

BID PROPOSAL AND SPECIFICATIONS

FOR

**Garfield Township
Fire Department
LINWOOD, MICHIGAN**

October 5, 2026

**Prepared By:
Joe Claybaugh**



**General Contractor
Commercial Construction**

**PO Box 370
Mt. Pleasant, MI 48804-0370
PH: (989) 773-0770
FAX: (989) 772-9272**

ADVERTISEMENT FOR BIDS

ADVERTISEMENT FOR BIDS

DATE: October 5, 2026
PROJECT: Garfield Township Fire Department

OWNER: Garfield Township
1138 W. Erickson Road
Linwood, MI 48634

CONSTRUCTION MANAGER: JBS Contracting, Inc.
1680 Gover Parkway
Mount Pleasant, MI 48858

Joe Claybaugh
(989) 773-0770
jclaybaugh@jbscontracting.com

BID DUE DATE: Blind Bids will be received 2 p.m. Wednesday, October 28, 2026. The owner and construction manager will receive sealed bid proposals for the work categories set forth in the bidding documents at the office of:

Garfield Township
1138 W. Erickson Road
Linwood, MI 48634

At which time the bid amounts will be publicly read. Contractor's names will not be read at this opening.

Alternate Delivery Option: Until 4 p.m. on Tuesday October 27, 2026 the construction manager will receive bid proposals for the work categories set forth in the bidding documents at the office of:

JBS Contracting, Inc.
1680 Gover Parkway
Mt. Pleasant, MI 48858
Fax: 989-772-9272
Email: jclaybaugh@jbscontracting.com

Or
Through Procore

This project consists of the construction of a 7,630 sf Pre-Engineered steel building with offices, apparatus bays, and service bay.

Preliminary project scheduled to start November 9th, 2026 and be substantially complete by September 1st, 2027.

Complete sets of bidding documents to be available electronically by request at:
jclaybaugh@jbscontracting.com .

Bidding documents are also available at:
Grand Rapids Builders Exchange
www.grbx.com
4461 Cascade Rd. SE
Grand Rapids, MI 49546
Ph (616) 949-8650
Fx (616) 949-6831

Central Michigan Plan Room
www.hbacm.com
2026 Independence Drive
Mt. Pleasant, MI 48858
Ph (989) 775-7747
Fx (989) 775-7748

Questions regarding this project should be directed to the Construction manager:

Joe Claybaugh
JBS Contracting, Inc.
jclaybaugh@jbscontracting.com
1680 Gover Parkway
Mt. Pleasant, MI 48858
Ph (989) 773-0770
Fx (989) 772-9272

Intent to Bid

Project: Garfield Township Fire Department
1138 W. Erickson Road
Linwood, MI 48634

Bid Date: October 28, 2026 at 2pm

In an effort to ease with bid opening procedures please fill out the form below and fax to JBS Contracting, Inc. @ 989-772-9272 or email to jclaybaugh@jbscontracting.com .

_____ **Yes, I will bid on this project**

_____ **No, I will not be bidding**

FILL IN THE INFORMATION BELOW AND EMAIL TO jclaybaugh@jbscontracting.com

Company Name: _____

Contact Person: _____

Phone: _____

Fax: _____

Email: _____

INSTRUCTION TO BIDDERS

01.00 GENERAL

- A. The Construction Manager will receive sealed bid proposals only as set forth in the Advertisement for Bids and complying with all requirements as contained in these Instructions to Bidders.
- B. Bidding documents consist of the Advertisement for Bids, Instructions to Bidders, Bid Form, General Conditions, and any addenda issued prior to receipt of bids. Definitions as set forth in the General Conditions are applicable to the bidding documents.
- C. Bidder is a person or entity who submits a bid and a sub-bidder is a person or entity who submits a bid to a bidder for labor and materials for a designated portion of the work.
- D. Addenda are written or graphic instructions issued by Construction Manager prior to bid opening. Addenda revise or interpret the bidding documents by additions, deletions, clarifications or corrections.
- E. Post-Bid Addenda are written or graphic instructions issued after receipt of bids and prior to execution of the contract. Post-Bid Addenda are utilized to modify or interpret the bidding documents by additions, deletions, clarifications or corrections.
- F. Alternate is an amount stated in the bid proposal to be added or deducted from base bid if the defined change in the work is accepted by the Owner.
See schedule of alternates contained within individual packages.
- G. Unit price is an amount stated in the bid proposal as a price per unit of measure for materials or services as described in the bidding documents.
- H. For convenience of reference and to facilitate letting of subcontracts, these specifications are separated into sections. Such separation shall not operate to make the Construction Manager an arbiter or to establish subcontract limits between contractor and subcontractor.
- I. The Owner and/or CM reserves the right to select and award work to any subcontractor or supplier they deem appropriate for the project. Selection of subcontractors will not necessarily be based solely on the lowest submitted bid.. The Owner and/or CM reserves the right to reject any or all bids and to award the work in the best interest of the project.

INSTRUCTION TO BIDDERS

02.00 EXAMINATION OF DOCUMENTS AND SITE OF WORK

- A. Before submitting a bid, each Bidder and sub-bidder shall examine the drawings carefully, shall read the Specifications and all other proposed Contract Documents and **shall visit the site of the work.** Each Bidder and sub-bidder shall fully inform himself prior to bidding as to existing conditions and limitations under which the work is to be performed, and shall include in his bid a sum to cover the cost of items necessary to perform the work as set forth in the proposed Contract Documents. No allowance will be made to a Bidder or sub-bidder because of lack of such examination, knowledge or site visitation. The submission of a bid will be considered as conclusive evidence that the Bidder or sub-bidder has made such examination and site visitation.
- B. Drawings and Specifications are issued as a complete bound set, including civil, Architectural, Mechanical, and electrical work, to all bidders. Bidders or sub-bidders for each trade are responsible for informing themselves of work by other trades and of their own responsibility in coordination and interfacing involved.

03.00 INTERPRETATION OF CONTRACT DOCUMENTS PRIOR TO BIDDING

- A. Should a bidder or sub-bidder find discrepancies in, or omissions from, the drawings or documents, or should they be in doubt as to their meaning, they should at once notify the Construction Manager who will send a written instruction by addendum to all bidders. Neither the Construction Manager nor the Owner will be responsible for any oral instruction, or will the Owner or Construction Manager be responsible for any other explanation or interpretation of the Contract Documents. Email questions to Joe Claybaugh at **jclaybaugh@jbscontracting.com**.
- B. Any addenda issued during the time of bidding is to be acknowledged in the proposal and in closing a contract they will become a part thereof. No addenda will be issued less than five (5) days prior to the due date of proposals.
- C. In the event of discrepancies on the prints and specifications, the greater amount and value will supersede.

04.00 TAXES

- A. All applicable taxes shall be included in the proposal.
- B. In compliance with the regulations of the Michigan Tax Commission, sales and use tax is to be included in the proposal.

05.00 BASE BID SPECIFICATION

Bid Proposals shall be based on the various brands, makes, standards of materials and applications specified. Whenever the specifications call for one specific product, material application, etc., the Contractor or subcontractor shall bid solely on that/those which is/are named. All Base Bids shall then be consistent in such a manner as to permit the best possible evaluation of all proposals.

- A. The Owner and Construction Manager in no way wish to overlook any possible alternate material that may be satisfactory as a direct substitute. At the Contractor's option, a list of proposed alternates of materials, products, methods, etc., may be attached to his proposal form stating the proposed substitute and the cost savings, if any, of the substitution. The Base Bid, however, shall be based on all items as specified.
- B. If the contractor or subcontractor is unable to bid the specified product, fill out completely the attached substitution request form. Substitution request forms must be received by JBS Contracting at least five (5) days prior to bid date.
- C. Should any real and definite hardship result in the foregoing "Base Bid," the Contractor shall communicate the facts to the Construction Manager, and if warranted, an addendum will be issued to all bidders rectifying the condition.
- D. Addendum requests shall be timely such that the Construction Manager may issue addenda a minimum of five (5) days prior to receipt of bids.

06.00 SCHEDULE OF ALTERNATES

- 1. Provide Performance, Labor & Material Bond. If bid amount is less than \$50,000 you may be asked in post bid interview to provide a cost for bonding your work.
- 2. Design/Build Fire Alarm System

07.00 SUBMISSION OF PROPOSALS

In order to receive consideration, make bid proposals in strict accordance with the following:

- A. Make bid proposals upon the forms provided or on your own form, properly signed and with all items filled out.
Identify on proposal which bid package your bid is for as outlined in Item 9: Definition of Bid Package. In the event that multiple bid packages are bid, please fill out a separate bid proposal for each package bid. Do not combine packages. Proposal amounts shall be stated in writing and figures. In case of a discrepancy between the written statement and figures, the written statement shall govern.
- B. Deliver to as directed in the Advertisement for Bids. It is the sole responsibility of the bidder to see that his bid is received on time.

08.00 WITHDRAWAL OF BID/PROPOSAL

- A. A Bidder may withdraw his bid, either personally or by written request, at any time prior to the scheduled time for reading bids.
- B. No Bidder may withdraw his bid for a period of sixty (60) calendar days after the date set for opening thereof, and bids shall be subject to acceptance by the Owner during this period.

END OF SECTION

INSTRUCTION TO BIDDERS

BID FORM – ALL TRADES

PROJECT: Garfield Township Fire Department

TO: Garfield Township Fire Department
1138 W. Erickson Road
Linwood, MI 48634

Construction Manager: JBS Contracting, Inc.
1680 Gover Parkway
Mt. Pleasant, MI 48858

BASE PROPOSAL:

The Undersigned, having visited the site and familiarized themselves with the local conditions affecting the cost of the work and the contract documents, including plans, project manual and technical specifications, Advertisement for Bids, Instructions to Bidders, General Conditions, Supplementary Conditions, and any addenda issued thereto, hereby proposes to perform and to provide and furnish all the labor, materials, tools, expendable equipment, utility and transportation services, etc., necessary to perform and complete in a workmanlike manner all work required under base bid for the aforementioned project, all in strict accordance with the Contract Documents, as prepared.

BIDDER NAME: _____

BIDDER PHONE: _____

BID PACKAGE #: _____

LUMP SUM PROPOSAL: _____

_____ (\$_____)

(written)

Bidder's business address is within 30 miles from Garfield Township Hall

YES

NO

ACKNOWLEDGEMENT OF ADDENDUMS

Addendum # _____ Dated _____ Addendum # _____ Dated _____

Addendum # _____ Dated _____ Addendum # _____ Dated _____

ALTERNATE #1: Provide Performance, Labor and Material Bonds

Total Add to Lump Sum... \$ _____

ELECTRICAL ALTERNATE #1: Provide Design/Build fire alarm system

Total Add to Lump Sum... \$ _____

VOLUNTARY ALTERNATES:

The following voluntary alternates are offered for substituting materials and/or equipment. (Attach specification, add additional pages if necessary)

1. _____ ADD/DEDUCT \$ _____

2. _____ ADD/DEDUCT \$ _____

BID FORM

NEGOTIATION: The Undersigned agrees that, should the overall cost exceed the funds available, they will be willing to negotiate with the Owner and Construction Manager for the purpose of making further reductions in the contract work, and shall agree to give full credit for all such reductions in the work requested by the Owner, including full value of labor, materials and subcontracted work and reasonable proportionate reductions in overhead and profit, thereby arriving at an agreed upon contract price. Contractor will endeavor to determine the most cost effective method of accomplishing the Owner's objective and report same to Owner and Construction Manager.

This proposal is submitted in the name of and notice of acceptance should be mailed, telegraphed or delivered to:

FIRM NAME: _____

ADDRESS: _____

BY: _____

(Signature)

(Printed Name)

TITLE:

DATE:

EMAIL:

TELEPHONE:

FAX:

END OF BID FORM

SCHEDULE OF CONTRACT RESPONSIBILITIES

GENERAL REQUIREMENTS

A. PROVIDED BY THE CONSTRUCTION MANAGER

1. Dumpsters for construction purposes. Masonry and concrete items are not allowed. Those bid packages must dispose of material properly.
2. Testing (first initial test) – Re-testing cost will be by Subcontractor for which work has failed.
3. Barricades and/or fencing.
4. Temporary toilets.
5. Field office.
6. Project signage.
7. Building permit, zoning permit, drive permit, DPW fees.
8. Final cleaning.
9. Gas and electric utility charges.

PROVIDED BY ALL CONTRACTORS AS APPLICABLE

Section	01010	Summary of Work
Section	01021	Cash Allowances
Section	01340	Shop Drawings, Product Data and Samples
Section	01500	Temporary Facilities and Controls
Section	01710	Cleaning

FURTHER ITEMS OF MAJOR CONCERN

1. **A 10% retainage will be imposed on this job.**
2. **A 12-month labor and material warranty (minimum), unless stated elsewhere (or greater), will be imposed on this job. Warranty begins at time of substantial completion (Temporary Occupancy).**

DEFINITION OF BID PACKAGES

COMPLETE PACKAGES:

Package 1:	Site work
Package 2:	Asphalt
Package 2A:	Seeding and Landscaping
Package 3:	Concrete
Package 3A:	Polished Concrete Finishing
Package 4:	Not Used
Package 5:	Pre-Engineered Steel Building
Package 5B:	Misc Steel
Package 6A:	Rough Carpentry
Package 6B:	Finish Carpentry
Package 7:	Drywall, Insulation & Acoustical
Package 8A:	Doors & Hardware (Supply Only) installed by Package 6B Finish Carpentry
Package 8B:	Not Used
Package 8C:	Sectional Steel Overhead Doors and Operators
Package 9A:	Flooring
Package 9B:	Painting
Package 10:	Specialties (Supply Only) installed by Package 6B Finish Carpentry.
Package 11:	Not Used
Package 12:	Casework and Countertops
Package 13:	Fire Protection Specialties
Package 14:	Fire Protection
Package 15A:	Plumbing
Package 15B:	Mechanical
Package 16:	Electrical

Items by owner: Office furniture, window blinds, Cascade unit, air compressor, fire Siren, turn-out gear lockers.

DEFINITION OF BID PACKAGES

BID PACKAGES

BID PACKAGE 01 – SITEWORK:

General Requirements as Applicable:

CLARIFICATION for BID PACKAGE NO. 01 SHALL INCLUDE, BUT NOT LIMITED TO:

1. Site visit mandatory
2. Shop drawings & submittals as applicable to your trade.
3. Include all site layout and surveying work as necessary to complete your work.
4. Perform all site work including the complete drives and parking lots including all barricades for work done in Right-of-Way.
5. Perform all required clearing, grubbing and removal of existing vegetation and other items required for grading. – Field verify existing topsoil depth & conditions.
6. Install and maintain all soil erosion control requirements. Protect drainage from silt and debris. Maintain throughout construction as necessary.
7. Strip topsoil as required. All excess soils and debris (concrete washouts, stones, brush, roots etc.) to be removed from site. No berming of excess soils will be allowed on site.
8. Demo existing fencing, gates, dug outs as shown and remove from site.
9. Relocate bleachers on-site as directed by owner.
10. Demo existing asphalt including saw cutting prior to new paving.
11. Excavate for foundations, backfill, and compact. Machine & hand compaction required.
12. Furnish and install granular cushion under floor slabs and concrete aprons – minimum 12". Class 2 sand
13. Exclude soil testing (by Construction Manager)
14. Exclude site concrete (by Bid Package 03 - Concrete).
15. Exclude gas piping (by Utility Company).
16. Exclude site lighting (by Electrician)
17. Sand fill - Clean class II sand fill under slabs on grade and under limestone base for asphalt. Utilities that pass through the parking lot are to be back filled and compacted with class II sand fill and limestone base.
18. Asphalt areas to receive a minimum 12" of Class 2 sand and a minimum 10" of 21 AA under heavy duty areas and 8" of 21AA under standard duty areas.
19. Provide dust control as required.
20. Perform daily grading for proper drainage and access to site required.
21. Furnish and install all storm sewer as shown outside the building on civil drawings, including retention & dispersal, including footing drains and tile, swales, berms, piping, catch basins, geotextile, & rip-rap if shown.
22. Place topsoil for landscaping minimum of 4" thick on all areas.
23. Signage and barricade for work in road right of ways.
24. Seeding and landscape by others.

25. Final record drawings to be submitted.
26. Tax is to be included by all bidders.
27. Strictly follow all local, state and federal safety laws and procedures.
28. Furnish and install complete Sanitary sewer system including; Tanks, sand fill, stone, tile, tee's valves, piping, top soil, testing and inspections per Health Department Permit.
29. 2" domestic water line from the well to above finished floor.

BID PACKAGE 02 – ASPHALT:

General Requirements as Applicable

- Site work – See specifications on plans

CLARIFICATION for BID PACKAGE NO. 02 SHALL INCLUDE, BUT NOT LIMITED TO:

1. Shop drawings & submittals as applicable to your trade.
2. Aggregate base will be installed by others to within + or – 1 inch.
3. Fine grade will be part of this package.
4. Furnish and install (2) – lifts of MDOT 13A asphalt as per prints.
5. Furnish and install traffic markings as per site plan.
6. Furnish and install barrier free parking signage as indicated on drawings.
7. Provide clean up of own work.
8. Tax to be included by all bidders.
9. Strictly follow all local, state and federal safety laws and procedures.

BID PACKAGE 02A – SEEDING AND LANDSCAPING

1. Fine grade York rake and hydro-seed all green areas.
2. Dispose of all excess debris from raking and grading.

BID PACKAGE 03 – CONCRETE:

General Requirements as Applicable

- Temporary Facilities and controls
- Cleaning

CLARIFICATION for BID PACKAGE NO. 03 SHALL INCLUDE BUT NOT LIMITED TO:

1. Shop drawings & submittals as applicable to your trade.
2. See additional requirements under polished concrete finishing.
3. Products:
 - A. Submittals: (for each type of product indicated) Design mixtures from single source.
 - B. Steel Reinforcement:
 - i. Reinforcing Bars: ASTM A 615/A 615M, Grade 60 (Grade 420), deformed.
 - ii. Plain-Steel Wire: ASTM A 82/A 82M
 - C. Concrete Materials: Same type, brand and sources throughout Project.
 - i. Portland Cement: ASTM C 150, Type I with Fly Ash (ASTM C 618, Class F.)
 - D. Normal-Weight Aggregate: ASTM C 33, Class 3S coarse aggregate or better, graded. Provide aggregates from a single source with documented service record data of at least 10 years satisfactory service in similar applications and service conditions using similar aggregates and cementitious materials.
 - E. Max. Coarse-Aggregate Size: 1 inch (25mm) nominal.
 - F. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.
 - G. Water: ASTM C 94/C 94M and potable.
 - H. Air-Entraining Admixture: ASTM C 260.
4. Concrete Mixtures: General
 - A. Cementitious Materials: Use fly ash to reduce the total amount of Portland cement. Limit percentage, by weight, of cementitious materials other than Portland cement in concrete as follows:
 - i. Fly Ash: 25%
 - B. Limit water-soluble, chloride-ion content in hardened concrete to 0.06% by weight of cement.

- C. Admixtures: Use admixtures according to manufacturer's written instructions.
- i. Use water-reducing or plasticizing admixtures in concrete, as required, for placement and workability.
 - ii. Use water-reducing and retarding admixture when required by high temp, low humidity, or other adverse placement conditions.
 - iii. Use water-reducing admixture in pumped concrete, concrete for heavy-use industrial slabs and parking structure slabs, concrete required to be watertight, and concrete with a water-cementitious materials ratio below 0.50.
 - iv. Use corrosion-inhibiting admixture in concrete mixtures where indicated.

5. Concrete Mixtures for Building Elements

A. Footings: Proportion normal-weight concrete mixture as follows:

- i. Minimum Compressive Strength: 3,500 psi at 28 days.
- ii. Maximum Water-Cementitious Materials Ratio: 0.45.
- iii. Slump Limit: 4 inches or 8 inches for concrete with verified slump of 2 to 4 inches before adding high-range water-reducing admixtures or plasticizing admixtures, plus or minus 1 inch.
- iv. Air Content: 6%, plus or minus 1.5% at point of delivery for 1-inch nominal maximum aggregate size.

B. Foundation Walls: Proportion normal-weight concrete mixture as follows:

- i. Minimum Compressive Strength: 3,500 psi at 28 days.
- ii. Maximum Water-Cementitious Materials Ratio: 0.45.
- iii. Slump Limit: 4 inches or 8 inches for concrete with verified slump of 2 to 4 inches before adding high-range water-reducing admixtures or plasticizing admixtures, plus or minus 1 inch.
- iv. Air Content: 6%, plus or minus 1.5% at point of delivery for 1-inch nominal maximum aggregate size.

C. Slabs-on-Grade: Proportion normal-weight concrete mixture as follows:

- i. Minimum Compressive Strength: 4,000 psi at 28 days.
- ii. Minimum Cementitious Materials Content: 520 lb/cu. yd.
- iii. Slump Limit: 4 inches, plus or minus 1 inch.
- iv. Air Content: 6%, plus or minus 1.5% at point of delivery for 1-inch nominal maximum aggregate size.

6. Thermal Insulation:

A. Products:

- i. Foam-Plastic Board Insulation: Extruded-Polystyrene Board Insulation ASTM C 578.

7. Furnish and install all footings and pier pads as shown. Include layout for same.
8. Provide all site concrete including sidewalks, aprons, and curbs.

9. Furnish and install reinforcing steel.
10. Furnish and install footings, thickened slab footings and all concrete floors/pads (include all rigid Styrofoam insulation).
11. Furnish & install all piers and pier footings with reinforcement.
12. Receive and protect all materials stored on site for this work.
13. Furnish and install all control/expansion joints as shown and/or recommended by industry standards, for this work.
14. Install all miscellaneous embedded items supplied by others (i.e., pipe bollards, sleeves, inserts, anchor bolts etc.). Coordinate with each subcontractor for whose work the embedded item is being installed.
15. Provide for any special curing/sealing requirements.
16. Exclude testing (provided by Construction Manager). Coordinate testing with Construction Manager.
17. Coordinate opening sizes and locations with the contractor for whose work each opening is being provided.
18. Provide continuous housekeeping and clean up.
19. Tax is to be included by all bidders.
20. Strictly follow all local, state and federal safety laws and procedures.
21. Provide for all interior and exterior flatwork, Including 4" thick slab on second floor mechanical area.
22. Include site concrete (site lighting pole bases by electrician). – Follow site plan, foundation plan & floor plan greater quantity included in case of discrepancies.
23. Provide all final grading and compaction required for concrete flatwork.
24. Subcontractor to install safety fencing for daily operations as required.
25. Furnish and install continuous vapor barrier beneath all interior slabs on grade. – 6 mil visqueen
26. Furnish and install welded wire fabric and reinforcing steel as required.
27. Furnish and install all control/expansion joints as shown and/or recommended by industry standards for this work.
28. Provide Sawcutting control joints. – Green cut within 12 hours of pour
29. Provide for removal of concrete debris for this work.
30. Furnish and install all concrete floor sealer as required for all slabs at Truck bays and Compressor Room- Kure-N-Seal #21.
31. Light pole bases by electrician.
32. Flag pole base by others.
33. Include all pumping charges if necessary.

BID PACKAGE 3A – POLISHED CONCRETE FINISHING:

General Requirements as Applicable

- Temporary Facilities and controls
- Cleaning
- Concrete – Cast in place

CLARIFICATION for BID PACKAGE NO. 03A SHALL INCLUDE BUT NOT LIMITED TO:

1. Pre-installation conference: Before submitting design mixtures, review concrete design mixture and examine procedures for ensuring quality of concrete materials. Require representatives of each entity directly concerned with polished concrete to attend, including the following:
 - a. Construction Manager's Superintendent.
 - b. Testing agency responsible for concrete design mixtures.
 - c. Ready-mix Concrete manufacturer.
 - d. Cast-in-place concrete subcontractor.
 - e. Polished concrete finishing subcontractor.
 - i. Review the following:
 1. Environmental requirements
 2. Scheduling and phasing of work.
 3. Coordination with other work and personnel. Remind all trades that they are working on a surface that is to become a finished surface.
 4. Protection of adjacent surfaces.
 5. Surface Preparation.
 6. Repair of defects and defective work prior to installation.
 7. Cleaning.
 8. Installation of concrete floor finishes.
 9. Protection of finished surfaces after installation.
 10. Do not place any materials on the concrete surface that may cause staining, etching or scratching.
10. Provide mechanically polished concrete floor finish. Grind and polish new concrete using progressively finer diamond abrasives to minimum 800-grit finish. Provide medium aggregate exposure. Fill pinholes and surface voids as required. Apply lithium-silicate densifier/hardener and penetrating stain-resistant treatment compatible with polished concrete. Provide uniform appearance and sheen throughout each continuous floor area. Submit 10'-0" × 10'-0" mockup for Owner/Architect approval prior to beginning work. Protect completed finish from damage and staining until final acceptance.
11. Protect installed product from damage during construction.
12. Provide continuous housekeeping and clean up.
13. Tax is to be included by all bidders.
14. Strictly follow all local, state and federal safety laws and procedures.

15. Provide for removal of debris for this work.
16. Provide for any special power requirements. Temp power available 120V single phase 20 amp.

BID PACKAGE 5 – PRE-ENGINEERED STEEL BUILDING:

General Requirements as Applicable

- Temporary Facilities and Controls
- Cleaning

CLARIFICATION for BID PACKAGE NO. 5 SHALL INCLUDE BUT NOT LIMITED TO:

1. Furnish and install complete Pre-Engineered Steel Building, Building insulation, Framed openings, interior metal wall panels, Standing Seam roofing, soffits and trim over entrance framing.
2. Building based on Nucor Building Systems or equal.
3. Provide building system of size and with bay spacing, columns spacing, roof slopes and clear spans as indicated on drawings.
4. Primary and secondary framing to receive factory primer only.
5. Roof systems to be equal to Nucor CFR 24 ga standing seam with PVDF finish.
6. Exterior wall panels to be equal to Nucor Accent Wall, 26 ga with PVDF finish. Owner to choose from standard PVDF colors.
7. Interior metal wall and ceiling panels and trims to be equal to minimum 29 ga with 40 year paint finish. Owner to choose from standard colors.
8. Design must meet the following minimum codes and loads:
 - A. Based on Michigan 2021 Building Code
 - B. Occupancy group IV – Essential Facilities
 - C. Wind Speed 115 MPH Exposure B Importance factor 1
 - D. Ground Snow Load 35 PSF
 - E. Secondary Collateral Load 10 PSF
 - F. Roof secondary deflection L/150
 - G. Main Frame Vertical deflection L/180
 - H. Wall Secondary Horizontal deflection L/90
 - I. Main Frame Sidesway H/60
 - J. Thermal Factor 1.00
 - K. Snow Importance factor 1.
 - L. Site Class D
9. Roof laminated insulation shall consist of Simple Savor fabric Liner Insulation System R-43 (installed R-34.5) 9” un-faced between the purlins with 4” un-faced over the top of the purlins. Include WMP-10 facing, white metal banding, and color match screws.
10. Wall laminated insulation shall consist of Simple Savor fabric Liner Insulation System R-26 (minimum installed R-16.6). Include WMP-10 facing, white metal banding, and color match screws.

11. Furnish and install framed openings as indicated on drawings for overhead doors, walk doors, fans and louvers.
12. Furnish and install all 26 ga trims including edge of roof, gutters and downspouts, corners, jamb wraps, framed opening trims etc. Owner to choose from standard PVDF colors.
13. Provide anchor bolts to concrete contractor.
14. Provide shop drawings and anchor bolt layout drawings for approval.
15. Tax is to be included by all bidders.
16. Strictly follow all local, state and federal safety laws and procedures.

BID PACKAGE 5B – Misc Steel:

General Requirements as Applicable

- Temporary Facilities and Controls
- Cleaning

CLARIFICATION for BID PACKAGE NO. 5B SHALL INCLUDE BUT NOT LIMITED TO:

1. Furnish and install Steel handrails on both sides of the stairway to the mezzanine.
2. Furnish and install Steel columns for front entry framing. Roofing, soffits, and fascia by others.
3. Furnish all angles and grates for trench drains
4. Furnish Schedule 40 pipe bollards (covers by others).
5. Furnish and install 6' wide x 4' high swinging gate at mezzanine with mechanical latch.
6. Include shop drawings.
7. All steel to be prime painted.
8. Delivery to jobsite included.
9. Tax is to be included by all bidders.

BID PACKAGE 6A – ROUGH CARPENTRY LABOR, EQUIPMENT & MATERIALS FOR WOOD FRAMING

General Requirements as Applicable

- Temporary Facilities and Controls
- Cleaning
- Laminated Veneer Lumber
- Wood Trusses
- Joint Sealants

CLARIFICATION for BID PACKAGE NO. 6A SHALL INCLUDE BUT NOT LIMITED TO:

1. It is imperative to attend bi-weekly meetings or request to be absent in writing.
2. Coordinate with other trades as it relates to your work.
3. Provide own layout required for your work. Coordinate with Construction Manager.
4. All shoring and bracing labor is by this contractor.
5. Supply & install all wall framing, floor joist, roof trusses, bracing, bridging, wood sheathing, stairs, handrails, wood beams, headers, wood blocking, wood nailers, furring for a complete project.
6. Supply & install all Versetta Stone and cap at entry columns.
7. Supply and install underlayment, vapor barriers, steel roofing, steel siding, fascia, soffits and trims at entry.
8. All specialty anchors associated with this trade such as hurricane clips, strong tie anchors, hold down anchors, & shear wall anchors.
9. Typical framing includes backers, bracing, additional blocking where trusses do not align, sheathing, edge nailing, blocking & flier studs,
10. Wood-Preservative-Treated Lumber:
 - A. Treat all rough carpentry unless otherwise indicated.
 - i. Wood nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
 - ii. Wood sills, sleepers, blocking, and similar concealed members in contact with masonry or concrete.
 - iii. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
 - iv. Wood framing members that are less than 18 inches above the ground in crawlspaces or unexcavated areas.
 - v. Wood floor plates that are installed over concrete slabs-on-grade.
11. Miscellaneous Lumber:
 - A. For items of dimension lumber size, provide Construction or No. 2 grade lumber SPF.
12. Metal Framing Anchors: As shown and/or per code/industry standard
 - A. Manufacturer: Simpson Strong-Tie Company, Inc
13. Miscellaneous Materials:
 - A. Sill-Sealer Gaskets, Neoprene foam and AST36 anchor bolts.
14. Supply & install all backing for accessories and millwork in drywall partitions.
15. Supply & install all sill seal gaskets as required.
16. All fasteners are to be included.
17. Daily cleaning is required.
18. Provide and install in-wall blocking as required for finish carpentry contractor. Coordinate locations of in-wall blocking with construction manager and finish carpentry contractor before covering.
19. Tax is to be included by all bidders.
20. Strictly follow all local, state and federal safety laws and procedures.
21. Daily cleaning is required.

BID PACKAGE 6B – FINISH CARPENTRY:

General Requirements as Applicable

- Cleaning
- Finish Carpentry
- Joint Sealants
- Metal Doors and Frames – Labor Only
- Wood Doors – Labor Only
- Access Doors – Labor Only
- Hardware – Labor Only
- Toilet Partitions – Labor Only
- Toilet and Bath Accessories – Labor Only
- Cabinets and countertops – Labor Only
- Lockers – Labor Only

CLARIFICATION for BID PACKAGE NO. 6B SHALL INCLUDE BUT NOT LIMITED TO:

1. Install all wood doors and hollow metal frames supplied by others.
2. Install all steel doors & frames as supplied by others.
3. Install all door hardware supplied by others.
4. Install Toilet Partitions supplied by others.
5. Install toilet and bath accessories supplied by others.
6. Install knocked down metal lockers supplied by others.
7. Install casework and countertops supplied by others.
8. Coordinate with other trades.
9. Provide and install sealants for your own work where required.
10. Tax is to be included by all bidders.
11. Strictly follow all local, state, and federal safety laws and procedures.
12. Daily cleaning is required.

BID PACKAGE 7 –METAL STUD, DRYWALL, INSULATION AND ACOUSTICAL:

General Requirements as Applicable

CLARIFICATION for BID PACKAGE NO. 7 SHALL INCLUDE BUT NOT LIMITED TO:

Light gage metal stud framing –:

1. Furnish and install all light gage metal furring on wood stud walls behind metal liner panels as indicated on drawings.
2. All members shall be galvanized.

Drywall

1. Furnish and install 5/8" drywall on all walls as shown on drawings. Drywall is to be taped sanded and ready for the application of paint.
2. Finish shall be a level 4 finish on drywalled walls and ceilings.
3. Furnish and install 5/8" Type X drywall fire lid above drop ceilings.
4. Furnish and install all control/expansion joints as shown and/or recommended by Industry standards.
5. Protect adjacent materials during all installations.
6. Install access panels and fire access panels supplied by others.
7. Provide all fasteners, trim accessories, finishing materials and other misc. items for a complete installation.

Acoustical

1. Furnish and install 2'x 2' acoustic ceilings as per plans and specifications.
2. Acoustical ceiling to be equal to Radar by USG. 2'x2'x5/8" panels, SLT edge, DX grid, white.
3. Furnish for owner two (2) extra cartons of each ceiling tile at project close out.
4. Install hold down clips within 5' of doors.
5. Coordinate with mechanical and electrical trades.

Insulation

1. Furnish and install 5 ½" R-21.5 batt insulation at exterior walls of office area as per plans. Foam fill any voids around windows, doors, electrical devices etc. Include vapor retarder on warm side of insulation installed per manufacturer's recommendation.
2. Furnish and install mineral wool sound insulation at all interior walls to fill stud cavity (thickness varies) as per plans.
3. Provide batt insulation in floor joists where indicated. Fill full depth of joists.

General

1. Tax to be included by all bidders.
2. Strictly follow all local, state and federal safety laws and procedures.
3. Provide cleanup of own work, daily.

BID PACKAGE 8A – DOORS & HARDWARE:

General Requirements as Applicable

- Steel Doors & Frames
- Wood Doors
- Access Doors
- Finish Hardware

CLARIFICATION for BID PACKAGE NO. 8A SHALL INCLUDE BUT NOT LIMITED TO:

1. Furnish all Insulated steel doors & frames (steel doors and welded frames to be 18ga.)
2. Furnish all pre-finished wood doors with metal-redi frames (wood doors are to be pre-finished solid core).
 - a. Manufacturer: Mohawk Flush Doors, Inc. or Equal.
 - b. Style: Premium 2000
3. Furnish all door hardware as per hardware schedule on prints.
4. All hardware is based on the following (Finish to be Dull Chrome):
 - a. Hinges: Stanley
 - b. Lockset: Corbin/Russwin
 - c. Electric Strikes Hess
 - d. Exit Device: Corbin/Russwin
 - e. Closer: Norton
 - f. Stops & Trims: Rockwood
 - g. Door Seal: Pemko
5. Include electric strikes and card access system at doors indicated (see electrical drawings).
6. Furnish access doors and frames as shown.
7. Tax is to be included by all bidders.

BID PACKAGE #8C SECTION STEEL OVERHEAD DOOR.

General Requirements as Applicable

CLARIFICATION for BID PACKAGE NO. 8C SHALL INCLUDE BUT NOT LIMITED TO:

1. Furnish and install all insulated sectional steel overhead doors and electric operators as indicated on drawings.
2. Doors to be equal to Wayne Dalton Thermospan 200 R=17.5.
3. Provide maximum high lift track based on clear heights available.
4. Door sizes and lites as indicated on drawings.

5. Furnish and install jackshaft electric operators with 3-button control stations located next to openings. Include (2) remotes per door opening.
6. Include 3" tracks, solid shafts, perimeter weather seals, and high cycle springs (25k).
7. Full range of Colors (Most likely Black).
8. Tax is to be included by all bidders.

BID PACKAGE 9A – FLOORING:

General Requirements as Applicable

- Temporary Facilities and Controls
- Cleaning

CLARIFICATION for BID PACKAGE NO. 9A SHALL INCLUDE BUT NOT LIMITED TO:

1. Furnish and install all vinyl base & accessories.
 - A. Cove Base: Armstrong
2. Provide extra stock of all flooring materials to Owner.
3. Wall preparation for all minor imperfections to be included in base id.
4. Provide continuous housekeeping and clean-up, daily.
5. Tax is to be included by all bidders.
6. Strictly follow all local, state and federal safety laws and procedures.
7. Colors to be from manufacturers standards.

BID PACKAGE 9B – PAINTING AND COATING:

General Requirements as Applicable

- Temporary Facilities and Controls
- Cleaning

CLARIFICATION for BID PACKAGE NO. 9B SHALL INCLUDE BUT NOT LIMITED TO:

1. Paint all walls and ceilings as per room finish schedule and specification. One (1) coat primer with two (2) coats finish. Semi-gloss in restrooms and kitchen, Satin in all other areas. Assume three (3) to four (4) separate colors throughout building for drywall paint.
 - A. Manufacturers: DeVoe, Sherwin Williams, Benjamin Moore or Equal.
2. Paint all pipe bollards, handrails, exterior steel columns at entry, hollow metal doors and hollow metal frames with two (2) coats of exterior latex semi-gloss paint.

A. Manufacturers: DeVoe, Sherwin Williams, Benjamin Moore or Equal.

3. Prepare materials to be finished as supplied by others.
4. Wood doors are to be pre-finished with painted frames.
5. Provide touch-up after owner occupancy.
6. Paint to include all caulking of dissimilar surfaces that are painted. Example being door frames to drywall, countertops/backsplashes to drywall & window frames to drywall, this is not an all-inclusive list.
7. Tax is to be included by all bidders.
8. Strictly follow all local, state and federal safety laws and procedures.
9. Furnish extra material at project close out.

BID PACKAGE 10 – SPECIALTIES:

(Supply Only Installed by Bid Package 6B Finish Carpentry)

1. Include material, tax, and freight to jobsite.
2. See drawings for quantities
3. Soap dispensers 6562 by Bradley
4. Toilet paper dispensers 5402 by Bradley
5. Grab bars 812 series by Bradley
6. Tilt mirrors 740 by Bradley
7. Robe hooks 9119 by Bradley
8. Paper Towel Dispenser 2491 by Bradley
9. Barrier free restroom signs to be constructed of injected molded plastic with brail inlay.

BID PACKAGE #12 - CASEWORK & PLASTIC LAMINATES

SHALL INCLUDE BUT NOT LIMITED TO:

1. Receive, unload, store and protect all casework.
2. Protect existing finishes from damage.
3. Furnish and install casework as shown. All casework to be factory finished as directed by construction manager.
4. Furnish and install all cabinets and counter tops as shown on plans. Cabinet drawers and doors to receive wire pulls.

5. Furnish and install braces required to support the work in this category. Braces must be finished for exposed applications.
6. Set and fill nails in all finished woodwork.
7. Provide shop plans for approval.
8. Furnish and install all caulking and sealants to work.
9. Vacuum clean sawdust and debris from all casework.
10. Provide continuous housekeeping and clean up.
11. Strictly follow all local, state and federal safety laws and procedures.
12. Fabricate cabinets and fixtures to AWI AWQS, Section 400 – Architectural Cabinets, Custom Grade Standards.
13. Shop assembled casework for delivery to site in units easily handled and to permit passage through building openings.
14. Fit shelves, doors, and exposed edges with matching plastic edging. Use one piece for full length only.
15. Cap exposed plastic laminate finish edges with material of same finish and pattern.
16. Door handles and drawer fronts: to be chosen from manufacturer's standards.
17. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.
18. Apply plastic laminate finish edges with material plastic edging. Use one piece for full length only.
19. Provide cutouts for inserts, appliances, outlet boxes, fixtures and fittings. Verify locations of cutouts from on-site dimensions. Prime paint cut edges.
20. Furnish metal brackets required to support the work in this category.
21. Provide shop plans for approval.
22. Tax is to be included by all bidders.
23. Strictly follow all local, state and federal safety laws and procedures.

BID PACKAGE 13 – FIRE PROTECTION SPECIALTIES (FURNISH ONLY):

General Requirements as Applicable

- Fire Protection Specialties – Furnish six (6) Cabinets by Larsen's Mfg. Co. (surface mounted and/or recessed as selected by owner) with 10# ABC extinguishers by Larsen's Mfg. Installed by finish carpentry package.

BID PACKAGE 14 – FIRE PROTECTION:

General Requirements as Applicable

- Provide a complete, automatic, fixed **total-flooding dry-chemical fire suppression system** for protection of the entire building.
- System shall be designed, installed, tested, and commissioned in accordance with:
 - **NFPA 17 — Standard for Dry Chemical Extinguishing Systems**
 - **NFPA 72 — National Fire Alarm and Signaling Code**
 - Applicable requirements of the **International Building Code** and **International Fire Code**
 - Requirements of the **Authority Having Jurisdiction (AHJ)**
 - Manufacturer's listed installation requirements.
- System shall be **UL Listed** for the specific hazard and application.
- Discharging hazards will be sectioned to contain minimal discharge, but larger areas will discharge as a singular hazard, such as the mezzanine or the truck bays. A total flooding industrial dry chemical fire suppression system protects this space. The base system utilizes smoke thermal detection as outlined below.
- Provide complete system including:
 - o Dry-chemical storage cylinders.
 - o Automatic detection system.
 - o Releasing/control panel.
 - o Distribution piping and fittings.
 - o Discharge nozzles.
 - o Audible and visual pre-discharge and discharge notification.
 - o System supervisory devices.
 - o Interface with building fire alarm system.
 - o HVAC shutdown and other required equipment interlocks.
 - o Post-discharge ventilation/control provisions where required.
 - o Identification and warning signage.
- Include all necessary engineering and preparation of drawings, approvals and permits, fabrication, delivery to site, installation and supervision.
- Include plan review fees as applicable.
- Include all necessary equipment to install.

BID PACKAGE 15A – PLUMBING:

General Requirements as Applicable

- Temporary Facilities and Controls
- Cleaning

CLARIFICATION FOR BID PACKAGE NO. 15A SHALL INCLUDE BUT NOT LIMITED TO:

1. Provide all items, articles, materials, operational methods mentioned, listed, on scheduled on the drawings & specifications on the drawings.
2. Furnish and install pipe anchors and hangers related to this trade's work.
3. Furnish sleeves to installing contractor for this trade's work.
4. Submit extra materials required for maintenance.
5. Furnish and install fireproof sealants where this contractor's work penetrates fire-related walls and ceilings.
6. Cut roof openings for new roof penetrations. Maintain weather tight construction until permanent roofing is installed.
7. Provide all saw cutting, core drilling, excavating, compacting and restoration of finished material for all work that involves this trade.
8. Furnish access panels to drywall contractor.
9. Refer to all equipment schedules for additional equipment to be furnished and/or installed.
10. Furnish and install domestic water system. Water line will be stubbed inside of building by site contractor.
11. Furnish and install sanitary sewer system to 5' outside of building.
12. Coordinate work with all other trades.
13. Coordinate with roofing contractor for roof penetrations.
14. Furnish and install all condensate drains and pumps.
15. This contractor is responsible for information on civil, architectural and mechanical/electrical drawings as it pertains to your work.
16. Provide rough-in coordination and all final plumbing hook-ups to all plumbing related fixtures and equipment.
17. All fixtures per plan including insulated piping per plan.
18. Plumbing of concrete trench drains including oil separator.
19. Includes all excavation and compacted backfill for own work.
20. Furnish all record and as-built drawings.
21. Provide continuous housekeeping and clean up.
22. Tax is to be included by all bidders.
23. Strictly follow all local, state and federal safety laws and procedures.

BID PACKAGE 15B – MECHANICAL:

General Requirements as Applicable

- Temporary Facilities and Controls
- Cleaning

CLARIFICATION for BID PACKAGE NO. 15B SHALL INCLUDE BUT NOT LIMITED TO:

1. Provide all items, articles, materials, operational methods mentioned, listed, or scheduled on the drawings & specifications. Complete mechanical equipment as listed.
2. Furnish and install mechanical louvers and grilles, exterior and interior.
3. Insulate ductwork as required by code.
4. Furnish and install temperature controls.
5. Furnish and install exhaust fans and ductwork.
6. Furnish and install all gas piping system, taps, etc. Coordinate installation of new gas service.
7. Furnish sleeves to installing contractor for this trade's work.
8. Verify openings for ductwork, louvers, or other penetrations while framing contractors are on site. Delays will be the responsibility of this contractor.
9. Submit extra materials required for maintenance.
10. Furnish and install fireproof sealants where this contractor's work penetrates fire-related walls and ceilings.
11. Coordinate openings for new roof and wall penetrations. Maintain weather tight construction until permanent roofing is installed.
12. Provide all saw cutting, core drilling, excavating, compacting and restoration of finished material for all work that involves this trade.
13. Refer to all equipment schedules for additional equipment to be furnished and/or installed.
14. Coordinate work with all other trades.
15. This contractor is responsible for information on civil, architectural and mechanical/electrical drawings as it pertains to your work.
16. Furnish all record and as-built drawings.
17. Arrange a demonstration after system is balanced with Construction Manager and owner.
18. Provide continuous housekeeping and clean up.
19. Tax is to be included by all bidders.
20. Strictly follow all local, state and federal safety laws and procedures.

BID PACKAGE 16 – ELECTRICAL:

General Requirements as Applicable

- Temporary Facilities and Controls
- Cleaning

CLARIFICATION for BID PACKAGE NO. 16 SHALL INCLUDE BUT NOT LIMITED TO:

1. Provide all items, articles, materials, operational methods mentioned, listed, on scheduled on the drawings & specifications.
2. Include complete lighting package.
3. Provide power to owner's equipment including; fire siren, cascade unit, air compressor, etc. as indicated.
4. All site lighting including concrete bases for poles with excavation & backfill.
5. Complete power plan including switch gear, lighting panels and power panels.
6. Furnish and install all power and final hook-up to all electrical related specialty equipment.
7. The contractor is responsible for temporary power distribution, temporary lighting and maintenance of electrical system.
8. Interconnect exhaust fans and louvers.
9. Wire bell for fire protection system.
10. Furnish and install housekeeping pads not shown on drawings required for this trade's work.
11. Include IT wiring as indicated on drawings. CAT 6 wiring from device locations to termination in Radio Room. LAN rack and terminations by others. Include extra wire consisting of 4' at receptacle location and 15' at Radio room.
12. Furnish and install all motor starters as shown and specified.
13. Coordinate installation of new switch and distribution gear with utility company.
14. Review other specifications for electrical requirements, which affect this trade's work.
15. Furnish sleeves to installing contractor for this trade's work.
16. Furnish access panels to drywall contractor as required.
17. Refer to architectural drawings for conflicts and electrical device locations.
18. All Permits/Inspections by this contractor for own work.
19. Furnish and install fireproof sealants where conduit penetrates fire-rated walls and ceiling.
20. Furnish all record drawings and as-built drawings.
21. Provide all final hook-ups to electrical related fixtures and equipment.
22. Provide saw cutting, core drilling, excavating and compacting for all work that involves this trade.
23. Refer to all equipment schedules for additional equipment to be furnished and / or installed.
24. Provide owner orientation on equipment and system.
25. Furnish operating and Maintenance manuals.
26. Provide continuous housekeeping and cleanup.
27. Tax is to be included by all bidders.
28. Strictly follow all local, state and federal safety laws and procedures

ELECTRICAL ALTERNATE #1

Provide design/build fire addressable, networked fire alarm system including the following:

SCOPE OF WORK

- A. The project includes the design, fabrication and installation of a complete, code compliant, ready and operational closed circuit, addressable, automatic networked fire alarm system(s) as specified herein. Includes all taxes, fees, inspections, and permits.
- B. When the work includes facilities that are presently controlled by various fire alarm control units (FACU) the Contractor shall install new FACUs in each of the buildings while the existing systems remain operating. Once the new fire alarm systems have been accepted by SRP, the existing fire alarm system, detection devices, notification appliances, conductor, and conduit shall be removed.
- C. The alarm broadcast from each respective FACU shall be throughout each respective building for total evacuation of the occupants upon receipt of an alarm signal from any automatic or manual fire detection device.
- D. The Contractor shall determine the means of routing the fire alarm conductors from each new FACU, detection devices, control wiring, and notification appliances. The Contractor shall obtain approval for the location of all equipment and associated wiring prior to installation from SRP. A smoke detector shall be furnished and installed by the Contractor in the immediate vicinity of all new fire alarm control equipment.
- E. The scope of work includes the installation of all initiating devices, notification appliances and system control interfaces, etc. inside each building, as identified in this specification.
- F. The scope of work also includes training SRP personnel on the operation of the system, required maintenance tasks and frequencies, and the locations of all equipment necessary to maintain and operate the fire alarm system.
- G. The Designer's Scope of Work includes the writing of a Designer's Narrative Report that includes the following minimum content. The Narrative Report is a project specific statement of how the designer has captured the Owner's requirements for a fire alarm system Minimum content in the Narrative Report is:
 - a. Basis of Design
 - b. Sequence of Operations
 - c. Specialized Fire Protection Equipment (including sequence of operation)
 - d. System Testing Requirements
- H. The scope of work also includes that the Contractor read, understand, and implement the requirements found in the Designer's Narrative Report

I. The scope of work includes the removal of the existing fire alarm system, equipment, conduit, and conductors. SRP reserves the right to delete this work from the scope of work prior to the award of the contract.

J. As identified on the drawings, the scope of work may include furnishing and installing a NOTI-FIRE-NET web server. The location of the internet connection will be coordinated between the Contractor and SRP.

CONTRACTOR RESPONSIBILITIES

A. The Contractor is responsible to install :

1. A fire alarm control unit including supervised power supplies, and distributed power supplies (where applicable).
2. Addressable manual fire alarm boxes at all exits and in the common areas.
3. A new fire detection devices (in those environments suitable for proper operation).
4. Audible notification appliance circuits as shown on the drawings.
5. Addressable monitor modules and addressable control relay modules, as shown on the drawings, described in this specification, and as necessary for proper system performance.
6. Metal raceway, conductors, fittings, and all other accessories required to provide a complete and operable fire alarm and emergency voice communication system.

B. The installation and wiring of all devices in accordance with the latest published revision of the manufacturer's installation instructions to achieve the system operation and function as specified herein.

- a. The development of installation shop drawings for each fire alarm system in-stallation in accordance with the applicable codes, cited in this specification. The Contractor shall submit the working drawings for review and approval by SRP.

C. Coordinating the installation of the fire alarm systems and testing of associated equipment and circuits with all related trades, Contractors, equipment maintenance and testing representatives, SRP and the authorities having jurisdiction. Where applicable, work and/or equipment provided in other sections and related to each fire alarm system shall include, but not be limited to:

- a. Sprinkler waterflow and valve supervisory switches. The Contractor shall be responsible for all testing and wiring up to and including connection to all sprinkler waterflow switches and valve supervisory switches. All sprinkler waterflow and supervisory switches shall be monitored for integrity in accordance with NFPA 72. The Contractor shall verify the quantity and location of all sprinkler waterflow and supervisory switches.
- b. HVAC Shutdown. The Contractor shall be responsible for all installation, programming, wiring, operation, and testing of all fire alarm system interfaces with HVAC units, duct detectors, fire or smoke dampers, and the BAS. All control and power wiring shall be inspected for compliance with

NFPA 72. The Contractor shall verify the quantity and location of all HVAC units and duct detectors.

D. The removal of any existing fire detection and alarm system control equipment, components and related equipment that are not specified as being part of the new system. Existing fire alarm system wire and cable shall be removed and disposed of off-site by the Contractor in accordance with the requirements of SRP. Removal of existing equipment shall include all cutting, patching and painting of existing walls, hard ceilings and/or replacement of suspended ceiling tiles

E. Providing all required documentation, as specified in this specification

F. It shall be the responsibility of the Contractor to visit the site, observe the existing conditions, and confirm the required quantities of devices and specific options for locations of the same

G. Coordinating the Acceptance Test of the networked fire alarm systems with the building operators, SRP, and other parties identified by SRP. Prerequisites to the Acceptance Test are:

1. Provide documentation of all system startup, and pre-requisite tests, and record of completion.
2. Provide a test plan that outlines the sequence of testing, who will test, and how the Acceptance Test results will be documented at the time of the testing. Failure to provide this for review will result in postponement of the Acceptance Test

H. The Systems shall be tested in accordance with the latest published edition of the equipment manufacturers' testing procedures and guidelines.

SUBSTITUTION REQUEST

Project: _____ Substitution Request #: _____
From: _____
To: _____ Date: _____
C.M. Project Number: _____
Re: _____ Contract For: _____

Specification Title: _____ Description: _____
Section: _____ Page: _____ Article/Paragraph: _____

Proposed Substitution:

Manufacturer: _____ Address: _____ Phone: _____
Trade Name: _____ Model No.: _____
Installer: _____ Address: _____ Phone: _____
History: ☐ New Product ☐ 2-5 years old ☐ 5-10 years old ☐ More than
10 years old

Differences between proposed substitution and specified product:

_____ Point-by-point comparative data attached – REQUIRED BY C.M.

Reason for not providing specified item:

Similar Installation:

Project: _____ Architect: _____
Address: _____ Owner: _____
Date Installed: _____

Proposed substitution affects other parts of Work: ☐ No ☐ Yes; explain

Savings to Owner for accepting substitution:

_____ (\$_____).

Proposed substitution changes Contract Time: ☐ No ☐ Yes [Deduct] _____
days.

Supporting Data Attached: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution, which may subsequently become apparent, are to be waived.
- Proposed substitution does not affect dimensions and functional clearances.
- Coordination, installation, and charges in the Work as necessary for accepted substitution will be complete in all respects.

Submitted by:

Signed by:

Firm:

Address:

Telephone:

Attachments:

C.M. REVIEW AND ACTION

☐ Substitution approved – Make submittals in accordance with Specification Section 01330.

☐ Substitution approved as noted – Make Submittals in accordance with Specification Section 01330.

☐ Substitution rejected – Use specified materials.

☐ Substitution Request received too late – Use specified materials.

Signed by:

Date:

Additional Comments: ☐ Contractor ☐ Subcontractor ☐ Supplier ☐ Manufacturer ☐ A/E

END OF SUBSTITUTION REQUEST FORM

SECTION 01010

SUMMARY OF WORK

1.1 SUMMARY

- A. Comply with procedures described in this section relative to construction of the project,
and Owner's use of the site.
- B. Related Documents:
 - 1. Documents affecting work of this section include, but are not necessarily limited to, General Conditions, Supplementary Conditions and sections in all bidding divisions including these specifications.

1.2 DESCRIPTIVE SUMMARY OF THE WORK

- A. General: Confine operations during construction at the site to the areas permitted. Portions of the site beyond areas on which work is indicated are not to be disturbed.
 - 1. Keep drives and parking lots serving the facility clear and available
At all times during construction.
 - 2. Do not encumber the site with construction equipment, trailers or materials. Confine stockpiling of materials and location of storage areas to locations as designated by the C.M.
 - 3. Maintain clear path to fire hydrants and/or fire trucks & emergency vehicles.

SECTION 01021
CASH ALLOWANCES

1.1 GENERAL

- A. To provide adequate budget and bonding to cover items not precisely determined by the Owner prior to bidding, allow within the proposed Contract Sum the amounts described in this Section.
- B. Related Work:
 - 1. Documents affecting work of this section include, but are not necessarily limited to, General Conditions, Supplementary Conditions and sections in all bidding divisions including these specifications.
 - 2. Other provisions concerning Cash Allowances also may be stated in other Sections of these Specifications.

SECTION 01030

ALTERNATES

1.1 SUMMARY

- A. Comply with procedures described in this Section when providing price quotation for alternates as listed under this Section.
- B. Documents affecting work of this section include, but are not necessarily limited to, General Conditions, Supplementary Conditions and sections in all bidding divisions including these specifications.

1.2 DESCRIPTION OF REQUIREMENTS.

- A. Definition: An alternate is an amount proposed by Bidders and states on the Bid Form that will be added to or deducted from Base Bid amount if the Owner decides to accept a corresponding change in either scope of work or in products, materials, equipment, systems, or installation methods described in Contract Documents.
- B. Coordination: Coordinate related work and modify or adjust adjacent work as required to ensure that work affected by each accepted alternate is complete and fully integrated into the project.
- C. Notification: Immediately following award of Contract, prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted, rejected or deferred for consideration at a later date. Include a complete description of negotiated modifications to alternates, if any.
- D. Schedule: A "Schedule of Alternates" is included at the end of this section. Specification sections referenced in the schedule contain requirements for materials and methods necessary to achieve the work described under each alternate.
 - 1. Include as part of each alternate, miscellaneous devices, appurtenances and similar items incidental to or required for a complete installation whether or not mentioned as part of the alternate.

ALTERNATE #1: Provide Performance, Labor and Material Bonds

ELECTRICAL ALTERNATE #1: Provide addressable fire alarm system.

SECTION 01340

SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

PART 1 – GENERAL

Related Work

All parts of the Contract Documents relate to the Work specified in this section.

Information for Contractor's use

The Subcontractor shall obtain all shop drawings, product data, and samples necessary for the proper execution of the Work.

The Subcontractor shall obtain all information available from each manufacturer/supplier for their respective products being used in the Work.

The Subcontractor shall read all information to arrive at a clear understanding of how each product is to be incorporated into the Work. The Contractor shall obtain additional technical assistance from the manufacturer/supplier as necessary to achieve such understanding.

The Design/Builder shall distribute appropriate information to other entities involved in the execution of their applicable portions of the Work.

Submittals

The Subcontractor shall submit to the Construction Manager the shop drawings, product data, and samples which are requested for submittal.

Additionally, the Subcontractor shall submit to the Construction Manager specific written notification of any item or portion of the Work proposed which varies from the Contract Documents, before such item is incorporated in the Work.

The Construction Manager will rely on the Subcontractor having complied with the Contract Documents in their entirety except where written notification of variance has been submitted to the Construction Manager and the Construction Manager has issued written notification to proceed with the proposed variance under change order procedures.

Submittal Identification

All submittals shall be accompanied by a letter of transmittal stating the date, the project name, the project number, the Owner, the Construction Manager, the item being submitted, the number of copies, the purpose of the submittal, the five digit specification section number, and any other pertinent information.

Time of Submittals

All submittals, which are required for the selection of materials, finishes, colors, etc. shall be submitted at the same time. No selections will be made by the Construction Manager for any one item until all items are available for concurrent review and coordination.

Submittal shall be made no later than 30 days after the date of commencement of the Work.

Copies

For shop drawings and wherever else possible, submit one electronic copy (which will be returned).

For manufacturers standard printed literature and samples, submit three copies with the provision that the Construction Manager will keep two copies. Literature shall be neatly bound and all product selections and options shall be clearly indicated.

Content

Submittals shall contain sufficient detail so as to describe the item and show compliance with the Contract Documents, and to provide all additional information required to incorporate the item into the Work.

Drawings shall be professionally drafted and presented in the most appropriate scale (sufficiently large enough) to clearly communicate the information therein.

Samples shall be actual physical products in as large of size as is normally available for each item. For products, which may have a range in color, or finish, or texture, submit adequate number of samples to show the entire range.

SECTION 01710

CLEANING

PART 1 – GENERAL

Related Work

All parts of the Contract Documents relate to the Work specified in this section.

Scope

Provide all cleaning necessary for the proper execution and completion of the Work and is otherwise required by the contract Documents.

Cleaning During Construction

The job site must at all times be kept clean of all obstructions so as to provide easy access for execution of the Work, inspection and observation. Each sub trade contractor is responsible for clean up as deemed necessary by the Construction Manager field supervisor.

Clean affected areas of the job site after removal of waste materials or rubbish.

Clean portions of the Work as necessary between installation of different materials and trades.

Final Cleaning

When all construction is complete (or before the Owner takes occupancy under Substantial Completion), the area of the Work shall be professionally cleaned and presented to the Owner for acceptance. Cleaning shall include all items; interior, exterior, exposed and concealed.

All mechanical ductwork affected by the work shall be cleaned of all construction debris and filters for all such ductwork shall be replaced with new filters prior to balancing of the air handling systems. Systems shall be balanced and a report of same submitted to the Owner prior to occupancy.

END OF BID DOCUMENTS