will be required around all trench and excavation work at least three (3) feet (this distance can be exceeded if site specific required) from the edge of the excavation.
  - ☐ A safe means of access and egress shall be provided from excavations regardless of their depth at intervals that provide no more than 25 feet of lateral travel.
  - ☐ A competent person shall be present anytime excavation work is performed.
17. Persons working on any aerial lift shall be tied off, at all times, to a platform tie-off point or a similar safety device securely attached to the structure of the lift.
18. In the building, all lifts shall be propane or electrically powered with non-marking tires. Gasoline or diesel-powered lifts shall not be used in the building. Any costs associated with cleanup of floors due to damages caused by lifts will be charged to the Trade Contractor. Any changes to this requirement are at the discretion of the Construction Manager.
19. All propane tanks shall be stored in a tank farm. (Including empty tanks)
20. A fire watch shall be stationed to provide coverage for each welding, cutting, and other hot work operations. A fire watch may cover multiple operations with a 100-foot radius of them. In order for a fire watch to cover multiple operations, they shall have a clear line of sight to each operation and an unobstructed pathway to each operation. Fire watches shall have no collateral duties.
21. Ladders shall reach three feet above the landing for safe access. All ladders shall be positioned on a stable surface and secured to prevent displacement. All ladders shall be fiberglass. Step ladders and extension ladders are not acceptable as stairs. Each contractor is responsible for providing stairs into the building for their employees. Damaged ladders shall be removed immediately from the jobsite.
22. All electrical power tools and/or equipment shall be plugged into a ground fault circuit protection (GFCI). At the source of electrical power. All frayed and/or damaged electrical cords shall be removed from service and repaired. Cords shall not be tied into knots.
23. Only UL-approved metal fuel cans with flame arresters and self-closing pour spouts shall be allowed on sight. Fuel cans shall not be stored inside the building, or inside trailers. Cans shall be brought inside the building only to fuel equipment and then removed immediately.
24. All chemical materials used shall have a Material Safety Data Sheet (MSDS) filed with Construction Manager and posted in an area where work is being performed.
25. Electrical Panels shall not be accessed by anyone. Only those authorized by Construction Manager shall have access to the electrical panels.
26. Flag, barricade, or sign areas to keep employees from exposures to potentially hazardous work conditions.
27. All underground electrical utilities shall be located prior to any excavation work occurring. The electrical contractor shall be notified to assist with this location. As-built drawings and electronic location shall be used to locate all underground electrical utilities. Contractors working around overhead electrical lines shall ensure



WSU Tech NCAT Expansion Project – Bid Package #03

that all equipment, materials, and personnel are at least 10 feet from the overhead lines.

28. As described in each Contractor's Safety Program work permits shall be utilized for those work activities that specifically require them. (Examples are confined space, electrical hot work, welding, painting, work where underground utilities are present, etc.).
29. All employees shall OBEY all posted safety signs.
30. Clean up and housekeeping shall be top priority. This project shall be kept clean and orderly at all times. The work area SHALL be cleaned on a continuous basis; no debris or trash will be permitted. Dumpsters shall not be backed up to any location of the building. They shall be maintained at a minimum distance of 50 feet from the building.
31. Glass containers of any kind shall not be brought onto the construction site.
32. Each fuel storage tank brought onto the construction site shall be provided with its own secondary containment unit. The use of earthen dikes shall not be allowed. All fuel tanks shall be grounded in accordance with NFPA requirements.
33. Concrete trucks shall have all concrete chutes removed, with top chute in the raised and locked position while traveling on the jobsite.
34. Storage required by the Contractor shall be in areas designated by the Owner. All materials on the construction site shall be stored/staged on dunnage.
35. No one will be allowed to move a trailer or any other device for living on site.
36. It is a policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Contractor and Subcontractor employees shall abide by this policy.
37. There will be no smoking/tobacco products, eating or drinking (with the exception of water) when the roof of the building goes up. There will also be no smoking/tobacco products, eating, or drinking (with the exception of water) on the finished floors. Smoking will be permitted in designated areas only.
38. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
39. No parking in construction area. Designated parking areas only.
40. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site.
41. Permission shall be obtained from Construction Manager prior to taking any vehicle into the building.
42. All employees shall conduct themselves in a worker like manner at all times. Any other personnel, horseplay or disruptive activities of any kind shall result in immediate dismissal/removal from the job site.

**I hereby attest by my signature that I have read and understand these Safety Requirements and Site Policies, and I will abide by them. I also understand that they may be jobsite specific amended or modified at any time at the discretion of Crossland Construction.**

Respectfully Submitted by,

Affix Seal

\_\_\_\_\_  
Bidding Firm

\_\_\_\_\_  
Corporation, Partnership, etc.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

## TRADE CONTRACT ATTACHMENT “D”

**Trade Contract Drawing/Specification Package**

I hereby attest by my signature that I have read and understand the drawings, as listed below, for their intended use. I also understand that they may be jobsite specific amended or modified at any time at the discretion of Crossland Construction, but not without prior written notification to the Trade Contractor.

**WSU Tech NCAT Expansion Project:**

**Drawings dated 07/16/2025 as may be amended via addenda during the bidding process:**

<b>Drawing Number</b>	<b>Description</b>	<b>Date Issued</b>
<b>General</b>		
G-001-T	Cover Sheet	7-16-2025
G-002-T	Sheet Index	7-16-2025
G-111-T	Typical Mounting Heights and Clearances	7-16-2025
<b>Architectural</b>		
A-001-T	General Notes, Legends, Symbols, & Abbreviations	7-16-2025
A-101-T	Reference Plan – First Floor	7-16-2025
A-101A-T	First Floor Plan – Area A	7-16-2025
A-101B-T	First Floor Plan – Area B	7-16-2025
A-101C-T	First Floor Plan – Area C	7-16-2025
A-102-T	Reference Plan – Second Floor	7-16-2025
A-102A-T	Second Floor Plan – Area A	7-16-2025
A-102B-T	Second Floor Plan – Area B	7-16-2025
A-102C-T	Second Floor Plan – Area C	7-16-2025
A-103-T	First Floor Plan – Lab Equipment Plan	7-16-2025
A-111-T	Reference Reflected Ceiling Plan – First Floor	7-16-2025
A-111A-T	First Floor Reflected Ceiling Plan – Area A	7-16-2025
A-111B-T	First Floor Reflected Ceiling Plan – Area B	7-16-2025
A-111C-T	First Floor Reflected Ceiling Plan – Area C	7-16-2025
A-112-T	Reference Reflected Ceiling Plan – Second Floor	7-16-2025
A-112A-T	Second Floor Reflected Ceiling Plan – Area A	7-16-2025
A-112B-T	Second Floor Reflected Ceiling Plan – Area B	7-16-2025
A-112C-T	Second Floor Reflected Ceiling Plan – Area C	7-16-2025
A-401-T	Enlarged Floor Plans	7-16-2025
A-402-T	Enlarged Floor Plans	7-16-2025
A-403-T	Enlarged Floor Plans	7-16-2025
A-404-T	Enlarged Floor Plans	7-16-2025
A-411-T	Enlarged Reflected Ceiling Plans	7-16-2025
A-412-T	Enlarged Reflected Ceiling Plans	7-16-2025
A-501-T	Plan Details	7-16-2025
A-502-T	Plan Details	7-16-2025
A-511-T	Ceiling Details	7-16-2025
A-512-T	Ceiling Details	7-16-2025
A-513-T	Ceiling Details	7-16-2025
A-514-T	Ceiling Details	7-16-2025
A-531-T	Section Details	7-16-2025
A-541-T	Door Details	7-16-2025
A-551-T	Glazing Details	7-16-2025
A-601-T	Interior Partition Schedule	7-16-2025
A-611-T	Door Schedule	7-16-2025
A-621-T	Storefront Schedule	7-16-2025

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A-622-T	Storefront Schedule	7-16-2025
<b>Interiors</b>		
I-111-T	Reference Floor Finish Plan – First Floor	7-16-2025
I-111A-T	First Floor Finish Plan – Area A	7-16-2025
I-111B-T	First Floor Finish Plan – Area B	7-16-2025
I-111C-T	First Floor Finish Plan – Area C	7-16-2025
I-112-T	Reference Floor Finish Plan – Second Floor	7-16-2025
I-112A-T	Second Floor Finish Plan – Area A	7-16-2025
I-112B-T	Second Floor Finish Plan – Area B	7-16-2025
I-112C-T	Second Floor Finish Plan – Area C	7-16-2025
I-201-T	Interior Elevations	7-16-2025
I-202-T	Interior Elevations	7-16-2025
I-203-T	Interior Elevations	7-16-2025
I-204-T	Interior Elevations	7-16-2025
I-205-T	Interior Elevations	7-16-2025
I-206-T	Interior Elevations	7-16-2025
I-207-T	Interior Elevations	7-16-2025
I-208-T	Interior Elevations	7-16-2025
I-301-T	Casework Sections	7-16-2025
I-302-T	Casework Sections	7-16-2025
I-303-T	Casework Sections	7-16-2025
I-601-T	Finish Schedule and Codes	7-16-2025
I-602-T	3D Renderings	7-16-2025
I-603-T	3D Renderings	7-16-2025
IF111-T	Reference Furniture Plan – First Floor	7-16-2025
IF111A-T	First Floor Furniture Plan – Area A	7-16-2025
IF111B-T	First Floor Furniture Plan – Area B	7-16-2025
IF111C-T	First Floor Furniture Plan – Area C	7-16-2025
IF112-T	Reference Furniture Plan – Second Floor	7-16-2025
IF112A-T	Second Floor Furniture Plan – Area A	7-16-2025
IF112B-T	Second Floor Furniture Plan – Area B	7-16-2025
IF112C-T	Second Floor Furniture Plan – Area C	7-16-2025
<b>Plumbing</b>		
MP001-T	Mechanical Cover Sheet	7-16-2025
P-101-T	Plumbing Overall – First Floor	7-16-2025
P-101A-T	First Floor Plumbing Plan – Area A	7-16-2025
P-101B-T	First Floor Plumbing Plan – Area B	7-16-2025
P-101C-T	First Floor Plumbing Plan – Area C	7-16-2025
P-201-T	Plumbing Overall – Second Floor	7-16-2025
P-201A-T	Second Floor Plumbing Plan – Area A	7-16-2025
P-201B-T	Second Floor Plumbing Plan – Area B	7-16-2025
P-201C-T	Second Floor Plumbing Plan – Area C	7-16-2025
P-501-T	Plumbing Details	7-16-2025
P-502-T	Plumbing Details	7-16-2025
P-601-T	Plumbing Schedules	7-16-2025
<b>Mechanical</b>		
M-101-T	Mechanical Overall – First Floor	7-16-2025
M-101A-T	First Floor Mechanical Plan – Area A	7-16-2025
M-101B-T	First Floor Mechanical Plan – Area B	7-16-2025
M-101C-T	First Floor Mechanical Plan – Area C	7-16-2025
M-201-T	Mechanical Overall – Second Floor	7-16-2025
M-201A-T	Second Floor Mechanical Plan – Area A	7-16-2025
M-201B-T	Second Floor Mechanical Plan – Area B	7-16-2025
M-201C-T	Second Floor Mechanical Plan – Area C	7-16-2025
M-301-T	Mechanical Overall – Roof Plan	7-16-2025
M-501-T	Mechanical Details	7-16-2025
M-601-T	Mechanical Schedules	7-16-2025
M-602-T	Mechanical Schedules	7-16-2025
M-801-T	Mechanical Controls	7-16-2025
M-802-T	Mechanical Controls	7-16-2025

**WSU Tech NCAT Expansion Project – Bid Package #03**

M-803-T	Mechanical Controls	7-16-2025
<b>Electrical</b>		
E-001-T	Electrical General Notes and Symbols	7-16-2025
E-110-T	Electrical Demolition Site Plan	7-16-2025
E-111-T	Electrical Site Plan	7-16-2025
E-121-T	Grounding Plan	7-16-2025
E-122-T	Electrical Classification Plan	7-16-2025
E-131A-T	First Floor Power Plan – Area A	7-16-2025
E-131B-T	First Floor Power Plan – Area B	7-16-2025
E-131C-T	First Floor Power Plan – Area C	7-16-2025
E-132A-T	Second Floor Power Plan – Area A	7-16-2025
E-132B-T	Second Floor Power Plan – Area B	7-16-2025
E-132C-T	Second Floor Power Plan – Area C	7-16-2025
E-133A-T	Roof Power Plan – Area A	7-16-2025
E-133B-T	Roof Power Plan – Area B	7-16-2025
E-133C-T	Roof Power Plan – Area C	7-16-2025
E-141A-T	First Floor Lighting Plan – Area A	7-16-2025
E-141B-T	First Floor Lighting Plan – Area B	7-16-2025
E-141C-T	First Floor Lighting Plan – Area C	7-16-2025
E-142A-T	Second Floor Lighting Plan – Area A	7-16-2025
E-142B-T	Second Floor Lighting Plan – Area B	7-16-2025
E-142C-T	Second Floor Lighting Plan – Area C	7-16-2025
E-161-T	Hangar 118 – Stage Lighting	7-16-2025
E-501-T	Electrical Details	7-16-2025
E-502-T	Electrical Details	7-16-2025
E-503-T	Electrical Details	7-16-2025
E-601-T	Electrical One-Line Diagram 1-Of-2	7-16-2025
E-602-T	Electrical One-Line Diagram 2-Of-2	7-16-2025
E-610-T	Electrical Schedules	7-16-2025
E-611-T	Electrical Schedules	7-16-2025
E-612-T	Electrical Schedules	7-16-2025
E-613-T	Electrical Schedules	7-16-2025
E-614-T	Electrical Schedules	7-16-2025
E-615-T	Electrical Schedules	7-16-2025
E-616-T	Electrical Schedules	7-16-2025
E-617-T	Electrical Schedules	7-16-2025
<b>Telecommunications</b>		
T-001-T	Technology General Notes And Symbols	7-16-2025
T-120-T	Data Network Distribution Plans	7-16-2025
T-121A-T	First Floor Data Network Plan - Area A	7-16-2025
T-121B-T	First Floor Data Network Plan - Area B	7-16-2025
T-121C-T	First Floor Data Network Plan - Area C	7-16-2025
T-122A-T	Second Floor Data Network Plan - Area A	7-16-2025
T-122B-T	Second Floor Data Network Plan - Area B	7-16-2025
T-122C-T	Second Floor Data Network Plan - Area C	7-16-2025
T-131A-T	First Floor Audio-Visual Plan - Area A	7-16-2025
T-131C-T	First Floor Audio-Visual Plan - Area C	7-16-2025
T-132A-T	Second Floor Audio-Visual Plan - Area A	7-16-2025
T-132B-T	Second Floor Audio-Visual Plan - Area B	7-16-2025
T-132C-T	Second Floor Audio-Visual Plan - Area C	7-16-2025
T-141A-T	First Floor Safety-Security Plan - Area A	7-16-2025
T-141B-T	First Floor Safety-Security Plan - Area B	7-16-2025
T-141C-T	First Floor Safety-Security Plan - Area C	7-16-2025
T-142A-T	Second Floor Safety- Security Plan - Area A	7-16-2025
T-142B-T	Second Floor Safety- Security Plan - Area B	7-16-2025
T-142C-T	Second Floor Safety- Security Plan - Area C	7-16-2025
T-143-T	Roof Safety-Security Plan	7-16-2025
T-221-T	Enlarged Data Network Plan And Elevations Data 105a	7-16-2025
T-222-T	Enlarged Data Network Plan And Elevations Mdf 150	7-16-2025
T-223-T	Enlarged Data Network Plan And Elevations Idf 225	7-16-2025

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T-224-T	Data Network Elevations	7-16-2025
T-231-T	Audio-Visual Room Elevations	7-16-2025
T-232-T	Audio-Visual Room Elevations	7-16-2025
T-233-T	Audio-Visual Room Elevations	7-16-2025
T-521-T	Data Network Risers And Details	7-16-2025
T-522-T	Data Network Details	7-16-2025
T-531-T	Audio-Visual Details	7-16-2025
T-532-T	Audio-Visual Details	7-16-2025
T-533-T	Audio-Visual Details	7-16-2025
T-534-T	Audio-Visual Details	7-16-2025
T-535-T	Audio-Visual Details	7-16-2025
T-536-T	Audio-Visual Details	7-16-2025
T-537-T	Audio-Visual Details	7-16-2025
T-538-T	Audio-Visual Details	7-16-2025
T-539-T	Audio-Visual Details	7-16-2025
T-540-T	Audio-Visual Details	7-16-2025
T-541-T	Audio-Visual Details	7-16-2025
T-542-T	Audio-Visual Details	7-16-2025
T-543-T	Audio-Visual Details	7-16-2025
T-544-T	Audio-Visual Rack Elevations	7-16-2025
T-545-T	Audio-Visual Rough-In Detail	7-16-2025
T-546-T	Audio-Visual Rough-In Detail	7-16-2025
T-551-T	Safety-Security Details	7-16-2025

**Drawings dated 06/18/2025 as may be amended via addenda during the bidding process:**

Drawing Number	Description	Date Issued
<b>General</b>		
G-001-S	Cover Sheet	6-18-2025
G-002-S	Sheet Index	6-18-2025
G-101-S	Code Summary	6-18-2025
G-102-S	First Floor Code Plan	6-18-2025
G-103-S	Second Floor Code Plan	6-18-2025
G-111-S	Typical Mounting Heights and Clearances	6-18-2025
<b>Civil</b>		
V-101-S	Existing Conditions	6-4-2025
C-001-S	Civil General Notes	6-4-2025
CD101-S	Demolition Plan	6-4-2025
CS101-S	Site Plan	6-4-2025
CS102-S	Geometry Plan	6-4-2025
CS103-S	Geometry Table	6-4-2025
CS104-S	Jointing Plan	6-4-2025
CS501-S	Site Details	6-4-2025
CS502-S	Paving Details	6-4-2025
CG101-S	Grading Plan	6-4-2025
CG102-S	Channel Grading Plan	6-4-2025
CG103-S	Grading Details	6-4-2025
CG104-S	Erosion Control Plan	6-4-2025
CG501-S	Erosion Control Details 1	6-4-2025
CG502-S	Erosion Control Details 2	6-4-2025
CG503-S	Erosion Control Details 3	6-4-2025
CG504-S	Erosion Control Details 4	6-4-2025
CG505-S	Erosion Control Details 5	6-4-2025
CU101-S	Utility Plan	6-4-2025
CU501-S	Utility Details	6-4-2025
CU210-S	PPS Title Sheet	6-4-2025
CU211-S	Sanitary Sewer 1 Plan & Profile	6-4-2025

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CU212-S	Sanitary Sewer 1 Plan & Profile Cont.	6-4-2025
CU213-S	Precast Manhole Details	6-4-2025
CU214-S	Precast Manhole Frame and Cover Detail	6-4-2025
CU220-S	PPW Title Sheet	6-4-2025
CU221-S	Fireline 1&2 Plan & Profile	6-4-2025
CU222-S	Waterline Details	6-4-2025
CU223-S	Waterline Details	6-4-2025
CU224-S	Waterline Details	6-4-2025
CU230-S	PPD Title Sheet	6-4-2025
CU231-S	PPD Key Plan	6-4-2025
CU232-S	Storm Sewer 1 Plan & Profile	6-4-2025
CU233-S	Storm Sewer 2 Plan & Profile	6-4-2025
CU234-S	Manhole Details	6-4-2025
CU235-S	Manhole Frame Details	6-4-2025
CU236-S	Grated Driveway Inlet Details	6-4-2025
CU237-S	Curb Inlet Details	6-4-2025
CU238-S	Pavement Underdrain Details	6-4-2025
CU239-S	Area Inlet Details	6-4-2025
CU240-S	Headwall Details	6-4-2025
CU241-S	ERU Plan	6-4-2025
<b>Landscape</b>		
L-010-S	Landscape General Notes	6-18-2025
LS101-S	Landscape Site Plan	6-18-2025
LS401-S	Landscape Site Enlargement	6-18-2025
LS402-S	Landscape Site Layout	6-18-2025
LS501-S	Landscape Site Details	6-18-2025
LS502-S	Landscape Site Details	6-18-2025
LI101-S	Irrigation Plan	6-18-2025
LP101-S	Planting Plan	6-18-2025
LP501-S	Planting Details	6-18-2025
<b>Structural</b>		
S-001-S	General Notes	6-18-2025
S-002-S	General Notes	6-18-2025
S-003-S	Load Diagrams	6-18-2025
S-101-S	Founding Plan – Overall	6-18-2025
S-101A-S	Partial Foundation Plan – Area A	6-18-2025
S-101B-S	Partial Foundation Plan – Area B	6-18-2025
S-101C-S	Partial Foundation Plan – Area C	6-18-2025
S-102-S	Second Floor Framing Plan – Overall	6-18-2025
S-102A-S	Partial Second Floor Framing Plan – Area A	6-18-2025
S-102B-S	Partial Second Floor Framing Plan – Area B	6-18-2025
S-102C-S	Partial Second Floor Framing Plan – Area C	6-18-2025
S-103-S	Roof Framing Plan – Overall	6-18-2025
S-103A-S	Partial Roof Framing Plan – Area A	6-18-2025
S-103B-S	Partial Roof Framing Plan – Area B	6-18-2025
S-103C-S	Partial Roof Framing Plan – Area C	6-18-2025
S-104-S	High Roof Framing Plan – Overall	6-18-2025
S-104A-S	High Roof Framing Plan	6-18-2025
S-201-S	Exterior Wall Elevations	6-18-2025
S-202-S	Interior & Exterior Wall Elevations	6-18-2025
S-211-S	Building Sections	6-18-2025
S-221-S	Vertical Brace Elevations	6-18-2025
S-231-S	Vertical Brace Connection Details	6-18-2025
S-301-S	Foundation Details	6-18-2025
S-302-S	Foundation Details	6-18-2025
S-303-S	Foundation Details	6-18-2025
S-304-S	Foundation Details	6-18-2025
S-305-S	Foundation Details	6-18-2025
S-306-S	Foundation Details	6-18-2025
S-401-S	Floor Framing Details	6-18-2025

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S-402-S	Floor Framing Details	6-18-2025
S-403-S	Floor Framing Details	6-18-2025
S-404-S	Floor Framing Details	6-18-2025
S-405-S	Floor Framing Details	6-18-2025
S-406-S	Floor Framing Details	6-18-2025
S-501-S	Roof Framing Details	6-18-2025
S-502-S	Roof Framing Details	6-18-2025
S-503-S	Roof Framing Details	6-18-2025
S-504-S	Roof Framing Details	6-18-2025
S-505-S	Roof Framing Details	6-18-2025
S-506-S	Roof Framing Details	6-18-2025
S-507-S	Roof Framing Details	6-18-2025
S-508-S	Roof Framing Details	6-18-2025
S-509-S	Roof Framing Details	6-18-2025
<b>Architectural</b>		
A-001-S	General Notes, Legends, Symbols, & Abbreviations	6-18-2025
A-101-S	Reference Plan – First Floor	6-18-2025
A-101A-S	First Floor Plan – Area A	6-18-2025
A-101B-S	First Floor Plan – Area B	6-18-2025
A-101C-S	First Floor Plan – Area C	6-18-2025
A-102-S	Reference Plan – Second Floor	6-18-2025
A-102A-S	Second Floor Plan – Area A	6-18-2025
A-102B-S	Second Floor Plan – Area B	6-18-2025
A-102C-S	Second Floor Plan – Area C	6-18-2025
A-121-S	Roof Plan	6-18-2025
A-201-S	Exterior Building Elevations	6-18-2025
A-202-S	Enlarged Exterior Building Elevations	6-18-2025
A-203-S	Enlarged Exterior Building Elevations	6-18-2025
A-204-S	Enlarged Exterior Building Elevations	6-18-2025
A-205-S	Enlarged Exterior Building Elevations	6-18-2025
A-301-S	Building Sections	6-18-2025
A-311-S	Wall Sections	6-18-2025
A-312-S	Wall Sections	6-18-2025
A-313-S	Wall Sections	6-18-2025
A-314-S	Wall Sections	6-18-2025
A-401-S	Enlarged Restroom Plans	6-18-2025
A-431-S	Enlarged Stair Plans and Sections	6-18-2025
A-432-S	Enlarged Stair Plans and Sections	6-18-2025
A-433-S	Enlarged Stair Plans and Sections	6-18-2025
A-434-S	Enlarged Stair Plans and Sections	6-18-2025
A-435-S	Enlarged Elevator Plans and Sections	6-18-2025
A-436-S	Service Yard Enclosure Plans & Details	6-18-2025
A-521-S	Roof Details	6-18-2025
A-522-S	Roof Details	6-18-2025
A-523-S	Roof Details	6-18-2025
A-524-S	Roof Details	6-18-2025
A-531-S	Section Details	6-18-2025
A-532-S	Section Details	6-18-2025
A-541-S	Door and Glazing Details	6-18-2025
A-551-S	Glazing Details	6-18-2025
A-552-S	Glazing Details	6-18-2025
A-561-S	Typical Stair and Elevator Details	6-18-2025
A-601-S	Interior Partition Schedule	6-18-2025
A-602-S	Exterior Partition Schedule	6-18-2025
A-611-S	Door Schedule	6-18-2025
A-621-S	Glazing/Window Schedule	6-18-2025
A-622-S	Glazing/Window Schedule	6-18-2025
<b>Plumbing</b>		
MP001-S	Mechanical Cover Sheet	6-18-2025
P-101-S	Plumbing Overall – First Floor	6-18-2025

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P-101A-S	First Floor Plumbing Plan – Area A	6-18-2025
P-101B-S	First Floor Plumbing Plan – Area B	6-18-2025
P-101C-S	First Floor Plumbing Plan – Area C	6-18-2025
P-201-S	Plumbing Overall – Second Floor	6-18-2025
P-201A-S	Second Floor Plumbing Plan – Area A	6-18-2025
P-201B-S	Second Floor Plumbing Plan – Area B	6-18-2025
P-201C-S	Second Floor Plumbing Plan – Area C	6-18-2025
P-401-S	Plumbing Enlarged Plans	6-18-2025
P-501-S	Plumbing Details	6-18-2025
P-601-S	Plumbing Schedules	6-18-2025
<b>Mechanical</b>		
M-101-S	Mechanical Overall – First Floor	6-18-2025
M-101A-S	First Floor Mechanical Plan – Area A	6-18-2025
M-101B-S	First Floor Mechanical Plan – Area B	6-18-2025
M-101C-S	First Floor Mechanical Plan – Area C	6-18-2025
M-201-S	Mechanical Overall – Second Floor	6-18-2025
M-201A-S	Second Floor Mechanical Plan – Area A	6-18-2025
M-201B-S	Second Floor Mechanical Plan – Area B	6-18-2025
M-201C-S	Second Floor Mechanical Plan – Area C	6-18-2025
M-301-S	Mechanical Overall – Roof Plan	6-18-2025
M-501-S	HVAC Details	6-18-2025
M-601-S	Mechanical Schedules	6-18-2025
<b>Electrical</b>		
E-001-S	Electrical General Notes and Symbols	6-18-2025
E-111-S	Electrical Site Plans	6-18-2025
E-601-S	Electrical One-Line Diagram 1 of 2	6-18-2025
E-602-S	Electrical One-Line Diagram 2 of 2	6-18-2025
<b>Technology</b>		
T-111-S	Technology Site Plan	6-18-2025

**Other Reports to be included as part of the contract documents:**

- Crossland Construction Bid Package #3, Dated 09/10/2025
- Geotechnical Engineering Report as prepared by GSI, Dated 10/25/2024
- Project Manual as prepared by Tessere, dated 07/17/2025

NAME OF BIDDER: \_\_\_\_\_

By: \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ My Commission Expires: \_\_\_\_\_



## TRADE CONTRACT ATTACHMENT “E”

### EXHIBIT 9.2.2.1

#### Insurance Minimum Requirements

**The Subcontractor shall purchase and maintain insurance of the following types of coverage and limits of liability.**

- 1. Commercial General Liability (CGL)** with limits of insurance not less than \$1,000,000 each occurrence, \$1,000,000 Personal and Advertising Injury, \$2,000,000 General Aggregate, \$2,000,000 Products/Completed Operations Aggregate.
  - a. If the CGL coverage contains a General Aggregate Limit, such General Aggregate shall apply separately to each project.
  - b. CGL coverage shall be written on ISO Occurrence for CG 00 01 04 13 or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent contractors, products-completed operations, and personal advertising injury.
  - c. General Contractor, Owner and all other parties required of the General Contractor, shall be included as Additional Insureds. The endorsement shall include that any person or organization that Subcontractor is required to add as an Additional Insured under the Subcontract Documents shall be included as an Additional Insured (CG 20 38 04 13 or its equivalent). Coverage must include both ONGOING Operations and COMPLETED Operations (CG 20 10 04 13 and CG 20 37 04 13 or equivalent as permitted by law). Vicarious forms of additional insured endorsements will not be accepted. It shall apply as Primary and non-contributing Insurance before any other insurance or self-insurance, including any deductible maintained by or provided to the Additional Insured.
  - d. Subcontractor shall maintain CGL coverage for itself and all Additional Insureds for the duration of the project and maintain Completed Operations coverage for itself and each Additional Insured for at least 2 years after the completion of the Work.
  - e. Provide Stop Gap Coverage, if applicable, for the following states: North Dakota, Ohio, Washington, West Virginia or Wyoming.
  - f. Coverage shall include:
    - a. Contractual liability coverage sufficient to meet the requirements of the Subcontract Documents (including defense costs and attorneys' fees assumed under the contract, which shall be payable in addition to the limit of liability).
    - b. No separation of insured exclusion.
    - c. The following exclusions are absolutely prohibited and shall not be included in Subcontractor's policy if applicable to the work.
      1. No damage to Work performed by Subcontractor exclusion (CG 22 94 or similar).
      2. No exclusion for subsidence, which is specifically prohibited for any work involving excavation, soil stabilization, earth retention, concrete, structural steel, landscaping, waterproofing, fire protection, and plumbing.
      3. No "residential" exclusion that would void or restrict coverage due to the nature of the Work.
      4. No EFIS exclusion. If Subcontractor's scope of work involves the building's exterior finish, there shall be no EIFS exclusion on the CGL policy unless the Subcontractor maintains a Pollution Liability policy that provides coverage for the resultant damage of the EIFS work.

**2. Automobile Liability**

- g. Business Auto Liability with limits of at least \$1,000,000 combined single limit.
- h. Business Auto coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles.
- i. General Contractor, Owner and all other parties required of the General Contractor, shall be included as Primary and Non-Contributory Additional Insureds on the auto policy.
- j. If hauling of hazardous waste is part of the Scope, Automobile Liability Insurance with a \$1,000,000 combined single limit per occurrence for bodily injury and property damage applicable to all hazardous waste hauling vehicles, and include MCS 90 endorsement and the ISO Form CA 9948 (Pollution Liability Broadened Coverage for Business Automobile).

**3. Commercial Umbrella**

- k. Commercial Umbrella/Excess Liability Insurance for bodily injury and property damage liability must sit over Subcontractor's primary Employers' Liability, Commercial General Liability and Commercial Automobile Liability.
- l. Umbrella limits must be at least \$1,000,000.
- m. All coverages and terms required under the Commercial General Liability, Automobile Liability and Employers' Liability must be included on the Excess/Umbrella Liability policy.
- n. Higher limits may be required by Contractor or Owner on a project-by-project basis.
- o. Umbrella coverage for such Additional Insureds shall apply as primary before any other insurance or self-insurance, including any deductible, maintained by, or provided to, the Additional Insured other than CGL, Auto Liability and Employers' Liability coverages maintained by the Subcontractor.

**4. Workers' Compensation and Employers' Liability**

- p. Workers' Compensation Insurance and Employers' Liability Insurance (including occupational disease) to cover statutory benefits and limits under the Workers' Compensation laws of any applicable jurisdiction in which the scope is to be performed.
- q. Employers' Liability Insurance limits of at least \$500,000 each accident, \$500,000 each employee, and \$500,000 disease policy limit.
- r. Where applicable, U.S. Longshore and Harborworkers Compensation Act Endorsement shall be attached to the policy.
- s. Where applicable, the Maritime Coverage Endorsement shall be attached to the policy.
- t. Maintain monopolistic coverage, if applicable, for the following states: North Dakota, Ohio, Washington, West Virginia or Wyoming.

**5. Builder's Risk**

- u. Upon written request of the Subcontractor, the Contractor shall provide the Subcontractor with a copy of the Builder's Risk policy of insurance or any other property or equipment insurance in force for the Project and procured by the Owner or Contractor.
- v. If the Owner or Contractor has not purchased Builder's Risk Insurance satisfactory to the Subcontractor, the Subcontractor may procure such insurance as will protect the interests of the Subcontractor, its subcontractors and their subcontractors in the Subcontract Work.
- w. If not covered under the Builder's Risk policy of insurance or any other property or equipment insurance required by the Subcontract documents, the Subcontractor shall procure and maintain at the Subcontractor's own

expense, property and equipment insurance for the Subcontract Work including portions of the Subcontract Work stored off the site or in transit, when such portions of the subcontract Work are to be included in an application for payment under Article 8.

**6. Installation Floater**

- x. If required by Contractor or not covered by the Builders Risk Insurance, Subcontractor shall obtain an Installation Floater to cover that portion of the Work to be constructed, installed, altered or repaired by Subcontractor. Contractor, Owner or other parties, as required by the Subcontract Documents, shall be listed as loss payees.

**7. Professional Liability**

- y. Subcontractor and all sub-subcontractors and Designers providing Professional Services shall provide and maintain Professional Liability Insurance coverage. The policy coverage shall be effective (retroactively, if applicable) from the date of commencement of all professional activities in connection with the scope.
- z. Professional Services always include, but are not limited to: design, architecture, engineering, testing, surveying or design/build services, temporary engineering, engineered excavations and shoring systems, post-tension supply, structured steel, specialized millwork that is performance specified, roofing or waterproofing systems, curtainwall, mechanical fire protection systems, electrical, and fire alarm systems.
- aa. Both Subcontractor and listed sub-subcontractors shall have proof of Professional Liability Insurance coverage in the amount of \$1,000,000 per claim with a maximum deductible of \$25,000 to be paid by Subcontractor.
- bb. The Subcontractor shall, upon request of Contractor, furnish a copy of its Professional Liability policy. The Professional Liability policies shall be continued in effect for the applicable statute of repose for the state where the project is located.

**8. Pollution Liability**

- cc. This Section is applicable to Subcontractor, and any sub-subcontractor of any tier that is providing work related to environmental services, building enclosure systems, plumbing, heating, ventilation, air conditioning, drywall, insulation, building foundations or any work which includes Microbial Matter, Mold, Fungi or Bacteria and any work which will involve the use of hazardous materials. Subcontractor and all applicable sub-subcontractors must provide and maintain a separate Pollution Liability Insurance policy including coverage for, but not limited to, claims arising out of all hazardous material and hazardous waste remediation, storage, transportation, clean-up and disposal. Pollution Liability policies must include contractual liability coverage aligned with indemnification obligation of the Subcontract Documents.
- dd. The policy limits shall be in the amount of \$1,000,000 with maximum deductible of \$25,000 to be paid by the Subcontractor.
- ee. Pollution Liability Insurance policy shall name Contractor and all other parties as required under the Subcontract Documents as Additional Insureds.
- ff. The Subcontractor and sub-subcontractors shall maintain Pollution Liability coverage for a minimum of 2 years after the completion of the Work, or such longer period as required by the Subcontract Documents. Should mold coverage be required and provided by a claims-made form, such coverage shall be maintained annually for 2 years following completion, or such longer period as required by the Subcontract Documents.

#### **9. Equipment Floater**

- gg. Subcontractor shall maintain, at its sole cost and expense, insurance to protect its own equipment, tools and materials against risk of loss with sufficient limits to cover the value of all of the equipment, tools and materials Subcontractor may use in performance of the Subcontract Work. Subcontractor is solely responsible for any deductibles, self-insured retentions or uninsured losses for any reason arising out of Subcontractor's obligations in this Section. Coverage shall include equipment leased/borrowed/rented by Subcontractor.

#### **Waiver of Subrogation**

Subcontractor waives all rights against the Contractor, Owner and Architect and their agents, officers, directors and employees for recovery of damages to the extent these damages are covered by Commercial General Liability, Commercial Umbrella Liability, Business Auto Liability, Builder's risk, or Workers' Compensation and Employers' Liability insurance maintained per requirement stated above and to the fullest extent allowed by law.

#### **Number of Policies**

Commercial General Liability Insurance and other liability insurance may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by an Excess or Umbrella Liability policy.

#### **Cancellation, Renewal and Modification**

The Subcontractor shall maintain in effect, all insurance coverage required under this Agreement at the Subcontractor's sole expense and with insurance companies acceptable to the Contractor. To the extent commercially available, the policies shall contain a provision that coverage will not be cancelled or not renewed until at least thirty (30) days prior written notice has been given to the Contractor. If not commercially available, Subcontractor shall be responsible for providing Contractor with notice.

#### **Continuation of Coverage**

Unless otherwise outlined herein, the Subcontractor shall continue to carry Completed Operations Liability Insurance for at least two (2) years after either ninety (90) days following Substantial completion of the Work, or final payment to the Contractor, whichever is earlier. The Subcontractor shall furnish the Contractor evidence of such insurance at final payment, and one year from final payment.

#### **Special Provisions**

All policies shall be written through companies duly entered and authorized to transact that class of insurance in the state in which the project is located. The Insurance Companies must have an A.M. Best rating of A- or better in the most recent Best's Key Rating Guide.

Approval, disapproval or failure to act by the Contractor regarding any insurance supplied by the Subcontractor shall not relieve the Subcontractor of full responsibility or liability for damages and accidents. Neither shall the bankruptcy, insolvency or denial of liability by the insurance company exonerate the Subcontractor from liability.

Contractor shall make no special payments for any insurance that the Subcontractor may be required to carry; all are included in the contract price and in the contract unit prices.

The Subcontractor shall require all sub-subcontractors to procure and maintain all insurance as set forth in this contract.

WSU Tech NCAT Expansion Project–Bid Package #03

NAME OF BIDDER: \_\_\_\_\_

By: \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_