



GALLAGHER  
A CUMMING GROUP COMPANY

# NOTICE

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**THE FILE INCLUDED HERE-IN CONTAINS THE ORIGINAL  
PROPOSAL DOCUMENTS FOR  
CRANDALL ISD – PERFORMING ARTS CENTER  
ADDITION**

**REFER TO VOLUME 1, SPECIFICATION SECTION  
00 11 13, ADVERTISEMENT FOR PROPOSAL FOR  
IMPORTANT INFORMATION PERTAINING  
TO THE PROPOSAL.**

**ADDENDA FOR THIS PROJECT WILL BE ISSUED AS  
NEEDED AND WILL BE POSTED ON THE  
CONSTRUCTION MANAGER'S WEBSITE  
([www.gallaghertx.com](http://www.gallaghertx.com))**

**PROPOSERS ARE RESPONSIBLE FOR ALL DOCUMENTS  
CONTAINED HERE-IN AS WELL AS SUBSEQUENT  
ADDENDA.**

**FOR QUESTIONS AND CLARIFICATIONS, PLEASE  
CONTACT LOU SUSSMAN  
[lou.sussman@gallaghertx.com](mailto:lou.sussman@gallaghertx.com)**



GALLAGHER  
A CUMMING GROUP COMPANY

# LETTER OF TRANSMITTAL

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**DATE:** AUGUST 15, 2024

**TO:** ALL PROPOSERS

**RE:** CRANDALL ISD – PERFORMING ARTS CENTER ADDITION

THE ATTACHED FILE CONTAINS THE COMPLETE PROPOSAL DOCUMENTS (PLANS AND SPECIFICATIONS) FOR THE CRANDALL ISD – PERFORMING ARTS CENTER ADDITION.

**ALSO CONTAINED ON THIS FILE IS THE CONSTRUCTION MANAGER’S COMPETITIVE SEALED PROPOSAL PACKAGE AND CONTRACT CONDITIONS MANUAL FOR THIS PROJECT. THIS MANUAL INCLUDES ALL OF THE PROPOSAL REQUIREMENTS, PROPOSAL FORM, CONTRACT REQUIREMENTS AND SCOPE OF WORK PACKAGES FOR EACH TRADE. ALL PROPOSERS ARE REQUIRED TO REVIEW ALL INFORMATION CONTAINED IN THIS MANUAL IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS IN PREPARING A PROPOSAL FOR THIS PROJECT. INCOMPLETE PROPOSALS WILL NOT BE CONSIDERED VALID.**

**CONTENTS OF THE FILE INCLUDE:**

1. LETTER OF TRANSMITTAL
2. FILE DISCLAIMER
3. GALLAGHER CONTRACT CONDITIONS AND COMPETITIVE SEALED PROPOSAL PACKAGE PROJECT MANUAL
4. ARCHITECTS PROJECT MANUAL
5. CRANDALL ISD – PERFORMING ARTS CENTER ADDITION PLANS



GALLAGHER  
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# NOTICE FOR PRE-PROPOSAL

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## CRANDALL ISD – PERFORMING ARTS CENTER ADDITION

DATE: WEDNESDAY, AUGUST 28, 2024

TIME: 11:00 AM

LOCATION: CRANDALL ISD ADMINISTRATION OFFICE  
400 WEST LEWIS STREET  
CRANDALL, TEXAS 75114

ATTENDANCE IS ENCOURAGED BY A  
REPRESENTATIVE OF EACH FIRM SUBMITTING  
A PROPOSAL.

ADDENDUM ARE POSTED ON  
THE CONSTRUCTION MANAGER'S WEBSITE  
([www.gallaghertx.com](http://www.gallaghertx.com))

FOR QUESTIONS AND CLARIFICATIONS,  
PLEASE  
CONTACT LOU SUSSMAN  
[lou.sussman@gallaghertx.com](mailto:lou.sussman@gallaghertx.com)



GALLAGHER  
A CUMMING GROUP COMPANY

# NOTICE FOR PROJECT PROPOSAL

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CRANDALL ISD – PERFORMING ARTS  
CENTER ADDITION

**Proposal Due:  
2:00 PM, SEPTEMBER 12, 2024**

**PROPOSALS ARE TO BE EMAILED TO:  
[BIDS@CRANDALL-ISD.NET](mailto:BIDS@CRANDALL-ISD.NET)**

**Crandall ISD Administration Office  
400 West Lewis Street  
Crandall, TX 75114**

ADDENDUM ARE POSTED ON  
THE CONSTRUCTION MANAGER'S WEBSITE  
([www.gallaghertx.com](http://www.gallaghertx.com))

FOR QUESTIONS AND CLARIFICATIONS, PLEASE  
CONTACT LOU SUSSMAN  
[lou.sussman@gallaghertx.com](mailto:lou.sussman@gallaghertx.com)

# **CONTRACT CONDITIONS & CSP PACKAGE SCOPE OF WORK**

**Crandall Independent School District**

**Crandall ISD - Performing Arts Center  
Addition**

**GCS JOB #23-41A**

**GALLAGHER**

**3501 Token Drive, Suite 100**

**Richardson, Texas 75082**

**972.633.0564 Phone**

**972.633.0164 Fax**

**Lou.Sussman@gallaghertx.com**

## **VOLUME 1**



**August 15, 2024**

**The materials and information contained herein are the exclusive property and proprietary work product of Gallagher and are solely for the benefit and use by Crandall Independent School District. Any disclosure, copying, distribution, dissemination or use in any way of the information or materials contained herein (including any reliance thereon) by any individual or company without the express written permission of Gallagher is strictly prohibited. All violators shall be prosecuted to the full extent as provided by law.**

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CSP 06-A	MILLWORK	CSP 21-A	FIRE SPRINKLER SYSTEM
CSP 07-A	ROOFING & SHEET METAL	CSP 22-A	PLUMBING
CSP 07-C	SPRAYED ON FIREPROOFING & SPRAYED INSULATION	CSP 23-A	HVAC
CSP 08-A	FRAMES, DOORS & HARDWARE	CSP 26-A	ELECTRICAL
CSP 08-B	GLASS & GLAZING	CSP 27-A	VOICE & DATA CABLING
CSP 08-C	OVERHEAD COILING DOORS & DOCK EQUIPMENT	CSP 27-B	AUDIO/VISUAL SYSTEM
CSP 09-A	DRYWALL & ACOUSTICAL	CSP 27-C	COMMUNICATION SYSTEMS
CSP 09-C	TILING	CSP 28-A	FIRE ALARM SYSTEMS
CSP 09-D	FLOOR COVERINGS	CSP 31-A	EXCAVATION
CSP 09-E	PAINTING & WALLCOVERING	CSP 31-E	TERMITE CONTROL
CSP 09-G	WOOD FLOORING – STAGE & LOBBY	CSP 32-A	CONCRETE PAVING
CSP 09-H	RESILIENT SHEET FLOORING	CSP 32-B	LANDSCAPE & IRRIGATION
CSP 09-I	TERRAZO	CSP 33-A	SITE UTILITIES
CSP 10-A	BUILDING SPECIALTIES		



**GALLAGHER****00 11 13 - ADVERTISEMENT FOR PROPOSAL****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

PROJECT TYPE: CRANDALL ISD - PERFORMING ARTS CENTER ADDITION

OWNER: CRANDALL INDEPENDENT SCHOOL DISTRICT  
400 WEST LEWIS STREET  
CRANDALL, TEXAS 75114

PRE-PROPOSAL MEETING TIME / DATE: 11:00 AM, WEDNESDAY, AUGUST 28, 2024

LOCATION: CRANDALL ISD - ADMINISTRATION OFFICE

ADDRESS: CRANDALL INDEPENDENT SCHOOL DISTRICT  
400 WEST LEWIS STREET  
CRANDALL, TEXAS 75114

PROPOSAL TIME / DATE: 02:00 PM, THURSDAY, SEPTEMBER 12, 2024

LOCATION:

ADDRESS: BIDS ARE TO BE E-MAILED TO:  
BIDS@CRANDALL-ISD.NET

ARCHITECT: DLR GROUP  
2500 PACIFIC AVENUE, SUITE 1600  
DALLAS, TEXAS 75226

CONSTRUCTION MANAGER: GALLAGHER CONSTRUCTION SERVICES  
3501 TOKEN DRIVE, SUITE 100  
RICHARDSON, TEXAS 75082  
(972) 633-0564  
(972) 633-0164 (FAX)  
E-MAIL: LOU.SUSSMAN@GALLAGHERTX.COM

ELECTRONICALLY SUBMITTED PROPOSALS SHALL BE SENT TO **BIDS@CRANDALL-ISD.NET** FOR THE PROJECT NAMED CRANDALL ISD - PERFORMING ARTS CENTER ADDITION IN ACCORDANCE WITH PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS ADOPTED BY THE CRANDALL INDEPENDENT SCHOOL DISTRICT, HEREINAFTER CALLED THE OWNER; NO LATER THAN 02:00 PM, THURSDAY, SEPTEMBER 12, 2024. THEREAFTER, AT 02:00 PM, PROPOSALS WILL BE PUBLICLY OPENED AND READ ALOUD. AFTER PROPOSALS ARE OPENED, A PROPOSAL TABULATION WILL BE MADE, POST PROPOSAL CONFERENCES CONDUCTED AND RECOMMENDATIONS PRESENTED TO THE OWNER FOR CONSIDERATION IN AWARDING CONTRACTS. ANY PROPOSALS RECEIVED AFTER THE CLOSING TIME OF 02:00 PM WILL NOT BE CONSIDERED.

Construction proposals are being received by the Crandall Independent School District from multiple prime proposers who will be coordinated by the Construction Manager, Gallagher Construction Services. Successful proposers will contract directly with the Owner.

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CSP Packages available to prospective Proposers are as follows:

CSP 01-B	FINAL BUILDING CLEANING	CSP 12-D	WINDOW TREATMENTS
CSP 02-A	DEMOLITION	CSP 12-F	MUSIC STORAGE EQUIPMENT
CSP 03-A	BUILDING CONCRETE	CSP 14-A	ELEVATOR(S)
CSP 03-D	CONCRETE STAINING, SEALING & POLISHING	CSP 21-A	FIRE SPRINKLER SYSTEM
CSP 04-A	MASONRY	CSP 22-A	PLUMBING
CSP 05-A	STRUCTURAL STEEL & ERECTION	CSP 23-A	HVAC
CSP 06-A	MILLWORK	CSP 26-A	ELECTRICAL
CSP 07-A	ROOFING & SHEET METAL	CSP 27-A	VOICE & DATA CABLING
CSP 07-C	SPRAYED ON FIREPROOFING & SPRAYED INSULATION	CSP 27-B	AUDIO/VISUAL SYSTEM
CSP 08-A	FRAMES, DOORS & HARDWARE	CSP 27-C	COMMUNICATION SYSTEMS
CSP 08-B	GLASS & GLAZING	CSP 28-A	FIRE ALARM SYSTEMS
CSP 08-C	OVERHEAD COILING DOORS & DOCK EQUIPMENT	CSP 31-A	EXCAVATION
CSP 09-A	DRYWALL & ACOUSTICAL	CSP 31-E	TERMITE CONTROL
CSP 09-C	TILING	CSP 32-A	CONCRETE PAVING
CSP 09-D	FLOOR COVERINGS	CSP 32-B	LANDSCAPE & IRRIGATION
CSP 09-E	PAINTING & WALLCOVERING	CSP 33-A	SITE UTILITIES
CSP 09-G	WOOD FLOORING – STAGE & LOBBY		
CSP 09-H	RESILIENT SHEET FLOORING		
CSP 09-I	TERRAZO		
CSP 10-A	BUILDING SPECIALTIES		
CSP 10-G	IDENTIFICATION DEVICES		
CSP 11-C	STAGE EQUIPMENT, CURTAIN(S) & LIGHTING		
CSP 12-C	AUDITORIUM SEATING		

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Proposers are invited to propose individual CSP Packages or any combination number of CSP Packages available. The information for Proposers, Construction Proposal Form, Form of Contract, Plans, Specifications, Performance & Payment Bonds, Scope of Work and other contract documents may be obtained by contacting one of the following:

1. Gallagher Construction Services 972-633-0564  
3501 Token Drive, Suite 100  
Richardson, Texas 75082  
<https://www.gallaghertx.com/project-bidding>
2. AGC Planroom - West Texas Chapter - Abilene 325-676-7447  
3125 S. 27th Street  
Abilene, Texas 79605
3. AGC Planroom - West Texas Chapter - Midland 432-520-2220  
4500 W. Illinois, Suite 201  
Midland, Texas 79703
4. AGC Planroom - West Texas Chapter - Wichita Falls 940-322-0100  
2014 Kell Blvd, Suite C  
Wichita Falls, Texas 76301
5. AGC Planroom - Southeast Texas 409-835-6661  
5458 Avenue A,  
Beaumont, Texas 77705
6. Brazos Valley Contractors Association BVCA Planroom 979-260-5902  
PLUS Copy Center  
1722 Broadmoor, Suite 100  
Bryan, Texas 77802
7. Central Texas Chapter AGC Waco 254-772-5400  
4500 West Waco Drive  
Waco, Texas 76710
8. Construct Connect 770-849-6466  
3825 Edwards Road, Suite 800  
Cincinnati, OH 45209
9. DFW Minority Business Council 214-630-0747  
8828 N. Stemmons Freeway, Suite 550  
Dallas, Texas 75247
10. Dodge Construction Network 877-958-5062  
300 American Metro Boulevard, Suite 185  
Hamilton, New Jersey 08619
11. Planhub 866-752-6482  
1665 Palm Beach Lake Blvd., Suite 950  
West Palm Beach, Florida 33401
12. Texas Planroom 817-927-5545  
<https://www.texasplanroom.com>
11. Virtual Builders Exchange 210-564-6900  
4047 Naco Perrin, Suite 100  
San Antonio, Texas 78217

The Owner reserves the right to accept or reject any individual proposal or any combination of proposals, whichever shall be in the Owner's best interest.

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An electronic copy of the Drawings, Project Manual(s) and other proposal documents for the CSP Packages may be obtained by Contractors by contacting the Construction Manager, Gallagher Construction Services.

Partial sets of Drawings and Project Manuals will not be available. Proposers requiring hard copy set(s) of Drawings and/or Project Manuals may obtain them from the Construction Manager for the non-refundable cost of reproduction.

All work shown on the drawings and/or specified herein shall be completed in accordance with the time stated in the individual CSP Packages pursuant to Section 01 81 00 Scope of Work.

If the proposal amount equals \$25,000.00 or more, successful Proposers must furnish acceptable Performance and Payment Bonds from an approved Surety Company, authorized to do business in Texas, within five (5) days following presentation of the contract. The cost of performance and payment bonds, if required, shall be included in the Proposers base proposal amount and any alternate proposal amounts, as applicable. The Owner reserves the right to waive any informality or to reject any or all proposals. THE PAYMENT AND PERFORMANCE BONDS MUST COMPLY WITH CHAPTER 2253, TEXAS GOVERNMENT CODE.

All proposers shall visit the site where the work is to be performed and become familiar with local conditions as they might in any way affect the cost and/or execution of the Work to be proposed.

All proposers will be required to comply with the provisions of Chapter 2258, Texas Government Code with respect to the payment of prevailing wage rates and applicable City Ordinances regarding equal employment practices.

Evidence of worker's compensation insurance coverage for the person's or entity's employees providing services on the project will be required for the duration of the work.

Upon notification of potential selections for award, the person or entity submitting the proposal must give notice to the Owner if the owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of the felony (this requirement does not apply to a publicly held corporation).

A pre-proposal conference will be held at 11:00 AM, WEDNESDAY, AUGUST 28, 2024 at the Crandall ISD, Administration Office, 400 West Lewis Street, Crandall, Tx 75114. Attendance is encouraged by a representative of each firm submitting a proposal. Failure to be represented at this meeting may eliminate a Proposer from consideration for work on this project. Attendance at this meeting is one of the considerations for contract award.

IT IS MANDATORY FOR EACH PROSPECTIVE PROPOSER TO REFER TO SECTION 01 81 00 OF THE PROJECT MANUAL FOR THE SPECIFIED SCOPE OF WORK REQUIRED FOR EACH RESPECTIVE CSP PACKAGE AND TO UTILIZE THE REQUIRED PROPOSAL FORM AS PROVIDED IN SECTION 00 41 00 WHEN SUBMITTING A PROPOSAL
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--- END OF SECTION ---

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**SECTION 00 21 13 – INFORMATION FOR PROPOSERS**
**CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| 1. Receipt and Opening of Proposals | 11. Addenda and Interpretations       |
| 2. Preparation of Proposal          | 12. Substitutions                     |
| 3. Subcontracts                     | 13. Security for Faithful Performance |
| 4. Telegraphic Modifications        | 14. Power of Attorney                 |
| 5. Method of Proposing              | 15. Notice of Special Conditions      |
| 6. Qualification Statement          | 16. Laws and Regulations              |
| 7. Qualifications of Proposer       | 17. Method of Award                   |
| 8. Liquidated Damages               | 18. Obligation of Proposer            |
| 9. Time of Completion               | 19. Proposal Documents                |
| 10. Conditions of Work              | 20. Contract to be Used               |

**1. RECEIPT AND OPENING OF PROPOSALS**

The Owner will open proposals for individual CSP Packages for the Crandall ISD - Performing Arts Center Addition for the Crandall Independent School District.

The Owner invites proposals on the forms prepared by the Construction Manager; copies of the forms are attached hereto, all blanks of which must be appropriately filled in. Proposals will be received by the Owner at the time and place indicated in the "Advertisement for Proposal" and then at said place will be publicly opened and read aloud.

The Owner may consider informal any proposal not prepared and submitted in accordance with the provisions hereof and may waive any informalities or reject any and all proposals. Any proposal may be withdrawn prior to the scheduled time for the opening of proposals or authorized postponement thereof. Any proposal received after the time and date specified shall not be considered. No proposer may withdraw a proposal within sixty - (60) days after the actual opening thereof.

**2. PREPARATION OF PROPOSAL**

All proposals must be submitted on forms prepared and furnished by the Construction Manager.

The Proposer shall not attach any of their own forms, including Proposer's own standard forms, to the Owner's Proposal Form. By signing Owner's Proposal Form, Proposer agrees that Owner's Proposal Form prevails over Proposer's Form.

Each proposal must be submitted electronically to the e-mail address provided herein. No telephone proposals will be considered or accepted.

**3. SUBCONTRACTS**

The proposer is specifically advised that any person, firm or other party to whom it is proposed to award a subcontract under this contract must be acceptable to the Owner.

The Contractor shall be responsible for acts and omissions of his employees and his subcontractors, their agents and employees. The Owner may, in writing, require the Contractor to remove from the work any employee the Owner's Agent finds careless, incompetent or otherwise objectionable.

**4. TELEGRAPHIC MODIFICATION**

The Owner will not accept telegraphic modification of proposal after receipt by the Owner of any proposal submitted.

**5. METHOD OF PROPOSING**

The Owner will receive proposals on all divisions of the work.

Proposers may submit proposals on individual packages or any combination of packages. The Owner reserves

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**Crandall ISD - Performing Arts Center Addition**

the right to accept/reject any individual proposal, any combination of individual proposals, or any combination of package proposals, whichever shall be in the Owner's best interest.

**6. QUALIFICATION STATEMENT**

Proposers to whom award of Contract is under consideration shall submit to the Construction Manager, upon request, a properly executed AIA Document A305, Contractor's Qualification Statement showing that the Proposer has successfully completed work on projects of similar size and scope on the work proposed. Include listings of previous projects, Owners, Architects and Engineers.

Failure to submit a Qualification Statement when requested may eliminate Contractor or Material and Equipment Supplier from consideration for work on this Project.

The Owner reserves the right to reject any proposal of a Contractor or his proposed Sub-Contractor if investigation of such Proposer fails to satisfy the Owner that such Proposer is properly qualified to carry out the obligations of the contract and to complete the work contemplated therein.

**7. QUALIFICATIONS OF PROPOSER**

Contractor shall submit at the request of the Construction Manager, the following information regarding the Contractor's proposed Superintendent for the project. Resume should indicate the following minimum qualifications:

- Minimum five years experience in construction as a Superintendent.
- Indicate projects successfully completed by Superintendent in that capacity in value of at least 80 percent of the value of this Contractor's contract.

It is the intent of the Owner to award contracts for the construction services required under the terms of these contract documents to contractors who employ skilled craftsmen and laborers for a substantial portion of the specified work. Therefore, as part of the proposal review process, the Owner reserves the right to request the proposers to submit data which will substantiate that at least 75% of the work specified in the contract documents will be performed directly by the proposer's employees and not by subcontract. Failure of the proposer to meet this requirement may result in rejection of its proposal, without prejudice, regardless of order of proposal.

The Owner may make such investigations as deemed necessary to determine the ability of the proposer to perform the work, and the proposer shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any proposal if the evidence submitted by, or investigation of, such proposer fails to satisfy the Owner that such proposer is properly qualified to carry out the obligations of the contract and to complete the work contemplated therein. Conditional proposals will not be accepted.

Before using the proposal of a sub-contractor, the Proposer shall investigate and satisfy himself that the sub-contractor he will propose to the Owner as part of his proposal can satisfy all of the requirements above expressed. The Owner reserves the right to reject any proposal if the evidence submitted by, or investigation of, such proposer fails to satisfy the Owner that the proposer and/or any subcontractor he proposes can properly carry out the work contemplated therein. Conditional proposals will not be accepted.

The ability of any proposer to obtain plans and provide a performance bond shall not be regarded as the sole qualifications of such proposer's competency and responsibility to meet the requirements and obligations of the contract.

Proposers may be disqualified and their proposals not considered for any of the following specific reasons:

- a. Reason for believing collusion exists among proposers.
- b. The proposer being interested in any litigation against the Owner.
- c. The proposer being in arrears on any existing contract or having defaulted on a previous contract.
- d. Lack of competency as revealed by the financial statement, experience and equipment, questionnaires, or qualification statement.
- e. Uncompleted work, which in the judgment of the Owner will prevent or hinder the prompt completion of additional work if awarded.

**8. DAMAGES FOR FAILURE TO ENTER INTO CONTRACT**

The successful proposer, as determined by the Owner, upon failure to or refusal to execute and deliver the contract, bonds and insurance required by the proposing documents within five (5) days following the

presentation of the contract, shall be liable to the Owner, as damages for such failure or refusal, the costs differential between the proposal submitted and the next lowest responsible proposer, as determined by Owner, and/or any costs for re-proposing the work. Such payment shall be paid to Owner within ten (10) days of written demand for same.

9. **TIME OF COMPLETION**

Proposer must agree to commence work and complete work according to the schedules contained in Section 01 81 00 - Scope of Work. Notice to Proceed will be issued by the Construction Manager. Proposers must agree also to pay liquidated damages as hereinafter provided in the General Conditions and in Section 01 80 00 - General Clarification to All Proposers.

10. **CONDITIONS OF WORK**

Each proposer must inform himself fully of the conditions relating to the construction of the project and the employment of labor thereon. Failure to do so will not relieve a successful proposer of his obligation to furnish all materials and labor necessary to carry out the provisions of his contract. Insofar as possible, the Contractor in carrying out his work must employ such methods or means as will not cause any interruption of or interference with the work of any other Contractor.

Each proposer is advised that the Owner shall engage Contractors on the basis of their competitive proposals, qualifications and ability to perform the work in accordance with the Contract Documents. No discrimination will be made with regard to any affiliation or non-affiliation with any labor organization. Time is of the essence and the acceptance of the Contract shall obligate the Contractor to furnish skilled and qualified workers as required to perform the work in accordance with the schedule requirements for the Project, and without interference to other Contractors resulting from labor disputes arising out of wages, work jurisdiction and/or organizational issues. Failure to maintain the schedule requirements of the project shall result in withholding of funds by the Owner and place the Contractor liable to delays incurred by other Contractors resulting from such delay.

The Owner makes no representations as to the accuracy or completeness of the site information furnished to the Contractor by the Owner and does not expressly or by implication warrant same and is not responsible for any interpretations or conclusions reached by the Contractor with respect thereto. It is Contractor's sole responsibility to verify to its own satisfaction all site information, including but not restricted to topographical data, borings, subsurface information dimensions, the precise location of utilities, utility capacities, and easements.

The Contractor is responsible for having visited the site and having ascertained pertinent local conditions such as location, capacities, accessibility, and general character of the site. Any failure to do so will not relieve him from responsibility for successfully performing the work without additional expense to the Owner.

11. **ADDENDA AND INTERPRETATIONS**

No oral interpretation of the meaning of the plans, specifications or other pre-Proposal Documents will be made to proposers. Proposers will be bound to the full requirements of the proposing documents and written addenda.

Every request for such interpretation should be received, via fax or e-mail, at least three days prior to the date fixed for the opening of proposals at (972) 633-0164 or e-mailed to [Lou.Sussman@gallaghertx.com](mailto:Lou.Sussman@gallaghertx.com). Any and all such interpretations and any supplemental instructions will be in the form of written addenda to the contract documents which, if issued, will be mailed, delivered or sent by facsimile machine to all who are known not later than one day prior to the date fixed for the opening of proposal. Failure of any proposer to receive any such addendum or interpretation shall not relieve such proposer from any obligation under this proposal as submitted. All addenda so issued shall become part of the contract documents.

Each proposer shall check with the Construction Manager within 24 hours prior to the proposal opening to secure Addenda. The Architect, Construction Manager and/or the Owner will not be responsible for oral clarification. Each proposer shall ascertain prior to submitting his proposal that he has received all addenda issued.

12. **SUBSTITUTIONS**

Each proposer represents that his proposal is based upon the materials and equipment described in the proposing documents. Substitution requests will be considered in the period prior to seven (7) days before the proposal date.

**13. SECURITY FOR FAITHFUL PERFORMANCE**

Simultaneously with delivery of the executed contract, each Contractor whose contract(s) totals \$25,000 or more shall furnish surety bonds as security for faithful performance of this contract and for the payment of all persons performing labor on the project under this contract and furnishing materials in connection with this contract, as specified in the General Conditions included herein. Each bond shall be executed by a corporate surety or corporate sureties duly authorized to do business in the State of Texas and licensed by the Texas Department of Insurance. Bonds shall be approved by the Attorney General as to form.

Sureties need to have agents accessible to the Dallas Area Metroplex that act on behalf of all parties. All obligations created herein are performable in the Dallas Area Metroplex.

No sureties will be accepted by the Owner who are now in default or delinquent on any bonds or who are interested in any litigation against the Owner. Should any surety on the contract be determined unsatisfactory at any time by the Owner, notice will be given to the Contractor to that effect and the Contractor shall immediately provide a new surety satisfactory to the Owner. The contract shall not be operative nor will any payments be due or paid until approval of the bonds has been made by the Owner.

**14. POWER OF ATTORNEY**

Attorneys-in-fact who sign contract bonds must file with each bond a certified and effectively dated copy of their power of attorney, indicating the monetary limit of such power.

**15. NOTICE OF SPECIAL CONDITIONS**

Attention is particularly called to those parts of the contract documents and specifications that deal with the following:

- a. Proposer's Qualification Statements for Proposed Work
- b. Conditions of the Contract (General and Special)
- c. Inspection and Testing of Materials
- d. Insurance Requirements

**16. LAWS AND REGULATIONS**

The proposer's attention is directed to the fact that all applicable State Laws, Municipal Ordinances, and rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout, and they will be deemed to be included in the contract the same as though herein written out in full.

**17. METHOD OF AWARD – LOWEST QUALIFIED PROPOSER**

The contract will be awarded to the responsible proposer submitting the lowest proposal complying with the conditions of the Advertisement for Proposals, provided it is in the interest of the Owner to accept it. For the purpose of preliminary consideration, the "Apparent Low Proposer" will be determined by Base Proposal plus accepted alternates and unit prices, however, award of contract may include full consideration of completion time, unit prices and Owner proposal alternates. The proposer to whom the award is made will be notified at the earliest practicable date. The Owner, however, reserves the right to reject any and all proposals and to waive any informality in proposals received whenever such rejection or waiver is in the interest of the Owner.

The Owner also reserves the right to reject the proposal of any proposer who has previously failed to perform properly, or to complete on time, contracts of a similar nature; who is not in a position to perform the contract; or who has habitually and without just cause neglected the payment of bills or otherwise disregarded his obligations to subcontractors, material men, or employees.

In determining the lowest responsible proposer the following elements, in addition to those above mentioned, will be considered; whether the Proposer involved (1) maintains a permanent place of business; (2) has adequate plant equipment available to do the work properly and expeditiously; (3) has suitable financial resources to meet the obligations incidental to the work; (4) has appropriate technical experience.

**18. OBLIGATION OF PROPOSER**

At the time of the opening of proposals each proposer will be presumed to have inspected the site and to have read and to be thoroughly familiar with the plans and contract documents (including all addenda). The failure or omission of any proposer to examine any form, instrument or document shall in no way relieve any proposer from any obligation in respect to his proposal.



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19. **PROPOSING DOCUMENTS**

An electronic copy of Drawings, Project Manual(s) and other proposing documents for the CSP Packages may be obtained by Contractors by contacting the Construction Manager, Gallagher Construction Services.

Partial sets of Drawings and Project Manuals will not be available. Proposers requiring hard copy set(s) of Drawings and Project Manuals may obtain them from the Construction Manager for the non-refundable cost of reproduction.

All plans and specifications either produced by the Architect, or reproduced for the proposers at their expense shall remain the property of the Architect and shall be returned to the Construction Manager upon request and in good condition.

20. **FORM TO BE USED**

The Agreement for this work will be written on AIA Document A132-2019 Standard Form of Agreement Between Owner and Contractor Construction Manager as Adviser Edition. A sample form is bound in the Project Manual.

If it becomes apparent, after execution of the Agreement, that one or more of the following events occurred during preparation of the Agreement such as to misstate or inaccurately reflect the true and correct terms and provisions of the Agreement, the Contractor shall, upon request by the Owner, execute such new documents or initial such corrected original documents as Owner may deem necessary to correct the mistake or error.

- a. unilateral mistake on the part of the Owner; or
- b. mutual mistake on the part of the Owner and Contractor; or
- c. clerical error.

21. **ETHICS**

All Proposers will be required to fill out and return the required HB 1295 Form if a contract is awarded. This filing will be required within 24 hours of your company being informed of the contract being awarded. All information can be found at the following website:

[https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)

---END OF SECTION---

GALLAGHER

A CUMMING GROUP COMPANY

Contractor Name:

Initials:

**00 41 00 - CONSTRUCTION PROPOSAL FORM**

**ALL PAGES MUST BE COMPLETED AND INITIALED!**

PROJECT: CRANDALL ISD - PERFORMING ARTS CENTER ADDITION  
CRANDALL INDEPENDENT SCHOOL DISTRICT, CRANDALL, TX

TO: CRANDALL INDEPENDENT SCHOOL DISTRICT  
400 WEST LEWIS STREET,  
CRANDALL, TEXAS 75114

FROM: CONTRACTOR NAME: \_\_\_\_\_  
PHYSICAL ADDRESS: \_\_\_\_\_  
CITY, STATE, ZIP: \_\_\_\_\_  
AREA CODE / PHONE: \_\_\_\_\_  
CONTACT NAME: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_

**ORGANIZATION OPERATING AS:**

- Corporation, organized under laws of the State of \_\_\_\_\_
- Partnership
- Individual
- Joint Venture consisting of the firms of: \_\_\_\_\_
- Other (specify): \_\_\_\_\_

**ADDENDUM ACKNOWLEDGMENT (the undersigned acknowledges receipt of the following addenda):**

ADDENDUM NO.	DATE	ADDENDUM NO.	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**PROPOSER PROPOSES:**

In response to the Advertisement to submit a PROPOSAL for the execution of the Work described by the Drawings and Specifications entitled **CRANDALL ISD - PERFORMING ARTS CENTER ADDITION** and having examined the site where the work is to be performed and being familiar with local conditions as they might in any way affect the cost and/or execution of the Work and having carefully examined all of the Drawings, Specifications, Request for Proposal Scope of Work and other related documents and Addendum(s) thereto, the undersigned Proposer agrees to provide all labor, materials, equipment and services including transportation and other facilities as may be required for the complete and satisfactory execution of the Work for which this Proposal is submitted for the lump-sum consideration as stated hereinafter.



Contractor Name:

Initials:

**Note: All Proposal amounts shall include all applicable bond costs.**

<b>CSP #</b>	<b>DESCRIPTION</b>		<b>TOTAL (including bonds)</b>
CSP 01-B	Final Building Cleaning	\$	
CSP 02-A	Demolition	\$	
CSP 03-A	Building Concrete	\$	
CSP 03-D	Concrete Staining, Sealing, & Polishing	\$	
CSP 04-A	Masonry	\$	
CSP 05-A	Structural Steel and Erection	\$	
CSP 06-A	Millwork	\$	
CSP 07-A	Roofing and Sheet Metal	\$	
CSP 07-C	Sprayed-On Fireproofing & Sprayed Insulation	\$	
CSP 08-A	Frames, Doors & Hardware	\$	
CSP 08-B	Glass & Glazing	\$	
CSP 08-C	Overhead Coiling Doors & Dock Equipment	\$	
CSP 09-A	Drywall & Acoustical	\$	
CSP 09-C	Tiling	\$	
CSP 09-D	Floor Coverings	\$	
CSP 09-E	Painting & Wallcovering	\$	
CSP 09-G	Wood Flooring - Stage & Lobby	\$	
CSP 09-H	Resilient Sheet Flooring	\$	
CSP 09-I	Terrazzo	\$	
CSP 10-A	Building Specialties	\$	
CSP 10-G	Identification Devices	\$	
CSP 11-C	Stage Equipment, Curtains, and Lighting	\$	
CSP 12-C	Auditorium Seating	\$	
CSP 12-D	Window Treatments	\$	
CSP 12-F	Music Storage Equipment	\$	
CSP 14-A	Elevator(s)	\$	
CSP 21-A	Fire Sprinkler System	\$	
CSP 22-A	Plumbing	\$	
CSP 23-A	HVAC	\$	
CSP 26-A	Electrical	\$	
CSP 27-A	Voice and Data Cabling	\$	
CSP 27-B	Audio/Visual Systems	\$	
CSP 27-C	Communication Systems	\$	
CSP 28-A	Fire Alarm Systems	\$	



Contractor Name: \_\_\_\_\_

Initials: \_\_\_\_\_

**Note: All Proposal amounts shall include all applicable bond costs.**

CSP #	DESCRIPTION		TOTAL (including bonds)
CSP 31-A	Excavation	\$	
CSP 31-E	Termite Control	\$	
CSP 32-A	Concrete Paving	\$	
CSP 32-B	Landscaping & Irrigation	\$	
CSP 33-A	Site Utilities	\$	

**COMBINATION PROPOSALS**  
*This section is intended for Cost Saving combined pricing,  
 if a Contractor is Awarded multiple CSP Packages.*

CSP Package No.                  CSP Package No.                  CSP Package No.                  CSP Package No.

\_\_\_\_\_

TOTAL COMBINATION PROPOSAL AMOUNT \$ \_\_\_\_\_

**ALTERNATES**

**REFER TO SPECIFICATION SECTION 01 23 00 FOR COMPLETE DESCRIPTION**

**ALTERNATE #1**  
**HVAC, PACKAGED ROOF-TOP UNIT, OPTIONS**  
**(BASE BID TO BE DAIKIN)**

THESE MANUFACTURERS/PRICING/DATES MAY BE USED IN DETERMINING THE BEST VALUE FOR THE OWNER

(PROVIDE DATES BASED ON 10/7/2024 NOTICE TO PROCEED)

CSP PACKAGE	MANUFACTURER (write-in)	ADD / DEDUCT \$	ON-SITE DELIVERY DATE
CSP# 23-A	_____	\$ _____	_____
CSP# 23-A	_____	\$ _____	_____
CSP# 23-A	_____	\$ _____	_____
CSP# 23-A	_____	\$ _____	_____



Contractor Name: \_\_\_\_\_

Initials: \_\_\_\_\_

<b>ALTERNATE #2</b>	
<b>EXPEDITE DELIVERY OF SPECIFIED SWITCHBOARD "DP1K"</b>	
CSP PACKAGE # <u>26-A</u>	ADD \$ _____
<b><u>REQUEST FOR EXPEDITED MATERIAL DELIVERY DATES</u></b>	
THESE DATES/DAYS MAY BE USED IN DETERMINING THE BEST VALUE FOR THE OWNER (PROVIDE DATES/DAYS BASED ON <b>10/7/2024</b> NOTICE TO PROCEED)	
EXPEDITED MAIN SWITCHGEAR ON-SITE DATE: _____	

<b>SUPPLEMENTAL PRICING REQUESTED</b>			
Unit Pricing: This proposal contractor shall furnish a per day price for cranes. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 05-A	ADD/DEDUCT	\$	Per Day
Unit Pricing: This proposal contractor shall furnish a per hour price for crane downtime. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 05-A	ADD/DEDUCT	\$	Per Hour
Unit Pricing: This proposal contractor shall furnish a per hour price for erectors. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 05-A	ADD/DEDUCT	\$	Per Hour
Unit Pricing: This proposal contractor shall furnish a per week price for Auditorium scaffold rental. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 09-A	ADD/DEDUCT	\$	Per Week
Unit Pricing: This proposal contractor shall furnish a per bag price to install latex floor leveling compound. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 09-C / CSP 09-D / CSP 09-G / CSP 09-H	ADD/DEDUCT	\$	Per 50 lb. Bag
Unit Pricing: This proposal contractor shall furnish a per bag price to install feather finish floor leveling compound. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 09-C / CSP 09-D / CSP 09-G / CSP 09-H	ADD/DEDUCT	\$	Per 10 lb. Bag
Unit Pricing: This proposal contractor shall furnish a per square foot price for Moisture Vapor Emission Control System. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 09-C / CSP 09-D / CSP 09-G / CSP 09-H	ADD/DEDUCT	\$	Per Square Foot
Unit Pricing: This proposal contractor shall furnish per drop price for Data Drops. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 27-A	ADD/DEDUCT	\$	Per Data Drop
Unit Pricing: This proposal contractor shall furnish a per yard price Bermuda Grass Hydromulch. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 32-B	ADD/DEDUCT	\$	Per Square Yard
Unit Pricing: This proposal contractor shall furnish a per yard price Solid Sod Bermuda Grass. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 32-B	ADD/DEDUCT	\$	Per Square Yard



Contractor Name: \_\_\_\_\_

Initials: \_\_\_\_\_

PIER PRICING								
UNIT PRICES FOR PIERS: Unit prices include all materials, equipment, labor, insurance, overhead, profit, warranties, etc. to perform the required work according to the Project Documents (Lineal foot adjustments by Geotechnical Engineer: Adjustments determined on total estimated quantity and not per individual pier. Deduct amount shall not be less than 60% of Add amount).								
ADD			DEDUCT			ADD/DELETE CASING		
18"	\$	/LF	18"	\$	/LF	18"	\$	/LF
24"	\$	/LF	24"	\$	/LF	24"	\$	/LF
30"	\$	/LF	30"	\$	/LF	30"	\$	/LF
36"	\$	/LF	36"	\$	/LF	36"	\$	/LF
42"	\$	/LF	42"	\$	/LF	42"	\$	/LF
48"	\$	/LF	48"	\$	/LF	48"	\$	/LF

**CSP 05-A, STRUCTURAL STEEL & ERECTION – BASE BID  
REQUEST FOR DELIVERY DATES**

THESE DATES MAY BE USED IN DETERMINING THE BEST VALUE FOR THE OWNER  
(PROVIDE DATES BASED ON **10/7/2024** NOTICE TO PROCEED)

	Start Date	Duration
AB/Embed Shop Drawing Delivery:	_____	_____
Joist/Deck Shop Drawing Delivery:	_____	_____
Structural Steel Shop Drawing Delivery:	_____	_____
Misc. Steel Shop Drawing Delivery:	_____	_____
Anchor Bolts/Embed Delivery:	_____	_____
Structural Steel Delivery:	_____	_____
Roof Joist/Deck Delivery:	_____	_____
Miscellaneous Steel Delivery:	_____	_____
Proposed Steel Erector:	_____	_____
Second Proposed Steel Erector:	_____	_____
Additional Cost for Second Proposed Steel Erector:	_____	_____

**CSP 23-A – HVAC, ROOF TOP UNITS – BASE BID TO BE DAIKIN  
REQUEST FOR MATERIAL DELIVERY DATES**

THESE DATES/DAYS MAY BE USED IN DETERMINING THE BEST VALUE FOR THE OWNER  
(PROVIDE DATES/DAYS BASED ON **10/7/2024** NOTICE TO PROCEED)

HVAC EQUIPMENT ON-SITE DATE: \_\_\_\_\_



Contractor Name: \_\_\_\_\_

Initials: \_\_\_\_\_

**CSP 26-A – ELECTRICAL – SWITCHBOARD “DP1K” – BASE BID  
REQUEST FOR MATERIAL DELIVERY DATES**

THESE DATES/DAYS MAY BE USED IN DETERMINING THE BEST VALUE FOR THE OWNER  
(PROVIDE DATES/DAYS BASED ON 10/7/2024 NOTICE TO PROCEED)

SWITCHBOARD “DP1K” ON-SITE DATE: \_\_\_\_\_

**CSP 32-B – RE-VEGETATION OF DISTURBED AREAS – BASE BID  
REQUEST FOR BREAKOUT VALUE**

THIS BREAKOUT VALUE MAY BE USED IN DETERMINING THE BEST VALUE FOR THE OWNER

RE-VEGETATION BREAKOUT VALUE: \$ \_\_\_\_\_

<b>LABOR UNIT PRICING</b>				
<i>Each Proposal Contractor shall submit hourly rates for field labor for this project: (unit price includes all labor, overhead, profit, taxes, insurance, bonds, etc.)</i>				
		REGULAR	OVERTIME	
CSP _____	GENERAL LABOR	\$	\$	Per Hour
CSP _____	APPRENTICE/HELPER	\$	\$	Per Hour
CSP _____	JOURNEYMAN/MECHANIC	\$	\$	Per Hour
CSP _____	SUPERVISOR/FOREMAN	\$	\$	Per Hour

**GENERAL:**

No modifications, additions or deletions shall be made to this Construction Proposal Form. In submitting this Proposal Proposer represents that all materials, equipment, and services associated with the Work as well as the terms and conditions of the proposed contract shall be in strict conformance with the Project Documents on which this Proposal is based.

The Proposer agrees that a complete set of Contract Documents (specifications, plans, addendums, etc.) have been reviewed before submitting this Proposal.

The Proposer agrees that if a POST PROPOSAL CONFERENCE INTERVIEW is extended to the Proposer it will, in a diligent manner, forward a recent AIA Document A305 Contractor’s Qualification Statement and a Sample Certificate of Insurance to the Owner’s Representative prior to the Scheduled meeting Time.

The Proposer agrees that if notice of award is extended to the Proposer it will, in a diligent manner, execute the Contract Form as identified within the project manual without modification and deliver the required:

- Contract,
- Surety Bonds that are in compliance with Chapter 2253 of the Texas Government Code, and
- Insurance Certificates that are in compliance with the Owner’s stated requirements.

within five (5) days following presentation of the Contract.

The Proposer agrees that this Proposal shall not be withdrawn for a period of sixty (60) days after it has been opened without the express permission of the Owner.

The Proposer understands that the Owner reserves the right to reject any or all Proposals, to waive informalities in connection therewith, and to award the Contract for any of the Work or the project as a whole.



Contractor Name: \_\_\_\_\_

Initials: \_\_\_\_\_

In submitting this Proposal the Proposer represents that no person, persons or company other than the firm listed below or otherwise indicated hereinafter has any interest whatsoever in this Proposal or the Contract that may be entered into as a result thereof.

The Proposer further represents that the proposing entity has complied with all City, County, State and Federal regulations for conducting the business operations for which it has Proposal and will be in full legal compliance therewith if awarded the Contract.

The undersigned agrees to complete all the Work within time limits after the date of the Notice to Proceed according to the substantial completion time set forth and that if the Work is not complete within the time limit set forth the Owner may assess liquidated damages pursuant to each individual Request for Proposal.

The undersigned declares that the person(s) signing this Proposal is fully authorized to sign on behalf of the named firm and to fully bind the firm to all conditions and provisions thereof.

**DATE SUBMITTED:** \_\_\_\_\_

**FIRM:** \_\_\_\_\_

**BY (SIGNATURE):** \_\_\_\_\_

**PRINT SIGNATURE:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**NAME/TITLE OF PERSON AUTHORIZED TO EXECUTE CONTRACT:** \_\_\_\_\_ / \_\_\_\_\_

**AUTHORIZED PERSON E-MAIL ADDRESS:** \_\_\_\_\_

**ATTACHMENTS:**

CONFLICT OF INTEREST FORM

W9 FORM





**CONFLICT OF INTEREST QUESTIONNAIRE**

For vendor or other person seeking to do business with local governmental entity

**FORM  
CIQ****Name of Person Completing Form:**

(Required Field)

**Name of Company Completing Form:**

(Required Field)

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

**OFFICE USE ONLY**

Date Received: \_\_\_/\_\_\_/\_\_\_

**1** Name of person who has a business relationship with local governmental entity.**2** Check this box if you are filling an update to a previously filed questionnaire.
 (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)
**3** Name of local government officer with whom filer has employment or business relationship: \_\_\_\_\_

(List Name of Officer in space provided above)

**If naming government officer above, completion of A, B, C & D below is required. If no conflict, check box at line 4 below.**

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has affiliation or business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

Yes

No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes

No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

Yes

No

D. Describe each employment or business relationship with the local government officer named in this section.

**4**  Check here if you are **NOT** reporting a conflict with any government officer of Owner**5**

Signature (Required)

Date

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.	
	<input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	
	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):	
	Exempt payee code (if any) _____	
	Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____	
<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>		
<b>5</b> Address (number, street, and apt. or suite no.). See instructions.		
Requester's name and address (optional)		
<b>6</b> City, state, and ZIP code		
<b>7</b> List account number(s) here (optional)		

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

<b>Social security number</b>									
				-			-		
<b>or</b>									
<b>Employer identification number</b>									
				-					

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person	Date

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

---

## SELECTION CRITERIA

**GENERAL:** The District shall use the following criteria for the selection of the proposal that offers the best value to the District:

1. Purchase price – 50 points
2. Ability of Vendor to provide adequate manpower & resources to complete the Project(s) on schedule – 20 points
3. Reputation of the Vendor – 5 points
4. Quality of Vendor's work – 5 points
5. Extent of Vendor's services to meet the needs of the District – 5 points
6. Vendor's past relationship with the District and/or Construction Manager – 3 points
7. Vendor's designation as a historically underutilized business – 1 point
8. Total long term cost to the District – 5 points
9. Other criteria: - 6 points
  - A. Has the Respondent constructed projects of similar size, type and complexity? – 2 points
  - B. Are Respondent's personnel experienced in similar projects? – 1 point
  - C. Does the Respondent stay on schedule? – 1 point
  - D. Does the Respondent work well with the Owner on change orders? – 1 point
  - E. Does the Respondent timely complete warranty work? – 1 point

**NOTES:**

- A. Subcategory Nos. 2 through 10 will be assigned a score from 1 to the maximum points available for that category with the highest available score being the most favorable score. The score for subcategory no. 1 will be determined by assigning the number 50 to the lowest proposal which is equal to or less than the proposed budget and assigning a successive descending number to each successively higher proposal based on the percentage difference between it and the lowest proposal. The scores for each subcategory will then be totaled for each proposal; and the proposal receiving the highest score will be considered to be the proposal which offers the best value for the District.
- B. Information and references submitted by the Vendor will be listed for this evaluation. It is the responsibility of the Vendor to assure all criteria is responded to fully and in depth. The first three references contacted for each category will be the only information used in the evaluation of the proposals.
- C. All Proposers will be required to fill out and return the required HB 1295 Form if a contract is awarded. This filing will be required within 24 hours of your company being informed of the contract being awarded. All information can be found at the following website:  
[https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)

**END OF SECTION**


**AIA® Document A132® – 2019**
**Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition**

**AGREEMENT** made as of the      day of      in the year Two Thousand Twenty-Four  
(*In words, indicate day, month, and year.*)

**BETWEEN** the Owner:  
(*Name, legal status, address, and other information*)

Crandall Independent School District  
400 West Lewis Street  
Crandall, Texas 75114

and the Contractor:  
(*Name, legal status, address, and other information*)

or the following Project:  
(*Name, location, and detailed description*)

Crandall ISD - Performing Arts Center Addition

The Construction Manager:  
(*Name, legal status, address, and other information*)

Gallagher Construction Company, LP d/b/a Gallagher Construction Services  
3501 Token Drive, Suite 100  
Richardson, Texas 75082

The Architect:  
(*Name, legal status, address, and other information*)

DLR Group  
2500 Pacific Avenue, Suite 1600  
Dallas, Texas 75226

The Owner and Contractor agree as follows.

**ADDITIONS AND DELETIONS:**

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

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

This document is intended to be used in conjunction with AIA Documents A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2019, Standard Form of Agreement Between Owner and Construction Manager as Adviser. AIA Document A232™–2019 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

**TABLE OF ARTICLES**

<b>1</b>	<b>THE CONTRACT DOCUMENTS</b>
<b>2</b>	<b>THE WORK OF THIS CONTRACT</b>
<b>3</b>	<b>DATE OF COMMENCEMENT AND DATES OF SUBSTANTIAL COMPLETION</b>
<b>4</b>	<b>CONTRACT SUM</b>
<b>5</b>	<b>PAYMENTS</b>
<b>6</b>	<b>DISPUTE RESOLUTION</b>
<b>7</b>	<b>TERMINATION OR SUSPENSION</b>
<b>8</b>	<b>MISCELLANEOUS PROVISIONS</b>
<b>9</b>	<b>ENUMERATION OF CONTRACT DOCUMENTS</b> <i>(Paragraph deleted)</i>

**ARTICLE 1 THE CONTRACT DOCUMENTS**

The Contract Documents consist of this Agreement between the Owner and Contractor (hereinafter "the Agreement"), and consist of the Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Performance Bond, Labor and Material Bond, the Drawings, Specifications, all Addenda issued prior to execution of the Contract and all Modifications thereto, and any other documents listed in this Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Architect. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

**ARTICLE 2 THE WORK OF THIS CONTRACT**

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

As specified in the Contract Documents, including but not limited to Section 01 81 00 of the Project Manual, Competitive Sealed Proposal, .

**ARTICLE 3 DATE OF COMMENCEMENT AND DATES OF SUBSTANTIAL COMPLETION**

**§ 3.1** The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:  
*(Insert a date or a means to determine the date of commencement of the Work.)*

**The date of commencement shall be fixed in a notice to proceed**

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion of the Project or Portions Thereof

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the date of Substantial Completion of the Work of all of the Contractors for the Project will be: **See Table Below**  
*(Insert the date of Substantial Completion of the Work of all Contractors for the Project.)*

TIME IS OF THE ESSENCE IN THE COMPLETION OF THE WORK PERTAINING TO THIS CONTRACT. THE OWNER REQUIRES THE PROJECT(S) TO BE COMPLETE AND READY FOR OCCUPANCY AS FOLLOWS:

Crandall ISD - Performing Arts Center Addition	December 1, 2025
--	------------------

Therefore, the Contractor shall achieve the following:

Return executed CONTRACT to the Construction Manager:	On or before FIVE (5) calendar days after presentation of the Contract.
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Return BONDS to the Construction Manager:	On or before FIVE (5) calendar days after presentation of the Contract.
---	---

Return INSURANCE to the Construction Manager:	On or before FIVE (5) calendar days after presentation of the Contract.
---	---

Submittals are due to the Construction Manager:	October 28, 2024
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Notice to Proceed for the Installation of the Work:	To be coordinated.
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On Site Storage of Materials:	TBD
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Refer to Article 8.3.5 of the AIA A232-2019 General Conditions of the Contract for Construction, Construction Manager as Advisor Edition, as revised.

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work of all of the Contractors for the Project are to be completed prior to Substantial Completion of the entire Work of all of the Contractors for the Project, the Contractors shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Competitive Sealed Proposal,	Calendar Days

*(Table deleted)*  
*(Paragraphs deleted)*

§ 3.4.3 If the Contractor fails to substantially complete the Work of this Contract, or portions thereof, as provided in this Section 3.4, liquidated damages, if any, shall be assessed as set forth in Article 8.3.5 of the AIA 232-2019.

**ARTICLE 4 CONTRACT SUM**

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be one of the following:  
*(Check the appropriate box.)*

Stipulated Sum, in accordance with Section 4.2 below

*(Paragraphs deleted)*

**§ 4.2 Stipulated Sum**

§ 4.2.1 The Stipulated Sum shall be Dollars and No Cents (\$.00), subject to additions and deletions as provided in the Contract Documents.

Base	\$0.00
Allowance	\$0.00
<b>Subtotal</b>	<b>\$0.00</b>

**§ 4.2.2 Alternates**

§ 4.2.2.1 Alternates, if any, included in the Contract Sum:

§ 4.2.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.

*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance
N/A		

§ 4.2.3 Allowances, if any, included in the Contract Sum:  
*(Identify each allowance.)*

Item	Price
See Section 4.2.1	

§ 4.2.4 Unit prices, if any:

*(Identify the item and state the unit price, and quantity limitations, if any, to which the unit price will be applicable.)*

Labor Unit Pricing:

Each Bid Package Contractor shall submit hourly rates for field labor for this project: (unit price includes all labor, overhead, profit, taxes, insurance, bonds, etc.

	Regular	Overtime	
General Labor	\$	\$	per hour
Apprentice/Helper	\$	\$	per hour
Journeyman/Mechanic	\$	\$	per hour
Supervisor/Foreman	\$	\$	per hour

**ARTICLE 5 PAYMENTS**

**§ 5.1 Progress Payments**

§ 5.1.1 Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and Certificates for Payment issued by the Construction Manager and Architect, the Owner shall make progress payments on account of the Contract Sum, to the Contractor, as provided below and elsewhere in the Contract Documents.

REFER TO ARTICLE 9 OF THE GENERAL CONDITIONS, A232-2019 General Conditions of the Contract for Construction, Construction Manager as Advisor Edition, as revised.

*(Paragraphs deleted)*

**§ 5.2 Final Payment**

**§ 5.2.1 Final Payment Where the Contract Sum is Based on a Stipulated Sum**

**§ 5.2.1.1** Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

*(Paragraph deleted)*

REFER TO ARTICLE 9 OF THE GENERAL CONDITIONS, A232-2019 General Conditions of the Contract for Construction, Construction Manager as Advisor Edition, as revised.

*(Paragraphs deleted)*

**§ 5.3** Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

*(Insert rate of interest agreed upon, if any.)*

Any interest due and owing is subject to Texas Government Code 2251.

**ARTICLE 6 DISPUTE RESOLUTION**

**§ 6.1 Initial Decision Maker**

The Architect will serve as Initial Decision Maker pursuant to Article 15 of AIA Document A232–2019, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

*(Paragraphs deleted)*

**§ 6.2 Binding Dispute Resolution**

*(Paragraphs deleted)*

REFER TO ARTICLE 15 OF THE GENERAL CONDITIONS, AIA A232-2019 General Conditions of the Contract for Construction, Construction Manager as Advisor Edition, as revised.

**ARTICLE 7 TERMINATION OR SUSPENSION**

**§ 7.1 Where the Contract Sum is a Stipulated Sum**

**§ 7.1.1** The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2019 General Conditions of the Contract for Construction, Construction Manager as Advisor Edition, as revised.



§ 7.1.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A232–2019, then the Owner shall pay the Contractor a termination fee as follows:  
*(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)*

NONE

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2019, in such case, the Contract Sum and Contract Time shall be increased as provided in Article 14 of AIA Document A232-2019 General Conditions of the Contract for Construction, Construction Manager as Advisor Editions, as revised.

*(Paragraphs deleted)*

§ 7.2. The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 7, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Contractor will contain provisions allowing for assignment to the Owner as described above.

**ARTICLE 8 MISCELLANEOUS PROVISIONS**

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232–2019 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:  
*(Name, address, email address, and other information)*

Gallagher Construction Company, LP d/b/a Gallagher Construction Services  
3501 Token Drive, Suite 100  
Richardson, Texas 75082

§ 8.3 The Contractor’s representative:  
*(Name, address, email address, and other information)*

TBD

*(Paragraph deleted)*

**§ 8.5 Insurance and Bonds**

§ 8.5.1 The Contractor shall purchase and maintain insurance and provide bonds as set for the in Article 11 of AIA Document A232-2019.

*(Paragraphs deleted)*

§ 8.8 Other provisions:

N/A

**ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS**

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A132™–2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition
- .2 AIA Document A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition

.3 **Drawings:**

.4 **Specifications:**

.5

*(Paragraphs deleted)*

**Addenda, if any:**

*(Table deleted)*

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

.6 Other Exhibits:

*(Check all boxes that apply and include appropriate information identifying the exhibit where required.)*

*(Paragraphs deleted)*

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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.7 Other documents, if any, listed below:

*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A232–2019 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)*

This Agreement is entered into as of the day and year first written above.

\_\_\_\_\_  
**OWNER** *(Signature)*

\_\_\_\_\_  
**CONTRACTOR** *(Signature)*

\_\_\_\_\_  
Crandall Independent School District  
*(Printed name and title)*

\_\_\_\_\_  
*(Printed name and title)*

Init.

**STATUTORY PAYMENT BOND PURSUANT TO CHAPTER 2253  
OF THE TEXAS GOVERNMENT CODE**  
(Public Work - State of Texas)

Project Name: \_\_\_\_\_

Bond Number: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: that \_\_\_\_\_ as Principal (the "Principal"), and \_\_\_\_\_, a \_\_\_\_\_

company, as surety (the "Surety"), are held and firmly bound unto the \_\_\_\_\_, as obligee (the "Obligee"), in the amount of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written contract with the Obligee dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for \_\_\_\_\_ (the "Contract") which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW THEREFORE, THE CONDITION OF THIS IS SUCH, that is the said Principal shall pay all claimants supplying labor and material to him or a subcontractor in the prosecution of the work provided for in said Contract, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED FURTHER, the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, Contract price adjustment, deduction or addition to the terms of the Contract, or to the work to be performed thereunder, or the plans and specifications accompanying the same, shall in anywise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration, Contract price adjustment, deduction or addition, to the terms of the Contract or to the work or to the plans and specifications. The penal sum of this of this bond increases or decreases with any increase or decrease in the Contract price.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code and all liabilities on this bond shall be determined in accordance with the provisions of said Chapter to the same extent as if it were copied at length herein. Pursuant to Chapter 2253, any notice of claim should be sent to the Surety at the address referenced above.

IN WITNESS WHERE, the said Principal and Surety have signed and sealed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Principal)

By: \_\_\_\_\_  
Name:  
Title:

Surety: \_\_\_\_\_

By: \_\_\_\_\_ (seal)  
Attorney-in-Fact

The Resident Agent of the Surety in \_\_\_\_\_ County, Texas, for delivery of notice and service of the process is:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Surety: \_\_\_\_\_

Title: \_\_\_\_\_

**Note: The Date of the Payment Bond MUST BE the date of the contract. If Resident Agent is not a corporation please give a person's name**

SAMPLE

**STATUTORY PERFORMANCE BOND PURSUANT TO CHAPTER 2253  
OF THE TEXAS GOVERNMENT CODE**  
(Public Work - State of Texas)

Project Name: \_\_\_\_\_

Bond Number: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: that \_\_\_\_\_ as Principal (the "Principal"), and \_\_\_\_\_, a \_\_\_\_\_ company,

as surety (the "Surety"), are held and firmly bound unto the \_\_\_\_\_, as obligee (the "Obligee"), in the amount of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written contract with the Obligee dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for \_\_\_\_\_ (the "Contract") which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW THEREFORE, THE CONDITION OF THIS IS SUCH, that is the said Principal shall faithfully perform the work in accordance with the Contract, plans, specifications, and contract documents, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED FURTHER, the Surety, for value received, hereby stipulates and agrees that this bond will remain in full force and effect throughout the Contract and the warranty period in the Contract and contract documents, as well as for thirty (30) days after the warranty period expires.

PROVIDED FURTHER, the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, Contract price adjustment, deduction or addition to the terms of the Contract, or to the work to be performed thereunder, or the plans and specifications accompanying the same, shall in anywise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration, Contract price adjustment, deduction or addition, to the terms of the Contract or to the work or to the plans and specifications. The penal sum of this bond increases or decreases with any increase or decrease in the Contract price.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code and all liabilities on this bond shall be determined in accordance with the provisions of said Chapter to the same extent as if it were copied at length herein. Pursuant to Chapter 2253, any notice of claim should be sent to the Surety at the address referenced above.

IN WITNESS WHERE, the said Principal and Surety have signed and sealed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Principal)

By: \_\_\_\_\_  
Name:  
Title:

Surety: \_\_\_\_\_

By: \_\_\_\_\_ (seal)  
Attorney-in-Fact

The Resident Agent of the Surety in \_\_\_\_\_ County, Texas, for delivery of notice and service of the process is:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Surety: \_\_\_\_\_

Title: \_\_\_\_\_

**Note: The Date of the Payment Bond MUST BE the date of the contract. If Resident Agent is not a corporation please give a person's name**

SAMPLE


**AIA® Document A232® – 2019**
**General Conditions of the Contract for Construction, Construction Manager as Adviser Edition**
**for the following PROJECT:**

*(Name, and location or address)*

Crandall ISD 2022 Bond Program – Crandall High School Expansions, Performing Arts Center and Smalley Renovations.

**THE CONSTRUCTION MANAGER:**

*(Name, legal status, and address)*

Gallagher Construction Company, LP d/b/a Gallagher Construction Services  
3501 Token Drive, Suite 100  
Richardson, TX 75082  
972.633.0564

**THE OWNER:**

*(Name, legal status, and address)*

Crandall Independent School District  
400 West Lewis Street  
Crandall, TX 75114  
972.427.6000

**THE ARCHITECT:**

*(Name, legal status, and address)*

WRA Architects, Inc.  
12377 Merit Drive, Suite 1800  
Dallas, TX 75251  
214.750.0077

**ADDITIONS AND DELETIONS:**

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## ARTICLE 1 GENERAL PROVISIONS

### § 1.1 Basic Definitions

§ 1.1.1 **The Contract Documents.** The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Performance Bond, Labor and Material Bond, the Drawings, the Specifications, all Addenda issued prior to execution of the Contract and all Modifications thereto, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Budget Allocation, (4) a Construction Change Directive, or (5) a written order for a minor change in the Work issued by the Architect.

§ 1.1.2 **The Contract.** The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and the Construction Manager or the Construction Manager's consultants, (3) between the Owner and the Architect or the Architect's consultants, (4) between the Contractor and the Construction Manager or the Construction Manager's consultants, (5) between the Owner and a Subcontractor or Sub-subcontractor (6) between the Construction Manager and the Architect, or (7) between any persons or entities other than the Owner and Contractor. The Construction Manager and Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of their duties.

§ 1.1.3 **The Work.** The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project. It also includes all supplies, skills, supervision, transportation services and other facilities and things necessary, proper or incidental to the carrying out and completion of the terms of the Contract and all other items of cost or value needed to produce, construct and fully complete the public work identified by the Contract Documents.

§ 1.1.4 **The Project.** The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by other Contractors, and by the Owner's own forces and Separate Contractors.

§ 1.1.5 **Contractors or Multiple Prime Contractors.** The term Contractor(s) or Multiple Prime Contractor(s) shall refer to and mean those persons or entities who perform Work under contracts with the Owner that are administered by the Architect and Construction Manager.

§ 1.1.6 **Separate Contractors.** Separate Contractors are persons or entities who perform construction under separate contracts with the Owner not administered by the Architect and Construction Manager.

§ 1.1.7 **The Drawings.** The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.8 **The Specifications.** The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.9 **Instruments of Service.** Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.10 **Initial Decision Maker.** The Initial Decision Maker is the Architect unless otherwise identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

**§ 1.1.11 Description of the Parties.**

The following definitions apply to the parties named in the Contract Documents:

Owner	
Architect	
Construction Manager	
Contractor	

**§1.1.12 Addenda**

Addenda are written or graphic instruments issued prior to the execution of the Contract, which modify or interpret the bidding documents, including Drawings and Specifications, by additions, deletions, clarifications or corrections. Addenda will become part of the Contract Documents when the Construction Agreement is executed.

**§1.1.13 Approved, Approved Equal, Approved Equivalent, or Equal**

The terms Approved and Approved Equal relate to the substitution of materials, equipment or procedure in writing by the Architect prior to receipt of bids.

**§1.1.14 Abbreviations**

N.I.C.	Not in contract. Indicates work not to be done by this Contractor; by Others; By Owner; Existing
AIA	American Institute of Architects
ACI	American Concrete Institute
AIEE	American Institute of Steel Construction
AISC	American Iron and Steel Institute
ASTM	American Society of Testing Materials
AWSC	American Welding Society Code
FS	Federal Specification
NES	National Electrical Code
SPR	Simplified Practice Recommendations
UL	Underwriters Laboratories, Inc.
AISI	American Iron and Steel Institute

**§1.1.15 Bidding Documents**

The terms "Bid" or "Bidding" shall include Competitive Sealed Proposals, when appropriate. Bidding Documents consist of all documents bound into or referenced in the Project Manual, the Drawings, and Addenda related thereto. The Project Manual contains the Bidding Requirements, Sample Forms, Conditions of the Contract, the Specifications, and a list of Drawings, and Schedules, some of which are bound into the Project Manual (Other Drawings and Schedules are bound separately).

**§1.1.16 Miscellaneous Other Words**

Provide: Whenever the word "provide" is used in these documents, it shall mean the same as "furnish and install".

**§ 1.2 Correlation and Intent of the Contract Documents**

**§ 1.2.1** The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

*(Paragraph deleted)*

**§ 1.2.2** Should drawings disagree in themselves or with Specifications and are not clarified by addendum, the better quality or greater amount of Work or materials shall be estimated upon and, unless otherwise ordered by the Architect or Construction Manager in writing, shall be performed and furnished. Figures given on Drawings govern scale measurements, and large-scale details govern small-scale drawings. Specifications determine nature and setting, workmanship, and quality of materials; Drawings establish the design, quantities, dimensions and details; schedules give locations.

*(Paragraph deleted)*

**§ 1.2.3** Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

**§ 1.2.4** The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

**§ 1.2.5** Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

**§ 1.2.6** Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

**§ 1.2.7** Precedence of the Contract Documents: The most recently issued Document takes precedence over previously issued forms of the same Document. The order of precedence is as follows with the highest authority listed first:

- .1 The Agreement
- .2 The Addenda
- .3 Conditions of the Contract, Drawings, and Specifications shall have equal authority. Should these documents disagree among themselves, the Architect and Construction Manager will select the appropriate method for performing the work at no additional increase in the Contract Cost.

**§ 1.2.8** Similar conditions may be illustrated by a single detailed drawing. The drawing may be subject to minor adjustments as directed by the Architect prior to proceeding with the Work. If discrepancies appear, Contractor shall request interpretation from the Architect through the Construction Manager prior to proceeding with the Work. Contractor shall not make such interpretations by himself, except at his own risk, responsibility and expense.

**§ 1.2.9** Optional Materials, Brands and Processes: When more than one is specified for a particular item of Work, the choice shall be the Contractor's. The final selection of color and pattern will be made from the range available within the option selected by the Contractor, unless the item is specified to match a specific color or sample furnished. Where particular items are specified only products of those named manufacturers are acceptable. Certain specified construction and equipment details may not be regularly included as part of the named manufacturer's standard catalog equipment but shall be provided by the manufacturer as required for the proper functioning of the equipment. Reasonable minor variations in equipment are expected and will be acceptable; however, indicated and specified performance and material requirements are minimum, and will be required in addition to standard accessories. The Architect reserves the right to determine the equality of equipment and materials that deviate from any of the indicated and specified requirements.

### **§ 1.3 Capitalization**

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

### **§ 1.4 Interpretation**

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

### **§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service**

**§ 1.5.1** The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other

reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

**§ 1.5.2** The Contractor, Construction Manager, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Construction Manager, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

## **§ 1.6 Notice**

**§ 1.6.1** Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

**§ 1.6.2** Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

## **§ 1.7 Digital Data Use and Transmission**

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form.

*(Paragraphs deleted)*

## **§1.8 Miscellaneous Definitions**

### **§1.8.1 Addenda, Addendum**

Documents issued by the Architect prior to execution of the Owner Contractor Agreement that modify or clarify the Bidding Documents. The addenda become a part of the Contract Documents.

### **§1.8.2 Alternate Bid(s)**

A separate amount stated on the Bid Form that, if accepted by the Owner, will be added to or deducted from the Base Bid. If accepted, the work that corresponds to the alternate bid will become part of the Agreement between Owner and Contractor. Alternative bids shall remain valid for a period of 60 days after receipt of bids, regardless of whether an Owner Contractor Agreement has been executed, unless indicated otherwise herein.

### **§1.8.3 Base Bid**

The Contractor's bid for the Work, not including any Alternatives.

### **§1.8.4 Contract Time**

The period of time established in the Contract Documents for Substantial Completion of the Work. This period of time is not subject to adjustment for weather days. Refer to the Scope of Work Section for specific time for completion of work, providing all contract documents, submittals and other required information.

### **§1.8.5 Date of Agreement**

The date the Owner formally awards a Contract for Construction of the Work. This date will be inserted on the first page of the Agreement Between Owner and Contractor and shall be referenced in Performance Bond and Payment Bond forms. See also Date of Commencement of the Work.

### **§1.8.6 Date of Commencement of the Work**

The date of the fully executed Agreement Between Owner and Contractor, or, if agreed to by the Owner in writing, the date a written Notice to Proceed is delivered to the Contractor.

**§1.8.7 Date of Final Completion**

The end of construction. See paragraph 9.10.

**§1.8.8 Date of Substantial Completion**

See paragraph 8.1.3.

**§1.8.9 Day**

See paragraph 8.1.4.

**§1.8.10 Notice to Proceed**

A notice that may be given by the Owner through the Construction Manager to the Contractor that directs the Contractor to start the Work. It may also establish the Date of Commencement of the Work.

**§1.8.11 Punchlist**

A comprehensive list prepared by the Contractor prior to Substantial Completion to establish all items to be completed or corrected; this list may be supplemented by the Architect, Construction Manager or Owner. See paragraph 9.8.2.

**§1.8.12 Unit Prices**

A cost for a unit of work as described in the Contract Documents. If accepted, the Owner may add or deduct Unit Price work at the amounts stated on the Bid Form and such amounts shall not be subject to additional mark up by the Contractor or his subcontractors. Unit prices accepted by the Owner shall be valid through the completion of the Contract. The Owner may elect to reject unit prices prior to executing the Contract. If the unit prices are accepted, they will be incorporated into the Contract. The Owner may elect to reject the unit prices bid without precluding the right to request Changes in the work as described in Article 7 of the General and Supplementary Conditions.

**ARTICLE 2 OWNER****§ 2.1 General**

**§ 2.1.1** The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Board of Trustees, by majority vote, is the only representative of the Owner, an independent school district, having the power to enter into a Contract, to execute a change order requiring an increase in the Contract Sum, or agree to an extension to the contractual completion date. The Board shall designate, as appropriate, an authorized representative or representatives to act on its behalf during the course of construction. In the event that emergency changes in the scope of the work are required before the Board's next regular meeting or in order to facilitate and expedite the timely completion of the work, the Board's authorized representatives may approve construction changes that do not exceed \$100,000 in increased costs. Any such change shall be confirmed in writing between the Construction Manager and the Board's authorized representatives and notice of such approved changes shall be given to the Board at its next regular meeting. The Board will act as soon as reasonably possible to avoid undue delays in the construction completion date.

**§ 2.1.2** It is distinctly understood that by virtue of this Contract, no mechanic, contractor, material men, artisan, laborer, or subcontractor, whether skilled or unskilled, shall ever in any manner have, claim, or acquire any lien upon the project of whatever nature or kind so erected or to be erected by virtue of this Contract, nor upon any of the land upon which said improvements are so erected, built, or situated, such property being public property belonging to a political subdivision of the State of Texas..

**§ 2.2 Evidence of the Owner's Financial Arrangements**

**§ 2.2.1** Prior to commencement of the Work, and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

*(Paragraphs deleted)*

**§ 2.3 Information and Services Required of the Owner**

**§ 2.3.1** Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent

changes in existing facilities. Unless otherwise provided under the Contract Documents, the Owner, assisted by the Construction Manager, shall secure and pay for the building permit.

**§ 2.3.2** The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Architect shall endeavor to guard the Owner against defects and deficiencies in the Work.

**§ 2.3.3** The Owner shall retain a construction manager adviser lawfully practicing construction management in the jurisdiction where the Project is located. That person or entity is identified as the Construction Manager in the Agreement and is referred to throughout the Contract Documents as if singular in number.

**§ 2.3.4** If the employment of the Construction Manager or Architect terminates, the Owner shall employ a successor construction manager or architect to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Construction Manager or Architect, respectively.

**§ 2.3.5** The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work. Notwithstanding the preceding sentences and the delivery of a survey of the documents by the Owner, Contractor shall perform all work in such a non-negligent manner so as to avoid damaging any utility lines, cables, pipes, or pipelines on the property. Contractor shall be responsible for any damage done to such lines, cables, pipes, and pipelines during its construction work resulting from its negligent conduct.

**§ 2.3.6** The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

**§ 2.3.7** The Contractor will be furnished, free of charge, 2 copies of the Drawings and Specifications for the execution of the work, unless the Owner and Construction Manager agree that additional copies are appropriate for the proper completion of the Contractor's Work. In that event, Contractor shall be provided with the additional number of copies as determined by Owner and Construction Manager. Contractor can purchase additional sets for the cost of reproduction, postage and handling.

**§ 2.3.8** The Owner shall forward all communications to the Contractor through the Construction Manager. Other communication shall be made as set forth in Section 4.2.6.

#### **§ 2.4 Owner's Right to Stop the Work**

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

#### **§ 2.5 Owner's Right to Carry Out the Work**

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to review by the Construction Manager and prior approval of the Architect, and the Construction Manager or Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Construction Manager's and Architect's and their respective consultants' additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with

the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

## **§2.6 Owner's Right to Occupy the Project**

**§2.6.1** The Owner shall have the right to occupy or use, without prejudice to the right of either party, any completed or largely completed portions of the project, notwithstanding the time for completing the entire work or such portions may not have expired. Such occupancy and use shall not constitute acceptance of any work not in accordance with the Contract Documents.

**§2.6.2** If such prior use delays completion of the project, the Contractor shall be entitled to extension of time, which claim shall be in writing with supporting data attached.

**§2.6.3** Refer to Article 11 - Insurance and Bonds regarding property insurance requirements in the event of such occupancy.

## **ARTICLE 3 CONTRACTOR**

### **§ 3.1 General**

**§ 3.1.1** The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

**§ 3.1.2** The Contractor shall perform the Work in accordance with the Contract Documents.

**§ 3.1.3** The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Construction Manager or Architect in their administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

### **§ 3.2 Review of Contract Documents and Field Conditions by Contractor**

**§ 3.2.1** Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

**§ 3.2.2** Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.5, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Construction Manager and Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information submitted to the Construction Manager in such form as the Construction Manager and Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

**§3.2.2.1** If the Contractor has knowledge that any of the products or systems specified will perform in a manner that will limit the Contractor's ability to satisfactorily perform the work or to honor his warranty, he shall promptly notify the Architect through the Construction Manager in writing, providing substantiation for his position. Any necessary changes, including substitution of materials, shall be accomplished by appropriate modification.

**§ 3.2.3** The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Construction Manager and Architect any nonconformity discovered by or made known to the

Contractor as a request for information submitted to Construction Manager in such form as the Construction Manager and Architect may require.

**§ 3.2.4** If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

**§ 3.2.5** The Contractor shall perform the Work in accordance with the Contract Documents and submittals approved.

**§ 3.3 Supervision and Construction Procedures**

**§ 3.3.1** The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner, the Construction Manager, and the Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. The Construction Manager shall review the proposed alternative for sequencing, constructability, and coordination impacts on the other Contractors. Unless the Architect or the Construction Manager objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures. Contractor shall bear responsibility for design and execution of acceptable trenching and shoring procedures, in accordance with Texas Government Code, Section 2166.303, and Texas Health and Safety Code, Subchapter C, Section 756.021, et. seq.

**§ 3.3.2** The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors. As part of that responsibility, Contractor shall enforce the Owner's alcohol free, drug free, and weapon free policies and zones, which will require compliance with those policies and zones by Contractor's employees, Subcontractors, and all other persons carrying out the Contract. Contractor shall also require adequate and appropriate dress of Contractor's employees, Subcontractors, and all other persons carrying out the Contract.

**§ 3.3.3** The Contractor shall be responsible for inspection of portions of the Project already performed to determine that such portions are in proper condition to receive subsequent Work.

**§ 3.3.4** The Contractor shall be responsible for the correct laying out of the Work according to the Contract Documents and written modifications of the Architect and Construction Manager including all necessary leveling and checking. The Contractor shall check the established grades and bench marks, and shall lay out all partition lines and other significant reference lines or points which will enable Contractor to accurately place Contractor's boxes, openings, sleeves, conduits, pipe duct, controls, hangers, inserts and other devices. Subcontractors shall be responsible for laying out Subcontractor's Work from these reference points. Datum reference and control lines for the project will be established by a professional civil engineer engaged by the Owner and coordinated by the Construction Manager. From this reference each Contractor shall be responsible for the Contractor's own layout and dimensions. Any problems occurring between the separate Contractors shall be directed to the Construction Manager. If required, the Architect shall be consulted by the Construction Manager for a decision. Disputes shall be resolved as they occur by the Construction Manager and Architect as applicable.



### § 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. The Contractor, as a requirement of the Contract Documents, may be required to provide installation of materials, systems and equipment furnished F.O.B. by other Contractors on the Project. The Contractor shall accept delivery, unload, store, protect, provide security, distribute and install such materials, systems and equipment and shall document receipt on forms acceptable to the Construction Manager.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect, in consultation with the Construction Manager, and in accordance with a Change Order or Construction Change Directive.

§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

### § 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner, Construction Manager, and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, unless such maintenance is Contractor's responsibility, improper operation, or normal wear and tear and normal usage. If required by the Owner, Construction Manager or Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. The Contractor further warrants to the Owner, Construction Manager and the Architect that the Work will be performed and completed in a good and workmanlike manner and in accordance with the Contract Documents, all applicable building codes and good engineering and construction practices befitting the Work as specified. The Contractor shall perform all work reasonably required, to correct Work with errors, omissions, defects or deviations from what is required by the Contract Documents, at no cost to Owner. The warranties set out in this subparagraph are not exclusive of any other warranties, remedies or guarantees set out in other places in the Contract Documents or implied under applicable law, but are in addition to and not in limitation of any other such warranties, remedies, or guarantees.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.5.3 Except where otherwise stipulated in the Contract Documents and in addition to but without limiting any other warranties that might be contained § 3.5.1 above or in other parts of the Contract Documents, the Contractor shall, as per its Contract, warranty all materials and workmanship furnished under the Contract for a period of one (1) year after the date of Substantial Completion and shall repair and make good, without expense to the Owner, any and all defects in his work which may develop within that time.

§ 3.5.4 All required warranties on equipment, machinery, materials, or components shall be submitted to the Architect on the manufacturer's or supplier's approved forms at the time of Substantial Completion.

§ 3.5.5 Approximately 11 months after Substantial Completion on each phase or building, the Contractor shall, if requested by the Owner to do so, accompany the Owner, the Construction Manager and the Architect on a complete re-inspection of the Project. The Contractor shall be responsible for correcting of any additional deficiencies observed or reported.

§ 3.5.6 Contractor shall certify, on form(s) provided by the Owner through the Construction Manager, that the project has been constructed in general accordance with the Contract Documents.

### § 3.6 Taxes

§ 3.6.1 The Contractor shall pay sales, consumer, use and similar taxes for the Work or portions thereof provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.6.2 The Owner is exempt from the Texas Sales Tax on any purchase of tangible personal property and will issue Certificates of Exemption from the Texas Sales Tax on materials furnished by Contractors on School Construction projects. Failure of the Contractor to obtain Certificates of Resale from their suppliers shall make the Contractor responsible for absorbing the tax.

§ 3.6.3 The Owner shall provide a tax exemption certificate to the Construction Manager and Contractor.

### § 3.7 Permits, Fees, Notices, and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Owner, assisted by the Construction Manager, shall secure and pay for the building permit. The Contractor shall secure and pay for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded. The Owner shall obtain all permits and approvals, and pay all fees and expenses, including engineering costs, if any, associated with National Pollutant Discharge Elimination System (NPDES) regulations administered by the Environmental Protection Agency (EPA) and local authorities, if applicable, that require completion of documentation and/or acquisition of a "Land Disturbing Activities Permit" for the project. Contractor's obligations under this paragraph do not require it to perform engineering services during the pre-construction phase to prepare proper drainage for the construction sites. However, any drainage alterations made by Contractor during the construction process which modifies the original site drainage plan and requires the issuance of a permit shall be at Contractor's sole cost.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 **Concealed or Unknown Conditions.** If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner, Construction Manager, and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect and Construction Manager will promptly investigate such conditions and, if the Architect, in consultation with the Construction Manager, determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect, in consultation with the Construction Manager, determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner, Construction Manager, and Contractor, stating the reasons. If the Owner or Contractor disputes the Architect's determination or recommendation, either party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner, Construction Manager, and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

### § 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents:

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.8.4 The Contractor shall be authorized to expend allowance funds only as directed by the Construction Manager and Owner.

### § 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor. The Superintendent shall be available on job site during working hours throughout the progress of the Contractor's Work until completion. The Superintendent shall be satisfactory to the Owner and shall not be changed except with the consent of the Construction Manager and the Architect, unless the Superintendent leaves the employment of the Contractor. No increase in Contract Time or Contract Sum shall be allowed in the event the Owner, Construction Manager, or Architect objects to any nominated superintendent.

*(Paragraphs deleted)*

### § 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information, and the Construction Manager's use in developing the Project schedule, a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project. The Contractor shall cooperate with the Construction Manager in scheduling and performing the Contractor's Work to avoid conflict with, and as to cause no delay in, the work or activities of other Contractors, or the construction or operations of the Owner's own forces or Separate Contractors. The Contractor shall coordinate the letting of subcontracts, material purchases, shop drawing, product data and sample submissions, delivery of materials and sequence of operations, to conform to the requirements of the Construction Manager's Construction Schedule and shall furnish proof of same as may be required by the Construction Manager. The Contractor shall bring any possible means of shortening the schedule, at no additional costs, to the attention of the Construction Manager. The comprehensive progress schedule for the Project will be a Critical Path Method (CPM) network. The Contractor's Construction Schedule shall indicate the dates for the starting and completion of the various stages, including the placing of material orders, delivery of materials and equipment, submission of shop drawings, product data and samples, processing of shop drawings, product data and samples, and all Work activities, and, shall provide estimates of labor hours, crew sizes, and proposed number of crews to accomplish the Work. The Contractor's Construction Schedule shall be used as the Construction Manager determines in preparation of the Construction Manager's Construction Schedule for the entire project. The sequencing and duration of Contractor activities indicated on the Construction Manager's Construction Schedule may be adjusted by the Construction Manager after a joint review and by mutual agreement.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Construction Manager's and Architect's approval. The Architect and Construction Manager's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Construction Manager and Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall participate with other Contractors, the Construction Manager, and the Owner in reviewing and coordinating all schedules for incorporation into the Project schedule that is prepared by the Construction Manager. The Contractor shall make revisions to the construction schedule and submittal schedule as deemed necessary by the Construction Manager to conform to the Project schedule.

§ 3.10.4 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner, Construction Manager, and Architect, and incorporated into the approved Project schedule. The Contractor shall attend coordination and progress meetings scheduled and conducted by the Construction Manager to discuss progress, scheduling, coordination requirements, and problems. When required, the Contractor shall furnish information in regard to the Contractor's proposed effort to overcome any incurred delay. This information shall be in a form acceptable to the Construction Manager.

§ 3.10.5 The Contractor shall provide the Owner with such schedules as may be required.

### § 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Construction Manager, Architect, and Owner, and delivered to the Construction Manager for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

### § 3.12 Shop Drawings, Product Data, and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Sections 4.2.10 through 4.2.12. Informational submittals upon which the Architect are not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Construction Manager, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the Project submittal schedule approved by the Construction Manager and Architect or, in the absence of an approved Project submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of other Contractors, Separate Contractors, or the Owner's own forces. The Contractor shall cooperate with the Construction Manager in the coordination of the Contractor's Shop Drawings, Product Data, Samples, and similar submittals with related documents submitted by other Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner, Construction Manager, and Architect, that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been reviewed and approved by the Architect. The Contractor shall be responsible for insuring that only 'approved' shop drawings, product data and samples, bearing the stamp of the Architect, are allowed on the Project.

§ 3.12.8 The Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data and Samples or similar submittals unless the Contractor has specifically informed the Architect through the Construction Manager in writing of such deviation at the time of submittal and the Architect has given written approval to the specific deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data and Samples or similar submittals by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Construction Manager and Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. A registered architect must prepare plans and specifications for all the work governed by Chapter 1051 of the Texas Occupations Code, and a registered engineer must prepare plans, specifications, and estimates for all work governed by Chapter 1001 of the Texas Occupations Code. The Owner, the Architect, and the Construction Manager shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Construction Manager shall review submittals for sequencing, constructability, and coordination impacts on other Contractors.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Construction Manager and Architect at the time and in the form specified by the Architect.

### § 3.13 Use of Site

§ 3.13.1 The Contractor shall confine operations at the site to areas designated by the Construction Manager, permitted by law, ordinances, permits and by the Contract Documents, and shall not unreasonably encumber the site with any materials or equipment. The Contractor shall not use any of the Owner's existing facilities, such as, toilets, cafeteria,

parking areas, power hookup, etc., except with the Construction Manager's written approval. The Contractor shall not, at any time, block or restrict access to the site.

**§ 3.13.2** The Contractor shall coordinate the Contractor's operations with, and secure the approval of, the Construction Manager before using any portion of the site and shall comply with the Construction Manager's Site Utilization Plan.

**§ 3.13.3** The roads, sidings and other transportation facilities at the site, where work under the Contract is being performed, are for the general use and convenience of the Owner. If Contractors are permitted to use them, Contractor must conform to the regulations of the local authorities. If the work of a Contractor requires that such facilities be temporarily discontinued, after obtaining Construction Manager's approval, the work must be performed expeditiously. Contractor shall provide and maintain proper warnings and detour signs at all pedestrian and vehicular closures, intersections, and along detours, directing traffic around closed portions of roadways. Contractor shall, at Contractor's own expense, wherever necessary or required, provide and maintain fences, temporary roadways, temporary cross signs, watchmen, warning lights and take such other precautions as may be necessary to protect life and property. Contractor shall be responsible for all damages occasioned in any way by Contractor's act or neglect. All barricades and obstructions shall be illuminated at night, and all lights shall be kept on from one half hour before sunset until one-half hour after sunrise.

**§ 3.13.4** On-site storage space for Contractor's field office trailer, sheds, materials, tools, equipment, and supplies must be coordinated with and approved by the Construction Manager in advance. Contractor's materials, equipment, tools and supplies shall be moved at no cost if their location obstructs or impedes the work of others.

**§ 3.13.5** The Owner will provide site survey, selected baselines and benchmarks. The Contractor shall not disturb existing monuments and markers at the site. Should monuments, markers, or both be disturbed by the Contractor, Contractor shall bear the cost of a licensed surveyor engaged by the Construction Manager for the purpose of relocating such monuments or markers. Contractor shall lay out Contractor's work and shall be responsible for the accuracy of all lines, elevations and measurements, grading, utilities, and other work executed under the Contract. Contractor must exercise proper precaution to verify figures shown on Drawings before laying out work. Contractor will be held responsible for any error resulting from Contractor's failure to exercise such precaution

#### **§ 3.14 Cutting and Patching**

**§ 3.14.1** The Contractor shall be responsible for cutting, coring, fitting, or patching required to complete the Work or to make its parts fit together properly. Contractor shall provide protection of existing Work as required..

**§ 3.14.2** The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner, Separate Contractors, or of other Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner, Separate Contractors, or by other Contractors except with written consent of the Construction Manager, Owner, and such other Contractors or Separate Contractors. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Separate Contractors, other Contractors, or the Owner, its consent to cutting or otherwise altering the Work.

**§ 3.14.3** The Contractor shall not disturb any existing structure, piping, apparatus or other work unless expressly required by the Contract. Where cutting, drilling or removals are required in existing walls, floors or roof construction, the Work shall be done in a manner that will safeguard and not endanger the structure, and shall in all cases be as approved by the Construction Manager and Architect. Prior to any cutting, drilling or removals, the Contractor shall investigate both sides of the surface involved, shall determine the exact location of adjacent structural members by visual examination, and shall avoid interference with such members. The Contractor shall not cut, weld to or otherwise alter any structural member without the written consent of the Architect obtained through the Construction Manager.

#### **§ 3.15 Cleaning Up**

**§ 3.15.1** The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract.

**§ 3.15.2** If the Contractor fails to clean up as provided in the Contract Documents, the Owner, or Construction Manager with the Owner's approval, may do so and the Owner shall be entitled to reimbursement from the Contractor.

**§ 3.16 Access to Work**

The Contractor shall provide the Owner, Construction Manager, and Architect, or their designated agents, with access to the Work in preparation and progress wherever located.

**§ 3.17 Royalties, Patents and Copyrights**

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner, Construction Manager, and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner, Architect, or Construction Manager. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect through the Construction Manager.

**§ 3.18 Indemnification**

**§ 3.18.1 TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, THE OWNER'S OFFICERS, THE OWNER'S AGENTS, THE OWNER'S CONSULTANTS, THE OWNER'S EMPLOYEES, THE CONSTRUCTION MANAGER, THE CONSTRUCTION MANAGER'S CONSULTANTS, THE CONSTRUCTION MANAGER'S AGENTS AND EMPLOYEES, THE ARCHITECT, THE ARCHITECT'S CONSULTANTS, AND THE ARCHITECT'S AGENTS AND EMPLOYEES (COLLECTIVELY, "PARTIES INDEMNIFIED") FROM AND AGAINST ALL CLAIMS AND SUITS FOR DAMAGES, INJURIES TO PERSONS (INCLUDING DEATH), PROPERTY DAMAGES, LOSSES (INCLUDING LOSS OF USE RESULTING THEREFROM), AND EXPENSES, INCLUDING COURT COSTS AND ATTORNEY'S FEES, ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THE CONTRACT, PROVIDED THAT ANY SUCH CLAIM OR SUIT FOR DAMAGES, INJURY TO PERSONS, PROPERTY DAMAGE, LOSS OR EXPENSE IS CAUSED, IN WHOLE OR IN PART, BY (1) ANY INTENTIONAL OR NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR OR THE CONTRACTOR'S AGENT, EMPLOYEE OR SUBCONTRACTOR OF ANY TIER, (2) THE FAULT OF THE CONTRACTOR OR THE CONTRACTOR'S AGENT, EMPLOYEE OR SUBCONTRACTOR OF ANY TIER, (3) THE BREACH OR VIOLATION OF A STATUTE, ORDINANCE, GOVERNMENTAL REGULATION, STANDARD, OR RULE BY THE CONTRACTOR OR THE CONTRACTOR'S AGENT, EMPLOYEE OR SUBCONTRACTOR OF ANY TIER, OR (4) THE BREACH OF CONTRACT OF THE CONTRACTOR OR THE CONTRACTOR'S AGENT, EMPLOYEE OR SUBCONTRACTOR OF ANY TIER. THE CONTRACTOR'S OBLIGATION TO INDEMNIFY, DEFEND, AND HOLD HARMLESS UNDER THIS SECTION 3.18.1 SHALL BE IN EFFECT REGARDLESS OF WHETHER OR NOT ANY SUCH CLAIM OR SUIT FOR DAMAGES, INJURY TO PERSONS, PROPERTY DAMAGE, LOSS OR EXPENSE IS CAUSED IN PART BY THE NEGLIGENCE OF A PARTY OR PARTIES INDEMNIFIED HEREUNDER, EXCEPT THAT THE CONTRACTOR'S OBLIGATION SHALL BE LIMITED TO THE COMPARATIVE FAULT OF THE CONTRACTOR OR THE CONTRACTOR'S AGENT, EMPLOYEE OR SUBCONTRACTOR OF ANY TIER AS DETERMINED BY THE TRIER OF FACT. THE CONTRACTOR SHALL NOT BE OBLIGATED TO INDEMNIFY, DEFEND, OR HOLD HARMLESS A PARTY OR PARTIES INDEMNIFIED HEREUNDER AGAINST ANY CLAIM CAUSED SOLELY BY (1) THE NEGLIGENCE OR FAULT OF THE INDEMNITEE, ITS AGENT OR EMPLOYEE, OR ANY THIRD PARTY UNDER THE CONTROL OR SUPERVISION OF THE INDEMNITEE, (2) THE BREACH OR VIOLATION OF A STATUTE, ORDINANCE, GOVERNMENTAL REGULATION, STANDARD, OR RULE OF THE INDEMNITEE, ITS AGENT OR EMPLOYEE, OR ANY THIRD PARTY UNDER THE CONTROL OR SUPERVISION OF THE INDEMNITEE, OR (3) THE BREACH OF CONTRACT OF THE INDEMNITEE, ITS AGENT OR EMPLOYEE, OR ANY THIRD PARTY UNDER THE CONTROL OR SUPERVISION OF THE INDEMNITEE, OTHER THAN THE CONTRACTOR OR THE CONTRACTOR'S AGENT, EMPLOYEE, OR SUBCONTRACTOR OF ANY TIER. THE INDEMNITY OBLIGATION SET FORTH HEREIN SHALL NOT BE CONSTRUED TO NEGATE, ABRIDGE, OR REDUCE OTHER RIGHTS OR OBLIGATIONS OF INDEMNITY THAT WOULD OTHERWISE EXIST AS TO A PARTY OR PERSON DESCRIBED IN THIS SECTION 3.18.**

*(Paragraph deleted)*

**§ 3.18.2 TO THE FULLEST EXTENT PERMITTED BY LAW, ALL CLAIMS ARISING OUT OF ANY**

**BREACH OF THIS CONTRACT BY CONTRACTOR, OR A BREACH OF ANY AGREEMENT RELATING TO THE WORK OR ANY WORK PERFORMED BY ANY SUBCONTRACTOR (OF ANY TIER), OR ANY NEGLIGENT ACT, GROSS NEGLIGENCE, ERROR OR OMISSION BY CONTRACTOR OR ANY OF ITS SUBCONTRACTORS (OF ANY TIER), OR ANY PATENT OR COPYRIGHT INFRINGEMENT ARISING OUT OF THE PERFORMANCE OF THIS CONTRACT BY CONTRACTOR OR ANY OF ITS SUBCONTRACTORS (OF ANY TIER).**

**§ 3.18.3 TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, THE CONSTRUCTION MANAGER, THEIR OFFICERS, THEIR AGENTS AND THEIR EMPLOYEES (COLLECTIVELY, "PARTIES INDEMNIFIED") FROM AND AGAINST ALL CLAIMS AND SUITS FOR BODILY INJURY OR DEATH OF AN EMPLOYEE OF THE CONTRACTOR, THE CONTRACTOR'S AGENT, OR THE CONTRACTOR'S SUBCONTRACTOR OF ANY TIER, REGARDLESS OF WHETHER OR NOT SUCH CLAIMS OR SUITS ARE BASED IN WHOLE OR IN PART UPON THE NEGLIGENT ACTS OR OMISSIONS OF THE OWNER, ITS OFFICERS OR ITS EMPLOYEES. THE INDEMNITY REQUIRED BY THIS PARAGRAPH 3.18.2 IS IN ADDITION TO CONTRACTOR'S OBLIGATIONS UNDER PARAGRAPH 3.18.1.**

**§ 3.18.4** In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

**§ 3.18.5** The obligations of the Contractor under paragraph 3.18.1 shall not extend to the liability of the Construction Manager, the Construction Manager's Consultants, Architect, the Architect's consultants, a registered engineer, and agents and employees of any of them for damage that is caused by or results from (1) defects in plans, designs, or specifications prepared, approved, or used by the Architect or engineer or negligence of the Architect or engineer in the rendition or conduct of professional duties called for, or arising out of the Construction Documents; and (2) arises from personal injury or death, properly injury, or any other expense that arises from personal injury, death, or property injury

**§ 3.18.6** To the extent allowed by law, the Contractor agrees to insure the indemnity and hold harmless clauses contained in this Section 3.18, including its subparts, with insurance policies, approved by the Owner, and issued by a carrier authorized to do business in the State of Texas, in the minimum amounts set out in Article 11 and/or Section 11.2 of these General Conditions.

**§ 3.18.7** The provisions of Section 3.18, including all of its subparts, shall survive the termination of the Agreement or the Contract, howsoever caused, and no payment, partial payment, nor issuance of a certificate of Substantial Completion nor a certificate of final completion nor acceptance of occupancy in whole or in part of the Work shall waive or release any of the provisions of Paragraph 3.18 and its subparts.

### **§ 3.19 Prevailing Wage Rates**

**§ 3.19.1** The Contractor and each subcontractor who performs any portion of the Work must comply with all applicable state and federal laws, including but not limited to laws concerned with labor, equal employment opportunity, safety, minimum wage and prevailing wage rates requirements under Chapter 2258 of the Texas Government Code. The Contractor shall require all subcontractors to comply with the provisions of this Section 3.19 and its subparts.

**§ 3.19.2** The Contractor and each subcontractor who performs any portion of the Work must pay not less than the prevailing wage rates attached as Exhibit "1" to this A232-2019 General Conditions document, as modified by the Owner, and incorporated herein as if fully set forth. In the event that a prevailing wage scale/schedule is not attached to the Agreement, the wage scale/schedule shall be the most recent scale/schedule adopted or determined by the United States Department of Labor for projects located in Kaufman County, Texas. Any workers not included in the schedule shall be properly classified and paid not less than the rate of wages prevailing in the locality of the Work at the time of construction.



- .1 A Contractor or subcontractor who violates the provisions of these Sections 3.19.1 and/or 3.19.2 shall pay to the Owner the sum of Sixty Dollars and no/100 (\$60.00) for each worker employed for each calendar day or part of the day that the worker is paid less than the wage rate stipulated in the scale of prevailing wages applicable to this Project.

**§ 3.19.3 Records:** The Contractor and each subcontractor shall keep a record showing

- .1 the name and occupation of each worker employed by the Contractor or subcontractor in the construction of the Work; and  
 .2 the actual per diem wages paid to each worker.

The record shall be open at all reasonable hours to inspection by officers and agents of Owner.

Owner may request samples of Contractor's and Subcontractor's payrolls at its discretion. Contractor and Subcontractor shall deliver such samples promptly upon demand.

Payment greater than the prevailing wage is not prohibited.

**§ 3.19.4** In the event of a complaint of a breach of the requirements in Sections 3.19, 3.19.1 or 3.19.2 above, or any of the Section subparts of § 3.19, the Owner shall have the right to make a determination as provided by law, and to retain any amount due under the Contract pending a final determination of the violation. Owner may conduct, at its discretion, wage-related interviews of any worker at the sites of the work without prior warning to the Contractor or Subcontractor.

### **§ 3.20 Antitrust Violations**

**§ 3.20.1** To permit the Owner to recover damages suffered; in antitrust violations, the Owner/Contractor Agreement shall include the following; "Contractor hereby assigns to Owner any and all claims for overcharges associated with this contract which are under the antitrust laws of the United States, 15 U.S.C.A., Sec. 1 et seq. (1973)." The Contractor shall include this provision in his agreements with each subcontractor and supplier. Each subcontractor shall include such provisions in agreements with sub-subcontractors and suppliers.

## **ARTICLE 4 ARCHITECT AND CONSTRUCTION MANAGER**

### **§ 4.1 General**

**§ 4.1.1** The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

**§ 4.1.2** The Construction Manager is the person or entity retained by the Owner pursuant to Section 2.3.3 and identified as such in the Agreement.

**§ 4.1.3** The Owner shall notify the Contractor when duties, responsibilities, or limitations of authority of the Construction Manager or Architect have been modified.

**§ 4.1.4** If the employment of the Construction Manager or Architect is terminated, the Owner may employ a successor construction manager or architect whose status under the Contract Documents shall be that of the Construction Manager or Architect, respectively.

### **§ 4.2 Administration of the Contract**

**§ 4.2.1** The Construction Manager and Architect will provide administration of the Contract as described in the Contract Documents and will be the Owner's representatives during construction until the date the Architect issues the final Certificate for Payment. The Construction Manager and Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

**§ 4.2.2** The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully

completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect will keep the Owner and the Construction Manager reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner and Construction Manager known deviations from the Contract Documents and defects and deficiencies observed in the Work.

§ 4.2.3 The Construction Manager shall provide one or more representatives who shall be in attendance at the Project site whenever the Work is being performed. The Construction Manager will determine in general if the Work observed is being performed in accordance with the Contract Documents, will keep the Owner and Architect reasonably informed of the progress of the Work, and will promptly report to the Owner and Architect known deviations from the Contract Documents and the most recent Project schedule, and defects and deficiencies observed in the Work.; However, the Construction Manager will not be the guarantor of the Contractor's performance.

§ 4.2.4 The Construction Manager will schedule and coordinate the activities of the Contractor and other Contractors in accordance with the latest approved Project schedule.

§ 4.2.5 The Construction Manager, except to the extent required by Section 4.2.4, and Architect will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, and neither will be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. Neither the Construction Manager nor the Architect will have control over or charge of, or be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or of any other persons or entities performing portions of the Work.

§ 4.2.6 **Communications.** The Owner shall communicate with the Contractor and the Construction Manager's consultants through the Construction Manager about matters arising out of or relating to the Contract Documents. The Owner and Construction Manager shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Construction Manager otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect except where the Owner determines they should be made directly. Communications by and with Subcontractors and suppliers shall be through the Contractor. Except where the Owner determines they should be made directly. Communications by and with other Contractors shall be through the Construction Manager. Communications by and with the Owner's own forces and Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.7 The Construction Manager and Architect will review and certify all Applications for Payment by the Contractor, in accordance with the provisions of Article 9.

§ 4.2.8 The Architect and Construction Manager have authority to reject Work that does not conform to the Contract Documents, and will notify each other about the rejection. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, upon written authorization of the Owner, whether or not the Work is fabricated, installed or completed. The foregoing authority of the Architect and/or Construction Manager will be subject to the provisions of Sections 4.2.18 through 4.2.20 inclusive, with respect to interpretations and decisions of the Architect. However, neither the Architect's nor the Construction Manager's authority to act under this Section 4.2.8 nor a decision made by either of them in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect or the Construction Manager to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons performing any of the Work.

§ 4.2.9 Utilizing the submittal schedule provided by the Contractor, the Construction Manager shall prepare, and revise as necessary, a Project submittal schedule incorporating information from other Contractors, the Owner, Owner's consultants, Owner's Separate Contractors and vendors, governmental agencies, and participants in the Project under the management of the Construction Manager. The Project submittal schedule and any revisions shall be submitted to the Architect for approval.

§ 4.2.10 The Construction Manager will receive from the Contractor and promptly review for conformance with the submittal requirements of the Contract Documents, all submittals from the Contractor such as Shop Drawings, Product Data, and Samples, and transmit them to the Architect. Where there are other Contractors, the Construction Manager will also check and coordinate the information contained within each submittal received from the Contractor and other Contractors, and transmit to the Architect. The Construction Manager's actions will be taken in accordance with the Project submittal schedule approved by the Architect or, in the absence of an approved Project submittal schedule, with reasonable promptness while allowing sufficient time to permit adequate review by the Architect.

§ 4.2.11 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Upon the Architect's completed review, the Architect shall transmit its submittal review to the Construction Manager.

§ 4.2.12 Review of the Contractor's submittals by the Construction Manager and Architect is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Construction Manager and Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Construction Manager and Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Construction Manager, of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.13 The Construction Manager will prepare Budget Allocations and Construction Change Directives.

§ 4.2.14 The Construction Manager and the Architect will take appropriate action on Budget Allocations or Construction Change Directives in accordance with Article 7, and the Architect will have authority to order minor changes in the Work as provided in Section 7.4. The Architect, in consultation with the Construction Manager, will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.15 Utilizing the documents provided by the Contractor, the Construction Manager will maintain at the site for the Owner one copy of all Contract Documents, approved Shop Drawings, Product Data, Samples, Specifications, Addenda, Budget Allocations and other Modifications and similar required submittals, in good order and marked currently to record all changes and selections made during construction. These will be available to the Architect and the Contractor.

§ 4.2.16 The Construction Manager will assist the Architect in conducting inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion in conjunction with the Architect pursuant to Section 9.8; and receive and forward to the Owner written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10. The Construction Manager will forward to the Architect a final Application and Certificate for Payment or final Project Application and Project Certificate for Payment upon the Contractor's compliance with the requirements of the Contract Documents. In the event the Owner is required to pay the Construction Manager or Architect additional compensation because of Contractor's failure to meet the conditions for Substantial or Final Completion, the Contractor shall be responsible for paying or reimbursing the Owner for said additional costs.

§ 4.2.17 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Construction Manager of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.18 The Architect will interpret and make recommendations on matters concerning performance under, and requirements of, the Contract Documents on written request of the Construction Manager, Owner, or Contractor. The

Architect's response to such requests will be made in writing within five (5) days from receipt of a written request from the Construction Manager, Owner, or Contractor.

§ 4.2.19 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions so rendered in good faith.

§ 4.2.20 The Owner's decisions on matters relating to aesthetic effect shall be final if consistent with the intent of the Contract Documents.

§ 4.2.21 The Construction Manager will receive and review requests for information from the Contractor, and forward each request for information to the Architect. The Architect will review and respond in writing, through the Construction Manager, to requests from Contractors for information about the Contract Documents. The Architect's response to each request will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

## ARTICLE 5 SUBCONTRACTORS

### § 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include other Contractors or Separate Contractors or the subcontractors of other Contractors or Separate Contractors.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

### § 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 All subcontractors and suppliers shall be obtained in accordance with Chapter 2269 of the Texas Government Code.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner, Construction Manager or Architect has made reasonable and timely objection.

§ 5.2.3 If the Owner, Construction Manager or Architect has objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner, Construction Manager or Architect has no objection. The Contract Sum shall be increased or decreased by the difference in cost occasioned by such change and an appropriate Change Order shall be issued

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner, Construction Manager or Architect makes reasonable objection to such substitution.

§ 5.2.5 The Contractor is required to visit the site and completely familiarize himself with the existing conditions prior to the bid. No additional increase in the Contract amount will be provided when existing or known conditions require a certain amount of work to comply with the intent of the Contract Documents.

### § 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, that the Contractor, by these Contract Documents, assumes toward the Owner, Construction Manager and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner, Construction Manager and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor

that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

#### **§ 5.4 Contingent Assignment of Subcontracts**

**§ 5.4.1** Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

**§ 5.4.2** Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

**§ 5.4.3** Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor Contractor or other entity. If the Owner assigns the subcontract to a successor Contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor Contractor's obligations under the subcontract.

**§ 5.5** Contractor shall promptly notify Owner, Construction Manager and Architect of any material defaults by any Subcontractor. Notwithstanding any provision contained in Article 5 to the contrary, it is hereby acknowledged and agreed that Owner has in no way agreed, expressly or implicitly, nor will Owner agree, to allow any Subcontractor or other material man or workman employed by Contractor the right to obtain a personal judgment or to create a lien against Owner for the amount due from the Contractor.

### **ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS**

#### **§ 6.1 Owner's Right to Perform Construction with Own Forces and to Award Other Contracts**

**§ 6.1.1** The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, which include persons or entities under separate contracts not administered by the Construction Manager, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

**§ 6.1.2** When the Owner performs construction or operations with the Owner's own forces or Separate Contractors, including persons or entities under separate contracts not administered by the Construction Manager, the Owner shall provide for coordination of such forces and Separate Contractors with the Work of the Contractor, who shall cooperate with them.

**§ 6.1.3** Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, including persons or entities under separate contracts not administered by the Construction Manager, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

#### **§ 6.2 Mutual Responsibility**

**§ 6.2.1** The Contractor shall afford the Owner's own forces, Separate Contractors, Construction Manager and other Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required

by the Contract Documents and under the general coordination of the Construction Manager. Copies of Contract Documents relating to these separate contracts shall be available to the Contractor, upon request, for Contractor's information in carrying out the above provisions. Contractor shall become familiar with the site and shall review the Contract Documents covering Contractor's work and the work of other Contractors and the Owner's forces. Coordination of Contractor's work with the work of others shall be the responsibility of the Contractor. The Contractor shall be held responsible for any damage or misfit resulting from Contractor's neglect to comply with the foregoing. All Contractors on the project shall have equal rights on the premises for the performance of their work, but shall follow the sequence established by the progress schedule and coordination instructions issued by the Construction Manager.

**§ 6.2.2** If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner's own forces, Separate Contractors or other Contractors, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Construction Manager and Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor or other Contractors that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Construction Manager and the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's or other Contractors' completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractors or other Contractors that are not apparent.

**§ 6.2.3** The Contractor shall reimburse the Owner for costs the Owner incurs, including costs that are payable to a Separate Contractors or to other Contractors, because of the Contractor's delays, improperly timed activities or defective construction. If the Contractor notifies the Construction Manager, in writing, that another Contractor is failing to coordinate his work with the Work of the Contractor as directed, the Construction Manager will promptly investigate. If Construction Manager finds Contractor's claim to be true, Construction Manager will promptly issue such directions to the other Contractor as the situation may require. The Construction Manager shall not, however, be liable for any damages suffered by Contractor by reason of the other Contractor's failure to promptly comply with the directions issued by the Construction Manager or by reason of another Contractor's default in performance; it being understood that the Construction Manager does not guarantee the responsibility or continued efficiency of any Contractor. Costs caused by delays or improperly timed activities or defective construction shall be borne by the party responsible therefore.

**§ 6.2.4** The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction, or to property of the Owner, Separate Contractors, or other Contractors as provided in Section 10.2.5.

**§ 6.2.5** The Owner, Separate Contractors, and other Contractors shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14. Claims and other disputes and matters in question between Contractor and Other Contractors shall be subject to the Dispute Resolution provisions of Article 15 provided the other Contractors have reciprocal obligations. The Contractor shall cooperate with the Owner, Architect and Construction Manager and other Contractors working on this project in order to avoid interference, inconvenience or damage. To aid in avoiding conflicts, the Contractor, without additional charge, shall make all reasonable modifications in the work as may be directed by the Construction Manager and Architect. In the event the Contractor's operations cause any damage, interference, or inconvenience to work being carried out under any other Contract, the Contractor shall restore, replace, rectify, or otherwise make good any damage to the satisfaction of the Construction Manager, Architect and to the other Contractors. Should the responsible Contractor fail to comply, the corrective work will be performed by others at the expense of the responsible Contractor.

If the Contractor installs any work prior to proper coordination, or in such manner as to cause interference with the work of others, Contractor shall arrange for removal of, or arrange for necessary modifications to, the work. Any such action is subject to the approval of the Construction Manager and Architect and shall be at no additional cost

### **§ 6.3 Owner's Right to Clean Up**

If a dispute arises among the Contractor, Separate Contractors, other Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste

materials and rubbish, the Owner may clean up and the Construction Manager, with notice to the Architect, will allocate the cost among those responsible.

## ARTICLE 7 CHANGES IN THE WORK

### § 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Budget Allocation, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Budget Allocation shall be based upon agreement among the Owner, Construction Manager, Architect and Contractor. A Construction Change Directive requires agreement by the Owner, Construction Manager and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

### § 7.2 Budget Allocations

§ 7.2.1 A Budget Allocation is a written instrument prepared by the Construction Manager and signed by the Owner, Construction Manager, Architect, and Contractor, stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

§ 7.2.2 The Contractor shall be allowed the following percentages for Project general conditions, overhead and profit for each change authorization to be considered by the Construction Manager and Architect for changes to be incorporated into the Work. Applicable mark-ups shall be in addition to the cost of direct labor expense, cost of materials, services and equipment as may be required for the Work.

- .1 For Work Performed by the Contractor's Work Forces:

<b>Payroll Burden-(Direct Labor Cost) MAXIMUM ALLOWED</b>	46%
(FICA, Medicare, FUTA, TEC, Worker's Compensation Insurance and General Liability Insurance)	

<b>General Conditions:</b>	10%
(Supervision, project management, engineering, estimating, detailing, layout, shop drawings, miscellaneous tool and material expense, field office expense, warranty, and cleanup)	

<b>Profit or Fee:</b>	5%
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- .2 **For Work Performed by Contractor's Subcontractors:**

<b>Overhead and Profit:</b>	5%
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### § 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Construction Manager and signed by the Owner, Construction Manager and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4 As provided in Section 7.3.4.

**§ 7.3.4** If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Construction Manager shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement. The term "reasonable expenditures" shall not include any of the items set forth below:

1. Salaries or other compensation of the Contractor's and Subcontractor's personnel at the Contractor's and Subcontractor's principal office and branch offices.
2. Expenses of the Contractor's and Subcontractor's principal and branch offices other than the field office on the project.
3. Any part of the Contractor's and Subcontractor's capital expenses, including interest on the Contractor's and Subcontractor's capital employed for the work.
4. Overhead and general expenses of any kind, except as described in this paragraph
5. Costs due to the negligence of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them, or for whose acts any of them may be liable including but not limited to the correction of defective or nonconforming work, disposal of materials and equipment wrongly supplied, or making good any damage to property.

The cost of any item not specifically and expressly included in the items described in this paragraph. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Construction Manager may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

- .1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance;
- .2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others at rates that are no greater than market rates in the locale of the Work at the time of the Work. Unless otherwise established in the Contract, the rental value of the Contractor's own equipment shall not be more than the normal local rental rate for similar equipment;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
- .5 Costs of supervision and field office personnel directly attributable to the change.

**§ 7.3.5** If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

**§ 7.3.6** Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Construction Manager of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

**§ 7.3.7** A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.



§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Construction Manager and Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Construction Manager and Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Construction Manager and Architect determine to be reasonably justified. The interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Construction Manager and Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Construction Manager shall prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

#### § 7.4 Minor Changes in the Work

The Architect has authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order issued through the Construction Manager and shall be binding on the Owner and Contractor.

### ARTICLE 8 TIME

#### § 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

#### § 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence the Work on the site or elsewhere prior to the effective date of insurance required to be furnished by the Contractor and Owner. The date of commencement shall not be changed by the effective date of such insurance.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

#### § 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner, Architect, Construction Manager, or an employee of any of them, or of the Owner's own forces, Separate Contractors, or other Contractors; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and litigation; or (5) by other causes that the Contractor asserts and the Architect, based on the recommendation of the Construction Manager, determines justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.1.1 Time extensions for labor disputes shall be limited to the reasonable time required to establish separate entrances to the project in the event of labor disputes. In the event the Construction Manager, Architect, or Owner

provide the Contractor with a separate entrance to the site, a time extension for labor disputes shall be limited to a maximum of one day following the establishment of separate entrances. It is the duty and responsibility of the Contractor to ensure that his or her employees enter through separate gates if same are established.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by Owner under other provisions of the Contract Documents.

§ 8.3.4 The Contractor shall have no claim for compensation or damages for delays or hindrances to the Work occasioned by any act or omission of the Owner or their agents, or separate contractors, other provisions of the contract notwithstanding, and further agrees that the Contractor shall be fully compensated for all delays solely by an extension of time

§ 8.3.5 The following is a requirement of the Contract and will be incorporated in the Agreement Between Owner and Contractor as if fully set forth therein:

The work to be performed under this Contract shall be commenced and substantially completed as set out in the Agreement Between Owner and Contractor, or by such dates thereafter as may be established in any written extensions granted under Article 8 of the General Conditions. The parties hereto agree that time is of the essence of this contract and that the pecuniary damages which would be suffered by the Owner, if the Contractor does not complete all work called for in the contract documents by the specified date, are in their very nature difficult of ascertainment.

It is therefore expressly agreed as a part of the consideration inducing the Owner to execute this contract that the Owner may deduct from the final payment made to the Contractor a sum equal to a certain amount, as stipulated hereinbelow, for each calendar day that the completion of the work is delayed beyond the agreed date for Substantial Completion of the work as stated in the Agreement Between Owner and the Contractor. It is expressly understood that the said sum per day is agreed upon as a fair estimate of the pecuniary damages which will be sustained by the Owner in the event that the work is not completed within the agreed time, or within the legally extended time, if any, otherwise provided for herein. Said sum shall be considered as liquidated damages only and in no sense shall be considered a penalty, said damage being caused by additional compensation to personnel, for loss of interest on money and other miscellaneous increased costs, all of which are difficult of exact ascertainment.

<b>Contract Amount</b>	<b>Amount of Liquidated Damages</b>
Over \$25,000	\$500 per calendar day
\$5,000-24,999	\$100 per calendar day
\$1,000-\$4,999	\$50 per calendar day
Less than \$1,000	No liquidated damages

## **ARTICLE 9 PAYMENTS AND COMPLETION**

### **§ 9.1 Contract Sum**

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

### **§ 9.2 Schedule of Values**

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Construction Manager, before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Construction Manager and the Architect. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's

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Applications for Payment. The Construction Manager shall forward to the Architect the Contractor's schedule of values. Any changes to the schedule of values shall be submitted to the Construction Manager and supported by such data to substantiate its accuracy as the Construction Manager and the Architect may require, and unless objected to by the Construction Manager or the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

### § 9.3 Applications for Payment

§ 9.3.1 At least twenty (20) days before the date established for each progress payment, the Contractor shall submit to the Construction Manager an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner, Construction Manager or Architect require, such as copies of requisitions, and releases of waivers of lien from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Construction Manager and Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Payments will be made on account of materials or equipment 1) incorporated in the Work and 2) suitably stored at the site or 3) suitably stored at some off site location provided the following conditions are met for offsite storage:

- .1 The location must be agreed to, in writing, by the Owner and Surety.
- .2 The location must be a bonded warehouse.
- .3 Surety must agree, in writing, to each request for payment.
- .4 The Contractor, at Owner's option, must bear the cost of the Owner's and Architect's expenses related to visiting the offsite storage area.

Payments for materials or equipment stored on or off the site shall be conditioned upon submission by the Contractor of bills of sale or such other procedures satisfactory to the Owner to establish the Owner's title to such materials or equipment or otherwise protect the Owner's interest, including applicable insurance (naming the Owner as insured) and transportation to the site for those materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials and equipment relating to the Work.

§ 9.3.4 Contractors shall submit one electronic copy of the application using AIA Document G702- and G703-1992 Application and Certificate for Payment. All blanks in the form must be completed and signatures of Contractor and Notary Public must be original on each form.

§9.3.5 **Monthly Payment Procedures:** The following payment procedures shall be adhered to for all monthly payments:

- A. Field review of Application: Submission to Construction Manager
  - (1) An on-site review of the application shall occur on or about the 5th day of the month. A representative of the Architect, Owner, Construction Manager and Contractor shall attend the review meeting.
  - (2) Ideally, the review shall be of a rough draft of the Application. Corrections and/or changes

resulting from the field review shall be incorporated into the formal typed Application.

- (3) The Contractor shall deliver the corrected Application to the Construction Manager's office no later than the tenth (10th) of the month.

B. Architectural Processing:

- (1) In addition to normal processing, the Architect shall verify that the corrections and/or changes resulting from the field review have been incorporated into the formal typed Application.

C. Processing:

- (1) Owner forwards Contractor's check to the Construction Manager for distribution on or about the 30th day of the month.
- (2) The Owner, through the Construction Manager, may withhold release of the Contractor's check if the Contractor has been notified in writing by the Construction Manager that it owes money to
- (i.) another Contractor for damages to the other Contractor's work;
  - (ii.) the Construction Manager for reimbursement of temporary cleanup labor charges; or
  - (iii.) other items for which the Contractor is responsible for reimbursement but has not responded to request for payment.

D. Project Application Amounts:

- (1) All Contractors shall prepare an estimated Schedule of Payments at the beginning of each project.
- (2) Along with the regular Applications for Payment, a projected amount for the following month shall be submitted.

**§ 9.3.6 Retainage:** Until substantial completion of the Contractor's work, the Owner will pay 95% of the amount due the Contractor on account of progress payments

**§ 9.4 Certificates for Payment**

**§ 9.4.1** Where there is only one Contractor, the Construction Manager will, within seven days after the Construction Manager's receipt of the Contractor's Application for Payment, review the Application, certify the amount the Construction Manager determines is due the Contractor, and forward the Contractor's Application and Certificate for Payment to the Architect. Within seven days after the Architect receives the Contractor's Application for Payment from the Construction Manager, the Architect will either (1) issue to the Owner a Certificate for Payment, in the full amount of the Application for Payment, with a copy to the Construction Manager; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Construction Manager and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Construction Manager and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1. The Construction Manager will promptly forward to the Contractor the Architect's notice of withholding certification.

**§ 9.4.2** Where there is more than one Contractor performing portions of the Project, the Construction Manager will, within seven days after the Construction Manager receives all of the Contractors' Applications for Payment: (1) review the Applications and certify the amount the Construction Manager determines is due each of the Contractors; (2) prepare a Summary of Contractors' Applications for Payment by combining information from each Contractor's application with information from similar applications for progress payments from the other Contractors; (3) prepare a Project Application and Certificate for Payment; (4) certify the amount the Construction Manager determines is due

all Contractors; and (5) forward the Summary of Contractors' Applications for Payment and Project Application and Certificate for Payment to the Architect.

**§ 9.4.2.1** Within seven days after the Architect receives the Project Application and Project Certificate for Payment and the Summary of Contractors' Applications for Payment from the Construction Manager, the Architect will either (1) issue to the Owner a Project Certificate for Payment, with a copy to the Construction Manager; or (2) issue to the Owner a Project Certificate for Payment for such amount as the Architect determines is properly due, and notify the Construction Manager and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Project Application for Payment, and notify the Construction Manager and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1. The Construction Manager will promptly forward the Architect's notice of withholding certification to the Contractors.

**§ 9.4.2.2** The Architect will affix his signature to the same form described in Paragraph 9.3.4 to signify his certification of payment, provided the application is otherwise satisfactory.

**§ 9.4.3** The Construction Manager's certification of an Application for Payment or, in the case of more than one Contractor, a Project Application and Certificate for Payment, shall be based upon the Construction Manager's evaluation of the Work and the data in the Application or Applications for Payment. The Construction Manager's certification will constitute a representation that, to the best of the Construction Manager's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is, or Contractors are, entitled to payment in the amount certified.

**§ 9.4.4** The Architect's issuance of a Certificate for Payment or, in the case of more than one Contractor, Project Application and Certificate for Payment, shall be based upon the Architect's evaluation of the Work, the recommendation of the Construction Manager, and data in the Application for Payment or Project Application for Payment. The Architect's certification will constitute a representation that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is, or Contractors are, entitled to payment in the amount certified.

**§ 9.4.5** The representations made pursuant to Sections 9.4.3 and 9.4.4 are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Construction Manager or Architect.

**§ 9.4.6** The issuance of a Certificate for Payment or a Project Certificate for Payment will not be a representation that the Construction Manager or Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

## **§ 9.5 Decisions to Withhold Certification**

**§ 9.5.1** The Construction Manager or Architect may withhold a Certificate for Payment or Project Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Construction Manager's or Architect's opinion the representations to the Owner required by Section 9.4.3 and 9.4.4 cannot be made. If the Construction Manager or Architect is unable to certify payment in the amount of the Application, the Construction Manager will notify the Contractor and Owner as provided in Section 9.4.1 and 9.4.2. If the Contractor, Construction Manager and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment or a Project Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Construction Manager or Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment or Project Certificate for Payment previously issued, to such extent as may be necessary in the Construction Manager's or Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from the acts and omissions described in Section 3.3.2 because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;

- .3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or a Separate Contractor or other Contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;
- .7 repeated failure to carry out the Work in accordance with the Contract Documents;
- .8 failure of the Contractor to submit a written plan indicating the necessary action to regain lost time on the construction schedule for the completion of the Work within the Contract Time.
- .9 persistent refusal to adequately pursue the Work with the necessary supervision, labor, materials, equipment or services required to execute the Work in accordance with the Project schedule and to avoid delays in the Work to be performed by other Contractors and the Owner's forces;
- .10 Contractor's refusal, neglect or failure to provide certificates of or other evidence of compliance with all the requirements of Article 11 to the Owner and the Construction Manager;
- .11 Contractor or Contractor's subcontractors' acts or inactions resulting in the filing of a lien against the Project;
- .12 Contractor or Contractor's subcontractors' refusal to follow the Project Safety Program issued as a Contract Document;
- .13 failure to maintain record drawings as specified; or
- .14 failure to properly submit a response to a RCQ (Request for Change Quotation) within thirty (30) days of receipt thereof.
- .15 failure to properly submit stored material documentation

§ 9.5.2 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect or Construction Manager withholds certification for payment under Section 9.5.1, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Construction Manager, and both will reflect such payment on the next Certificate for Payment.

§ 9.5.4 Notwithstanding any provision contained within this Article, if the work has not attained Substantial Completion with the contract time, subject to extensions of time allowed under these Conditions, Architect may withhold any further payment to Contractor to the extent necessary to preserve sufficient funds to complete the construction of the Project and to cover liquidated damages assessed against Contractor up to the time of the Application for Payment and to the time it is reasonably anticipated that Substantial Completion will be achieved.

## § 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment or Project Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Construction Manager and Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Construction Manager will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Owner, Construction Manager and Architect on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner, Construction Manager nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

*(Paragraph deleted)*

#### § 9.7 Failure of Payment

If the Construction Manager and Architect do not issue a Certificate for Payment or a Project Certificate for Payment, through no fault of the Contractor, within fourteen days after the Construction Manager's receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Construction Manager and Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner, Construction Manager and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

#### § 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Construction Manager a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the list, the Architect, assisted by the Construction Manager, will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect, assisted by the Construction Manager, to determine Substantial Completion.

§ 9.8.4 When the Architect, assisted by the Construction Manager, determines that the Work of all of the Contractors, or designated portion thereof, is substantially complete, the Construction Manager will prepare, and the Construction Manager and Architect shall execute, a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

**§ 9.8.5** The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

**§ 9.8.5.1** After the date of Substantial Completion of the Project as evidenced by the Certificate of Substantial Completion, the Contractor will be allowed a period of thirty (30) days, unless extended by mutual agreement or provision of the Contract, within which to complete all work and correct all deficiencies contained in the punch list attached to the Certificate of Substantial Completion.

**§ 9.9 Partial Occupancy or Use**

**§ 9.9.1** The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor and Construction Manager shall jointly prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect after consultation with the Construction Manager.

**§ 9.9.2** Immediately prior to such partial occupancy or use, the Owner, Construction Manager, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

**§ 9.9.3** Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

**§ 9.10 Final Completion and Final Payment**

**§ 9.10.1** Upon completion of the Work, the Contractor shall forward to the Construction Manager a notice that the Work is ready for final inspection and acceptance, and shall also forward to the Construction Manager a final Contractor's Application for Payment. Upon receipt, the Construction Manager shall perform an inspection to confirm the completion of Work of the Contractor. The Construction Manager shall make recommendations to the Architect when the Work of all of the Contractors is ready for final inspection, and shall then forward the Contractors' notices and Application for Payment or Project Application for Payment, to the Architect, who will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Construction Manager and Architect will promptly issue a final Certificate for Payment or Project Certificate for Payment stating that to the best of their knowledge, information and belief, and on the basis of their on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Construction Manager's and Architect's final Certificate for Payment or Project Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

**§ 9.10.2** Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect through the Construction Manager (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the



Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees. Prior to final payment, the Contractor shall submit in duplicate to the Architect the following completed forms:

- .1 Contractor's Affidavit of Payment of Debts and Claims, AIA Document G706 on Contracts less than \$25,000.
- .2 Contractor's Affidavit of Release of Liens, AIA Document G706A on Contracts less than \$25,000..
- .3 Consent of Surety to Final Payment on Contracts \$25,000 and above..
- .4 Subcontractor's Guarantee notarized
- .5 Subcontractor's Lien Releases notarized
- .6 Each Contractor shall submit a notarized affidavit stating that no asbestos building materials were used.
- .7 Maintenance and instruction manuals. Three sets of each bound in a 3" ring binder.
- .8 Record drawings if required by Contractor's Scope of Work..
- .9 Final list of subcontractors (AIA Document G805).

Documents identified as affidavit must be notarized. All manuals will contain an index listing the information submitted. The index sections will be divided and identified by tabbing each section as listed in the index

**§ 9.10.3** If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Budget Allocations affecting final completion, and the Construction Manager and Architect so confirm, the Owner shall, upon application by the Contractor and certification by the Construction Manager and Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect through the Construction Manager prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims by Owner.

**§ 9.10.4**

*(Paragraphs deleted)*

Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

*(Paragraph deleted)*

**ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY**

**§ 10.1 Safety Precautions and Programs**

The Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract. The Contractor shall submit the Contractor's safety program to the Construction Manager for review and coordination with the safety programs of other Contractors. The Construction Manager's responsibilities for review and coordination of safety programs shall not extend to direct control over or charge of the acts or omissions of the Contractors, Subcontractors, agents or employees of the Contractors or Subcontractors, or any other persons performing portions of the Work and not directly employed by the Construction Manager.

**§ 10.2 Safety of Persons and Property**

**§ 10.2.1** The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- .1 employees on the Work and other persons who may be affected thereby;

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- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor;
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction; and
- .4 construction or operations by the Owner, Separate Contractors, or other Contractors.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2, 10.2.1.3 and 10.2.1.4 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2, 10.2.1.3 and 10.2.1.4. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner, Construction Manager or Architect or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner, Construction Manager and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

#### § 10.2.8 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

#### § 10.3 Hazardous Materials

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner, Construction Manager and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor, Construction Manager and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the

task of removal or safe containment of the material or substance. The Contractor, the Construction Manager and the Architect will promptly reply to the Owner in writing stating whether or not any of them has reasonable objection to the persons or entities proposed by the Owner. If the Contractor, Construction Manager or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor, the Construction Manager and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

**§ 10.3.3** The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

**§ 10.3.4** The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

**§ 10.3.5** If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

*(Paragraphs deleted)*

#### **§ 10.4 Asbestos or Asbestos Containing Materials**

**§ 10.4.1** Certification of Asbestos Free Project:

**§ 10.4.1.1** Contractor shall submit to the Architect a letter addressed to the Owner certifying that all materials used in the construction of this Project contain less than 0.10% by weight of asbestos and for which it can be demonstrated that, under reasonably foreseeable job site conditions, will not release asbestos fibers in excess of 0.1 fibers per cubic centimeter. Certification letters shall be dated, shall reference this specific Project, and shall be signed and notarized an officer of the construction company.

**§ 10.4.1.2** Certification shall further state that should asbestos fibers be found at this Project in concentrations greater than 0.1 fibers per cubic centimeter, that Contractor shall be responsible for determining which materials contain asbestos fibers and shall take corrective action to remove those materials from the Project at no additional cost to the Owner.

**§ 10.4.1.3** Final Payment shall not be made until this letter of certification has been received.  
Add the following Paragraph 10.5 and subparagraph 10.5.1 :

#### **§ 10.5 Lead Free Materials in Potable Water System**

**§ 10.5.1** Prior to payment of retainage and final payment, the Contractor involved with the potable water system shall furnish a notarized statement certifying that the potable water system is "lead free".

#### **§ 10.6 Emergencies**

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

### **ARTICLE 11 INSURANCE AND BONDS**

#### **§11.0 GENERAL**

**§11.0.1** The Owner will be furnished an acceptable certificate of insurance, copies of all policies and endorsements, as requested, and an insurance checklist prior to the commencement of any Work.

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**§11.0.2** The insurance shall contain a provision that at least sixty days prior written notice shall be given to the Owner in the event of cancellation, material change, or non-renewal.

**§11.0.3** Insurance shall be underwritten by a company rated not less than "A" and "VII" in Best's Key Rating Guide, Property-Casualty, according to the latest posted ratings available on AM Best's website, www.ambest.com.

**§11.0.4** There shall be a hold harmless agreement in which the Contractor assumes liability on the contract and holds the Owner, Construction Manager and Architect harmless.

**§ 11.1 Contractor's Liability Insurance**

**§ 11.1.1** The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations and completed operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- .1 Claims under workers' compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed;
- .2 Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
- .3 Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
- .4 Claims for damages insured by usual personal injury liability coverage;
- .5 Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- .6 Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle; and
- .7 Claims for bodily injury or property damage arising out of completed operations; and
- .8 Claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.

**§ 11.1.2** The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until the date of final payment and termination of any coverage required to be maintained after final payment and, with respect to the Contractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Contract Documents.

**§ 11.1.2.1** The insurance required by this Article 11 shall contain no specific limitations on the coverage afforded the Additional Insureds.

**§ 11.1.3** Certificates of insurance acceptable to the Owner shall be submitted to the Construction Manager for transmittal to the Owner with a copy to the Architect prior to commencement of the Work and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage shall be furnished by the Contractor with reasonable promptness.

**§ 11.1.4** In addition to any other obligations required herein, the Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Construction Manager, the Construction Manager's consultants, the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner

as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

**§11.1.5** In each contract for construction, the following language shall be included:

"A copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project is required for the duration of the project.

Duration of the project includes the time from the beginning of the work on the project until the contractor's/person's work on the project has been completed and accepted by the governmental entity.

Persons providing services on the project ("subcontractor" in Texas Labor Code 406.096) include all persons or entities performing all or part of the services the contractor has undertaken to perform on the project, regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity that furnishes persons to provide services on the project.

Services include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. Services do not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

The contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code 401.011 (44) for all employees of the contractor providing services on the project for the duration of the project.

The contractor must provide a certificate of coverage to the governmental entity prior to being awarded the contract.

If the coverage period shown on the contractor's current certificate of coverage ends during the duration of the project, the contractor must, prior to the end of the coverage period, file a new certificate of coverage with the governmental entity showing that coverage has been extended.

The contractor shall obtain from each person providing services on a project, and provide to the governmental entity:

A certificate of coverage, prior to that person beginning work on the project, so the governmental entity will have on file certificates of coverage showing coverage for all persons providing services on the project; and

No later than seven days after receipt by the contractor, a new certificate of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

The contractor shall retain all required certificates of coverage for the duration of the project and for one year thereafter.

The contractor shall notify the governmental entity in writing by certified mail or personal delivery, within ten days after the contractor knows of any change that materially affects the provision of coverage of any person providing services on the project.

The contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

The contractor shall contractually require each person with whom it contracts to provide services on a project, to:

Provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code 401.011 (44) for all of its employees providing services on the project for the duration of the project.

Provide to the contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the project for the duration of the project;

Provide the contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

Obtain from each other person with whom it contracts, and provide to the contractor:

- a) A certificate of coverage, prior to the other person beginning work on the project; and
  - b) A new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
5. Retain all required certificates of coverage on file for the duration of the project and for one year thereafter;
  6. Notify the governmental entity in writing by certified mail or personal delivery, within ten days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project; and
  7. Contractually require each person with whom it contracts to perform as required by items 1-6, with the certificates of coverage to be provided to the person for whom they are providing services.

By signing this contract or providing or causing to be provided a certificate of coverage, the contractor is representing to the governmental entity that all employees of the contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

The contractor's failure to comply with any of these provisions is a breach of contract by the contractor that entitles the governmental entity to declare the contract void if the contractor does not remedy the breach within ten days after receipt of notice of breach from the governmental entity.

The coverage requirement recited above does not apply to sole proprietors, partners, and corporate officers who are excluded from coverage in an insurance policy or certificate of authority to self-insure that is delivered, issued for delivery, or renewed on or after January 1, 1996.

As used in this §11.1.5, the term "governmental entity" shall mean the Owner.

#### **§11.1.6 CONTRACTOR'S LIABILITY INSURANCE**

Liability insurance shall include all major divisions of coverage and be on a comprehensive basis including:

- 1) Premises operations
- 2) Independent Contractor's Protective
- 3) Products and Completed Operations
- 4) Contractual-Including Specified Provisions for the Contractor's Obligations under Paragraph 3.18
- 5) Owned, Non-Owned and Hired Vehicles
- 6) Broad Form Coverage for Property Damage
- 7) Personal Injury including liability assumed by contract

The Contractor's insurance as required to meet the above potential liabilities shall be written on an "Occurrence" basis and not for less than the following specified limits or that which is required by law, which is ever greater:

TYPE OF COVERAGE	Min. Limits of Liability
1. Workers' Compensation Employer's Liability	<i>Statutory</i> \$500,000.00 Each Accident \$500,000.00 Disease Policy Limit \$500,000.00 Disease Each Employee
2. Comprehensive General Liability	<i>Comprehensive, Contractual, Independent Contractors, Personal Injury</i> \$1,000,000.00 Personal & Adv. Injury \$1,000,000.00 Each Occurrence \$2,000,000.00 General Aggregate Per Project \$ 5,000.00 Med. Expenses (any one person) \$ 50,000.00 Fire Damage \$1,000,000.00 Each Occurrence \$1,000,000.00 Aggregate
3. Automobile Liability	\$1,000,000.00 Combined Single Limit
The Automobile Liability needs to include coverage for loading and unloading hazards.	
4. Umbrella Excess Liability	\$1,000,000.00 Each Occurrence \$1,000,000.00 Aggregate
This coverage shall be combined single limits bodily injury, including death, and property damage liability insurance as an excess of the primary coverage required and to follow form of the primary coverage required.	
5. Independent Contractor's Liability -	Same limit as #2 above.
6. Products and Completed Operations - \$2,000,000.00 completed operations aggregate commencing with issuance of final certificate of payment, and remaining in effect for (1) year.	
7. Property Damage Liability Insurance will provide X, C and U coverage as applicable.	
8. Contractual Liability - Same limits as #2 above.	

### POLICY ENDORSEMENTS

Each insurance policy required under sub paragraph 11.1.5 shall include the following conditions by endorsement to the policy:

Each policy shall require that sixty (60) days prior to the expiration, cancellation, non-renewal, endorsement reducing or restricting coverage or any other material change in coverage, a written notice thereof shall be given to OWNER by Certified Mail to: OWNER, c\o Gallagher Construction Company, 3501 Token Drive,

Suite 100, Richardson, Texas 75082.

The Contractor shall also notify OWNER within 24 hours after receipt of any notices of expiration, cancellation, non-renewal or material change in coverage it receives from its insurer by Certified Mail to the aforementioned Assistant Superintendent of Administration at the same address.

The term District shall include all Authorities, Boards, Bureaus, Commissions, Divisions, Departments, and offices of OWNER and the individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of OWNER.

The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by OWNER, to any future coverage, or to OWNER's Self-Insured Retention's of whatever nature. The Contractor's policy is considered Primary and Non-Contributory with respects to the additional insureds - OWNER, ARCHITECT AND CONSTRUCTION MANAGER.

OWNER, ARCHITECT and CONSTRUCTION MANAGER shall be named additional insured on the Commercial General Liability and Umbrella and Business Auto Policies. With respect to the Commercial General Liability policy, ISO form CG 20 1011 85 or its equivalent or broader will be attached to the policy and continue in force 1 year commencing after the issuance of the final payment certificate.

#### WAIVER OF SUBROGATION

The Contractor's Workers' Compensation, Commercial General Liability, Umbrella and Business Auto policies shall include a Waiver of Subrogation rights for the loss or damage against OWNER, ARCHITECT, AND CONSTRUCTION MANAGER shall be to extent same is covered by insurance.

#### FORM OF CERTIFICATE

The form of Certificate shall be Accord Form 25S. Furnish to the Construction Manager and Owner copies of any endorsements that are subsequently issued amending coverage or limits.

Contractor shall not commence work at site under this Contract until he has obtained all required insurance and submitted appropriate policies and/or certifications.

Certificate Holder: OWNER  
c/o Gallagher Construction Services  
3501 Token Drive, Suite 100  
Richardson, Texas 75082

#### § 11.2 Owner's Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

*(Paragraphs deleted)*

#### § 11.3 Property Insurance

§ 11.3.1 Unless otherwise provided, the Owner may, at its sole discretion, purchase and maintain (or cause to be purchased and maintained), in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance in the amount of the initial Contract Sum, plus value of subsequent Contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.3 to be covered, whichever is earlier. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.

The Insurance required by Article 11.3 is not intended to cover machinery, tools or equipment owned or rented by the Contractor which are used in the performance of the work, but not incorporated in the



permanent improvements. The Contractor shall, at the Contractor's own expense, provide insurance coverage for owned or rented machinery, tools or equipment.

§ 11.3.1.1 Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for the Architect's services and expenses required as a result of such insured loss. Coverage for other perils shall not be required unless otherwise provided in the Contract Documents.

§ 11.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then effect insurance that will protect the interests of the Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order the cost thereof shall be charged to the Owner. If the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor in writing, then the Owner shall bear all reasonable costs properly attributable thereto.

§ 11.3.1.3 If the property insurance requires minimum deductibles, and such deductibles are identified in the Contract Documents, the Contractor shall pay costs not covered because of such deductibles. If the Owner or insurer increases the required minimum deductibles above the amounts identified or if the Owner elects to purchase this insurance with voluntary deductible amounts, the Owner shall be responsible for payment of the additional costs not covered because of such increased or voluntary deductibles.

§11.3.1.3.1 There will be a \$2000.00 deductible for each loss to be paid on a prorated basis between each Contractor having an interest in the loss, such prorated share to be determined by the Construction Manager.

§ 11.3.1.4 This property insurance shall cover portions of the Work stored off the site, and also portions of the Work in transit.

§ 11.3.1.5 Partial occupancy or use in accordance with Section 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

§ 11.3.2 **Boiler and Machinery Insurance.** The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Construction Manager, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insureds.

§ 11.3.3 **Loss of Use Insurance.** The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives all rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.

§ 11.3.4 If the Contractor requests in writing that insurance for risks other than those described herein or other special causes of loss be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the Contractor by appropriate Change Order.

§ 11.3.5 If during the Project construction period the Owner insures properties, real or personal or both, adjoining or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of

Section 11.3.7 for damages caused by fire or other causes of loss covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.

**§ 11.3.6** Intentionally Omitted.

**§ 11.3.7 Waivers of Subrogation.** The Contractor waives all rights against (1) against the Owner and any of the Owner's subcontractors, sub-subcontractors, agents and employees each of the other, and (2) the Construction Manager, Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section 11.3 or other property insurance applicable to the Work, except such rights as the Owner and Contractor may have to the proceeds of such insurance held by the Owner as fiduciary. The Contractor shall cause the policies to provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

**§ 11.3.8** A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

**§ 11.3.9** If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Contractor. If after such loss no other special agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Contractor after notification of a Change in the Work in accordance with Article 7.

**§ 11.3.10** The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power; if such objection is made, the dispute shall be resolved in the manner selected by the Owner and Contractor as the method of binding dispute resolution in the Agreement.

**§ 11.4**

*(Paragraphs deleted)*

**Performance Bond and Payment Bond**

*(Paragraphs deleted)*

**§ 11.4.1** The Contractor shall furnish a separate performance and a payment bond, each in the full amount of the Contract, said bonds covering faithful performance of the Contract and payment of obligations arising there under. Surety companies must be authorized to write surety bonds in Texas and any such surety bond must comply with the requirements of Article 7.19-1, Texas Insurance Code.

**§ 11.4.2** Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

**§11.4.3** The Contractor shall deliver the required Bonds to the Owner through the Construction Manager not later than the 5th day after the date that the Contract is presented to the Contractor. All Bonds will be reviewed by the Construction Manager for compliance with the Contract Documents prior to the execution of the Contract. In the event that Construction Manager has any questions concerning the sufficiency of the bonds, Construction Manager shall refer the bonds to Owner or Owner's representative for decision.

**§11.4.4** All bonds shall be originals. The Contractor shall require the attorney-in-fact who executes the required Bonds on behalf of the Surety to affix thereto a certified and current copy of the power attorney. The name, address,

and telephone number of a contact person for the Bonding Company shall be provided.

**§11.4.5** The Bonds shall be provided to comply with the terms and provisions of Chapter 2253 of the Texas Government Code. Bonds shall be signed by an agent resident in the State of Texas and date of bond shall be the date of execution of the Contract. If at any time during the continuance of the Contract, the surety of the Contractor's bonds becomes insufficient, the Owner shall have the right to require additional and sufficient sureties which the Contractor shall furnish to the satisfaction of the Owner within ten (10) days after notice to do so. In default thereof, the Contractor may be suspended, and all payment or money due to the Contractor withheld until sufficient bonds are provided by Contractor.

**§ 11.4.6** If, at any time during the contract, the Cost of the Work increases, by 25% or more or as determined by District Designee, above the amount of the bonds originally provided by the Contractor, through change order or otherwise, the Contractor shall, within five (5) days of the increase in the Cost of the Work, provide the Owner with a new Performance Bond and new Payment Bond, each in an amount sufficient to cover the current total amount of the Contract, including the new increased Cost of the Work.

## **ARTICLE 12 UNCOVERING AND CORRECTION OF WORK**

### **§ 12.1 Uncovering of Work**

**§ 12.1.1** If a portion of the Work is covered contrary to the Construction Manager's or Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by either, be uncovered for their examination and be replaced at the Contractor's expense without change in the Contract Time.

**§ 12.1.2** If a portion of the Work has been covered that the Construction Manager or Architect has not specifically requested to examine prior to its being covered, the Construction Manager or Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

### **§ 12.2 Correction of Work**

#### **§ 12.2.1 Before Substantial Completion**

The Contractor shall promptly correct Work rejected by the Construction Manager or Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion, and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Construction Manager's and Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

#### **§ 12.2.2 After Substantial Completion**

**§ 12.2.2.1** In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof, or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner, Construction Manager or Architect, the Owner may correct it in accordance with Section 2.5 and all costs for doing so will be assessed against the Contractor, and Owner's actions to correct the nonconforming Work will not constitute a waiver of any warranties or rights the Owner might possess. The deadlines for certain actions required herein of the Contractor are as follows:

- .1 The Contractor shall make written response to the Owner acknowledging receipt of the Owner's notice of defect and providing the proposed schedule to conduct corrective work within twenty-four (24) hours of receipt of the Owner's written notice. Corrective work shall not interfere with the Owner's normal operation and use of the Work, unless expressly approved by the Owner.
- .2 For corrective work which is not a life safety issue or which will not, by the nature of the defect, cause subsequent damage to the building or other Work, corrective work shall be completed within seven (7) days.

- 3 For corrective work which by its nature may cause subsequent damage to the building or other Work, corrective work required to prevent subsequent damage shall be completed within twenty-four (24) hours, and if such work is a temporary repair, permanent repair of the corrective work shall be completed within seven (7) days. The Contractor shall appropriately complete all corrective work relative to subsequent damage caused by a defect.
- 4 For corrective work which affects services to, and ordinary use of the Building, corrective work shall be completed within twenty-four (24) hours, and if such work is a temporary repair, permanent repair of the corrective work shall be completed within seven (7) days.
- 5 The time frames stated above for completion of permanent corrective work shall be equitably adjusted as required for legitimate delays caused by weather delays, material acquisition and other factors beyond the Contractor's direct control.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner, Separate Contractors, or other Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

### § 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

## ARTICLE 13 MISCELLANEOUS PROVISIONS

### § 13.1 Governing Law and Venue

#### § 13.1.1 Governing Law.

The Agreement, the Contract, and the Contract Documents shall be governed by and interpreted in accordance with the laws of the State of Texas without regard to its conflict of laws or choice of law principles, Texas law being the choice of law for the Agreement, the Contract, and all Contract Documents.

#### § 13.1.2 Venue.

To the maximum extent permitted by applicable law, the parties expressly agree that the exclusive venue and place of trial for any action brought under or in connection with or in any way related to the Work, the Project, the Agreement, the Contract, or any of the Contract Documents shall be in the state district courts of Kaufman County, Texas, and the parties hereby waive any and all objections to the agreed-upon venue as stated herein. The Contract, including but not limited to the Agreement and all other Contract Documents, is performable entirely in Kaufman County, Texas.

### § 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other.

If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

### § 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Construction Manager, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

### § 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. This may apply to materials proposed for use, materials already delivered to the Project, or materials already incorporated into the Work. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Construction Manager and Architect timely notice of when and where tests and inspections are to be made so that the Construction Manager and Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Construction Manager, Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Construction Manager and Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Construction Manager and Architect of when and where tests and inspections are to be made so that the Construction Manager and Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Construction Manager's and Architect's services and expenses, shall be at the Contractor's expense. Any materials which fail to meet the requirements established by the Contract Documents shall not be used whether or not previously approved by the Architect. If such materials have been delivered to the Project, they shall be removed. If the materials have already been incorporated into the Work, the Construction Manager or the Architect may order the materials removed, or, at the discretion of the Owner, through the Construction Manager and Architect, the materials may be permitted to remain in place providing the Contractor agrees to a proper deduction from the Contract Sum.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Construction Manager for transmittal to the Architect. The Contractor shall maintain a file of all test reports. At the completion of the Project, the Contractor shall submit these reports to the Owner in an Appendix to the Operations and Maintenance Manual.

§ 13.4.5 If the Construction Manager or Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Construction Manager or Architect will do so promptly and, where practicable, at the normal place of testing. Neither the observations of the Architect or the Construction Manager in their Administration of the Construction Contract, nor inspections, tests or approvals by persons other than the Contractor, shall relieve the Contractor from Contractor's obligation to perform the Work in accordance with the Contract Documents.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

#### § 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing at the place where the Project is located.

#### § 13.6 Audit Rights

The Contractor relating to this Contract, at any time deemed necessary by the Owner. This right of the Owner is limited to books and other records relating to work performed by the Contractor on a cost plus fee basis.

#### § 13.7 Equal Opportunity

§ 13.7.1 The Contractor shall maintain policies of employment as follows:

§ 13.7.1.1 The Contractor and the Contractor's Subcontractors shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, or national origin. Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, religion, color, sex, or national origin. Such action shall include, but not be limited to, the following: employment, promotion, demotion, or transfer; recruitment, or recruitment advertising; lay off or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants, notices setting forth the nondiscrimination policies.

§ 13.7.1.2 The Contractor and the Contractor's Subcontractors shall, in all solicitations or advertisements for employees placed by them or on their behalf, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, or national origin.

#### § 13.8 Certification of Proper Hazardous Waste Disposal

§ 13.8.1 Contractor shall submit to the Owner certification that all hazardous waste, trash, debris, etc. has been disposed of in a manner which is in strict compliance with all current requirements of the Environmental Protection Agency (EPA), State, County, City and Local districts and authorities.

#### § 13.9 Texas Accessibility Standards

Contractor shall submit to the Owner certification that all work installed by Contractor is in strict compliance with all requirements and regulations of the Texas Accessibility Standards and that Contractor, at the Contractor's sole expense, shall be responsible for correcting all non-compliant work at any time, during construction or after substantial completion, when notified by Owner that Contractor's work is not in compliance.

§ 13.10 The Contractor will, before any duties are performed on Owner's property, obtain national criminal history record information that relates to an employee, applicant, agent, consultant, supplier and/or subcontractor as required by Texas Education Code Chapter 22 if the person has or will have continuing duties related to the Project, and the person has or will have direct contact with students. The criminal history records shall be obtained from the clearinghouse provided by §411.0845 of the Texas Government Code.

Additionally, the Contractor will, before any duties are performed on Owner's property where students are regularly present, and at least annually thereafter, obtain national criminal history record information that relates to an employee, applicant, agent, consultant, supplier and/or subcontractor if the person has or will have continuing duties related to the Project, and the duties are or will be performed on Owner's property or at another location where students are regularly present. The criminal history records shall be obtained from the clearinghouse provided by §411.0845 of the Texas Government Code.

The Contractor shall assume all expenses associated with the background checks, and shall immediately remove any employee, agent or other person who was convicted of a felony under Title V of the Texas Penal Code or any offense that requires the person to register as a sex offender. No person shall be engaged by the Contractor or by any entities with which the Contractor contracts, including but not limited to any suppliers or subcontractors, to work on Owner's

property where students are regularly present who has charges pending, or who has been convicted, received probation, or deferred adjudication for the following:

1. Any offense against a child;
2. Any sex offense;
3. Any crimes against persons involving weapons or violence;
4. Any felony offense involving controlled substances; or
5. Any offenses involving the sale or distribution of controlled substances.

The Owner shall determine what constitutes "direct contact with students" and "where students are regularly present".

It shall be the responsibility of the Contractor and the entities with which the Contractor contracts to ensure compliance with this provision.

**§13.11** Pursuant to the requirements of HB 89 and Tex. Govt. Code § 2270.002, Contractor affirms that it does not boycott and will not boycott Israel during the term of this Contract.

**§13.12** Contractor affirms that it is not identified on a list prepared and maintained under Tex. Govt. Code §§ 806.051, 807.051 or 2252.153.

## **ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT**

### **§ 14.1 Termination by the Contractor**

**§ 14.1.1** The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- .3 Because the Construction Manager has not certified or the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- .4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

**§ 14.1.2** The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

**§ 14.1.3** If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner payment for Work actually executed, as well as reasonable overhead and profit. In any event, the amount paid to the Contractor under this § 14.1.3 shall not exceed the amount which would have been recoverable had the termination been for the Owner's convenience.

**§ 14.1.4** If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees, or any other persons performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

### **§ 14.2 Termination by the Owner for Cause**

**§ 14.2.1** The Owner may terminate the Contract if the Contractor

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials to complete the Work in a diligent, efficient, workmanlike or timely manner;
- .2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- .3 disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents or does not fully comply with a material obligation under the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Construction Manager's and Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner within thirty (30) days after demand by the Owner. The obligation for payment contained in this §14.2.4 shall survive termination of the Contract.

#### § 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and the Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent:

- .1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of this Contract.

#### § 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract, any part of the Work, or any subcontract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Contractor's compensation and/or damages shall be limited to payment for the Work actually executed to the date of termination in accordance with the payment terms set out in the Agreement, and reasonable and necessary costs incurred by Contractor for demobilization of Contractor's personnel as a direct result of such early termination, which are established to the reasonable satisfaction of Owner, but Owner shall not be responsible for the payment of any portion of the Contractor's unearned fee, overhead or profit, or any other amounts. .



**ARTICLE 15 CLAIMS AND DISPUTES****§ 15.1 Claims**

**§ 15.1.1 Definition.** A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

**§ 15.1.2 Time Limits on Claims**

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

**§ 15.1.3 Notice of Claims**

**§ 15.1.3.1** Claims by Contractor, shall be initiated by notice to the Owner and to the Initial Decision Maker with a copy sent to the Construction Manager and Architect, if the Architect is not serving as the Initial Decision Maker. Claims by the Contractor under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

*(Paragraph deleted)*

**§ 15.1.4 Continuing Contract Performance**

**§ 15.1.4.1** Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract.

*(Paragraph deleted)*

**§ 15.1.5 Claims for Additional Cost.** If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

**§ 15.1.6 Claims for Additional Time**

**§ 15.1.6.1** If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay only one Claim is necessary.

**§ 15.1.6.2** If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction. The Contractor shall bear the entire economic risk of all weather delays and disruptions, and shall not be entitled to any increase in the Contract Sum by reason of such delays or disruptions.

**§ 15.1.7 Waiver of Claims for Consequential Damages.** The Contractor waives Claims for consequential damages arising out of or relating to this Contract. This waiver includes

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damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This waiver is applicable, without limitation, to all consequential damages due to Contractor's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

## § 15.2 Initial Decision

§ 15.2.1 Claims shall be referred to the Initial Decision Maker for initial decision/recommendation to the Owner. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision/recommendation shall be required as a condition precedent to mediation of any Claim unless 30 days have passed after the Claim has been referred to the Initial Decision Maker with no decision/recommendation having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide or make recommendations concerning disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) submit a schedule to the parties indicating when the Architect expects to render its recommendation; (3) recommend rejection of the Claim in whole or in part, stating reasons for the recommended rejection; (4) recommend approval of the Claim by the other party or (5) suggest a compromise. The Architect shall notify the surety, if any, of the nature and amount of the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished.

§ 15.2.5 The Initial Decision Maker's initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties, the Construction Manager, and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall serve as the Initial Decision Maker's **recommendation** for the resolution of a Claim but shall not be final and binding on the parties. Upon receipt of the initial decision, the Owner will make its final decision concerning the Claim. The Owner may take any action with regard to the Claim and the initial decision as it deems appropriate, including but not limited to rejecting, approving, or modifying the Initial Decision Maker's recommendation. If an affected party disagrees with the Owner's final decision, the party may request non-binding mediation of the Claim and, if the parties fail to resolve their dispute through mediation, proceed to litigation.

*(Paragraphs deleted)*

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

## § 15.3 Mediation

§ 15.3.1 Any and all of Contractor's claims, disputes, or other matters in controversy arising out of or related to the Contract shall be subject to non-binding mediation as a condition precedent to litigation.

§ 15.3.1.1 Notwithstanding any provision in the Contract Documents to the Contrary, the Owner may, at any time and with no conditions precedent, assert a Claim, dispute, or other matter in controversy against the Contractor or contend that the Contractor has committed a material breach of this Agreement and request mediation as provided by this Section 15.3, or, at the Owner's sole discretion, proceed directly to litigation against the Contractor. Claims that the Owner may possess against the Contractor are not required to be submitted to the Initial Decision Maker.

§ 15.3.2 A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. If the parties have not selected a mutually-acceptable mediator at the time the request for mediation is made, then the requesting party may suggest a mediator. The non-requesting party has 10 days after receipt of the request to respond to the requesting party in writing either accepting the mediator

identified by the requesting party, or suggesting a different mediator. If such notice is not timely made, then the mediator suggested by the party requesting mediation will be deemed the selected mediator. If a different mediator has been suggested, and the parties are unable to agree on a mediator within 10 days after the notice suggesting a different mediator is given, *then* the parties shall request the Initial Decision Maker to select a mediator, and this selection will be binding on both parties. The request may be made concurrently with the filing of litigation proceedings but, in such event, mediation shall proceed in advance of litigation proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

**§ 15.3.3** The parties shall share the mediator's fee equally, unless the parties agree otherwise. The mediation shall be held in the place where the Project is located or the nearest City to the Project, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

*(Paragraphs deleted)*

#### **§ 15.4 LITIGATION**

**§ 15.4.1** For any Claim or other dispute of any kind between the parties, the method of "binding dispute resolution" shall be litigation in the exclusive venue described in § 13.1.

**§ 15.4.2** All references to "arbitration" in the General Conditions or in any other Contract Document shall be considered as deleted, rendered null and void, and shall be given no effect.

#### **ARTICLE 16 ADDITIONAL PROVISIONS**

**16.1** The Contractor shall certify in writing that no materials used in the work contain lead or asbestos materials in excess of amounts allowed by Local/State standards, laws, codes, rules and regulations; the Federal Environmental Protection Agency (EPA) standards and/or the Federal Occupational Safety and Health Administration (OSHA) standards, whichever is most restrictive. The Contractor shall provide this written certification as part of submittals under the Section in the Project Manual related to Contract Closeout.

**16.2** The Architect may appoint an employee or other person to assist him during the construction. These representatives will be instructed to assist the Contractor in interpreting the Contract Documents; however, such assistance shall not relieve the Contractor from any responsibility as set forth by the Contract Documents. The fact that the Architect's Representative may have allowed work not in accordance with the Contract Documents shall not prevent the Architect or the Owner from insisting that the faulty work be corrected to conform with the Contract Documents and the Contractor shall correct same.

**16.3** The Contractor and its employees, agents, consultants, suppliers and subcontractors shall abide by all Owner policies and procedures regarding campus access.

**16.4** The Contractor shall indemnify and hold Owner harmless from any liens, claims, security interests, encumbrances, statutory or common law claims filed by the Contractor, suppliers, subcontractors, or anyone claiming by, through, or under the Contractor, suppliers or subcontractors for items covered by payments made by the Owner to Contractor.

#### **ARTICLE 17 ISRAEL/TERRORIST ORGANIZATION**

**17.1** Pursuant to Texas Government Code, Chapter 2270, as amended, if Consultant is a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations (specifically excluding sole proprietorships) that exists to make a profit which has ten (10) or more full-time employees and the value of the contract with Owner is \$100,000 or more, the Consultant represents and warrants to the Owner that the Consultant does not boycott Israel and will not boycott Israel during the term of this Agreement.

Note: On April 25, 2019, the U.S. District Court for the Western District of Texas entered a preliminary injunction enjoining the enforcement of the above clause in any state contract. Texas Government Code, Chapter 2270 has been amended since the date of the injunction and the requirement of the statute is included above in its amended form. As the statute may not cure the entire breadth of issues addressed by injunction, the Client does not intend to seek enforcement of this statute until further order of this or higher court having jurisdiction over the issue

**17.2** Prohibition of Contracts with Companies Engaged in Business with Iran, Sudan, or Foreign terrorist Organizations. Contractor certifies that it is not a company identified by the Texas Comptroller as a company known to have contracts with or provide supplies or services to a foreign terrorist organization.

**ARTICLE 18 TEXAS GOVERNMENT CODE 552, SUBCHAPTER J**

**18.1** Pursuant to Texas Government Code 552, Subchapter J, the Contractor agrees to be bound by the following terms if the Contract has a stated expenditure of at least \$1,000,000 for the purchase of goods or services by the District or if the Contract results in the expenditure of at least \$1,000,000 in public funds for the purchase of goods or services by the District in a fiscal year of the District. If the District receives a written request for public information related to this Contract that is in the possession or custody of the Contractor and not in the possession or custody of the District, the District shall send, not later than the third business day after the date the District receives the written request, a written request to the Contractor that Contractor provide that information to the District.

**18.2** The Contractor must:

- .1 Preserve all contracting information related to the Contract as provided by the records retention requirements applicable to the District for the duration of the Contract;
- .2 Promptly, within four business days, provide to the District any requested contracting information that is in the custody or possession of the Contractor upon request of the District; and,
- .3 On completion of the Contract, either:
  - .1 Provide to the District at no cost all contracting information related to the Contract that is in the custody or possession of the Contractor; or
  - .2 Preserve the contracting information related to the Contract as provided by the records retention requirements applicable to the District.
- .4 The requirements of Subchapter J, Chapter 552, Government Code may apply to this Contract, and the Contractor agrees that the contract can be terminated if the Contractor knowingly or intentionally fails to comply with the requirements of that subchapter.
- .5 Further, under Texas Government Code Chapter 552.372(c), the District may not accept a bid for or awarding of a contract to an entity that the District has determined has knowingly or intentionally failed in a previous bid or contract to comply with Subchapter J, unless the District determines and documents that the entity has taken adequate steps to ensure future compliance.
- .6 If a Contractor fails to provide to the District the requested information, Texas Government Code Chapter 552.373 requires the District to notify the Contractor in writing of the failure and allow 10 business days to cure the violation. District may terminate the Contract if Contractor fails to remedy the failure, District determines the failure was knowing and intentional, and steps have not been taken to ensure future compliance.

**ARTICLE 19 CERTIFICATION OF SENATE BILL 13, SECTIONS 809 and 2274 TEXAS GOVERNMENT CODE Prohibition of Boycott Energy Companies**

**19.1** In accordance with Texas Government Code Chapter 2274, Contractor verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended. This section does not apply if Contractor is a sole proprietor, a nonprofit entity, or a governmental entity; and only applies if: (i) Contractor has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement

**ARTICLE 20 CERTIFICATION OF SENATE BILL 19, SECTION 2274 TEXAS GOVERNMENT CODE**

**20.1** In accordance with Texas Government Code Chapter 2274, Contractor verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (ii)

will not discriminate during the term of the contract against a firearm entity or firearm trade association. This section only applies if: (i) Contractor has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement; and does not apply: (i) if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; (ii) to a contract with a sole-source provider; or (iii) to a contract for which none of the bids from a company were able to provide the required certification.



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**00 73 43 WAGE RATE SCHEDULE**  
**CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

**1. REQUIREMENTS**

- a. Pay not less than minimum wage scale and benefits indicated on "Minimum Wage Schedule" provided below. The Trade Contractor shall attach the schedule to Contract when presented for signature.
- b. Listed wages are minimum rates only.
- c. No claims for additional compensation will be considered by the Owner because of payments of wage rates in excess of applicable rate contained in this Contract.

**2. APPLICABLE STANDARDS**

Vernon's Civil Statutes, Section 2 of Article 5159a which states as follows:

"The Contractor shall forfeit as penalty to the State, County, City and County, City, Town, District or other political subdivision on whose behalf the Contract is made or awarded, ten dollars (\$10.00) for each laborer, workman or mechanic, for each working day, or portion thereof, such laborer, workman or mechanic is paid less than the said stipulated rates for any work done under said Contract, by him, or by any subcontractor under him, and the public body awarding the Contract shall cause to be inserted in the Contract a stipulation to this effect".

**3. PAYROLL**

- a. In compliance with Article 515a, Sections 2 and 3, and Article 5159d, Section II of Revised Civil Statute referenced above, the Owner reserves the following rights:
  - (1) To receive weekly payroll records.
  - (2) To have trade contractor provide required earning statements to employees.

**4. MINIMUM WAGE RATES**

- a. Pay prevailing basic wage rate listed below, plus any applicable fringe benefits.
- b. This determination of prevailing wage rates shall not be construed to prohibit payment of more than rates named. Under no condition shall any laborer, workman or mechanic employed on this job be paid less than minimum wage rate.
- c. In execution of this Contract, Trade Contractor must comply with all applicable state and federal laws, including but not limited to laws concerned with labor, equal employment opportunity, safety and minimum wage.
- d. Minimum wage rate for apprentices shall be in accordance with scale determined by approved apprenticeship program or \$1.00 for each hour less than journeyman's rates, whichever is lower. Approved apprenticeship program is one approved by U.S. Department of Labor, Bureau of Apprenticeship Training, and only apprentices enrolled in approved program may be paid apprenticeship rates.
- e. Base Per Diem Rate shall be based on Hours Worked/Day Times Base Hourly Wage Rate.
- f. Multipliers for overtime rates:
  - (1) Over 40 hours for each week: Base hourly rate times 1.5.
- g. Basic Minimum Wage Rates:

Each Proposer shall make certain that he/she is aware of local labor availability, means of transportation, local laws, codes, wage scales, contractor's licensing, permit requirements, required insurance, including Worker's Compensation Insurance, and other factors that could affect the work. The Board has adopted the Davis-Bacon prevailing wage rates for Kaufman County as updated from time to time by the Secretary of Labor and as found at the following website: <https://sam.gov/content/wage-determinations>

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**00 80 00 – SAFETY/TRADE CONTRACTOR**  
**CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

**1. SAFETY PRECAUTIONS:**

Trade Contractor shall take all reasonable safety precautions with respect to the work, and shall comply with the Occupational safety and Health Act of 1970 and all other applicable laws, ordinances, rules and OSHA Standards or any applicable state safety laws for the safety of persons or property. Trade Contractor shall also comply with those safety policies established by Owner's Construction Manager, Gallagher Construction Services ("Gallagher") which are applicable to Trade Contractor.

The job site must be maintained as a drug and alcohol-free work place. Trade Contractor shall enforce said policy among its employees, its subcontractors and their employees for the duration of the contract. If Trade Contractor does not have its own substance abuse policy, it may adopt Gallagher's when and if so ordered. Trade Contractor shall stop or correct any part of the Work, which Gallagher, Owner, or the Architect deems unsafe or otherwise improper. If Trade Contractor neglects to take such corrective measures, Gallagher or Owner may do so at the cost and expense of Trade Contractor and may deduct the cost thereof from any payments due or to become due Trade Contractor, or, at its option, Owner may withhold progress payments until Trade Contractor corrects any safety violations. Failure on the part of Gallagher, Owner or the Architect to stop performance of the Work in violation of legal or safety requirements shall in no way relieve Trade Contractor of its sole responsibility thereof.

**2. CONSTRUCTION MANAGER'S RIGHT TO INSPECT:**

Gallagher has the right, but not the duty, except as required by law, to inspect and direct correction of Trade Contractor's work to comply with safety, health and environmental standards if Gallagher notices, or is advised by other parties, of safety problems with Trade Contractor's work. Trade Contractor acknowledges that Gallagher's right to inspect shall not relieve Trade Contractor of its obligations, nor shall it act to make Owner, Gallagher or the Architect or their representatives liable for failure to inspect or failure to properly inspect Trade Contractor's safety compliance.

**3. INDEMNIFICATION:**

TRADE CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS OWNER, GALLAGHER AND THE ARCHITECT FROM ANY AND ALL LIABILITY AND DAMAGES, FINES, COSTS, AND FEES INCURRED BY ANY OF THEM ON ACCOUNT OF TRADE CONTRACTOR'S FAILURE TO COMPLY WITH ALL SAFETY STANDARDS, LAWS AND GOVERNMENTAL REGULATIONS APPLICABLE TO THE WORK. (REFER TO SECTION 00 72 00 GENERAL CONDITIONS PARAGRAPH 3.18).

**4. TRADE CONTRACTOR'S SAFETY REPRESENTATIVE:**

Trade Contractor shall assign a job site Safety Representative for its company. Trade Contractor's representative must meet the requirements of "Competent Person" as defined in CFR 29 part 1926.32F. Trade Contractor will provide Gallagher with the name of the job site Safety Representative in writing prior to the commencement of work whose name is listed below. The Trade Contractor's job site Safety Representative will be required to attend all Gallagher safety meetings held while Trade Contractor is performing work on site.

**5. TRADE CONTRACTOR'S SAFETY MEETING AND TRAINING:**

Trade Contractor shall conduct a safety meeting with its employees prior to and throughout construction of the project while Trade Contractor is performing work on site. Trade Contractor shall provide Gallagher copies of minutes of all safety meetings. Trade Contractor shall provide all required safety training to its employees.

**6. WRITTEN HEALTH AND SAFETY PROGRAM:**

Trade Contractor shall maintain and provide Gallagher with a copy of a written health and safety program and a written hazard communication program.

7. **ASBESTOS, POLYCHLORINATED BIPHENYL'S ("PCB"), HAZARDOUS WASTES AND DEBRIS, AND VOLATILE ORGANIC COMPONENTS ("VOC"):**

Trade Contractor recognizes hazards related to asbestos, PCB's, VOC's and hazardous waste materials, and agrees to exercise its best skill and judgment in prevention of such hazards. Trade Contractor agrees not to dispose of any chemical waste or any other HAZARDOUS WASTE, PCB's, or VOC's, including, but not limited, to, paints, solvents, cleaning compounds, degreasers, paint thinners, or any other associated products and their respective containers in any dumpster(s) of Owner or Gallagher.

If Trade Contractor generates hazardous and/or chemical wastes and petroleum products on the project site or staging areas off site, Trade Contractor agrees to be responsible for the management and disposal responsibilities for such substances.

8. **LOWER TIER SUBCONTRACTS:**

If Trade Contractor subcontracts any portion of the Work, the provisions of these specifications shall apply to any lower tier subcontractors, and Trade Contractor shall be responsible for insuring compliance with same by its subcontractors and suppliers.

9. **EXECUTION OF SAFETY AFFIDAVIT:**

Trade Contractor shall be required as a part of each application for payment to execute the safety affidavit as attached hereto, attesting to the compliance with the requirements of this specification section 00 80 00. To the extent that trade contractor subcontracts any portion of the work, trade contractor shall be responsible for insuring compliance with the execution of the safety affidavit by its subcontractors and suppliers.

\_\_\_\_\_  
**Print Name of Competent Safety Trade Person provided Contractor**

\_\_\_\_\_  
**Contractor (Type in Name as Shown on Contract)**

**By:** \_\_\_\_\_  
**(Must be an Officer of the Company)**

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

A C U M M I N G G R O U P C O M P A N Y



**(Include This Document With Each Pay Application Submitted)**

**AFFIDAVIT OF COMPLIANCE  
SECTION 00 80 00 – SAFETY/TRADE CONTRACTOR**

Owner: \_\_\_\_\_

Project: \_\_\_\_\_

Application No.: \_\_\_\_\_

Application Period To: \_\_\_\_\_

Contractor: \_\_\_\_\_

Contract Date: \_\_\_\_\_

Bid Package Description \_\_\_\_\_

The undersigned Contractor certifies that the Contractor has provided the Owner, through the Construction Manager, written notice of any changes that may have occurred during the progress of the Project pursuant to Paragraphs 1 through 8 herein (Section 00 80 00), including, but not limited to, changes that may have occurred to the assignment of Company's Safety Representative or changes that may have occurred to the Company's written health and safety program.

The Contractor further certifies that Contractor has, and will continue to, comply with the Occupational Safety and Health Act of 1970 and all other applicable laws, ordinances, rules and OSHA Standards or any applicable state safety laws for the safety of persons or property; and that Contractor has ascertained for itself that Contractor's lower tier subcontractors are in compliance with same.

Contractor further certifies and acknowledges that Contractor is responsible for continuing to comply with all requirements of its contract with the Owner, including, but not limited to, all requirements of Section 00 80 00 – Safety/Trade Contractor.

Contractor: \_\_\_\_\_

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

Date: \_\_\_\_\_

State of: \_\_\_\_\_

County of: \_\_\_\_\_

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

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

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

**--- END OF SECTION ---**

**01 11 00 - SUMMARY OF WORK****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

- a. Title of Work and type of Contract
- b. Use of Premises
- c. Owner Occupancy
- d. Work by Others

**2. RELATED REQUIREMENTS**

- a. Section 00 21 13 Information for Proposers
- b. Section 00 72 00 General Conditions – Relations of Contractor Subcontractors
- c. Section 01 32 13 Schedules and Reports
- d. Section 01 81 00 Scope of Work

**3. WORK COVERED BY CONTRACT DOCUMENTS**

Work of this contract comprises construction of as advertised pursuant to individual CSP Packages located on school district or city property.

**4. CONTRACTOR'S DUTIES**

- a. Except as specifically noted, provide and pay for:
  - (1) Labor, materials and equipment
  - (2) Tools, construction equipment and machinery
  - (3) Water, heat and utilities required for construction and unless otherwise noted in Section 01 81 00 will be paid by the Owner.
  - (4) Other facilities and services necessary for proper execution and completion of work including field office if required to meet the Contractor's needs.
- b. Owner is exempt from sales tax on products permanently incorporated in work:
  - (1) Obtain sales tax exemption certificate number from Owner.
  - (2) Place exemption certificate number on invoices for materials incorporated in work.
  - (3) Upon completion of work, file with Owner notarized statement that all purchases made under exemption certificate were entitled to be exempt.
  - (4) Pay legally assessed penalties for improper use of exemption certificate number.
- c. Secure and pay for, as necessary, for proper execution and completion of Work and as applicable at time of receipt of proposals.
  - (1) Permits
  - (2) Government Fees (including inspection fees)
  - (3) Licenses
- d. Give required notices
- e. Comply with codes, ordinances, rules, regulations, orders and other legal requirements of public authorities which bear on performance of work.
- f. Promptly submit written notice to Architect through Construction Manager of observed variance of Contract Documents from legal requirements. Assume responsibility for Work known to be contrary to such requirements, without notice.

5. **CONTRACT METHOD**

This is a Construction Management project that shall be constructed under individual contracts.

6. **CONTRACTOR USE OF PREMISES**

- a. Contractor shall have limited use of premises for Work, for storage and for access as directed by the Architect or Construction Manager.
- b. Coordinate use of premises under direction of Construction Manager.
- c. Assume full responsibility for protection and safekeeping of products under this Contract.
- d. Obtain and pay for use of additional storage of work areas needed for operations under this contract.
- e. Do not disturb areas outside of "limits of grading" line.
- f. Contractor shall use and maintain in clean condition a site access route. No other access shall be used for vehicles or men.
- g. Contractor and all other parties connected with the project shall use only parking areas as designated. Construction Manager and Owner are not responsible for damage to vehicles on jobsite.

7. **PARTIAL OWNER OCCUPANCY**

- a. Owner may occupy designated areas for the purpose of storage of furnishings and equipment and installation of equipment.
- b. Execute Certificate of Substantial Completion for each designated portion of Work prior to Owner occupancy. Contractor shall allow:
  - (1) Access for Owner personnel
  - (2) Use of parking facilities
  - (3) Operation and HVAC and electrical systems

**PRODUCTS**

**Not used**

**EXECUTION**

**Not used**

--- END OF SECTION ---

GALLAGHER

A CUMMING GROUP COMPANY

**01 23 00 ALTERNATES****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. RELATED DOCUMENTS**

Articles and portions of articles of the General Conditions not amended, supplemented or superseded by these General Requirements (Division 1) shall remain in effect.

**2. SECTION INCLUDES**

- a. Documentation of changes to Contract Sum and/or Contract Time.
- b. Owner-Contractor Agreement: Alternates accepted by Owner for incorporation into the work.

**3. PROCEDURES**

- a. In the spaces provided on the Proposal Form, Proposers shall state the amounts to be added to or deducted from the Base Proposal, if the described alternate proposals are accepted. Alternate proposals shall include profit, overhead, insurance, bond and similar related items.
- b. Alternates will be exercised at the option of the Owner.
- c. Modify or adjust affected adjacent work as necessary to completely and fully integrate all accepted alternates.

**4. DESCRIPTION OF ALTERNATES**

**THE FOLLOWING ALTERNATES LISTED INCLUDE GENERAL SCOPE DESCRIPTIONS, WHICH MAY PERTAIN TO MORE THAN ONE CSP PACKAGE CONTRACTOR. FURNISH ALTERNATE PRICES TO THE OWNER ONLY FOR ITEMS THAT PERTAIN TO YOUR SCOPE OF WORK, IN THE LOCATION PROVIDED IN THE PROPOSAL FORM.**

**ALTERNATE 1 – HVAC, PACKAGED ROOFTOP UNIT OPTIONS (BASE BID TO BE DAIKIN)**

Provide alternate pricing and delivery dates for the different listed hvac manufacturers for rooftop units in the appropriate location on the construction proposal form.

**ALTERNATE 2 – EXPEDITE DELIVERY OF SPECIFIED SWITCHBOARD "DP1K"**

Provide add alternate pricing and delivery date for the expediting delivery of specified switchboard "dp1k" material in the appropriate location on the construction proposal form.

--- END OF SECTION ---

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**01 26 00 - CHANGE ORDER PROCEDURES****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

Procedures for processing Change Orders

**2. RELATED REQUIREMENTS**

- a. Section 00 72 00 General Conditions – Governing requirements for changes in the work, in contract cost and contract time.
- b. Section 01 29 76 Applications for Payment
- c. Section 01 32 13 Schedules and Reports
- d. Section 01 29 73 Schedule of Values
- e. Section 01630 Product Options and Substitutions
- f. Section 01 78 39 Project Record Documents

**3. SUBMITTALS**

- a. Submit name of the individual authorized to accept changes and to be responsible for informing others in Contractor's employ of changes in the Work.
- b. Change Order Forms – AIA G701/CM-1992

**4. DOCUMENTATION OF CHANGE IN CONTRACT SUM AND TIME**

- a. Maintain detailed records of work done on a time and material basis. Provide full information required for evaluation of proposed changes and to substantiate costs of changes in the Work.
- b. Document each quotation for a change in cost or time with sufficient data to allow evaluation of the quotation.
- c. On request, provide additional data to support computations:
  - (1) Quantities of products, labor and equipment
  - (2) Taxes, insurance and bonds
  - (3) Labor burden for labor in a change will be established at 30% maximum allowed of labor cost. Labor burden is to include the cost of FICA, workers compensation, state and federal unemployment and health insurance.
  - (4) Overhead and general expenses will be described in Section 00 72 00, General Conditions to the Contract for Construction Article 7.
  - (5) Justification for any change in Contract Time.
  - (6) Credit for deletions from Contract, similarly documented.
- d. Support each claim for additional costs and for work done on a time and material basis, with additional information:
  - (1) Origin and date of claim. Note: Claims for additional cost must be submitted within 10 days of claim to be considered.
  - (2) Dates and times Work was performed and by whom.
  - (3) Time and records and wage rates paid.
  - (4) Invoices and receipts for products, equipment and subcontracts similarly documented.

**5. PRELIMINARY PROCEDURES**

- a. Architect or Construction Manager may submit a Proposal Request which includes: detailed description of change with supplementary or revised Drawings and Specifications, the projected time

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for executing the change and the period of time during which the requested price will be considered valid.

- b. Contractor may initiate a change by submittal of a request to Construction Manager describing the proposed change with a statement of the reason for the change, the effect on Contract Sum and Contract Time with full documentation. Document any requested substitutions in accordance with Section 01630.
  - c. All requests for change order initiated by the Construction Manager, Architect or Owner shall be submitted to the Construction Manager for review within the timeframe requested by the Construction Manager or no later than 30 calendar days after receipt of same by the Contractor, whichever is sooner. All requests for change order initiated by the Contractor shall be submitted to the Construction Manager for review no later than 30 calendar days after the discovery of the change in the scope of work or the completion of the work, whichever is sooner. Any requests for change order received after the above referenced time frames may be denied payment. All change orders must be submitted for payment no later than 30 days after the substantial completion date or no later than 30 days after completion of the change order work, whichever is sooner. Any requests for payment for change orders that are received past 30 days after the date of substantial completion will be denied.
6. **CONSTRUCTION CHANGE AUTHORIZATION**
- a. Architect or Construction Manager may issue a directive, signed by Owner, instructing Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
  - b. Directive will describe changes in the Work and will designate method of determining any change in Contract Sum or Contract Time.
  - c. Promptly execute the change in Work.
7. **LUMP SUM CHANGE ORDER**  
Will be based on Proposal Request and Contractor's sum quotation or Contractor's request for Change Order as approved by Construction Manager or Architect.
8. **UNIT PRICE CHANGE ORDER**
- a. For predetermined unit prices and quantities, Change Order will be executed on a lump sum basis.
  - b. For unit costs or quantities of units of work which are not predetermined, execute Work under a construction change authorization. Changes in Contract Sum or Contract Time will be computed as specified for time and material Change Order.
9. **TIME AND MATERIAL CHANGE ORDER**
- a. Submit itemized account and supporting data after completion of change within the time limits in Conditions of the Contract.
  - b. Construction Manager and Architect will determine the change allowable in Contract Sum and Contract Time as provided in Conditions of the Contract.
10. **EXECUTION OF CHANGE ORDERS**  
Construction Manager will issue Change Orders for signatures of parties as provided in Conditions of the Contract.
11. **CORRELATION OF CONTRACTOR SUBMITTALS**  
Promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum as shown on Change Order.
12. **DESIGN SERVICES ASSOCIATED WITH CHANGE ORDERS**  
The cost of any design services (including drafting time), required as part of a change order, are to be included in the overall amount of each change order.

**PRODUCTS****Not Used****EXECUTION****Not used****--- END OF SECTION ---**

**01 29 73-SCHEDULE OF VALUES****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

Procedures for preparation and submittal of Schedule of Values.

**2. RELATED REQUIREMENTS**

- a. Section 00 72 00, General Conditions
- b. Section 01 11 00, Summary of Work
- c. Section 01 29 76, Applications for Payment

**3. FORMAT**

- a. Type Schedule on AIA Document G703/CM-1992 - Continuation Sheet for Application and Certificate for Payment, or use media driven printout (upon prior approval).
- b. Identify each line item by number and title of major items of work.

**4. CONTENT**

- a. List installed value of each major item of Work and each subcontracted item of Work as a separate line item, broken down by area and/or project, to serve as a basis for computing values for Progress Payments. Round off values to nearest dollar.
- b. For each major subcontract, list products and operations of that subcontract as separate line items. Labor to install products are to be on a separate line. Material/labor proportion will not exceed 60/40 unless substantiating data is submitted and specifically provided 15 days prior to first application for payment.
- c. Coordinate listings with Progress Schedule.
- d. Cost directly related to this project (personnel dedicated exclusively to this job, office expense on-site) may be a separate line item. All other general office expenses such as estimating overhead and profit shall be proportionately distributed to all line item components. Use a separate line item for bonds, mobilization, closeout, temporary facilities and controls and supervision. Closeout documents line item shall be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and Construction Manager.
- e. The sum of values listed shall equal total Contract Sum.

**5. SUBMITTAL**

- a. Submit three copies of the Schedule of Values 15 days prior to first Application for Payment.
- b. Transmit under Architect accepted form transmittal letter. Identify Project by title and number.

**6. SUBSTANTIATING DATA**

- a. When Architect or Construction Manager requires substantiating information, submit data justifying line item amounts in question.
- b. Provide one copy of data with cover letter for each copy of Application. Show Application number and date, and line item by number and description.

**PRODUCTS**

**Not used**

**EXECUTION**

**Not used**

--- END OF SECTION ---

**01 29 76 - APPLICATIONS FOR PAYMENT****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

Procedures for preparation and submittal of Applications for Payment.

**2. RELATED REQUIREMENTS**

- a. Section 00 72 00 General Conditions – Progress Payments and Final Payment
- b. Section 01 29 73 Schedule of Values
- c. Section 01 77 00 Contract Closeout Procedures – Final Payment
- d. Section 00 80 00 – Safety/ Trade Contractor – (9) Safety Affidavit

**3. FORMAT**

- a. AIA G702/CM-1992, Application and Certificate for Payment
- b. For continuation sheet, use AIA G703/CM-1992 in format of Section 01 29 73 for Schedule of Values
- c. For Safety Affidavit, use for as attached to Specification Section 00 80 00

**4. PREPARATION OF APPLICATIONS**

- a. Type required information or use media-driven printout.
- b. Execute certification and Safety Affidavit by signature of authorized officer.
- c. Use data on accepted Schedule of Values. Provide dollar value in each column for each line item for portion of Work performed and for stored products.
- d. List each authorized Change Order as an extension on continuation sheet, listing Change Order number and dollar amount as for an original item of work.
- e. Prepare Application for Final Payment as specified in Section 01 77 00.

**5. SUBMITTAL PROCEDURES**

- a. Submit one (1) and six (6) copies of each Application for Payment at times Stipulated in "Standard Form of Agreement Between Owner and Contractor". Each original and each copy are to be originally signed and notarized.
- b. Submit under transmittal letter specified in Section 01 29 73.

**6. SUBSTANTIATING DATA**

- a. When the Construction Manager of Architect requires substantiating information, submit data justifying line item amounts in question. On allowance items, submit actual invoice from supplier of product or service.
- b. Provide one copy of data with cover letter for each copy of submittal. Show application number and date and line item by number and description.
- c. For items stored offsite, provide evidence product is stored in a bonded warehouse, product is insured and provide inventory list. Payment will not be made for raw materials at factory warehouse which are not manufactured into completed product.
- d. Payment for the material portion will not exceed 60% of a line item unless information is submitted to the Construction Manager and approved to substantiate a higher proportion.

**PRODUCTS**

Not Used

**EXECUTION**

Not Used

--- END OF SECTION ---



**01 31 13 - COORDINATION****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

Coordination of Work of Contract

**2. RELATED REQUIREMENTS**

- a. Section 01045 Cutting and Patching
- b. Section 01630 Product Options and Substitutions
- c. Section 01 77 00 Contract Closeout Procedures – Close-out submittals

**3. DESCRIPTION**

Coordinate scheduling, submittals and work of the various sections of Specifications and with other Contractors to assure efficient and orderly sequence of installation of construction elements, with provisions for accommodating items to be installed later.

**4. MEETINGS**

Hold coordination meetings and pre installation conferences with personnel and subcontractors to assure coordination of Work.

**5. COORDINATION OF SUBMITTALS**

- a. Schedule and coordinate submittals specified in Section 01 33 00.
- b. Coordinate work of various sections having interdependent responsibilities for installing, connecting to and placing in service, such equipment.
- c. Coordinate requests for substitutions to assure compatibility of space of operating elements and effect on work of other sections.

**6. COORDINATION OF SPACE**

- a. Coordinate use of Project space and sequence of installation of mechanical and electrical work which is indicated diagrammatically on Drawings. Follow routings shown for pipes, ducts and conduits as closely as practicable, with due allowance for available physical space; make runs parallel with lines of building. Utilize space efficiently to maximize accessibility for other installations for maintenance and for repairs.
- b. In finished areas except as otherwise shown, conceal pipes, ducts and wiring in the construction. Coordinate locations of fixtures and outlets with finish elements.

**7. COORDINATION OF CONTRACT CLOSEOUT**

- a. Coordinate completion and clean-up of work of separate sections in preparation for Substantial Completion of portions of Work designated for Owner partial occupancy.
- b. After Owner occupancy of premises, coordinate access to site by various sections for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.
- c. Assemble and coordinate closeout submittals specified in Section 01 77 00.

**8. COORDINATION WITH SUBCONTRACTORS**

Coordinate use of site for access, parking, staging, storage, and temporary facilities and controls. Coordinate the work of all subcontractors to avoid damage between trades. Repair of damage caused in order to return Work to originally accepted or specified condition will be the responsibility of the party causing the damage.

**PRODUCTS**

**Not used**

**EXECUTION**

**Not used**

--- END OF SECTION ---

**01 31 19 - PROGRESS MEETINGS****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENT INCLUDED**

- a. Scheduling and administration of progress meetings.
- b. Pre-installation conferences.

**2. RELATED REQUIREMENTS**

- a. Section 00 21 13 Information for Proposers – Pre-Proposal Conference
- b. Section 00 72 00 General Conditions
- c. Section 01 31 13 Coordination
- d. Section 01 32 13 Schedules and Reports
- e. Section 01 33 13 Shop Drawings, Product Data and Samples

**3. PRE-CONSTRUCTION CONFERENCE**

- a. The Construction Manager will schedule a pre-construction conference at the project site or other location at a time prior to commencement of construction activities. Meeting will be conducted to review responsibilities and personnel assignments.
- b. Attendees: Authorized representatives of the Owner, Construction Manager, Architect and their consultants, the Contractors and other concerned parties shall attend the conference. All participants at the conference shall be familiar with the Project and authorized to conclude matters relating to the Work.
- c. Agenda: Discuss items of significance that could affect progress including the following:
  - (1) Tentative construction schedule
  - (2) Critical work sequencing
  - (3) Designation of responsible personnel
  - (4) Procedures for processing field decisions and Change Orders
  - (5) Procedures for processing Applications for Payment
  - (6) Distribution of Contract Documents
  - (7) Submittal of Shop Drawings, Product Data and Samples
  - (8) Preparation of record documents
  - (9) Use of premises
  - (10) Office, Work and Storage areas
  - (11) Equipment delivery and priorities
  - (12) Safety procedures
  - (13) First Aid
  - (14) Security
  - (15) Housekeeping
  - (16) Working hours
  - (17) Parking availability

**GALLAGHER****4. PRE-INSTALLATION CONFERENCES**

The Construction Manager will conduct pre-installation conferences, as needed, at the Project site before each construction activity that requires coordination with other construction. The installer and representatives of manufacturers and fabricators involved in or affected by the installation, and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting.

**5. PROGRESS MEETINGS**

- a. The Construction Manager will conduct progress meetings at the Project site at regular intervals.
- b. Attendees: In addition to representatives of the Owner and Architect, each Contractor, and other entity concerned with current progress or involved in planning, coordination or performance of future activities will be represented at these meetings. All participants at the conference shall be familiar with the Project and authorized to conclude matters relating to progress.
- c. Agenda: Review and correct or approve minutes of the previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to the current status of the Project.
  - (1) Construction Progress Schedule: Review progress since the last meeting.
  - (2) Determine where each activity is in relation to the Contractor's Construction Schedule, whether on time or ahead of behind schedule.
  - (3) Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so.
  - (4) Discuss whether schedule revisions are required to insure that current and subsequent activities will be completed within the Contract Time.
  - (5) Review the present and future needs of each entity present, including the following:
    - (a) Interface requirements
    - (b) Time
    - (c) Sequences
    - (d) Deliveries
    - (e) Off-Site fabrication problems
    - (f) Access
    - (g) Site utilization
    - (h) Temporary facilities and services
    - (i) Hours of work
    - (j) Hazards and risks
    - (k) Housekeeping
    - (l) Quality and work standards
    - (m) Change Orders
    - (n) Documentation of information for payment requests
    - (o) Status of submittals

**PRODUCTS****Not used****EXECUTION****Not used****--- END OF SECTION ---**

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## 01 32 13 - SCHEDULES AND REPORTS

### CRANDALL ISD - PERFORMING ARTS CENTER ADDITION

#### **GENERAL REQUIREMENTS**

#### **1. REQUIREMENTS INCLUDED**

Procedures for preparation and submittal of construction progress schedules and periodical updating.

#### **2. RELATED REQUIREMENTS**

- a. Section 00 72 00 General Conditions
- b. Section 01 29 76 Applications for Payment
- c. Section 01 33 13 Shop Drawings, Product Data and Samples
- d. Section 01 32 13 Schedules of Values
- e. Section 01 81 00 CSP Packages Scope of Work

#### **3. PRELIMINARY CONSTRUCTION SCHEDULE**

- a. Prepare a preliminary horizontal bar-chart type construction schedule.
  - (1) Provide a separate time bar for each significant construction activity. Coordinate each element on the schedule with other construction activities. Schedule each construction activity in proper sequence. Provide a continuous vertical line to identify the first working day of each week.
  - (2) Indicate completion of the Work in advance of the date established for Substantial Completion.
- b. Submittal Tabulation: With the submittal of the Preliminary Construction Schedule, include a tabulation by date of submittals required during the first 90 days of construction. List those of those long lead-time for manufacture or fabrication. At the Contractor's option, submittal dated may be shown on the schedule, in lieu of being tabulated separately.
- c. Submit to the Construction Manager.

#### **4. CONTRACTOR'S CONSTRUCTION SCHEDULE**

- a. Prepare a comprehensive, fully developed, horizontal bar-chart type Contractor's Construction Schedule based on the Preliminary Construction Schedule based on the Preliminary Construction Schedule and on whatever updating and feed back was received since the start of the Project.
  - (1) Provide a separate time bar for each significant construction activity. Provide a continuous vertical line to identify the first working day of each week. If practical, use the same breakdown of units of the Work as indicated in the "Schedule of Values".
  - (2) For significant construction activities that require 3 months or longer to complete, indicate an estimated completion percentage in 10 percent increments within the time bar.
  - (3) Prepare the Schedule on a sheet, or series of sheets, of stable transparency, or other reproducible media, of sufficient width to show data clearly for the entire construction period.
  - (4) Secure time commitments for performing critical elements of the Work from parties involved. Coordinate each element on the schedule with other construction activities. Include minor elements involved in the overall sequence of the Work. Show each activity in proper sequence. Indicate graphically sequences necessary for completion of related portions of the Work.
  - (5) Indicate completion of the Work in advance of the date established for Substantial Completion. Indicate Substantial Completion in the Schedule to allow ample time for the administrative procedures necessary for Certification of Substantial Completion.
- b. Work Stages: Indicate important stages of construction for each major portion of the Work. Such stages include, but are not necessarily limited to:

- 
- (1) Subcontract awards
  - (2) Submittals
  - (3) Purchases
  - (4) Mockups
  - (5) Fabrication
  - (6) Sample testing
  - (7) Deliveries
  - (8) Installation
  - (9) Testing
  - (10) Adjusting
  - (11) Curing
  - (12) Start-up and replacement into final use and operation
- c. Schedule Updating: Revise the Schedule after each meeting or other activity, where revisions have been recognized or made. Issue the updated Schedule concurrently with report of each meeting.
  - d. When changes in the work are required and directed by the Construction Manager under applicable paragraphs of this Contract, the original schedule shall be revised without delay to incorporate such changed or new work and indicate the effect thereof on the Project as a whole.
  - e. If the Contractor falls behind the progress schedule, the Contractor shall take such steps as may be necessary to improve progress, which may require an increase in number of shifts, and/or overtime operation, days of work and/or the amount of construction plant and to submit for approval revised schedules in the form above in order to demonstrate the manner in which the agreed rate of progress will be regained, all without additional cost to the Owner.
  - f. Submit to the Construction Manager.
5. **SUBMITTAL SCHEDULE**
- a. After development and acceptance of the Contractor's Construction Schedule, prepare a complete Submittal Schedule. Submit the Schedule within 10 days of the date required for establishment of the Contractor's Construction Schedule.
    - (1) Coordinate Submittal Schedule with the list of subcontracts, Schedule of Values and list of products as well as the Contractor's Construction Schedule.
    - (2) Prepare the Schedule in chronological order. Provide the following information:
      - (a) Scheduled date for the first submittal
      - (b) Related section number
      - (c) Submittal category
      - (d) Name of subcontractor
      - (e) Description of the part of the Work covered
      - (f) Scheduled date for re-submittal
      - (g) Scheduled date for Architect's approval
  - b. Submit to the Construction Manager
6. **SCHEDULE OF INSPECTIONS AND TESTS**
- a. Prepare a schedule of inspections, tests and similar services required by the Contract Documents. Submit the schedule within 30 days of the date established for commencement of the Work.
  - b. Form: The schedule shall be in tabular form and shall include but not be limited to the following data:
-

- (1) Specification Section Number
  - (2) Description of the test
  - (3) Identification of applicable standards
  - (4) Identification of test methods
  - (5) Number of tests required
  - (6) Time schedule or time span for tests
  - (7) Entity responsible for performing tests
  - (8) Requirements for taking Samples
  - (9) Unique characteristics of each service
- c. Submit to the Construction Manager

7. **REPORTS**

- a. Daily Construction Reports: Prepare a daily construction report on form approved by the Construction Manager, recording the following information concerning events at the site:
- (1) Approximate count of Contractor's and Subcontractor's personnel (include supervisors, journeymen, laborers, helpers and crew).
  - (2) Activities being performed related to the schedule.
  - (3) Material deliveries
  - (4) Tests

8. **SPECIAL REPORTS**

- a. General: Submit special reports directly to the Construction Manager within one day of an occurrence.
- b. Reporting Unusual Events: When an event of an unusual and significant nature occurs at the site, prepare and submit a special report. List the chain of events, persons participating, response by the Contractor's personnel, an evaluation of the results or effects and similar pertinent information. Advise the Construction Manager in advance when such events are known or predictable.
- c. Submit periodic evidence and certification to the Construction Manager that the following items are being maintained for submittal to the Owner at contract close-out:
- (1) Project record drawings
  - (2) Test reports
  - (3) Other required project record documents

**PRODUCTS**

Not used

**EXECUTION**

Not used

--- END OF SECTION ---

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**01 33 00-SHOP DRAWINGS, PRODUCT DATA AND SAMPLES**  
**CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

**GENERAL REQUIREMENTS**

**1. SUMMARY**

- a. This Section specifies administrative and procedural requirements for submittal of Shop Drawings, Product Data, Samples, certifications, and other miscellaneous quality-control submittals.
- b. Shop Drawings include, but are not limited to, the following:
  - (1) Fabrication Drawings
  - (2) Installation Drawings
  - (3) Setting diagrams
  - (4) Shopwork manufacturing instructions
  - (5) Templates and patterns
  - (6) Schedules
- c. Product Data include, but are not limited to the following:
  - (1) Manufacturer's product Specifications
  - (2) Manufacturer's installation instructions
  - (3) Standard color charts
  - (4) Catalog cuts
  - (5) Roughing-in diagrams and templates
  - (6) Standard wiring diagrams
  - (7) Printed performance curves
  - (8) Operational range diagrams
  - (9) Mill reports
  - (10) Standard product operating and maintenance manuals
- d. Samples include, but are not limited to the following:
  - (1) Partial Sections of manufactured or fabricated components
  - (2) Small cuts or containers of materials
  - (3) Complete units of repetitively-used materials
  - (4) Swatches showing color, texture and pattern
  - (5) Color range sets
  - (6) Components used for independent inspection and testing
  - (7) Field Samples
- e. Quality-control submittals include, but are not limited to, the following:
  - (1) Design data
  - (2) Certifications
  - (3) Manufacturer's instructions
  - (4) Manufacturer's field reports

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2. **RELATED REQUIREMENTS**

- a. Section 00 72 00 General Conditions: Definitions and basic responsibilities of entities.
- b. Section 01 31 13 Coordination: Coordination of submittals
- c. Section 01 32 13 Schedule and Reports: Schedules for submittals
- d. Section 01 40 13 Contract Quality Control: Mockups and samples for testing
- e. Section 01630 Product Options and Substitutions: Product options
- f. Section 01 78 39 Project Record Documents
- g. Section 01 78 23 Operation and Maintenance Data
- h. Section 01 81 00 CSP Packages: Scope of Work

3. **DEFINITIONS**

- a. Coordination Drawings show the relationship and integration of different construction elements that require careful coordination during fabrication or installation to fit in the space provided or to function as intended.
- b. Field samples are full-size physical examples erected on-site to illustrate finishes, coatings, or finish materials. Field samples are used to establish the standard by which the Work will be judged.
- c. Mockups are full-size assemblies for review of construction, coordination, testing, or operation; they are not Samples.

4. **SUBMITTAL PROCEDURES**

- a. Coordination: Coordinate preparation and processing of submittals with performance of Construction activities. Transmit each submittal to the Construction Manager sufficiently in advance of scheduled performance of related construction activities to avoid delay. Refer to Section 01 81 00 - CSP Package Scope of Work.
  - (1) Coordinate each submittal with other submittals and related activities that require sequential activity.
  - (2) Coordinate transmittal of different types of submittals for the same element of the Work and different elements of related parts of the Work to avoid delay in processing because of the Architect's need to review submittals concurrently for coordination.
  - (3) The Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are forthcoming.
  - (4) Scheduling: The Submittal Schedule listing submittals and indicating time requirements for coordination should be forwarded to the Construction Manager for review.
  - (5) Processing: To avoid the need to delay installation as a result of the time required to process submittals, allow sufficient time for submittal review, including time for re-submittals.
    - (a) Allow fourteen (14) calendar days for the Architect's review of each submittal.
    - (b) Allow additional time if the Architect must delay processing to permit coordination with subsequent submittals.
    - (c) The Construction Manager will advise the Contractor when a submittal being processed must be delayed for coordination.
    - (d) An extension of time will not be authorized because of the Contractor's failure to transmit submittals to the Construction Manager sufficiently in advance of the Work to permit processing.
- b. Submittal Preparation: Place a permanent label or title block on each submittal for identification.
  - (1) Indicate the name of the firm or entity that prepared each submittal on the label or title block.



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- (2) Provide a space approximately 4" x 5" on the label or beside the title block to record the Contractor's review and approval markings and the action taken by the Architect.
  - (3) Include the following information on the label for processing and recording action taken.
    - (a) Project name
    - (b) Date
    - (c) Name of the Construction Manager
    - (d) Name of the Architect
    - (e) Name and address of Contractor
    - (f) Name and address of subcontractor
    - (g) Name and address of supplier
    - (h) Name of manufacturer
    - (i) Number and title of appropriate Specification Section
    - (j) Drawing number and detail references, as appropriate
    - (k) Similar definitive information as necessary
  - c. Submittal Transmittal: Package each submittal appropriately for transmittal and handling. Transmit each submittal from Contractor to Construction Manager, and to other destinations, by use of a transmittal form. Submittals received from sources other than the Contractor will be returned to the sender without action.
    - (1) Record relevant information and requests for data on the transmittal form. On the form, or an attached separate sheet, record deviations from requirements of the Contract Documents, including minor variations and limitations.
    - (2) Include the Contractor's certification stating that information submitted complies with requirements of the Contract Documents.

5. **SPECIFIC SUBMITTAL REQUIREMENTS**

- a. Submit minimum of one reproducible and seven prints of Shop Drawings until final acceptance. Submit one additional print of Structural, Mechanical and Electrical items. Reproducible and one print will be returned by the Construction Manager to the Contractor after Architect's review.
- b. Submit minimum of seven copies of Product Data until final acceptance. Submit one additional copy of Structural, Mechanical and Electrical items. Three copies of the Product Data will be returned by the Construction Manager to the Contractor after Architect's review.
- c. Submit minimum of three of Samples. Additional samples may be required for specific items for coordination of finishes.
- d. Submit additional copies of Samples and Product Data as necessary for distribution to subcontractors. Contractor shall obtain and distribute required prints of Shop Drawings made from reviewed and stamped reproducible. Number of copies of Product Data, Samples and Shop Drawings to be submitted shall be established in the pre-construction conference.
- e. Contractor shall review and stamp with his approval submittals. Submittals which do not bear Contractor's approval stamp or reflect an appropriate level of contractor review shall be returned without review. Coordinate appropriately before resubmission. Stamp shall include statement, "This submittal has been reviewed for compliance with requirements of work and of Contract Documents'.
- f. Shop Drawings: Submit newly prepared information, drawn to accurate scale. Do not reproduce Contract Documents or copy standard printed information as the basis of Shop Drawings.
  - (1) Include the following information on Shop Drawings:
    - (a) Dimensions.
    - (b) Identification of products and materials included.

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- (c) Compliance with specified standards.
  - (d) Notation of coordination requirements.
  - (e) Notation of dimensions established by field measurement.
  - (f) Certification that products are approved for installation indicated.
- (2) Submit Coordination Drawings where required for integration of different construction elements. Show construction sequences and relationships of separate components where necessary to avoid conflicts in utilization of the space available.
  - (3) Highlight, encircle or otherwise indicate deviations from the Contract Documents on the Shop Drawings. Requests for substitutions of Products only will be considered during the period prior to ten (10) days before the proposal date. Subsequent requests will be considered only in case of product unavailability or other conditions beyond control of Contractor.
  - (4) Do not permit Shop Drawing copies that do not contain an appropriate final stamp or other marking indicating the action taken by the Architect to be used in construction.
  - (5) Sheet Size: Except for templates, patterns and similar full-size Drawings, submit Shop Drawings on sheets at least 8-1/2" x 11" but no larger than 30" x 40".
  - (6) Each Contractor is responsible for reviewing the plans and specifications for the requirements of the scope of work included in the CSP package and shall include within their proposal any and all items required for completion of the work included. Any items necessary for the completion of the scope of work for each CSP package, but not shown or indicated in the contract documents, shall be provided by the contractor requiring such, this shall include, but is not limited to, blocking, supports, conduit, power, etc. Shop drawings shall not contain verbiage such as "by others", "by GC", "not in contract", etc.
- g. Product Data: Collect Product Data into a single submittal for each element of construction or system. Mark each copy to show which choices and options are applicable to the Project.
- (1) Where Product Data includes information on several similar products, some of which are not required for use on the Project, mark copies to clearly indicate which products are applicable. Exclude all extraneous information where possible. Do not send the manufacturer's entire catalog when not needed.
  - (2) Where Product Data must be specially prepared for required products, materials or systems, because standard printed data are not suitable for use, submit as 'Shop Drawings' not "Product Data".
  - (3) Include the following information in Product Data:
    - (a) Manufacturer's printed recommendations.
    - (b) Compliance with recognized trade association standards.
    - (c) Compliance with recognized testing agency standards.
    - (d) Application of testing agency labels and seals.
    - (e) Notation of dimensions verified by field measurement.
    - (f) Notation of coordination requirements.
    - (g) Certification that products are appropriate for installation indicated.
    - (h) Sample copy of manufacturer's warranty on products.
  - (4) Do not submit Product Data until compliance requirements of the Contract Documents has been confirmed.
- h. Samples: Submit full-size, fully fabricated Samples, cured and finished in the manner specified, and physically identical with the material or product proposed for use.

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- (1) Mount, display or package Samples in the manner specified to facilitate review of qualities indicated. Prepare samples to match the Architect's Sample where so indicated. Include the following information:
    - (a) Generic description of the Sample
    - (b) Size limitations
    - (c) Sample source
    - (d) Product name or name of manufacturer
    - (e) Compliance with recognized standards
    - (f) Compliance with governing regulations
    - (g) Availability
    - (h) Delivery time
  - (2) Submit Samples for review of kind, color, pattern, and texture, for a final check of these characteristics with other elements, and for a comparison of these characteristics between the final submittal and the actual component as delivered and installed.
    - (a) Where variations in color, pattern, texture or other characteristics are inherent in the material or product represented by a Sample, submit at least 3 multiple units that show approximate limits of the variations.
    - (b) Refer to other Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation and similar construction characteristics.
    - (c) Refer to other Specification Sections for Samples to be returned to the Contractor for incorporation in the Work. Such Samples must be in an undamaged condition at time of use. On the transmittal form, indicate such special requests regarding disposition of Sample submittals.
    - (d) Field samples specified in individual Specification Sections are special types of Samples. Comply with Sample submittal requirements to the fullest extent possible. Process transmittal forms to provide a record of activity. Field Samples specified in individual Specification Sections are special types of Samples. Comply with Sample submittal requirements to the fullest extent possible. Process transmittal forms to provide a record of activity.
    - (e) Samples not incorporated into the Work, or otherwise designated as the Owner's property, are the property of the Contractor and shall be removed from the site prior to Substantial Completion.
- i. Preliminary Submittals: Where Samples are specified for selection of color, pattern, texture, or similar characteristics from a manufacturer's range of standard choices, submit a single, full set of available choices for the material or product.

#### 6. ARCHITECT'S ACTION

- a. Except for submittals for the record, for information and similar purposes, where action and return on submittals is required or requested, the Architect will review each submittal, mark to indicate the action taken, and return. Architect may return submittals with notation "submittal not required" when applicable.
- b. Compliance with specified characteristics is the Contractor's responsibility, and not considered part of the Architect's review and indication of action taken.
- c. Action Stamp: the Architect will stamp each submittal with a uniform, action stamp. The Architect will mark the stamp appropriately to indicate the action taken, as follows:
  - (1) Final-But-Restricted Release: When submittals are marked "Accepted as Noted," the Work covered by the submittal may proceed provided it complies with both the Architect's notations or corrections on the submittal and requirements of the Contract Documents. Final acceptance will depend on that compliance.

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- (2) Returned for Re-submittal: When submittal is marked "Not Accepted" or "Revise Resubmit", do not proceed with the Work covered by the submittal, including purchasing, fabrication, delivery, or other activity. Revise or prepare a new submittal in accordance with the Architect's notations. Resubmit without delay. Repeat if necessary to obtain a different action mark.
- (a) Do not permit submittals marked "Not Accepted" or "Revise Resubmit" to be used at the Project site, or elsewhere where construction is in progress.
- (3) Other Action: Where a submittal is primarily for information or record purposes, or for special processing or other Contractor activity, the submittal will be returned, marked 'Not Reviewed' or 'Not Reviewed; submittal not required by Contract Documents'.
- d. Architect's acceptance of Shop Drawings, Samples or Product Data which deviates from the Contract Documents does not authorize changes to the Contract Sum. Submit in writing at the time of submission any changes to the Contract Sum affected by such Shop Drawings, Samples or Product Data, otherwise, claim for extras will not be considered.

**7. QUALITY ASSURANCE SUBMITTALS**

- a. Submit quality-control submittals, including design data, certifications, manufacturer's instructions, manufacturer's field reports, and other quality-control submittals as required under other Sections of the Specifications.
- b. Certifications: Where other Sections of the Specifications require certification that a product material, or installation complies with specified requirements, submit a notarized certification from the manufacturer certifying compliance with specified requirements. Certification shall be signed by an officer of the manufacturer, registered professional engineer or other individual authorized to sign documents on behalf of the company.
- c. Inspection and Test Reports: Requirements for submittal of inspection and test reports from independent testing agencies are specified in Division 1 Section "Testing Laboratory Services".
- d. Industry Standards: Where Sections of the Specifications require that a product, material, or installation complies with specified industry standard, submit copies of standards at same time as submittal of other specified submittals
- (1) Submit copies of reference standards specified such as ASTM, UL, FM, ANSI, etc. for each material or installation of material specified.
- (2) Submit copies of trade association standards specified such as NRCA, BIA, AWI, SMACNA, etc. for each material, process, fabrication, or installation specified.
- (3) These submittals are for file only and not for review.

**8. COORDINATION, LAYOUT AND COMPOSITE (TO BE PROVIDED AND COORDINATED BY SEPARATE CONTRACTORS - HVAC, PLUMBING, MATERIALS HANDLING, FIRE PROTECTION, ELECTRICAL AND OTHERS AS REQUIRED)**

- a. Be responsible for coordination of Contractor's work with separate Work of civil, structural mechanical and electrical Contractors' Work and Work of other Contractors. Prepare coordination, layout and composite drawings as required.
- b. Layout Drawings:
- (1) HVAC Contractor: No later than 30 days after contract award, and sooner if possible prepare layout drawings of all ductwork and piping as required for installation of HVAC Contractor's Work. Prepare drawings at not less than 1/4" scale.
- (2) Show registers, grilles, diffusers, and similar features, as well as locations of valve dampers, and other items requiring access for service and maintenance on drawings. Show beams, ceiling heights, walls, floor to floor dimensions, columns, doors and other major architectural and structural features on the drawings as shown on the architectural and structural drawings.
- (3) HVAC Contractor: Within 30 days after contract award, send a reproducible and two prints of the layout drawings to the Plumbing, Materials Handling, Fire Protection and Electrical Contractors.

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- (4) Plumbing, Materials Handling, Fire Protection and Electrical Contractors: Mark routings as well as other major items such as valves, access panels, switch panels, etc. on the reproducible provided by the HVAC Contractor, as applicable to each separate Contractor's Work and as required to determine interrelationship and possible interference's with HVAC work and architectural or structural features. Return marked up reproducible to the HVAC Contractor through the Construction Manager no less than 10 days after receipt.

## c. Composite Drawings:

- (1) HVAC Contractor: Prepare a preliminary composite of such layout drawings. Incorporate all the information and routings provided by the other Contractors. Transparent overlays may be substituted by the HVAC Contractor provided the overlays clearly show the relationship of all proposed installations.
- (2) All Affected Contractors: Attend a series of meetings scheduled by the Construction Manager for review of the composite drawing (or overlay drawing as applicable). All Contractors must attend the meetings in order to review and resolve any real or apparent interference's or conflicts.
- (3) HVAC Contractor: Develop a final composite drawing, after all conflicts or interference's are resolved, showing the agreed upon routing, layout and juxtaposition of all ductwork, conveyers, piping, major conduit, valves, panels, lighting fixtures and all other major mechanical and electrical installations.
- (4) All Affected Contractors: Be responsible for Contractor's own work in areas where no HVAC work occurs, but where other mechanical and electrical installations are installed. Cooperate in preparing similar composite drawings. Perform Contractor's own drafting work. Pay Contractor's own costs in connection herewith. Prepare all final composite drawings, large scale details as well as cross and longitudinal sections, as required to fully delineate all conditions.
- (a) Give particular attention to the locations, size and clearance dimensions of equipment items, shafts and similar features.
- (b) Sign off on final composite drawings by each affected Contractor, including the HVAC Contractor, indicating each Contractor's awareness of and agreement with the indicated routings and layouts and their interrelationship with the adjoining or continuous work of all Contracts.
- (c) Thereafter, no unauthorized deviations will be permitted to the final composite drawings. Any unauthorized work made without knowledge or agreement of the Architect and/or Construction Manager will be subject to removal and correction at no additional cost to the Owner.
- (5) When mutually agreed, minor changes in duct, pipe or conduit routings that do not affect the intended function may be made in preparing the composite drawings as required to avoid space conflicts.
- (6) HVAC Contractor: Provide and distribute four (4) prints of the final agreed upon and signed off composite drawings to the affected Contractors, Architect, and Construction Manager for reference and record purposes.
- (a) Other Contractors: Make similar distribution if Contractor is responsible for supplementary composite drawings.
- (b) All Affected Contractors: Arrange and pay for additional prints of such drawings beyond the basic distribution indicated as required.
- (7) All Affected Contractors: Retain the same as the Construction Manager, record copies of the final composite drawings as working reference. Compare all shop drawings with the composite drawings and develop accordingly, prior to submittal to the Architect. Note: any revision to the composite drawings that may become necessary during the progress of the work. Record neatly and accurately on record copies. Maintain up-to-date record copies of the composite drawings. Keep one copy available at the site. Utilize the composite drawings and any subsequent changes, the same as the Construction Manager, for development of Project Record Drawings.

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- (8) In all cases, submit drawings in ample time to avoid construction delay if the drawings will not be submitted as a whole. Coordination drawings may lack complete data in certain instances pending receipt of shop drawings. In that instance, provide sufficient space for the affected items. Promptly insert final information on the composite when such data is received.
  - (9) No extra compensation will be paid for relocating any duct, pipe, conduit, or other material installed without proper coordination between all affected contractors. If any improperly coordinated work, or work installed not in accordance with the approved coordination composites, necessitates additional work by other Contractors, the costs of all such additional work shall be borne solely by the responsible contractors.
  - (10) Show all changes in the scope of work due to revisions formally issued and approved by the Architect on the composite drawings.
  - (11) Use competent draftsmen to prepare the coordination composite drawings in a clear and fully legible manner. Provide drawings acceptable to the Architect.

**PRODUCTS**

**NOT USED**

**EXECUTION**

**NOT USED**

--- END OF SECTION ---

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**01 40 00-CONTRACT QUALITY CONTROL****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

- a. Quality control of products and workmanship
- b. Manufacturer's instructions
- c. Manufacturer's certificates and field services
- d. Mockups

**2. RELATED REQUIREMENTS**

- a. Section 01 33 13 - Shop Drawings, Product Data, and Samples: Field samples. Submittal of manufacturer's instructions
- b. Section 01630 - Product Options and Substitutions
- c. Individual Specifications Sections: Mockups required

**3. DESCRIPTION**

Maintain quality control over supervision, subcontractors, suppliers, manufacturers, products, services, workmanship, and site conditions, to produce Work in accordance with Contract Documents.

**4. WORKMANSHIP**

- a. Comply with industry standards of the region except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.
- b. Provide suitably qualified personnel to produce Work of specified quality.
- c. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, and racking.
- d. Provide finishes to match approved samples.

**5. MANUFACTURER'S INSTRUCTIONS**

- a. Require compliance with instructions in full detail, including each step in sequence.
- b. Should instruction conflict with Contract Documents, request clarification of the Architect/Engineer through the Construction Manager before proceeding.

**6. MANUFACTURER'S CERTIFICATES**

When required in individual Specifications section, submit manufacturer's certificate, in duplicate, certifying that products meet or exceed specified requirements, executed by responsible officer.

**7. MANUFACTURER'S FIELD SERVICES**

When required in individual specifications section, have manufacturer provide qualified representative to observe field conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment test, adjust, and balance of equipment as applicable, and to make written report of observations and recommendations to Construction Manager.

**8. MOCKUPS**

- a. Tests will be performed under provisions of Section 01410.
- b. Assemble and erect complete, with specified attachment and anchorage devices, flashings, seals, and finishes.
- c. Remove mockup and clear area when work of that section is complete, when approved by Architect.

**PRODUCTS**

**Not used**

**EXECUTION**

**Not used**

--- END OF SECTION ---

**01 51 00-TEMPORARY UTILITIES****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. SUMMARY**

This Section specifies requirements for temporary utilities.

**2. QUALITY ASSURANCE**

- a. Regulations: Comply with industry standards and applicable laws and regulations of authorities having jurisdiction, including but not limited to:
  - (1) Building Code requirements.
  - (2) Health and safety regulations.
  - (3) Utility company regulations.
  - (4) Police, Fire Department and Rescue Squad rules.
  - (5) Environmental protection regulations.
- b. Standards: Comply with NFPA Code 241, "Standard for Safeguarding Construction, Alterations, and Demolition Operations", ANSI-ALO Series standards for "Safety Requirements for Construction and Demolition", and NECA Electrical Design Library "Temporary Electrical Facilities."
- c. Electrical Service: Comply with NEMA, NECA and UL standards and regulations for temporary electric service. Install service in compliance with NFPA 70 "National Electric Code".
- d. Inspections: Arrange for authorities having jurisdiction to inspect and test each temporary utility before use. Obtain required certifications and permits.

**3. PROJECT CONDITIONS**

Operate in a safe and efficient manner. Take necessary fire prevention measures. Do not overload system, or permit them to interfere with progress. Do not allow hazardous dangerous or unsanitary conditions, or public nuisances to develop or persist on the site. Relocate temporary utilities as Work progresses.

**4. TEMPORARY UTILITIES**

- a. Electrical Power and Lighting: Electrical service will be provided by the Owner. Any extensions required from central location to Contractor's trailers will be at Contractor's expense.
- b. Portable Water: Water service will be provided by the Owner and will be centrally located for Contractor's use. Extensions of the water supply for Contractor's exclusive use will be the responsibility of the Contractor.
- c. Temporary Toilets: Temporary toilets will be provided by Construction Manager. Contractor's trailer hookup is the Contractor's responsibility.
- d. Temporary Fire Safety Equipment for General Use: Temporary fire safety equipment will be provided by each Contractor, per OSHA standards. Contractor is responsible for providing fire extinguishers for Contractor's own trailers and use, as required, when cutting and burning operations are performed by Contractor.
- e. Dumpsters and Waste Disposal Service: Rubbish containers and rubbish disposal service will be provided by the Owner unless noted otherwise in the CSP Package Scope of Work. Contractor must not use these containers for the disposal of earth, surplus or slop concrete, hazardous materials, or steel stock. Contractor must dispose of these elements at Contractor's own expense.

**5. ADDITIONAL DESCRIPTIONS AND LOCATIONS OF TEMPORARY SERVICES AND SYSTEMS:**

- a. Refer to the Site Utilization Plan and the following paragraphs.
  - (1) Furnishing, installing or otherwise providing any or all of the following temporary facilities, structures or services as they may be necessary or required for or during performance of the Contractor's Work is the responsibility of the Contractor.



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- (a) Temporary field office facilities complete, including all furniture, heat, cooling, lighting, telephone, plumbing and toilet fixtures as may be required for Contractor's exclusive use. Site location and number are subject to approval of the Construction Manager.
  - (b) Temporary storage facilities, sheds or buildings as may be required for the proper protection or storage of materials and equipment. Site location and number are subject to approval of Construction Manager.
  - (c) Temporary extension from, and hookup to all temporary utilities that have been provided to a common point for use by the separate Contractors during construction.
  - (d) Maintenance, cleanup and removal of all temporary facilities provided by the Contractor for Contractor's exclusive use.
  - (e) Furnishing, erection, maintenance and removal of all temporary hoists and scaffolding as may be required by the Contractor for the performance of the Contractor's Work.
  - (f) Temporary drainage and dewatering measures, including all pumping, drainage, erosion control or other work, required to protect the Work of the Contractor.
  - (g) All temporary facilities, structures, services or items of work specifically required or defined in the CSP Package Scope of Work or otherwise required by the Contract Documents for Contractor's Work.
  - (h) Distribution of drinking water for Contractor's construction personnel.
  - (i) At the end of each day's work, cover, or otherwise protect, as required, all work subject to damage by adverse weather conditions. Provide, as far as possible, adequate weather protection to permit Contractor to work on a continuous basis without shutdown due to temperature or weather conditions.
  - (j) Do not remove or disconnect temporary services until the new parts are installed, properly connected and ready for use. Perform changeover work expeditiously so that the change from temporary to permanent services leaves no part of the building or premises without adequate service. If this is not possible, provide the Construction Manager with Contractor's changeover plan for Architect's and Construction Manager's approval. Do not proceed with changeover of services until approval is obtained.
- b. Temporary Electric System (Electric Service and Distribution):
- (1) Concurrent with excavation operations, the central service will be installed from the Utility Company's service point to the central distribution point on-site. Distribution from this point to the building will be installed including any main disconnect switch or switches, supports, protective enclosure and grounding.
  - (2) In the trailer area, service will terminate in a panelboard equipped with circuit breakers. Service characteristics available will be 120/208 volts, three phase, 4 wire. Total capacity to be shared shall be 400 amps.
  - (3) As building construction progresses, the distribution will be extended to designated distribution points within the building. These distribution locations will provide:
    - (a) Panelboard for breakers for lighting and hand tool circuits throughout the area served.
    - (b) Panelboard and breakers for twenty (20) 20 amp circuits for connection of bench tools, such as pipe threaders, etc.
    - (c) The distribution will be extended upward to other floors of the building as work progresses.
    - (d) As the work progresses and structure and decks are constructed, the lighting/hand tool circuits will be installed throughout the building according to the following criteria:
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- i. Temporary lighting shall be installed in all areas and rooms, including all platforms, levels and stairways but excluding crawl spaces, duct and riser shafts. Temporary lighting shall be a minimum of 5 foot candles at 4 feet above finished floor. Each room or enclosed area shall have, at least, one lighting and one tool outlet. Where 100 watt lights are used, the outlets shall consist of double weatherproof sockets. One (1) socket shall be used for the 100 watt lamp and the other socket shall be used for portable power tools. ONLY G.F.I. BREAKERS WILL BE ALLOWED. THERE WILL BE NO EXCEPTIONS.
  - ii. Any temporary lighting required beyond the foregoing shall be provided by the Contractor requiring the same and the work will be paid for by the respective Contractor.
- (e) Any extension cords will be provided by the respective Contractor.
  - (f) Connecting and disconnecting Contractor's tools and equipment to (and from) the above distribution system will be performed by qualified personnel. ALL grounding as required by the National Electrical Code, OSHA or any and all local codes, including approved ground fault interrupters, shall be furnished and installed at the Electrical Contractor's expense.
  - (g) All separate Contractors must share the system provided and average usage is anticipated. Any Contractor anticipating fabrication area or operations must coordinate Contractor's own needs through the Construction Manager. If additional distribution is required and available at the control service, it will be provided at the Contractor's expense.
- (4) Following termination of use of the project temporary electric systems as provided above and use of the permanent electric systems is being used for construction purposes, it will be the responsibility of all separate Contractors to furnish and utilize approved GROUND FAULT CIRCUIT INTERRUPTERS in conjunction with any electrical extension cord, electrical portable equipment or any other electrical powered construction device that is to be plugged into any permanent building electrical outlet.
  - (5) The Electrical Contractor may be requested In the CSP Package 'Scope of Work' to include part or all of the above described temporary service, distribution and maintenance. Review Scope of Work carefully.
  - (6) Payment for Electrical Service: The Owner will pay for the cost of all energy consumed by all separate Contractors during the construction period metered through this system.
- c. Temporary Heating:
    - (1) Each separate Contractor shall be responsible for providing Contractor's own temporary heat and weathertight enclosures as required for the satisfactory performance of Contractor's Work and to comply with the construction schedule. Temporary heat systems must be approved by the Construction Manager.
    - (2) Temporary Use of Building System:
      - (a) It is intended that the permanent building system will be utilized to provide "temporary heat" during the major portion of construction operations.
      - (b) It is anticipated that activation of the building heating/cooling system will be critical to the completion of the Project and, therefore, actuation of the permanent system will be scheduled for the earliest possible time.
      - (c) Within these parameters each separate Contractor must provide any supplemental heat required to perform Contractor's Work.
      - (d) Temporary Water:
        - i. Temporary water distribution as indicated on the Site Utilization Plan will be provided for the use of all separate Contractors and to provide a temporary fire protection system.

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- ii. The temporary fire protection system shall be installed using the permanent standpipes and risers, and shall be installed as rapidly as construction permits.
  - iii. Temporary fire standpipe connections, including pipefittings and valves shall be provided at the location of each permanent hose rack or station as shown on the Contract Drawings.
  - iv. At each temporary riser connection shall be provided a temporary hose rack, 100 feet of 1-1/2" UL approved fire hose system with brass couplings and a 1-1/2" nozzle. The system shall also provide 2-1/2" valved, capped connection at each location together with 1- 1/2" valved connection with a pair of hose bibs. Hose adapters on the discharge side of the 2-1/2" valve shall be compatible with hose fittings used by the local fire department.
  - v. All separate Contractors are responsible for providing Contractor's own hoses to bring water from the hose rack location to Contractor's work areas. Only heavy duty 3/4" hose in good condition will be permitted in use in the interior of the building. The discharge end of each hose shall be equipped with a means of positive shut off. The use of hoses that leak at connections or elsewhere throughout their length will not be permitted. All hoses shall be disconnected from hose bibbs when not in use and before the end of each workday.
  - vi. When no longer required, as determined by the Construction Manager, the temporary systems shall be dismantled and removed.
  - vii. Water will be provided to all separate Contractors without cost, and any billings therefore will be paid by the Owner.
  - viii. The Plumbing Contractor may be requested in the CSP Package "Scope of Work" to include furnishing, installing and dismantling, and removing the temporary water/temporary fire protection system described above. In such event, the temporary equipment and materials so removed shall become the property of the Plumbing Contractor. REVIEW SCOPE OF WORK CAREFULLY.

**PRODUCTS****1. MATERIALS**

- a. Materials and equipment may be new or used, but must be adequate in capacity for the required usage, must not create unsafe conditions, and must not violate requirements of applicable codes and standards.
- b. Water Hoses: Provide 3/4" heavy-duty, abrasion-resistant, flexible rubber hoses 100 ft. long, with pressure rating greater than the maximum pressure of the water distribution system. Provide adjustable shut-off nozzles at hose discharge.
- c. Electrical Outlets: Provide properly configured NEMA polarized outlets to prevent insertion of 110-120 volt plugs into higher voltage outlets. Provide receptacle outlets equipped with ground-fault circuit interrupters, reset button and pilot light, for connection of power tools and equipment.
- d. Electrical Power Cords: Provide grounded extension cords. Use "hard-service" cords where exposed to abrasion and traffic. Provide waterproof connectors to connect separate lengths of electric cords, if single lengths will not reach areas where construction activities are in progress. Do not exceed safe length-voltage ratio.
- e. Lamps and Light Fixtures: Provide general service incandescent lamps of wattage required for adequate illumination. Provide guard cages or tempered glass enclosures, where exposed to breakage. Provide exterior fixtures where exposed to moisture.
- f. Heating Units: Provide temporary heating units that have been tested and labeled by UL, FM or another recognized trade association related to the type of fuel being consumed.

**EXECUTION****Not used****---END OF SECTION---**

**01 52 00-CONSTRUCTION FACILITIES AND CONTROLS**  
**CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

**GENERAL REQUIREMENTS**

**1. SUMMARY**

- a. This Section specifies requirements for Construction Cleaning and Temporary Controls.
- b. Refer to Section 01 81 00 - CSP Packages Scope of Work for separate requirements.

**2. PRODUCTS**

- a. Cleaning Materials and Methods
  - (1) Use only cleaning materials and methods recommended by the manufacturer of surface to be cleaned.
  - (2) Use cleaning materials only on surfaces recommended by cleaning material manufacturer.

**3. EXECUTION**

- a. Construction Cleaning
  - (1) Daily:
    - (a) Maintain areas under Contractor's control free of waste materials, debris and rubbish. Maintain site in clean and orderly condition.
    - (b) Remove all crates, cartons and other flammable waste materials or trash resulting from Contractor's work from the building and site at the end of each day.
    - (c) Use debris and rubbish chute erected, located and maintained by the Construction Manager or use covered containers provided by Owner for deposit of debris and rubbish. Rubbish chute and covered containers are provided for the use of all Contractors on the Project unless specifically directed otherwise.
    - (d) Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces and other closed or remote spaces, prior to closing the space.
    - (e) Broom clean interior areas prior to start of surface finishing, and continue cleaning on as-needed basis.
    - (f) Control cleaning operations so that dust and other particulates will not adhere to wet or newly-coated surfaces.
  - (2) Weekly:
    - (a) Participate in general project cleanup under the direction of the Construction Manager. Refer to requirements for Contractor's participation described in Section 01 81 00 CSP Packages Scope of Work.
  - (3) Final:
    - (a) Clean all surfaces under Contractor's control as required to make them free of spatters or other deposits of the following:
      - i. Paint
      - ii. Plaster
      - iii. Mortar
      - iv. Concrete
      - v. Adhesives
      - vi. Roofing
      - vii. Dirt

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- viii. Soil
  - ix. Oil
  - x. Any other material foreign to the surface involved
- (4) Leave the following generally unfinished areas clean and free from rubbish, loose plaster, mortar drippings, extraneous construction materials, dirt and dust:
- (a) Elevator shafts.
  - (b) Electrical closets.
  - (c) Pipe and duct shafts.
  - (d) Chases.
  - (e) Furred spaces.
  - (f) Similar spaces that are generally unfinished.
- (5) Prevent soiling or damaging the work of other Contractors. Be responsible for costs incurred to clean or repair the work of other Contractors.
- (6) Remove tools, equipment, machinery and surplus materials from the site at completion of work.
- b. Contractor's Storage, Trailer and Work Areas:
- (1) Maintain areas in a sanitary condition to minimize the hazard of attracting vermin and breeding mosquito's.
  - (2) Use rodent extermination materials approved by the local health department or other agency having jurisdiction.
  - (3) Repay Construction Manager for costs incurred to remedy Contractor's noncompliance.
- c. Vehicle Cleaning - Trucking:
- (1) Clean mud and debris from all vehicles before leaving the site.
  - (2) Provide adequate personnel for this purpose throughout the progress of Contractor's work.
  - (3) Load earthen materials or loose debris on trucks leaving the site in a manner that will prevent dropping of materials on streets.
  - (4) When necessary, fasten suitable coverings over the load before entering surrounding paved streets. Provide similar coverings, as required, over earthen loads being delivered to the site.
  - (5) Conform to local regulations regarding load limits.
  - (6) Be responsible for costs incurred due to failure to comply.
- d. Vehicle Cleaning - Concrete Trucks:
- (1) Use cleaning locations designated by Construction Manager. Do not use the wash down area to clean out concrete mix trucks.
  - (2) Conduct cleaning operations in such manner as to prevent spillage of fluid or concrete to the ground or penetration of existing ground soil.
  - (3) Remove all residue accumulated from the cleaning operation of concrete equipment from the site. Refer to Section 01 81 00 - CSP Packages Scope of Work for responsible Contractor.

**4. DUST CONTROL**

Execute Work by methods to minimize raising dust from construction operations. Provide positive means to prevent air-borne dust from dispersing into atmosphere.

**GALLAGHER****5. EROSION AND SEDIMENT CONTROL**

- a. Plan and execute construction by methods to control surface drainage from cuts and fills, from borrow and waste disposal areas. Prevent erosion and sedimentation.
- b. Minimize amount of bare soil exposed at one time.
- c. Provide temporary measures such as berms, dikes, and drains to prevent water flow. Construct fill and waste areas by selective placement to avoid erosive surface silts or clays.
- d. Construct fill and waste areas by selective placement to avoid erosive surface silts or clays.
- e. Periodically inspect earthwork to detect evidence of erosion and sedimentation; promptly apply corrective measures.

**6. POLLUTION CONTROL**

Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances and pollutants produced by construction operations.

**7. TRAFFIC AND PARKING CONTROL**

Construction personnel shall not use the adjacent parking lots for parking of their vehicles.

**8. BARRICADES**

- a. Do not remove, alter or render ineffective any barricades, railings or covers without coordination of the Construction Manager.
- b. Upon completion, repair or replace barricades, railings or covers in order to meet safety standards if required to turn over to others.

**9. WARNINGS AND DETOUR SIGNS**

- a. Provide and maintain proper warnings and detour signs at all pedestrian and vehicular closures, intersection, and along detours to direct traffic around closed portions of roadways.
- b. At Contractor's expense, whenever necessary or required, provide and maintain fences, temporary roadways, temporary cross signs, watchmen and warning lights.
- c. Take other precautions required to protect life and property.
- d. Illuminate all barricades and obstructions at night. Keep barricade lights on from one-half hour before sunset, until one-half hour after sunrise or longer as required for weather conditions and unusual conditions.
- e. When conducting cutting or removal operations, or when creating openings or holes, provide barricades, flagmen, or other means for protective measures to prevent exposure to potential injury of other workmen and the public. Maintain until Contractor's operation is complete.

**10. MATERIALS AND LIFTING DEVICES**

- a. Deliver materials, equipment and hoisting equipment to site in a timely manner.
- b. Do not use any vertical lifting device, whether stationary material hoist, mobile crane or other means, until coordinated with Construction Manager.

**11. SLEEVES, INSERTS AND HANGERS**

Unless otherwise indicated, provide and install all sleeves, inserts, hangers and similar items required to perform the Contractor's Work.

**12. SIGNAGE**

Do not erect any signage on site without specific authorization of the Owner through the Construction Manager.

**PRODUCTS**

**Not used**

**EXECUTION**

**Not used**

--- END OF SECTION ---

**01 65 00-TRANSPORTATION AND HANDLING**  
**CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

**GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

- a. Packaging, Transportation
- b. Delivery and Receiving
- c. Product Handling

**2. RELATED REQUIREMENTS**

- a. Section 00 72 00 – General Conditions.
- b. Section 01 32 13 – Progress Schedules
- c. Section 01 33 13 – Shop Drawings, Product Data and Samples: Manufacturer’s Instruction’s
- d. Section 01 66 00 – Storage and Protection
- e. Section 01 81 00 – Scope of Work
- f. Individual Sections: Specific requirements for packaging, shipping and handling

**PRODUCTS**

**Not Used**

**EXECUTION****1. PACKAGING, TRANSPORTATION**

- a. Require supplier to package products in boxes or crates for protection during shipment, handling and storage. Protect sensitive products against exposure to elements and moisture.
- b. Protect sensitive equipment and finishes against impact, abrasion and other damage.

**2. DELIVERY AND RECEIVING**

- a. Arrange deliveries of products in accordance with construction progress schedules. Allow time for inspection prior to installation.
- b. Coordinate deliveries to avoid conflict with Work and conditions at site, limitations on storage space and availability of personnel and handling equipment.
- c. Deliver products in undamaged, dry condition, in original unopened containers or packaging with identifying labels intact and legible.
- d. Clearly mark partial deliveries of component parts of equipment to identify equipment and contents to permit easy accumulation of parts and to facilitate assembly.
- e. Immediately on delivery, inspect shipment to assure:
  - (1) Product complies with requirements of Contract Documents and reviewed submittals.
  - (2) Quantities are correct.
  - (3) Accessories and installation hardware are correct.
  - (4) Containers and packages are intact and labels legible.
  - (5) Products are protected and undamaged.

**3. PRODUCT HANDLING**

- a. Provide equipment and personnel to handle products, including those provided by Owner, by methods to prevent soiling and damage.
- b. Provide additional protection during handling to prevent marring and otherwise damaging products, packaging and surrounding surfaces.

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- c. Handle product by methods to avoid bending or overstressing. Lift large and heavy components only at designated lift points.

**END OF SECTION**



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**01 66 00-STORAGE AND PROTECTION****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

- a. Storage, General
- b. Enclosed Storage
- c. Exterior Storage
- d. Maintenance of Storage

**2. RELATED REQUIREMENTS**

- a. Section 00 72 00 – General Conditions
- b. Section 01 11 00 – Summary of Work
- c. Section 01 52 00 – Construction Facilities and Controls; Storage Facilities
- d. Section 01 52 00 – Construction Facilities and Controls; Protection of installed work.
- e. Section 01 65 00 – Transportation and Handling
- f. Section 01 78 39 – Project Record Documents

**PRODUCTS****Not Used****EXECUTION****1. STORAGE, GENERAL**

- a. Store products, immediately on delivery, in accordance with manufacturer's instructions, with seals and labels intact. Protect until installed.
- b. Arrange storage in a manner to provide access for maintenance of stored items and for inspection.

**2. ENCLOSED STORAGE**

- a. Store products, subject to damage by the elements, in substantial weather-tight enclosures.
- b. Maintain temperature and humidity within ranges stated in manufacturer's instructions.
- c. Provide humidity control and ventilation for sensitive products as required by manufacturer's instructions.
- d. Store unpacked and loose products on shelves, in bins or in neat groups of like items.

**3. EXTERIOR STORAGE**

- a. Provide substantial platforms, blocking or skids to support fabricated products above ground; slope to provide drainage. Protect products from soiling and staining.
- b. For products subject to discoloration or deterioration from exposure to the elements, cover with impervious sheet material. Provide ventilation to avoid condensation.
- c. Store loose granular materials on clean, solid surfaces such as pavement or on rigid sheet materials, to prevent mixing with foreign matter.
- d. Provide surface drainage to prevent erosion and ponding of water.
- e. Prevent mixing of refuse or chemically injurious materials of liquids.
- f. Exterior storage layout must be kept within the construction site unless off-site storage is provided by the Owner. Each Contractor shall coordinate site layout with Owner. Owner must approve all layout.

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**4. MAINTENANCE OF STORAGE**

- a. Periodically inspect stored products on a scheduled basis.
- b. Verify that storage facilities comply with manufacturer's product storage requirements.
- c. Verify that the manufacturer required environmental conditions are maintained continually.
- d. Verify that surfaces of products exposed to the elements are not adversely affected; that any weathering of finishes is acceptable under requirements of the Contract Documents.

**5. MAINTENANCE OF EQUIPMENT STORAGE**

- a. For mechanical and electrical equipment in long-term storage, provide manufacturer's service instructions to accompany each item, with notice of enclosed instructions shown on exterior of package.
- b. Service equipment on a regularly scheduled basis, maintaining a log of services; submit as a record document.

--- END OF SECTION ---



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**01 74 23-FINAL CLEANING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

Final cleaning of project and related site work.

**2. RELATED REQUIREMENTS**

- a. Section 00 72 00 - General Conditions: Cleaning Up.
- b. Section 01 52 00 - Construction Facilities and Controls: Cleaning during construction.
- c. Section 01 77 00 - Contract Closeout Procedures.
- d. Individual Specifications Sections: Specific cleaning for product or work.

**3. DESCRIPTION**

Execute cleaning prior to inspection for Substantial Completion of the Work.

**PRODUCTS****1. CLEANING MATERIALS**

- a. Use materials which will not create hazards to health or property, and which will not damage surfaces.
- b. Use only materials and methods recommended by manufacturer of material being cleaned.

**EXECUTION****1. CLEANING**

- a. In addition to removal of debris and cleaning specified in other sections, clean interior and exterior exposed-to-view surfaces.
- b. Remove temporary protection and labels not required to remain.
- c. Clean finishes free of dust, stains, films and other foreign substances.
- d. Clean transparent and glossy materials to a polished condition; remove foreign substances. Polish reflective surfaces to a clear shine.
- e. Vacuum clean carpeted and similar soft surfaces.
- f. Clean, damp mop, wax, and polish resilient and hard-surface floor as specified.
- g. Clean surfaces of equipment; remove excess lubrication.
- h. Clean plumbing fixtures and food service equipment, to a sanitary condition.
- i. Clean permanent filters of ventilating equipment and replace disposable filters when units have been operated during construction; in addition, clean ducts, blowers, and coils when units have been operated without filters during construction.
- j. Clean light fixtures and lamps.
- k. Maintain cleaning until Final Completion.
- l. Remove waste, foreign matter, and debris from roofs, gutters, area ways, and drainage systems.
- m. Remove waste, debris, and surplus materials from site. Clean grounds; remove stains, spills, and foreign substances from paved areas and sweep clean. Rake clean other exterior surfaces.

--- END OF SECTION ---

**01 77 00-CONTRACT CLOSEOUT PROCEDURES**  
**CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

**GENERAL REQUIREMENTS**

**1. REQUIREMENTS INCLUDED**

Administrative provisions for Substantial Completion and for final acceptance.

**2. RELATED REQUIREMENTS**

- a. Section 00 72 00, General Conditions of Contract: Fiscal provisions, additional administrative requirements.
- b. Section 01 11 00, Summary of Work: Owner occupancy.
- c. Section 01 74 23, Final Cleaning.
- d. Section 01 78 39, Project Record Documents.
- e. Section 01 78 23, Operation and Maintenance Data.
- f. Section 01 78 33, Warranties and Bonds.
- g. Section 01 78 43, Spare Parts and Maintenance Materials.

**3. SUBSTANTIAL COMPLETION**

- a. When Contractor considers Work or designated portion of Work is substantially complete, Contractor is to submit written notice to the Construction Manager with list of items to be completed or corrected.
- b. Should Architect or Construction Manager inspection find Work is not substantially complete, he will promptly notify Contractor in writing, listing observed deficiencies. If the Contractor's submitted list of deficient items does not accurately portray the condition of the project, the Architect will not provide a list of deficiencies but instead will notify the Contractor to revise his list and resubmit.
- c. Contractor shall remedy deficiencies and send a second written notice of substantial completion to the Construction Manager.
- d. When Architect finds Work is substantially complete he will prepare a Certificate of Substantial Completion in accordance with provisions of General Conditions.

**4. FINAL COMPLETION**

- a. When Contractor considers Work is complete, submit written certification to the Construction Manager that:
  - (1) Contract Documents have been reviewed.
  - (2) Work has been inspected for compliance with Contract Documents.
  - (3) Work has been completed in accordance with Contract Documents, and deficiencies listed with Certificate of Substantial Completion have been corrected.
  - (4) Equipment and systems have been tested, adjusted and balanced, and are fully operational.
  - (5) Operation of systems has been demonstrated to Owner's personnel.
  - (6) Work is complete and ready for final inspection.
- b. Should Architect or Construction Manager inspection find Work incomplete, he will promptly notify Contractor in writing listing observed deficiencies.
- c. Contractor shall remedy deficiencies and send a second certification of final completion.
- d. When Architect finds work is complete, he will consider closeout submittals.

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**5. RE-INSPECTION FEES**

- a. Should status of completion of Work require re-inspection by Architect due to failure of Work to comply with Contractor's claims on initial inspection, Owner will deduct the amount of Architect and appropriate consultants compensation for re-inspection services from final payment to Contractor.
- b. Backcharges of the testing lab for re-testing nonconforming work, "false start" trip expenses, and overtime charges will be deducted from the final payment.

**6. CLOSEOUT SUBMITTALS**

- a. Evidence of Compliance with Requirements of Governing Authorities:
  - (1) Certificate of Occupancy.
  - (2) Certificates of Inspection required for mechanical and electrical systems.
- b. Project Record Documents: Under provisions of Section 01 78 39.
- c. Operation and Maintenance Data: Under provisions of Section 01 78 23.
- d. Warranties and Bonds: Under provisions of Section 01 78 33.
- e. Spare Parts and Maintenance Materials: Under provisions of Section 01 78 43.
- f. Keys and Keying Schedule: Under provisions of Section 08710.
- g. Evidence of Payment and Release of Liens: In accordance with Conditions of the Contract.
- h. Consent of Surety to Final Payment.
- i. Certificates of Insurance for Products and Completed Operations: In accordance with General Conditions.
- j. The Contractor shall furnish, for the Owner, an affidavit certifying that he has reviewed all shop drawings submitted by his sub-contractors and material/equipment suppliers, and to the best of his knowledge the building project is free of environmentally hazardous materials, including but not limited to asbestos or asbestos containing materials, lead lined water tanks in electric water coolers and lead based solder in domestic water systems, PCB, all materials containing volatile organic components are in strict compliance with all requirements and that all hazardous materials have been disposed of in strict compliance with EPA requirements.

**7. STATEMENT OF ADJUSTMENT OF ACCOUNTS**

- a. Submit final statement reflecting adjustments to Contract Sum indicating:
  - (1) Original Contract Sum.
  - (2) Previous change orders.
  - (3) Changes under allowances.
  - (4) Changes under unit prices.
  - (5) Deductions for uncorrected work.
  - (6) Penalties and bonuses.
  - (7) Deductions for liquidated damages.
  - (8) Deductions for re-inspection fees.
  - (9) Other adjustments to Contract Sum.
  - (10) Total Contract Sum as adjusted.
  - (11) Previous payments.
  - (12) Sum remaining due.
- b. Architect will issue a final Change Order reflecting approved adjustment to Contract Sum not previously made by change orders.

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8. **APPLICATION FOR FINAL PAYMENT**

Submit application for final payment in accordance with provisions of Conditions of the Contract.

**PRODUCTS**

**Not Used**

**EXECUTION**

**Not Used**

**-- END OF SECTION ---**



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A C U M M I N G G R O U P C O M P A N Y

**01 78 23-OPERATION AND MAINTENANCE DATA  
CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

**GENERAL REQUIREMENTS**

**1. REQUIREMENTS INCLUDED**

- a. Format and content manuals.
- b. Instruction of Owner's personnel.
- c. Schedule of submittals.

**2. RELATED REQUIREMENTS**

- a. Section 01 33 13, Shop Drawings, Product Data, and Samples.
- b. Section 01 40 13, Contract Quality Control: Manufacturer's instructions.
- c. Section 01 79 00, Systems Demonstration.
- d. Section 01 77 00, Contract Closeout Procedures.
- e. Section 01 78 39, Project Record Documents.
- f. Section 01 78 33, Warranties and Bonds.
- g. Individual Specifications Sections: Specific requirements for operation maintenance data.

**3. QUALITY ASSURANCE**

Prepare instructions and data by personnel experienced in maintenance and operation of described products.

**4. FORMAT**

- a. Prepare data in the form of an instructional manual.
- b. Binders: Commercial quality, 8-1/2 x 11 inch three-ring binder with hardback, cleanable, plastic covers; three-inch maximum ring size. When multiple binders are used, correlate data into related consistent grouping.
- c. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; list title of Project identify subject matter of contents.
- d. Arrange content by systems, under section numbers and sequence of Table of Contents of this Project Manual.
- e. Provide tabbed fly leaf for each separate product and system, with typed description of product and major component parts of equipment.
- f. Text: Manufacturer's printed data, or typewritten data on 20-pound paper.
- g. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.

**5. CONTENTS, EACH VOLUME**

- a. Table of Contents: Provide title of Project; names addresses, and telephone numbers of Architect/Engineer and Contractor with name of responsible parties; schedule of products and systems, indexed to content of the volume.
- b. For Each Product or System: List names, addresses, and telephone numbers of subcontractors and suppliers, including local source of supplies and replacement parts.
- c. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation; delete inapplicable information.
- d. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.

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- e. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedures, incorporating manufacturer's instructions specified in Section 01 40 13.
  - f. Warranties and Bonds: Bind in copy of warranty with its related material information.
6. **MANUAL FOR MATERIALS AND FINISHES**
- a. Building Products, Applied Materials, and Finishes: Include product data, with catalog number, size, composition, and color and texture designations. Provide information for re-ordering custom manufactured products.
  - b. Instructions for Care and Maintenance: Include manufacturer's recommendations for cleaning agents and methods, precautions against detrimental agents and methods, and recommended schedule for cleaning and maintenance.
  - c. Moisture-protection and Weather-Exposed Products: Include product data listing applicable reference standards, chemical composition, and details of installation. Provide recommendations for inspections, maintenance, and repair.
  - d. Additional Requirements: As Specified in individual Specifications sections.
7. **MANUAL FOR EQUIPMENT AND SYSTEMS**
- a. Each item of Equipment and Each System: Include description of unit or system, and component parts. Give function, normal operating characteristics, and limiting conditions. Include performance curves, with engineering data and tests, and complete nomenclature and commercial number of replacement parts.
  - b. Panelboard Circuit Directories: Provide electrical service characteristics, controls and communications.
  - c. Include as-installed color-coded wiring diagrams.
  - d. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shutdown, and emergency instructions. Include summer, winter, and any special operating instructions.
  - e. Maintenance Requirements: Include routine procedures and guide for trouble-shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
  - f. Provide servicing and lubrication schedule, and list of lubricants required.
  - g. Include manufacturer's printed operation and maintenance instructions.
  - h. Include sequence of operation by controls manufacturer.
  - i. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
  - j. Provide as installed control diagrams by controls manufacturer.
  - k. Provide Contractor's coordination drawings, with as-installed color-coded piping diagrams.
  - l. Provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.
  - m. Provide a list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.
  - n. Include test & balance reports as specified in Section 01660.
  - o. Additional Requirements: As specified in individual Specifications sections.
  - p. Provide a listing in Table of Contents for design data, with tabbed fly sheet and space for insertion of data.
8. **INSTRUCTION OF OWNER PERSONNEL**
- a. Before final inspection, instruct Owner's designated personnel in operation, adjustment, and maintenance of products, equipment, and systems, at agreed upon times. For equipment requiring seasonal operation, perform instructions for other seasons within six (6) months.
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- b. Use operation and maintenance manuals as basis for instruction. Review contents of manual with personnel in detail to explain all aspects of operation and maintenance.
  - c. Prepare and insert additional data in Operation & Maintenance Manual when need for such data becomes apparent during instruction.

9. **SUBMITTALS**

- a. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Architect/Engineer will review draft and return one copy with comments.
- b. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit documents within ten days after acceptance.
- c. Submit one copy of completed volumes in final form 15 days prior to final inspection. Copy will be returned after final inspection, with Architect/Engineer comments. Revise content of documents as required prior to final submittal.
- d. Submit two copies of revised volumes of data in final form within ten days after final inspection.

**PRODUCTS****Not Used****EXECUTION****Not Used**

--- END OF SECTION ---

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**GALLAGHER****01 78 33-WARRANTIES AND BONDS****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

- a. Preparation and submittal of warranties and bonds.
- b. Schedule of submittals.

**2. RELATED REQUIREMENTS**

- a. Section 00 21 13, Information for Proposers: Bid Bonds.
- b. Section 00 72 00, General Conditions: Performance Bond and Labor and Material Payment Bonds, Warranty, and Correction of Work.
- c. Section 01 77 00, Contract Closeout Procedures.
- d. Section 01 78 23, Operation and Maintenance Data.
- e. Individual Specifications Sections: Warranties and bonds required for specific Products or work.

**3. FORM OF SUBMITTALS**

- a. Bind in commercial quality 8-1/2 x 11-inch three-ring binders, with hardback, cleanable, plastic covers.
- b. Label cover of each binder with typed or printed title WARRANTIES AND BONDS, with title of Project; name, address and telephone number of Contractor; and name of responsible principal.
- c. Table of Contents: Neatly typed, in the sequence of the Table of Contents of the Project Manual, with each item identified with the number and title of the specification section in which specified, and the name of Product or work item. List the date of substantial completion below the table of contents title.
- d. Separate each warranty or bond with index tab sheets keyed to the Table of Contents listing. Provide full information, using separate typed sheets as necessary. List subcontractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.

**4. PREPARATION OF SUBMITTALS**

- a. Obtain warranties and bonds, executed in duplicate by responsible subcontractors, suppliers, and manufacturers, within ten days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until the Date of Substantial completion is determined.
- b. Verify that documents are in proper form, contain full information, and are notarized.
- c. Co-execute submittals when required.
- d. Retain warranties and bonds until time specified for submittal.

**5. TIME OF SUBMITTALS**

- a. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within ten days after acceptance.
- b. Make other submittals within ten days after Date of Substantial Completion, prior to final Application for Payment.
- c. For items of Work when acceptance is delayed beyond Date of Substantial Completion, submit within ten days after acceptance, listing the date of acceptance as the beginning of the warranty period.

**PRODUCTS****Not Used****EXECUTION****Not Used****--- END OF SECTION ---**

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**01 78 39-PROJECT RECORD DOCUMENTS**
**CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**
**GENERAL REQUIREMENTS**
**1. REQUIREMENTS INCLUDED**

- a. Maintenance of Record Documents and Samples.
- b. Submittal of Record Documents and Samples.

**2. RELATED REQUIREMENTS**

- a. Section 00 72 00, General Conditions: Documents at the site.
- b. Section 01 33 13, Shop Drawings, Product Data, and Samples.
- c. Section 01 77 00, Contract Closeout Procedures.
- d. Section 01 78 23, Operation and Maintenance Data.
- e. Individual Specifications Sections: Manufacturer's certificates and certificates of inspection.

**3. MAINTENANCE OF DOCUMENTS AND SAMPLES**

- a. In addition to requirements in General Conditions, maintain at the site for Owner one record copy of:
  - (1) Contract Drawings.
  - (2) Specifications.
  - (3) Addenda.
  - (4) Change Orders and other modifications to the Contract.
  - (5) Reviewed shop drawings, product data, and samples.
  - (6) Field test records.
  - (7) Inspection certificates.
  - (8) Manufacturer's certificates.
- b. Store Record Documents and samples in Field Office apart from documents used for construction. Provide files, racks, and secure storage for Record Documents and samples. Keep diazo based products out of direct sunlight.
- c. Label and file Record Documents and samples in accordance with Section number listings in Table of Contents of this Project Manual. Label each document "PROJECT RECORD" in neat, large, printed letters.
- d. Maintain Record Documents in a clean, dry and legible condition. Do not use Record Documents for construction purposes.
- e. Keep Record Documents and samples available for inspection by Architect.

**4. RECORDING**

- a. Record information on a set of blue line opaque drawings, and in a copy of a Project Manual.
- b. Provide felt tip marking pens, maintaining separate colors for each major system, for recording information.
- c. Record information concurrently with construction progress. Do Not conceal any work until required information is recorded.
- d. Contract Drawings and Shop Drawings: Legibly mark each item to record actual construction, including:
  - (1) Measured depths of elements of foundation in relation to finish first floor datum.

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- 
- (2) Measured horizontal and vertical locations of underground utilities and appurtenances referenced to permanent surface improvements.
  - (3) Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of construction.
  - (4) Field changes of dimension and detail.
  - (5) Changes made by Modifications.
  - (6) Details not on original Contract Drawings.
  - (7) References to related shop drawings and Modifications.
- e. Specifications: Legibly mark each item to record actual construction, including:
    - (1) Manufacturer, trade name, and catalog number of each product actually installed particularly optional items and substitute items.
    - (2) Changes made by Addenda and Modifications.
  - f. Other Documents: Maintain manufacturer's certifications, inspection certifications and field test records, as required by individual Specifications sections.
5. **SUBMITTALS**
- a. At Contract closeout, deliver Record Documents and samples under provisions of Section 01 77 00.
  - b. Transmit with cover letter in duplicate, listing:
    - (1) Date.
    - (2) Project title and number.
    - (3) Contractor's name, address, and telephone number.
    - (4) Number and title of each Record Document.
    - (5) Signature of Contractor or authorized representative.

**PRODUCTS****Not used****EXECUTION****Not used****--- END OF SECTION ---**

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A C U M M I N G G R O U P C O M P A N Y

**01 78 43-SPARE PARTS, OVERAGES AND MAINTENANCE MATERIALS  
CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

**GENERAL REQUIREMENTS**

**1. REQUIREMENTS INCLUDED**

- a. Products required.
- b. Storage and delivery of products.

**2. RELATED REQUIREMENTS**

- a. Section 01 66 00 - Storage and Protection.
- b. Section 01 77 00 - Contract Closeout Procedures.
- c. Section 01 78 23 - Operation and Maintenance Data.
- d. Individual Specifications Sections: Specific spare parts and materials required.

**3. PRODUCTS REQUIRED**

- a. Provide quantities of products, spare parts, maintenance tools, and maintenance materials specified in individual sections to be provided to Owner, in addition to that required for completion of Work.
- b. Products: Identical to those installed in the Work. Include quantities in original purchase from manufacturer to avoid variations in manufacture.

**4. STORAGE, MAINTENANCE**

- a. Store products with products to be installed in the Work, under provisions of Section 01 66 00.
- b. After delivery of products to site, maintain spare products in same space and condition as products to be installed in the Work.
- c. When adequate, secure storage facilities are available at site, capable of maintaining conditions required for storage and not required for Contract work or storage, spare products may be stored in available space.
- d. Maintain spare products in original containers with labels intact and legible, until delivery to Owner.

**5. DELIVERY**

Coordinate with Construction Manager: Deliver and unload spare products to Owner at Project site and obtain receipt prior to final payment.

**PRODUCTS**

Not Used

**EXECUTION**

Not Used

--- END OF SECTION ---

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**01 79 00-SYSTEMS DEMONSTRATION****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****GENERAL REQUIREMENTS****1. REQUIREMENTS INCLUDED**

Procedures for demonstration of equipment operation and instruction of Owner's personnel.

**2. RELATED REQUIREMENTS**

- a. Section 01 11 00, Summary of Work: Work sequence.
- b. Section 01 78 23 - Operation and Maintenance Data.
- c. Individual Sections: Specific requirements for demonstrating systems and equipment.

**3. QUALITY ASSURANCE**

- a. When specified in individual Sections, require manufacturer to provide authorized representative to demonstrate operation of equipment and systems, instruct Owner's personnel, and provide written report that demonstrations and instructions have been completed.
- b. Owner will provide list of personnel to receive instructions, and will coordinate their attendance at agreed-upon times.

**4. SUBMITTALS**

- a. Submit preliminary schedule for Owner's approval, listing times and dates for demonstration of each item of equipment and each system, two weeks prior to proposed dates.
- b. Submit reports within one week after completion of demonstrations, that demonstrations and instructions have been satisfactorily completed. Give time and date of each demonstration, with a list of persons present.

**PRODUCTS**

**Not used**

**EXECUTION****1. PREPARATION**

- a. Verify equipment has been inspected and put into operation in accordance with Section 01650; testing, adjusting, and balancing has been performed in accordance with Section 01660, and equipment and systems are fully operational.
- b. Have copies of completed operation and maintenance manuals at hand for use in demonstrations and instructions.

**2. DEMONSTRATION AND INSTRUCTIONS**

- a. Demonstrate operation and maintenance of equipment and systems to Owner's personnel two weeks prior to date of final inspection. For equipment requiring seasonal operation, perform instructions for other seasons within six months.
- b. Use operation and maintenance manuals as basis of instruction. Review contents of manual with personnel in detail to explain all aspects of operation and maintenance.
- c. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance, and shutdown of each item of equipment at agreed-upon times, at designated location.
- d. Prepare and insert additional data in operations and maintenance manuals when need for additional data becomes apparent during instructions.

**3. TIME ALLOCATED FOR INSTRUCTIONS**

- a. The amount of time required for instruction on each item of equipment and system is that specified in individual sections.

**--- END OF SECTION ---**

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## 01 80 00-GENERAL CLARIFICATIONS TO ALL PROPOSERS

### CRANDALL ISD - PERFORMING ARTS CENTER ADDITION

#### GENERAL REQUIREMENTS

##### 1. GENERAL CLARIFICATIONS

- a. The contractor that is responsible for items included in this CSP package is a "Prime Contractor" of the Owner and thereby responsible for all of the requirements included in, but not limited to, Section 00 21 13 Information for Proposers, and General Conditions of the Contract.
- b. The items included herein are not intended to be all-inclusive. Therefore, each contractor shall examine all drawings, specifications, and other contract documents. Also, each contractor shall visit the project(s) site(s) to ensure a complete understanding of the scope of work required to complete this CSP package in its entirety.

##### 2. CONTRACT TIME

- a. TIME IS OF THE ESSENCE IN THE COMPLETION REQUIREMENTS OF THIS PROJECT. CONSEQUENTLY, THE PROJECT IS A CALENDAR DAY PROJECT. THEREFORE, SATURDAYS, SUNDAYS AND HOLIDAYS ARE CONSIDERED WORKDAYS. THIS CSP PACKAGE CONTRACTOR SHALL STRICTLY COMPLY WITH THE ALLOTTED TIME FOR INSTALLATION OF ITS WORK, EXCEPT THAT THIS CSP PACKAGE CONTRACTOR SHALL AT ALL TIMES KEEP UP WITH THE OVERALL PROGRESS OF THE WORK AND SHALL NOT DELAY THE WORK OF OTHER TRADE CONTRACTORS.
- b. THE CONTRACTOR SHALL, AT ALL TIMES AND AT NO ADDITIONAL COST TO THE OWNER, PROVIDE SUFFICIENT MANPOWER, MATERIALS AND EQUIPMENT AS REQUIRED TO KEEP UP WITH THE PROGRESS OF THE OVERALL WORK OF THE PROJECT(S). THIS INCLUDES SATURDAYS, SUNDAYS, HOLIDAYS AND OVERTIME WORK IF REQUIRED.
- c. Individual CSP package substantial completion times stipulated for the various building sections may or may not be concurrent and may or may not be cumulative. Substantial completion times for the various building sections stipulated in the individual "CSP Package Schedule Milestones" dates may be concurrent depending upon the overall progress of the project. It is each contractor's responsibility to provide adequate materials and workers to complete their work pursuant to their "CSP Package Schedule Milestones" schedule.
- d. The Construction Manager shall schedule, sequence and coordinate the work activities of the overall construction project. It is the responsibility of this CSP Package Contractor to provide the necessary labor, materials, equipment and services and to coordinate and perform this CSP package work in accordance with the schedule and as required to stay abreast of the construction progress and to avoid delaying the work of other Trade Contractors.
- e. This CSP Package Contractor shall have a representative on-site at all times serving in a supervisory capacity. This person must be trained in this CSP Package Contractor's scope of work and capable of making the daily decisions that arise on the project.
- f. The Construction Manager will issue a verbal, written or verbal and written "Notice to Proceed" advising the Contractor when installation of the work is required to commence. This "Notice to Proceed" for the installation of the work, whether verbal, written or both, establishes the date that the contractor shall commence installation of its work on the project. Thereafter, the Contractor shall progress in a manner as required by the overall project schedule for substantial completion to occur no later than the date established herein or earlier if required by the overall project schedule.
- g. If it is possible for the Construction Manager to coordinate and sequence the work of this CSP package with the work of the other Contractors for substantial completion prior to the expiration of the duration specified, then it shall be compulsory for this Contractor, without additional cost to the Owner, to provide its fullest effort and cooperation as may be required to lessen the duration of the overall schedule to the maximum extent possible.
- h. Failure of this CSP Package Contractor to timely deliver all materials and to execute the substantial completion of the work on/or before the date(s) specified will result in the assessment of liquidated damages in accordance with the terms of the contract for construction.

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- i. If inclement weather prevents the Contractor from working during normal working hours at any time, the Contractor shall, if necessary and at no additional cost to the Owner, initiate the necessary action as required to regain the time lost due to the inclement weather conditions. Such action shall include: additional manpower, materials and/or equipment as required to compensate for the time previously lost; increased number of working hours per day; and/or the extension of work week to include the ensuing Saturday, Sunday or Holiday. Such action must satisfactorily provide for the progress of the work to be regained as determined by the construction manager.

**3. SAFETY**

- a. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926 WITH AMENDMENTS AS PROMULGATED BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION – OSHA – WITHIN THE U.S. DEPARTMENT OF LABOR).
- b. Contractor must provide name of Competent Person, per OSHA regulations, for the project to Gallagher Construction Services Safety Coordinator prior to commencing work on project.
- c. Contractor must provide two (2) copies of all Material Safety Data Sheet (MSDS) for all substances and materials to be used on the project to the Construction Manager prior to commencing work on the project.
- d. Contractor must conduct weekly ToolBox Safety Meetings. Minutes of these meetings and a list of attendees must be provided, on a weekly basis, to the project superintendent.
- e. Contractor must provide a minimum of one (1) Fire Extinguisher for every 3,000 Square Feet of project occupied by its employees for the duration of the Contractor's work activities to meet or exceed OSHA standards.

**4. PROJECT CLEAN-UP**

- a. The Construction Manager shall provide a trash container(s) at designated locations on site for the removal of all trash and debris from the project. It is the responsibility of this CSP Package Contractor to clean up trash and debris resulting from their Work on a daily basis and as directed by the Construction Manager and deposit such in the container for removal from the site.
- b. The Construction Manager will schedule a general clean up of the project one day each week for a duration of eight (8) hours.
- c. Each Contractor who has worked on the project at any time during the previous week shall provide clean up workers to be available at the time scheduled by the Construction Manager for the purpose of participating in the general clean up of the entire project.

\* A week is defined as Sunday to Saturday

\*\* Construction workers to be provided by this CSP Package

- d. The number of construction workers to be provided by the Contractor shall be proportionate to the average number of employees for the current week at a rate of one (1) clean-up worker for every five (5) employees on-site.

One (1) – Five (5) Employees = 1 Cleanup Worker

Six (6) – Ten (10) Employees = 2 Cleanup Workers

Eleven (11) or (15) Employees = 3 Cleanup Workers

**One (1) additional worker for every five (5) additional employees on-site.**

- e. If the Contractor had no employees on the project during the current week, then he will not be required to participate in the general clean up work for that week.
- f. The CSP Package Contractor is responsible for the participation of its subcontractors in the general clean up work. Each Subcontractor will provide clean up workers on the same proportionate basis as each of the CSP Package Contractors.
- g. If at any time this CSP Package Contractor fails to participate in the required general clean up of the project, remove trash or debris or fails to perform other clean up work as directed by the Construction



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Manager, the Owner will instruct the Construction Manager to provide the clean up labor at the expense of this CSP Package Contractor. The Construction Manager shall employ Two (2) temporary labor employees for each one employee to be provided by the Contractor to perform the CSP Package Contractor's general clean up work. The Construction Manager shall invoice the Contractor actual cost plus 25%. Payments to the Contractor may be withheld until such time as the Construction Manager is reimbursed in full for providing temporary cleanup labor for the Contractor.

5. **HAZARDOUS WASTE DISPOSAL**

- a. It is the responsibility of the Contractor to dispose of all hazardous waste, trash, debris, etc. in a manner which is in strict compliance with all current requirement of the Environmental Protection Agency (EPA), State, County, City and Local districts and authorities.
- b. THE WASTE CONTAINERS PROVIDED BY THE OWNER ON SITE ARE TO BE USED ONLY FOR NON-HAZARDOUS MATERIALS. The Contractor shall be responsible for legally disposing off site all hazardous materials for which the contractor is responsible.

6. **VOLATILE ORGANIC COMPOUND (VOC)**

The Contractor shall, during the duration of the contractors contract, be in strict compliance with all VOC requirements and regulation of the Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA), State, County, City and Local Air Control District.

7. **NON-DISCRIMINATION**

In the performance of the work, this CSP Package Contractor hereby covenants that it shall take all necessary actions to ensure that it and its agents, employees and representatives shall not discriminate in the recruiting, hiring, promotion, demotion, or termination practices on the basis of race, religious creed, color, national origin, ancestry, sex, age or physical handicap, either directly, indirectly or through contractual or other arrangements, and shall comply with the provisions of all applicable state and federal civil rights acts, all amendments thereto, and all administrative rules and regulations issued pursuant thereto.

8. **TEXAS ACCESSIBILITY STANDARDS**

The Contractor shall, during the duration of the Contractors contract, be in strict compliance with all requirements and regulations of the Texas Accessibility Standards. Contractor, at the Contractors sole expense, shall be responsible for correcting all non-compliant work at any time, during construction or after substantial completion, when notified by owner that contractors work is not in compliance.

9. **PERMITS AND FEES**

This CSP Package Contractor shall be responsible for paying for and obtaining all necessary fees as applicable to this scope of work. This shall include, but is not limited to, all Local, State and Federal Authorities.

10. **ON-SITE REPRESENTATIVE**

This CSP Package Contractor shall provide an on-site representative capable of making decisions for the company, directing other members of the company, setting work schedules for the company and interpreting contract documents. This person must be on site at all times during this scope of work. The on-site representative of each CSP Package Contractor must have the ability to effectively communicate with representatives of the Construction Manager, Architect and other Contractors. Failure to effectively communicate will result in replacement of the on-site representative at the request of the Construction Manager.

11. **PROJECT SECURITY**

- a. The Contractor shall require each employee of the contractor to wear company identification at all times when on the project site. Identification may be in the form of company name on hard hats or badge identification.
- b. Personnel not wearing company identification will be considered to be "unauthorized" and will be asked to leave the project site until proper identification is obtained.
- c. The Contractors', Sub-contractors', and Suppliers' personnel will be required to wear company identification on the same basis as the contractor.

- d. Criminal background checks, including criminal history, thumb-printing (if required by Owner) and drug screening, for all construction workers performing work on the project site(s) will be required by the Owner. Criminal Background Checks shall be performed to identify offenses including, but not limited to, the following: Murder, Voluntary Manslaughter, Reckless Homicide, Aggravated Battery, Kidnapping, Criminal Confinement, Rape, Criminal Deviate Conduct, Child Molesting, Child Exploitation, Vicarious Sexual Gratification, Child Solicitation, Child Seduction, Sexual Battery, Sexual Misconduct with a Minor as a Class A or B Felony, Incest, Car Jacking and Arson. The background check shall include, as a minimum, the following: Social Security Verification, County Criminal Records, Municipal Records, Statewide Criminal Record Check for all Felony Convictions within Texas, Federal Criminal Records and Texas Sex and Violent Offender Registry. Proof of background check, thumb-printing (if required by Owner) and drug screening shall be provided to the Construction Manager prior to personnel working on the jobsites. Upon background clearance and at the discretion of the Construction Manager and direction of the Owner, each employee will be issued identification in the form of a badge or hard hat identification to be worn at all times while working on the project site. This shall be considered and included in the base proposal of each contractor on this project, compensation for this item will not be made after contract award. IF THE BACKGROUND CHECK ON ANY CONTRACTOR'S OR SUBCONTRACTOR'S EMPLOYEE REVEALS A CRIMINAL CONVICTION FOR ANY OF THE ABOVE STATED OFFENSES, THAT EMPLOYEE WILL NOT BE ALLOWED TO WORK ON THE PROJECT SITE, UNLESS APPROVED BY THE OWNER.

12. **ITEMS NOT SHOWN ON CONTRACT DOCUMENTS**

Each Trade Contractor is responsible for reviewing the plans and specifications for the requirements of the scope of work included in the CSP package and shall include within their proposal any and all items required for completion of the work included. Any items necessary for the completion of the scope of work for each CSP package, but not shown or indicated in the contract documents, shall be provided by the contractor requiring such, this shall include, but is not limited to, blocking, supports, conduit, power, etc.

--- END OF SECTION ---

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**CSP 01-B FINAL BUILDING CLEANING  
CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

**DIVISION NO:**                      **SECTION:**                      **TITLE:**

**GENERAL SCOPE PROVISIONS**

**1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

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6. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

7. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

8. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

9. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

10. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

11. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

12. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

13. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal Form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

14. **INTERIOR BUILDING CLEANING:**

This CSP Package Contractor shall provide all supplies, equipment, labor and services as required to provide the final interior building cleaning service including but not limited to the construction components listed herein:

- a. Clean and polish all wood and plastic laminate cabinets including drawers and shelving.
- b. Clean and polish all wood, plastic laminate and metal doors, frames and hardware.
- c. Clean and polish all wood and plastic laminate open storage shelving.
- d. Clean and polish all counter surfaces.
- e. Clean and polish all resilient wall bases.

- 
- f. Clean and polish all appliances and food service equipment including removal of interior packaging materials.
  - g. Clean and polish all interior glass and mirrors, removing paint from glass and adjacent aluminum materials.
  - h. Clean and wax all resilient floors. (One coat prior to the punch list and remaining coats after the punch list) (wax only if waxing is applicable/indicated for the flooring types)
  - i. Clean quarry tile floors.
  - j. Clean and polish ceramic, porcelain and mosaic tile floors and wall surfaces.
  - k. Clean/scrub all floors of dust, stains, films, and other foreign substances.
  - l. Spot clean carpet of minor soiled spots.
  - m. Clean and polish all plumbing fixtures and trim.
  - n. Clean and polish all toilet partitions and accessories.
  - o. Vacuum clean all carpet.
  - p. Clean all exposed concrete floor surfaces.
  - q. Clean and power wash all sidewalks from the building to curb line and porches/stoops.
  - r. Dust, polish and clean all ductwork, structure, etc. in exposed ceiling areas.
  - s. Clean all exposed structural members.
  - t. Wipe down all painted bulkhead and slanted surfaces.
  - u. Clean mezzanines
15. **WINDOWS: (EXTERIOR AND INTERIOR)**
- a. Clean all aluminum and metal frames.
  - b. Clean and polish exterior and interior glass windows and entrance doors.
16. **AFTER PUNCH-LIST CLEANING:**
- This CSP Package Contractor shall complete all of the scope of work identified in interior building cleaning above, except waxing of resilient floors, prior to final inspection by the Architect/Engineer. Following this inspection this CSP Package Contractor shall include a final wipe down of all surfaces, final vacuum of all carpet and the polish and final wax of all resilient floor areas. (If waxing is applicable/indicated for the flooring types)
17. **CARPET STEAM CLEANING:**
- This CSP Package Contractor shall include, within the base proposal, steam cleaning of approximately 2000 square feet of carpet.
18. **CLEANING ABOVE GYM & WOOD FLOORS AREAS:**
- In areas of the building with exposed structure over gymnasium and/or wood floor, this CSP Package Contractor shall provide final cleaning of all ductwork, exposed piping and exposed structure after the gymnasium and/or wood floor is completed. This shall include all necessary floor protection and lifts required to complete this task. Coordinate with the Construction Manager on scheduling, floor protection requirements and load requirements related to lifts.
19. **EACH AREA OF THE PROJECT(S) SHALL BE CLEANED INDEPENDENTLY AND SHALL BE MANNED WITH SUFFICIENT PERSONNEL TO COMPLETE THE CLEANING REQUIREMENTS OF EACH AREA. ALL AREAS MAY BE AVAILABLE AT THE SAME TIME. IF THIS IS THE CASE, THIS CSP PACKAGE CONTACTOR SHALL SUPPLY SUFFICIENT PERSONNEL AS REQUIRED TO COMPLETE THE WORK OF THIS CSP PACKAGE FOR EACH AREA SEPARATELY.**

**CSP PACKAGE EXCLUSIONS**

1. **EXTERIOR BUILDING SITE**

**GALLAGHER**

2. **EXTERIOR CONCRETE PAVED AREAS (EXCEPT SIDEWALK/PORCHES/STOOPS)**
3. **CONCRETE SEALING**

**CSP PACKAGE ALLOWANCE(S)****NONE****CSP PACKAGE ALTERNATE(S)****NONE****CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**  
 11:00 AM, Wednesday, August 28, 2024  
 CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114
2. **PROPOSAL DATE / TIME / LOCATION:**  
 02:00 PM, Thursday, September 12, 2024  
 CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET
3. **POST PROPOSAL INTERVIEW:**  
 The post proposal interview shall take place on September 13, 2024 (as applicable).
4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**  
 The CSP Package award shall take place Monday October 7, 2024.
5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**  
 The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.
6. **SUBMITTALS DUE:**  
 Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.
7. **SUBSTANTIAL COMPLETION:**  
 On or before FIVE (5) calendar days from the Notice to Proceed for the Installation of the Work.
8. **PROJECT COMPLETION DATE:**  
 The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

**--- END OF SECTION ---**

## GALLAGHER

**CSP 02-A DEMOLITION****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
02	024119	SELECTIVE DEMOLITION

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

7. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

8. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

9. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

10. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

11. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

12. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

14. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

15. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.



**16. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**17. DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

**18. GENERAL DEMOLITION SCOPE:**

This CSP Package Contractor shall provide the necessary labor, equipment and materials to complete ALL building demolition as indicated within the contract documents. This shall include, but is not limited to, the following items:

- a. Access doors
- b. All building items indicated for demolition
- c. All flooring (including adhesive removal)
- d. Cabinetry and millwork
- e. Canopies
- f. Chalkboards, tackboards, etc.
- g. Doors, frames and hardware
- h. Electrical items, after disconnect by others
- i. Folding Partitions and overhead doors
- j. Foundations and footings
- k. Furrdowns
- l. Guttering and downspouts
- m. Lockers
- n. Masonry veneer, waterproofing air barrier and rigid insulation
- o. Misc. building specialties
- p. Plaster, tile, all finishes
- q. Platforms
- r. Ramps, railings, stairs, stoops, enclosures
- s. Sawcut all walls, floors, etc. openings
- t. Signage
- u. Storage racks
- v. Structural Systems
- w. Thermostats and control wiring
- x. Toilet partitions and accessories
- y. Walls, ceilings, floors, soffits
- z. Window and glass systems

**GALLAGHER****19. EXTERIOR DEMOLITION:**

This CSP Package Contractor shall provide the necessary labor, equipment, and materials to complete the following exterior demolition operations:

- a. Overhangs, and associated structures
- b. Fencing
- c. All demolition on the entire project EXCEPT: Paving and sidewalks

**20. PERMITTING:**

This CSP Package Contractor shall file all permits as required by all governmental agencies to complete this scope of work. This shall include the Texas Department of Health permit as required.

**21. SALVAGED ITEMS:**

This CSP Package Contractor shall review the contract documents for items indicated as "salvage" or "reuse". These items shall be removed by this CSP Package Contractor and stored on site, at a location determined by the construction manager, for reinstallation by others.

**22. DISPOSAL OF DEMOLISHED MATERIALS:**

This CSP Package Contractor shall properly dispose of all demolished materials. This shall include hauling from the site at this CSP Package Contractor's expense. It is the responsibility of this CSP Package Contractor to ensure that all materials are properly disposed of as deemed necessary by all governmental agencies.

**23. SALVAGE:**

This CSP Package Contractor may salvage any and all of the materials deemed for demolition in this CSP Package with the exception of the items designated for Owner's salvage and/or reuse. This shall in no way delay the project.

**24. PROTECTION:**

Portions of the existing structures are to remain. This CSP Package Contractor shall protect these areas from damage during the demolition phase. Any damage to adjacent areas caused by the work of this CSP Package Contractor will be corrected at this contractor's expense.

**25. BRACING REQUIREMENTS:**

This CSP Package Contractor shall furnish, install, and remove all temporary bracings, footings, shoring, supports, etc. as indicated, required or necessary due to demolition operations. This CSP Package contractor shall also install any and all additional bracings and shoring deemed necessary to complete these operations. Prior to the commencement of work, this CSP Package contractor shall submit the bracing/shoring plan for approval by the engineer of record.

**26. SHORING:**

This CSP Package Contractor shall furnish and install shoring as necessary to complete these CSP Package operations. Shoring shall be left in place and maintained by this CSP Package contractor until all trades can complete work in that area and the shoring can be removed.

**27. TRAFFIC CONTROL PLANS:**

During operations that even minutely disturb traffic operations; this CSP Package Contractor shall submit a traffic control plan for review. The plan shall include and this contractor shall supply all signage, barricades, rerouting, timeframes, etc. This CSP Package Contractor shall be responsible for thoroughly following this plan as closely as possible.

**CSP PACKAGE EXCLUSION(S)**

1. **PAVING DEMOLITION**
2. **DEMOLITION OF SIDEWALKS**
3. **ASBESTOS ABATEMENT**
4. **ROOFTOP UNITS**

**CSP PACKAGE ALLOWANCE(S)**

This CSP Package Contractor shall include a **FIVE THOUSAND DOLLAR (\$5,000.00)** allowance, within the base proposal to be used at the discretion of the Construction Manager.

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**  
11:00 AM, Wednesday, August 28, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114
2. **PROPOSAL DATE / TIME / LOCATION:**  
02:00 PM, Thursday, September 12, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET
3. **POST PROPOSAL INTERVIEW:**  
The post proposal interview shall take place on September 13, 2024 (as applicable).
4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**  
The CSP Package award shall take place Monday October 7, 2024.
5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**  
The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.
6. **SUBMITTALS DUE:**  
Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.
7. **SUBSTANTIAL COMPLETION:**  
On or before FOURTEEN (14) calendar days from the Notice to Proceed for the Installation of the Work.
8. **PROJECT COMPLETION DATE:**  
The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

**CSP 03-A BUILDING CONCRETE****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	014339	MOCKUPS
03	033000	CAST-IN-PLACE CONCRETE
03	033035	UNDER SLAB SHEET VAPOR RETARDER
07	071400	ELEVATOR PIT WATERPROOFING
07	079200	JOINT SEALANTS
31	316329	DRILLED CONCRETE PIERS AND SHAFTS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

**6. ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 11/1/24.

**7. DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

**8. ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

**9. RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

**10. PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

**11. GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

**12. DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

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**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. AS BUILT DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built documentation shall be submitted in both a reproducible hard copy and electric format.

**22. SCHEDULE SUBMISSIONS:**

This CSP Package Contractor shall be required to submit a milestone schedule, broken down by area of the facility, to the Construction Manager within seven (7) days after contract award.

23. **CONCRETE SCOPE OF WORK CLARIFICATIONS:**

CSP 32-A shall complete the project requirements for all exterior concrete. CSP 03-A shall complete the project requirements for all structural concrete within the building footprint and canopy footings as indicated within the contract documents. CSP 03-A shall also complete the project requirements for the entry porches as indicated on the structural drawings.

24. **DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

25. **CONTROL GRID LAY-OUT**

This CSP Package Contractor shall provide two (2) control grid lines per area on the building concrete slab for lay-out purposes of this and other contractors, in locations as directed by the Construction Manager.

26. **STREET AND PARKING AREA CLEANING:**

This CSP Package Contractor shall be responsible for maintaining the streets and parking areas accessing the project free from mud and excess dirt resulting from construction operations. This maintenance shall continue for the duration of this CSP Package contract. Cleaning shall include either hand or mechanical broom sweeping and/or power washing as required and directed by the Construction Manager, on a daily basis if needed.

27. **GENERAL CONCRETE NOTES:**

This CSP Package Contractor shall furnish all labor, supervision, materials, equipment and services as required to complete the requirements of this CSP Package generally including, but not limited to, the items listed herein.

- a. General Note A – The building area shall be established to the subgrade elevation to within +/- 0.10 ft. and to a line 2'-0" outside the building perimeter by others. This line of excavation will generally follow the extreme building limits and will not conform to all indicated building offsets. This CSP Package Contractor shall provide all other structural excavation (including grade beam excavation), backfill and fine grade as required for the work of this CSP Package from the condition of the building excavation.
- b. General Note B – This CSP Package Contractor shall furnish and provide building batter boards, all layout and engineering, line and grade, for all construction elements required of this CSP Package. This shall include all pier layout.
- c. General Note C – The CSP Package Contractor shall utilize procedures and methods as required for the screeding of all concrete slabs to achieve the requirements of the contract documents. Corrective action, if required, will be at this CSP Package Contractor's expense. Dipsticking and area loading may be required due to the design of the structure. This shall be included in the Contractor's proposal, compensation will not be made at a later date.
- d. General Note D – Prior to commencement of concrete operations, this CSP Package Contractor shall develop a placement plan and submit to the Engineer for approval. This plan shall indicate the limits and sequence of each concrete placement area as required for the entire project. Coordinate the sequence with the requirements of the Construction Manager's schedule for the project.
- e. General Note E – No excavation shall be left unplaced or unattended at any time without protective covering of the excavated area. This CSP Package Contractor shall furnish and place protective coverings in accordance with OSHA requirements of all open excavations left below sub-grade elevation. Provide protective cover caps over all protruding reinforcing and dowels above grade.
- f. General Note F – Blockouts and leaveouts may be utilized to expedite the project at the discretion of the Construction Manager. All blockouts and leaveouts shall be covered to meet OSHA requirements by this CSP Package Contractor.

- g. General Note G – This CSP Package Contractor shall furnish to the Construction Manager, Architect and Engineer as built locations of all piers prior to proceeding with the remainder of the concrete work. Any corrective action required due to incorrect pier placement, anchor bolt placement, etc. shall be at this CSP Package Contractor's expense.

28. **FORMED STRUCTURAL REINFORCED CONCRETE:**

- a. **EXCAVATION & BACKFILL:** Provide hand and machine excavation as required for concrete operations. Backfill and compact materials in conformance with requirements of contract documents. Provide and install backfill materials and compact perimeter grade beams utilizing materials as specified in the contract documents and geotechnical report. This CSP Package Contractor shall be responsible for locating and providing materials sufficient to complete the work. Shape and grade perimeter of building to +/- 0.10 ft. of finish sub-grade to 20' outside the building perimeter prior to the commencement of operations of others. Note: Backfill operations shall commence immediately upon the removal of forms to assist in the progression of the project.
- b. **CONCRETE OPERATIONS:** Fabricate, erect and remove all concrete form work, bulkheads, block outs, carton forms, styrofoam forms, and edge forms to size and shape as required by the contract documents including but not limited to the construction identified herein. Furnish and install all miscellaneous items, such as, but not limited to: built-in reglets, shear keys, expansion and control joint materials, and dovetail anchor slots as indicated on the drawings. The scope of work for this CSP Package shall generally include, but not be limited to, the following:

(1) FOUNDATION

- (a) Concrete structure where indicated
- (b) Footings, including canopy footings
- (c) Formed brick shelf
- (d) Grade beams/walls
- (e) Foundation walls
- (f) All piers within the building footprint and at canopy footings
- (g) Pier Caps
- (h) Pilasters
- (i) Plinths
- (j) Spread Footings
- (k) Void forms, protection boards, retainers, etc.

(2) SLAB

- (a) Column block outs
- (b) Normal weight and/or light weight concrete
- (c) Slab block outs
- (d) Slab depressions
- (e) Slabs
- (f) Slab on metal deck
- (g) Slab on void forms

(3) OTHER

- (a) Columns
- (b) Concrete encased steel/canopy columns
- (c) Concrete Infills
- (d) Concrete locker bases (including wood nailer)



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- (e) Concrete Platforms
- (f) Docks
- (g) Dowel into existing structures
- (h) Elevator pits
- (i) Freezer floor topping and grout
- (j) Grouting of base plates
- (k) Housekeeping pads
- (l) Infills
- (m) Pan-filled stairs
- (n) Polystyrene fill
- (o) Poly vapor retarder & vapor barriers
- (p) Retaining walls (structural)
- (q) Ramps, stairs, landings and fill (pan filled and cast in place)
- (r) Sand leveling beds
- (s) Slab toppings
- (t) Sound room concrete
- (u) Starter ledges
- (v) Structural stoops/porches
- (w) Waterstop

29. **REINFORCING STEEL:**

This CSP Package Contractor shall furnish, fabricate and erect all reinforcing steel and welded wire fabric as required by the contract documents including use of specified support accessories. Allow enough reinforcing to extend from concrete to masonry as necessary.

30. **MISCELLANEOUS STEEL:**

This CSP Package Contractor shall install into the form work all miscellaneous steel items, furnished by others, required to be cast into the concrete as indicated by the documents including, but not limited to, the following:

- a. All embeds for structural steel.
- b. All mechanical, electrical, miscellaneous leaveouts/framed openings
- c. Angles
- d. Anchor bolts
- e. Column leveling plates
- f. Expansion joint assemblies in floor (block out for and install as directed by the Construction Manager)
- g. Floor access panels (including grouting)
- h. Foot Scrapers
- i. Handrails & guardrails
- j. Inserts
- k. Sleeves
- l. Weld plates
- m. All miscellaneous steel items shall be left clean of all concrete debris and ready for use by other trades (i.e. anchor bolt threads). If items are damaged they shall be corrected by this CSP Package Contractor.

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**31. MISCELLANEOUS SPECIALTY ITEMS:**

This CSP Package Contractor shall install all miscellaneous specialty items furnished by others as indicated by the documents, including but not limited to the following:

- a. Mechanical and electrical sleeves - Supplied by MEP trades
- b. Stair nosings

**32. CONCRETE PLACE AND FINISH:**

This CSP Package Contractor shall furnish, place, finish and cure all structural cast-in-place concrete materials in accordance with the contract documents. Utilize concrete placement equipment when required which shall be acceptable for the intended use. Contractor shall screed and place the concrete slabs utilizing methods and procedures that will assure flatness and levelness in accordance with the contract documents. Upon completion of the cured slab placement, the flatness and levelness shall be verified for conformance by this contractor. It shall be this CSP Package Contractor's responsibility to assist with flatness and levelness verification. All corrective work, if required, shall be the responsibility of this CSP Package Contractor. All remedial work shall be immediately corrected as directed and scheduled by the Construction Manager. This CSP Package Contractor shall, as required and prior to installation, perform all corrective work necessary to allow for the proper installation of the specified floor coverings by other contractors. Floor fill materials must meet all requirements of the flooring manufacturer on the project. This CSP Package Contractor shall verify manufacturer requirements with the Flooring Contractor(s) prior to performing any corrective work.

**33. FLOOR TOLERANCES:**

Finish leveling tolerances should exceed design criteria. Contractor shall submit written plan to Owner, through Construction Manager, describing Contractor's procedures to meet, monitor and inspect all criteria that will result in achieving design tolerances.

**34. BRIDGE SLAB/STRUCTURAL PORCH CLARIFICATION:**

This CSP Package Contractor shall install all bridge slabs and structural porches as shown or indicated in the contract documents. Grading will be provided in these areas to +/- .1' of finish grade. This CSP Package Contractor shall perform all excavation required for the installation of the bridge slabs, structural porches, beams and void boxes. This CSP Package Contractor shall provide expansion joints and sealants between the building, stoops, bridge slabs and structural porches as shown or indicated in the contract documents.

**35. RUB FINISH SURFACES:**

This CSP Package Contractor shall break and remove all form ties and fill tie holes as required. Provide a rub finish acceptable to the Construction Manager to all surfaces exposed to public view. All vertical surfaces shall be honed and filled smooth.

**36. GROUTING:**

This CSP Package Contractor shall furnish and install non-shrink grout as specified for all steel column base or leveling plates and all beam bearing plates as required for the building.

**37. SPOIL REMOVAL:**

This CSP Package Contractor shall remove and dispose of all spoils generated by the work of this CSP Package off-site. This CSP Package Contractor shall reshape, grade and leave in a smooth uniform finish all site areas disturbed by the operations of this CSP Package. This CSP Package Contractor shall not utilize the Owners' waste container to dispose of concrete, steel or earth spoils. Excavate a wash out area for ready mix trucks (not to be located next to a drain ditch or drainage structure). Do not allow runoff to occur from this trench. Concrete spoilage from washout of ready mix trucks shall be limited to this designated area selected by the Construction Manager and per the Storm Water Pollution Prevention Plan. All concrete spoils and excess reinforcing materials shall be loaded and removed from the site at project completion by this CSP Package Contractor.

**38. TEMPORARY SAFETY CONSTRUCTION:**

This CSP Package Contractor shall furnish materials, construct and remove the following temporary safety construction items in accordance with the requirements of OSHA standards (this list is in no way inclusive of all OSHA requirements that this CSP Package Contractor shall meet):

**GALLAGHER**

- a. Floor opening railing protection for all jobsite personnel
- b. Temporary tread infills at steel-pan stairs for use by jobsite personnel
- c. Perimeter toe board around all elevated slab areas
- d. Provide protective cover caps over all protruding reinforcing and dowels
- e. Provide scaffolding, ladders, stairs, ramps to all work areas for use by all jobsite personnel (do not remove until instructed to do so by the Construction Manager). At all floor levels above the first floor and at all roof slabs, this CSP package contractor shall provide stair tower scaffolding in lieu of ladders (for bidding purposes include a minimum of two months rental on all scaffolding).
- f. Maintenance and upkeep of all temporary safety items installed by CSP 05-A after the work of CSP 05-A is complete
- g. Remove and dispose of temporary safety construction installed by others at elevated slab areas, floor openings, stairs, etc.
- h. Slab opening cover protection

**39. CRANE STAGING AREA AND TEMPORARY ACCESS:**

This CSP Package Contractor shall coordinate and provide for temporary access in the building pad area for the crane(s) as required for structural steel, joist and deck installation. This CSP Package Contractor shall also provide a minimum of two (2) crane staging areas outside the building pad area leveled and graded to meet current OSHA requirements. Coordinate locations with the CSP 05-A Contractor.

**40. MIX DESIGNS:**

This CSP Package Contractor shall submit at least two (2) ready mix suppliers' mix designs for Engineer's approval.

**41. TEMPORARY ELECTRICAL POWER:**

Temporary electrical power will not be available on site for use by this CSP Package Contractor during the period of the building concrete operations.

**42. SCHEDULING CLARIFICATIONS:**

The following provisions shall be utilized by this CSP Package Contractor:

- a. Utilization of a minimum of two operating drilling rigs per area until the completion of pier operations. For any day that two (2) drilling rigs are not on-site or operators are not available testing lab charges shall be paid by this CSP Package Contractor.
- b. Work activities shall take place a minimum of six days a week. Work activities may take place seven (7) days a week at the discretion of the Construction Manager.
- c. Fully staffed crews shall be working in at least two areas simultaneously through out the duration of the structural phase.
- d. Enough forms shall be present to allow contractor to always "form ahead" in lieu of waiting on form stripping.
- e. Concrete shall be scheduled far enough in advance to meet the proposed placement schedule.
- f. Crews shall be adequately staffed with workers proficient in their individual tasks.
- g. Grade beam operations shall begin as soon as 20 piers are complete in an area.
- h. A crew shall consist of a minimum of ten (10) workers.

**43. WATERPROOFING ITEMS:**

This CSP Package Contractor shall provide the necessary labor, equipment, and materials to complete the following items:

- a. Waterproof cap sheets
- b. Waterstop

- c. Vapor barriers
- d. Concrete sealing
- e. Waterproofing membrane at grade beams
- f. Waterproofing requirements at elevator pit
- g. Sheet vapor retarders
- h. All other items necessary to have a complete scope of work

44. **SHORING:**

This CSP Package Contractor shall furnish and install shoring, bracing, etc. as necessary to complete these CSP Package operations. Shoring shall be left in place and maintained by this CSP Package Contractor until all trades can complete work in that area and the shoring can be removed.

45. **FINAL SITE GRADING CLARIFICATIONS:**

Final Site Grading Operations shall be completed as follows:

Near the completion of the project (as directed by the Construction Manager), CSP Package 31-A, Excavation shall be responsible for the following:

- a. Backfill curbs, sidewalks, islands, buildings, and all other items as necessary to bring grade to within +/- 0.1' of final grade as indicated in the contract documents.
- b. Fill tracks, ruts, and holes developed due to construction operations.
- c. Removal of rocks/bricks 1" in diameter and larger, trash, and all other construction debris from the entire project site.
- d. Removal and haul off of temporary staging areas, temporary roads and construction entrances.

Prior to the start of Landscaping, CSP Package 32-B, Landscaping and Irrigation shall be responsible for the following:

- a. Grading, spreading, and distribution of soil to bring grade from +/- 0.1' to final grade level as indicated in the contract documents.
- b. Hand work and raking as necessary.
- c. Re-grading areas disturbed due to construction operations.
- d. Removal of gravel, rocks, bricks, trash and all other construction debris accumulated after the work of CSP 31-A is completed to properly prepare the site to receive landscaping.
- e. Removal and disposal of erosion control items, after permanent growth has been established (this will include remobilization as necessary).

CSP Package 03-A shall be responsible for the following:

- a. Shape and grade perimeter of the building in a manner to allow the safe installation of scaffolding to 20' outside the building perimeter prior to the commencement of construction operations by others. The extent of the shaping and grading shall be completed to the satisfaction of the Construction Manager. Final grading under the building shall be performed just prior to steel erection.

46. **MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **LABORATORY TESTING (EXCEPT FOR RE-TESTING)**
2. **FURNISHING OF EXPANSION JOINT ASSEMBLIES BY OTHERS. INSTALLATION OF FLOOR EMBEDDED ANGLES IS PART OF THIS CSP PACKAGE.**
3. **MASONRY REINFORCING**
4. **ALL SIDEWALKS, PAVING AND OTHER EXTERIOR CONCRETE ITEMS**

**CSP PACKAGE ALLOWANCE(S)**

This CSP Package Contractor shall include a **FIVE THOUSAND DOLLAR (\$5,000.00)** allowance, within the base proposal to be used at the discretion of the Construction Manager.

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**  
11:00 AM, Wednesday, August 28, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114
2. **PROPOSAL DATE / TIME / LOCATION:**  
02:00 PM, Thursday, September 12, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET
3. **POST PROPOSAL INTERVIEW:**  
The post proposal interview shall take place on September 13, 2024 (as applicable).
4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**  
The CSP Package award shall take place Monday October 7, 2024.
5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**  
The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.
6. **SUBMITTALS DUE:**  
Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.
7. **SUBSTANTIAL COMPLETION:**  
On or before the following calendar days from the Notice to Proceed for the Installation of the Work:

<b>PIERS/PLINTHS/FOOTINGS</b>	<b>14</b>	<b>CALENDAR DAYS/AREA</b>
<b>GRADE BEAMS</b>	<b>14</b>	<b>CALENDAR DAYS/AREA</b>
<b>SLAB ON METAL DECK</b>	<b>14</b>	<b>CALENDAR DAYS/AREA</b>
<b>SLAB ON CARTON FORMS</b>	<b>14</b>	<b>CALENDAR DAYS/AREA</b>
<b>ELEVATED SLABS</b>	<b>14</b>	<b>CALENDAR DAYS/AREA</b>
<b>TOTAL STRUCTURAL CONCRETE</b>	<b>60</b>	<b>CALENDAR DAYS (TOTAL)</b>
<b>MISC. CONCRETE</b>	<b>14</b>	<b>CALENDAR DAYS (TOTAL)</b>

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

---END OF SECTION---



GALLAGHER

A C U M M I N G   G R O U P   C O M P A N Y

## GALLAGHER

**CSP 03-D CONCRETE STAINING, SEALING, AND POLISHING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
03	033543	POLISHED CONCRETE FINISHING
09	096116	CONCRETE FLOOR SEALING

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference *Section 01 80 00 – General Clarifications To All Proposers*. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**GALLAGHER****5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

**6. DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

**7. ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

**8. RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

**9. PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

**10. GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

**11. DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**12. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, surveying, layout, grades, etc. to complete their scope of work. Four property corners and two building corners will be established for each facility. It is the responsibility of each CSP Package Contractor to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**14. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.



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2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.
- Any material stored at a location furnished by the owner will be insured by the owner.
- All material delivered for storage must be accompanied by a bill of lading.
15. **HOISTING:**
- Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.
16. **MATERIALS STORED ON-SITE:**
- For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.
17. **LABOR UNIT COSTS:**
- During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.
18. **EXPERIENCE MODIFICATION RATIO (EMR):**
- In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.
19. **SCHEDULE OF VALUES CLARIFICATION:**
- After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.
20. **CONCRETE POLISHING:**
- This CSP Package Contractor shall furnish and install all concrete polishing as indicated within the contract documents. This shall include, but is not limited to:
- a. Do not start work until concrete has cured per manufacturer's instructions
  - b. Floor preparation as listed below
  - c. Protection of adjacent work
  - d. Surface imperfection treatment
  - e. Concrete polishing
  - f. Coloring
  - g. Grout grinding
  - h. Vapor testing
  - i. Polish floors, steps, landings, etc. where indicated
  - j. Protection of completed work
21. **RUBBER/RESILIENT BASE – SEALED/POLISHED CONCRETE AREAS:**
- This CSP Package Contractor shall furnish and install rubber/resilient cove base materials in sealed/polished concrete flooring areas as indicated utilizing pre-molded external corners where required.
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**22. CONCRETE STAINING AND SEALING:**

This CSP Package Contractor shall furnish and install all interior and exterior concrete stains as indicated within the contract documents. This shall include, but is not limited to:

- a. Do not start work until concrete has cured per manufacturer's instructions
- b. Floor preparation as listed below
- c. Protection of adjacent work
- d. Application of concrete stains per specifications and manufacturer's instructions
- e. Application of two coats of sealer at stained concrete per specifications and manufacturer's instructions
- f. Application of two coats of floor wax per manufacturer's instructions
- g. Protection of completed work

**23. FLOOR PROTECTION:**

Floor protection prior to application of concrete stains shall be by others. Floor protection of adjacent and completed work shall be the responsibility of this CSP Package contractor.

**24. FLOOR PREPARATION:**

Floors shall be provided in broom cleaned condition. Floor preparation shall include sanding, sweeping and washing floors per manufacturer's instructions to remove grease, dirt, form oils, curing compounds, etc. prior to application of floor coatings. Additional floor preparation such as acid etching shall be as required per manufacturer's instructions.

**25. FLOOR PATCHING:**

Floor patching if required shall be by CSP Package contractor 03-A.

**26. SHAKE-IN HARDENER CLARIFICATION:**

Shake-in floor hardener shall be furnished and installed by CSP Package contractor 03-A.

**27. JOINT SEALANTS/CAULKING:**

Joint sealants/caulking shall be furnished and installed by CSP Package contractor 03-A.

**CSP PACKAGE EXCLUSION(S):**

1. **FLOOR PROTECTION PRIOR TO COMMENCEMENT OF WORK**
2. **FLOOR PATCHING**
3. **SHAKE-IN FLOOR HARDENER**

**CSP PACKAGE ALLOWANCE(S):**

NONE

**CSP PACKAGE ALTERNATE(S):**

NONE

**CSP PACKAGE SCHEDULE MILESTONES:**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

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2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before FIVE (5) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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A CUMMING GROUP COMPANY

**CSP 04-A MASONRY****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	014339	MOCKUPS
04	042000	UNIT MASONRY
05	055000.2.13	LOOSE STEEL LINTELS
07	072100	THERMAL INSULATION
07	072726	FLUID-APPLIED MEMBRANE AIR BARRIERS
07	076210	FLEXIBLE FLASHING
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079100	PREFORMED JOINT SEALS
07	079200	JOINT SEALANTS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference ***Section 01 80 00 – General Clarifications To All Proposers***. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE**

**REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 12/15/24.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3)

benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

17. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

All material delivered for storage must be accompanied by a bill of lading.

18. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

19. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

20. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built documentation shall be submitted in both a reproducible hard copy and electric format.

**22. ENERGY CONSERVATION CODE:**

All material(s) and installation procedures will be followed to comply with ECC Regulations and Guidelines. Provide documentation upon request to Engineer, Architects and Owner.

**23. GENERAL SCOPE CLARIFICATIONS:**

This CSP Package Contractor shall provide all of the necessary materials, labor, equipment, and hoisting to provide all masonry items as shown or indicated within the contract documents. This shall include, but is not limited to, building, screen walls, columns, marquee signs, etc.

**24. MASONRY CONSTRUCTION:**

This CSP Package Contractor shall provide at least two (2) masonry crews at all times until the completion of the project. Each crew shall contain, as a minimum, at least twenty (20) construction workers, consisting of a Foreman, Journeymen, Helpers and Laborers.

**25. ORDERING OF MATERIALS:**

This CSP Package Contractor shall order all materials for the project not requiring mock-up panels immediately upon receipt of a notice to proceed or signed contract. Brick materials shall be ordered as soon as possible. All mock-up panels shall be completed within 3 weeks of contract award.

**26. DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

**27. SCAFFOLDING:**

This CSP Package Contractor shall furnish and erect a minimum of 80 LF of working scaffolding in place for masonry construction plus the additional scaffolding and planking as required to erect ahead of the work in progress. The masonry contractor shall ensure that the scaffolding meets all OSHA requirements.

**28. MASONRY SCOPE OF WORK:**

This CSP Package Contractor shall furnish and install all brick and masonry items including, but not limited to, the following:

- a. Anchors
- b. Masonry columns
- c. Mock up panels as required
- d. Bullnose and stretchers
- e. Cavities shall be maintained free of mortar
- f. Concrete masonry units (CMU) as required
- g. Concrete or grout fill
- h. Face brick as required
- i. Gravel infills
- j. Grout all joist and beam pockets
- k. Horizontal reinforcing wire as required
- l. Install grout fills at all hollow metal door frames in masonry walls
- m. Bond Beams
- n. Provide anchors welded to structural steel
- o. Provide and install Floor or Roof Deck shoring when installing masonry or scaffolding on or from structural components

- p. Provide moisture protection of all incomplete work
- q. Set all built-in items furnished by others
- r. Special shapes as required
- s. Stone veneer
- t. Temporary masonry wall bracing as required
- u. Utilize cold and hot weather masonry construction precautions
- v. Wall anchors and screws at all conditions (brick ties, wall anchors, etc.)
- w. Masonry screen walls
- x. Masonry at marquee signs

29. **SPECIALTY ITEMS:**

This CSP Package Contractor shall furnish and install miscellaneous specialty items including, but not limited to, the following:

- a. Bearing pads
- b. Block/foam or cavity wall insulation
- c. Bond breakers
- d. Brick and CMU wall ties and anchors
- e. Building Wrap
- f. Cast stone
- g. CMU locker bases/bench supports
- h. Concrete "U" Block
- i. Custom masonry shapes
- j. Damp Proofing (except behind metal panels or plaster)
- k. Expansion and control joint fillers
- l. Fire safing and caulking as indicated at masonry conditions
- m. Foam Inserts
- n. Glazed brick and shapes
- o. Grout at flashing conditions
- p. Grout at jambs of double egress doors
- q. Hardware Cloth
- r. Heckmann Anchors
- s. Insulation
- t. Insulation board at masonry columns
- u. Loose lintels
- v. Masonry Compression Pads/Compressible filler
- w. Mortar Net, Screens, Cavity protection drainage devices
- x. Polystyrene filler
- y. Precast Sills and Caps
- z. Pre-inserted insulation
- aa. Rigid insulation (except behind metal panels or plaster)



- bb. Scuppers
- cc. Sealants at all expansion and control joints (including intersections with other materials)
- dd. Strap anchors
- ee. Through wall, flexible flashing and embedded flashing
- ff. Vertical or horizontal reinforcing steel
- gg. Weep holes with gravel fill

30. **LINTELS - PRE-FINISHED DRIP EDGE FLASHING:**

This CSP Package Contractor shall furnish and install all pre-finished drip edge flashings and counterflashing cleats shown or indicated to be wrapped on masonry lintels.

31. **CANOPY SUPPORT BRACKETS:**

This CSP Package Contractor shall install canopy support brackets, furnished by others, at each connection point to the building for all wall mounted/wall supported aluminum canopies as shown or indicated in the contract documents. Coordinate mounting locations with the Aluminum Canopy contractor prior to installation.

32. **MASONRY OPENINGS TO RECEIVE ITEMS FURNISHED BY OTHERS:**

This CSP Package Contractor shall provide masonry openings to receive items to be installed by others. CMU masonry openings required for the installation of recessed toilet accessories, fire extinguisher cabinets, etc. shall be provided from dimensions provided by others. Openings may be "cut-in" or built to size and configuration at the option of the Masonry Contractor. This CSP Package Contractor shall install hollow metal door frames and window frames furnished by others which are required to be built into or attached to the masonry construction.

33. **HOLLOW METAL FRAME VERIFICATION:**

Prior to door installation by others, all door frames installed by this contractor shall be checked and certified by this Contractor to be plumb and square and installed per TDLR/TAS/ADA requirements. Documentation shall be furnished to the Construction Manager to this effect.

34. **DOOR FRAME CLARIFICATION:**

This CSP Package Contractor shall unload, store, protect, distribute to the proper areas, and install the hollow metal door frames built into or attached to masonry construction.

35. **MOISTURE PROTECTION:**

This CSP Package Contractor shall furnish and install the following items:

- a. Dampproofing (except behind metal panels and plaster)
- b. Exterior water repellant coatings and waterproofing/ sealer
- c. Felt paper at all conditions
- d. Flexible flashing at all conditions
- e. Fluid applied flashing
- f. Hardware cloth
- g. Joint sealant and filler material (along lintels, frames, control joints, etc.) at all locations
- h. Korfil
- i. Rigid Insulation with waterproofing (except behind metal panels or plaster)
- j. Sealant as required between masonry and dissimilar materials at both exterior and interior conditions
- k. Sealant at all exterior plaster and metal panel conditions and all other conditions (all exterior caulking)
- l. Thorolastic coatings, if indicated
- m. Air & water barrier ((except behind metal panels or plaster)

**GALLAGHER**

- n. Sheet flashing, membrane flashings and termination strips
- o. Blanket insulation between masonry to masonry
- p. Caulking at hollow metal door frames
- q. Caulking at masonry intersection with concrete floors
- r. Caulking of cast stone joints on wall caps
- s. Caulking of brick joints where used for wall cap

**36. SEALING OF CAST STONE:**

All cast stone shall be sealed with the specified materials when installed to protect from paint drippings, oil, grease, etc. Any cast stone that cannot be cleaned due to waterproofing not being applied promptly shall be replaced at the expense of this CSP Package Contractor.

**37. RIGID INSULATION, AIR AND WATER BARRIER, FLEXIBLE FLASHING CLARIFICATION - MASONRY:**

This CSP Package Contractor shall furnish and install rigid insulation, air and water barrier and flexible flashings at masonry scope package veneer as shown or indicated in the contract documents. Coordinate installation at drywall conditions as necessary with the CSP 09-A contractor to avoid scheduling conflicts. Coordinate installation at glass and glazing conditions with the CSP 08-B contractor to avoid scheduling conflicts. Coordinate at metal panel conditions with CSP 07-A and/or CSP 07-D contractors to avoid scheduling conflicts.

The Masonry contractor shall install all rigid insulation and/or air & water barrier/damp-proofing at conditions where there is no veneer directly attached (Example: An exterior wall above an entrance doorway with rigid insulation and/or air & water barrier above a soffit ceiling)

**38. TAPING / CAULKING OF SHEATHING JOINTS CLARIFICATION:**

This CSP Package Contractor shall provide taping and/or caulking of exterior sheathing joints and laps, where this package contractor is providing waterproofing/air barrier, as shown or indicated in the contract documents. (This contractor is to provide taping and/or caulking of these sheathing joints per their specification whether indicated or not). Coordinate installation at drywall/sheathing conditions as necessary with the drywall/sheathing contractor to avoid scheduling conflicts.

**39. SHEET METAL AND FLASHINGS:**

This CSP Package Contractor shall furnish and install ALL sheet metal and flashings shown or indicated to be incorporated into, behind or adjacent to masonry and ICF construction, without exception. This shall include, but is not limited to stainless steel flashing, stainless steel angles/plates around door and window openings, metal drips at lintels, expansion joint metals, metal bond breakers, through wall flashings, counter flashings, termination strips, etc.

**40. MASONRY WALL BRACING:**

This CSP Package Contractor shall design, furnish and install temporary wall bracing for all CMU walls to be erected prior to the erection of the structural steel framing elements of the project. This bracing shall remain in-place until such time as the structural steel is erected and is determined adequate to assure the structural integrity of the framing system by the Engineer.

**41. SHORING:**

This CSP Package Contractor shall furnish and install shoring as necessary to complete these CSP Package operations. Shoring shall be left in place and maintained by this CSP Package Contractor until all trades can complete work in that area and the shoring can be removed.

**42. TEMPORARY CONSTRUCTION PROVISIONS:**

This CSP Package Contractor shall make all necessary provisions to protect the constructed masonry from cold weather conditions while also making provisions to accelerate the process during cold weather conditions. This shall include heaters, blankets, wraps, etc. as necessary to install during cold weather days and protect during cold weather days. This CSP Package Contractor shall also provide all temporary bracing of newly constructed areas as well as areas that receive masonry modifications and demolition.

**GALLAGHER****43. FINAL CLEAN:**

This CSP Package Contractor shall provide cleaning of all masonry and surrounding materials as required by the specifications and recommended by the Manufacturer. Cleaning of interior masonry shall commence immediately after completion of interior masonry and prior to installation of finishes as directed by the Construction Manager. This CSP Package Contractor shall also clean all existing brick and cast stone as shown or indicated in the contract documents.

**44. LOOSE LINTEL CLARIFICATION:**

CSP 04-A shall furnish and install all loose lintels as indicated on the loose lintel schedule. CSP 05-A shall furnish and install all other structural members needed to support the masonry as well as all other building materials. This shall include support members needed for the metal wall panels.

**45. PROTECTION OF WORK IN PLACE:**

This CSP Package Contractor shall protect adjacent work in place while performing the work of this package, this shall include protection of glass, glazing and frames installed prior to the installation of masonry. This CSP Package Contractor shall remove protection when instructed by the Construction Manager.

**46. RENOVATION CLARIFICATION – FINE ARTS CENTER ADDITION:**

This CSP Package Contractor shall perform all masonry wall infills, tie-in with existing masonry. This CSP Package contractor shall include the demolition and patching of masonry where penetration, reconfiguration of masonry, or removing items from masonry work is necessary.

**47. MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **LABORATORY TESTING. (EXCEPT RE-TESTING)**
2. **WASTE DISPOSAL CONTAINER FOR MASONRY DEBRIS SHALL BE FURNISHED BY OTHERS.**
3. **RIGID INSULATION BEHIND METAL PANELS**
4. **DAMP-PROOFING BEHIND METAL PANELS**
5. **SHEATHING (EXCEPT FOR CAULKING AND TAPING IF REQUIRED FOR WATERPROOFING)**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

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3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before NINETY (90) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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**CSP 05-A STRUCTURAL STEEL & ERECTION****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	014339	MOCKUPS
05	051200	STRUCTURAL STEEL FRAMING
05	052100	STEEL JOIST FRAMING
05	053100	STEEL DECKING
05	055000	METAL FABRICATIONS
05	055113	METAL PAN STAIRS (EXCLUDING PRECAST TERRAZZO TREADS AND RISERS)
05	055213	PIPE AND TUBE RAILINGS
05	057301	DECORATIVE METAL RAILINGS
05	057313	GLAZED DECORATIVE METAL RAILINGS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT**

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**CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 1/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

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**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built documentation shall be submitted in both a reproducible hard copy and electric format.

22. **GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall furnish and install the project requirements for all structural steel, miscellaneous steel and ornamental steel as shown or indicated in the contract documents. The only items to be installed by others are as listed within this CSP Package.

23. **DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

24. **TESTING LAB COORDINATION:**

It is the responsibility of this CSP Package Contractor to schedule and coordinate with the Owner's Testing Lab for all shop inspections as required by the contract documents. Correction of any items required due to failure to schedule and coordinate required shop inspections shall be completed by this CSP Package Contractor at no additional expense to the Owner.

25. **STRUCTURAL STEEL:**

This CSP Package Contractor shall shop fabricate, prime paint, deliver, unload and erect as required, all structural steel members and assemblies to include, but not limited to, the following:

- a. All Concrete Embed Items (installed by others)
- b. All Masonry Embed Items (installed by others)
- c. Angles and Angle Extensions
- d. Base Plates and Anchor Bolts
- e. Bracing Support and concentrated point load bracing
- f. Beams
- g. Bearing Pads
- h. Bituminous Coatings
- i. Bracings
- j. Canopy Supports, Framing, Deck, etc. (except premanufactured canopies)
- k. Coatings
- l. Column Leveling Plates
- m. Columns
- n. Compressible Filler
- o. Curtain wall channel
- p. Curved members
- q. Floor/Roof Opening Frames shall be furnished and installed whether shown on structural drawings or not
- r. Lateral Shear Bracing
- s. Masonry Support Framing
- t. Mechanical Equipment Support Framing



- u. Metal Deck Edge Angle
- v. Pipe Supports
- w. Plates
- x. Platforms
- y. Purlins
- z. Ridge Plates
- aa. Rods & Connectors
- bb. Roof Drain Support
- cc. Roof Expansion Joints
- dd. Roof Hatch Support Framing
- ee. Tube Steel and Plate Steel Framing

26. **FLOOR DRAIN/SINK SUPPORTS:**

For proposing purposes, it shall be assumed by this CSP Package Contractor that ALL floor drains and floor sinks in the Kitchen and surrounding support areas will require typical floor drain opening frames as depicted for other areas in the Structural drawings, whether shown on the drawings, or not.

27. **JOIST, GIRDERS & TRUSSES:**

This CSP Package Contractor shall fabricate, prime paint, deliver, unload and erect as required the following:

- a. Chord Extensions
- b. Joist Girders
- c. Open Web Joist
- d. Sidewall Anchors
- e. Steel Bridging
- f. Support framing reinforcing
- g. Wall Connectors
- h. Weld Plates

28. **JOIST BRIDGING/BRACING COORDINATION:**

This CSP Package Contractor shall coordinate with the Mechanical Contractor the locations of required x-bracing and bridging in joists so as to not interfere with openings for duct routing. All duct supports shall be located at panel points. Coordination will be required between the CSP 05-A Contractor, Mechanical Contractor and Joist manufacturer to eliminate potential conflicts.

29. **STEEL DECK:**

This CSP Package Contractor shall fabricate, deliver, unload and erect all steel floor and roof deck materials of size and gauge as shown or indicated in the contract documents to include:

- a. Acoustical Deck
- b. Cover Plates
- c. Deck Closures
- d. Framing for Joist Seats
- e. Joist Bearing Angles, Tubing, and Plates at Masonry Conditions
- f. Headed studs
- g. Metal Form Deck

- h. Platform deck
- i. Related Accessories
- j. Roof Sump Pans
- k. Sheet Steel Angle Flashing
- l. Sheet Steel Closures
- m. Sheet Steel Flashing
- n. Steel Cover Plates
- o. Steel Roof Deck
- p. Weld Plates
- q. Wet concrete stop
- r. Wind Bracing

30. **SUSPENDED SUPPORT FRAMING:**

This CSP Package Contractor shall fabricate, deliver, unload and erect the suspended support framing as shown or indicated in the contract documents including, but not limited to, the following steel assemblies:

- a. ALL Support Framing
- b. All supports needed for metal panels
- c. Brick Hangers
- d. Interior Non-Load Bearing Door, Window or Partition Support Framing or Bracing
- e. Lighting supports
- f. Masonry Support Framing or Bracing, Bolted or Welded to Structural Steel Framing
- g. Screen Wall framing
- h. Sill angles
- i. Speaker enclosure framing
- j. Steel Bracings
- k. Support for Overhead Doors
- l. Support platform, etc. for roof mounted condenser units
- m. Turn Buckles

31. **MISCELLANEOUS FABRICATIONS:**

This CSP Package Contractor shall fabricate, deliver, unload and erect the job requirements of miscellaneous steel fabricated assemblies as shown or indicated in the contract documents including, but not limited to, the following items:

- a. Floor hatch framing and supports
- b. Access ladders and escutcheons, underfloor access ladders shall be installed to within 1' of crawl space grade whether shown on the contract documents or not
- c. Areaway grates, foundation vents
- d. Aluminum handrails, aluminum pipe railings, handrail brackets
- e. Bent Plate and Steel Plate
- f. Catwalk Systems
- g. Core drilling for railings set in concrete
- h. CRS plate

- i. Decorative/Ornamental Steel Items
- j. Elevator rail framing, sills
- k. Elevator pit ladder
- l. Glass railing systems
- m. Gratings, elevator gratings, bar gratings, etc
- n. Loading dock gates & fencing
- o. Miscellaneous Steel Bracings
- p. Ornamental stairways
- q. Outriggers
- r. Platforms & mezzanines
- s. Railings, guardrails, handrails (including mesh)
- t. Roof ladders, this CSP Package Contractor shall field measure roof ladder locations prior to fabrication to ensure correct fit to the building. All ladders shall meet or exceed OSHA requirements.
- u. Stairs, including non-slip strips and miscellaneous framing
- v. Steel pipe gates and accessories
- w. Wire mesh accents and connectors and channels
- x. Permanent ladders, including cages (install roof access ladder(s) simultaneous with roof access hatch(es) with temporary supports, as necessary)

32. **MISCELLANEOUS FABRICATIONS INSTALLED BY OTHERS:**

This CSP Package Contractor shall fabricate, deliver and unload, for installation by others, the following miscellaneous steel fabricated assemblies as shown or indicated in the contract documents including, but not limited, to the following items:

- a. Canopy support brackets
- b. Imbedded pipe sleeves
- c. Kwik bolts, anchors and all other required fasteners
- d. Pipe bollards
- e. Stair nosings
- f. Traffic gates
- g. Furnish any and all field welding required for these items.

33. **ERECTION:**

This CSP Package Contractor shall furnish erection manpower, cranes, welders, supplies and services to erect all of the structural steel, joists, metal floor and roof deck, metal stairs, pipe and tube railings and miscellaneous metal fabrication requirements of this CSP Package. Erector shall perform the erection with a minimum of two (2) cranes and two (2) crews consisting of eighteen (18) steel erectors per crew throughout the structural steel, joist and metal deck erection period. These minimum erection resources shall be supplemented by the necessary manpower and equipment as required to complete the structural and miscellaneous metal fabrication erection in accordance with the Milestone Schedule as provided herein.

34. **STEEL ERECTOR CLARIFICATION:**

In the appropriate location on the construction proposal form, this CSP Package Contractor shall provide the name of the proposed steel erection contractor as well as the name of a second proposed steel erection contractor along with the cost associated with using the second proposed steel erector. This information may be used in determining the best value for the Owner.

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35. **CRANE CLARIFICATIONS:**

This CSP Package Contractor shall receive each area properly graded prior to the installation of the floor structure. This CSP Package Contractor shall utilize cranes large enough to span the area. If this CSP Package Contractor disturbs the floor area for any reason, it will be necessary for this CSP Package Contractor to regrade the underfloor area as deemed acceptable by the Construction Manager. In areas with carton form slabs, crane shall be large enough to span slabs. This CSP Package Contractor shall be responsible to provide mats for safe operation of the crane(s) and as necessary to move cranes around the project site(s). This shall include protection of work in place (i.e. paving, utilities, etc.) while moving crane(s) around the site(s).

36. **CERTIFICATION OF WORK IN PLACE:**

At the completion of the installation in each area, the CSP 05-A Contractor shall certify, in writing, that the elevations of all work in place are as shown in the contract documents. Any corrective work required due to improper steel installation shall be at the cost of the CSP 05-A Contractor.

37. **CANOPY SUPPORT BRACKETS:**

This CSP Package Contractor shall furnish, for installation by others, canopy support brackets at each connection point to the building for all wall mounted/wall supported aluminum canopies as shown or indicated in the contract documents. Canopy support brackets shall be approved by the Structural Engineer prior to fabrication. This CSP Package Contractor shall furnish any and all field welding required for the canopy support brackets.

38. **Z-CLIPS AND ANGLES:**

All steel Z-clips and angles 10 gauge and heavier shown or indicated in the contract documents shall be provided by this CSP Package Contractor. The CSP 09-A Contractor shall furnish and install all steel Z-clips and angles 12 gauge and lighter.

39. **ELEVATOR TUBE STEEL CLARIFICATION:**

For proposing purposes, this CSP Package Contractor shall furnish and install four (4) each HSS 8 x 4 x 3/8" at the Elevator Shaft from top of concrete floor to bottom of joist (two on each floor level). Coordinate exact requirements with Construction Manager and Elevator Contractor prior to fabrication.

40. **MASONRY SUPPORT:**

This CSP Package Contractor shall furnish and install all masonry support framing indicated to bolt or weld to steel structure, concrete walls or masonry walls. This includes welding masonry ties or anchors to columns. Loose steel masonry lintels shall be furnished and installed by others.

41. **FOLDING PARTITIONS CLARIFICATION:**

This CSP Package Contractor shall install the necessary holes in the structural members for folding partitions.

42. **TOUCH-UP PAINTING:**

All structural steel, metal deck and joists shall be shop primed in accordance with the specifications. This CSP Package Contractor shall provide touch-up painting in accordance with the specifications.

43. **MECHANICAL UNIT SUPPORT FRAMES:**

Due to time constraints, mechanical unit support frames shall be fabricated in the field in lieu of being shop fabricated.

44. **BRACING/SHORING:**

This CSP Package Contractor shall furnish and install shoring, bracings, etc. as necessary to complete this scope of work. Shoring shall be left in place and maintained by this CSP Package Contractor until all trades can complete work in that area and the shoring can be removed.

45. **SCHEDULING CLARIFICATIONS:**

The following provisions shall be utilized by this CSP Package contractor:

- a. Utilization of a minimum of two (2) operating cranes. In the appropriate location on the proposal form, provide a unit cost for cranes per day. In the event two cranes are not provided this unit cost will be used to determine a deduct from the CSP 05-A contract.

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- b. Work activities shall take place a minimum of six (6) days a week. The scheduling of this project may require work activities to take place seven (7) days a week. Determination of work schedules shall be at the discretion of the Construction Manager.
- c. Fully staffed crews shall be working in at least two areas simultaneously throughout the duration of this scope of work.
- d. Areas shall be completed prior to moving to the next area
- e. Erector shall perform the erection with a minimum two (2) crews consisting of seven (7) skilled steel erectors, five (5) steel detailers and six (6) metal deck erectors (a total of eighteen 18 steel erectors per crew) throughout the structural steel, joist and metal deck erection period.
- f. Materials shall be delivered in a manner to allow total completion of an area. As well as to facilitate erecting two (2) areas simultaneously.

**46. SCHEDULE SUBMISSION:**

This CSP Package Contractor shall be required to submit a milestone schedule, broken down by area of the facility, to the construction manager within seven (7) days after contract award.

**47. TEMPORARY SAFETY CONSTRUCTION:**

This CSP Package Contractor shall furnish materials and construct the following temporary safety construction items in accordance with the requirements of OSHA standards (this list is in no way inclusive of all OSHA requirements that this CSP Package Contractor shall meet):

- a. Tie-off cables as required to complete this scope of work
- b. Perimeter fall protection for all jobsite personnel around all elevated slab areas to include top and mid rails/cable
- c. Floor opening railing protection for all jobsite personnel to include top and mid rails/cables
- d. Temporary handrails at stairs for use by jobsite personnel
- e. Maintenance of all temporary safety items installed by this CSP Package Contractor for the duration of this CSP Package Contractor's scope of work
- f. Temporary safety construction installed by this CSP Package Contractor shall remain in place until such time as is deemed appropriate for removal at the discretion of the Construction Manager.
- g. Temporary safety items left in place by this CSP Package Contractor shall be removed and disposed of by others. Any materials that this CSP Package Contractor wishes to salvage will need to be coordinated with the Construction Manager.

**48. DETAILING CLARIFICATION:**

This CSP Package Contractor shall include the cost for all structural steel, misc. steel, joist and deck detailing and submittal processing, engineering, reproductions, etc. within the base proposal. This CSP Package Contractor shall provide all detailing, drafting, and printing necessary to complete the shop drawing submittal requirements of the project. Steel detailers that are NISD (National Institute of Steel Detailing) QPP (Quality Procedures Program) Certified and located in the State of Texas are acceptable without the Construction Manager's approval. Steel Detailers that are not NISD QPP Certified or not located in the State of Texas must be approved in writing by the Construction Manager prior to beginning work. Please refer to the following website for NISD QPP Members and Certification: [http://www.nisd.org/nisd\\_-\\_members\\_-\\_southwest\\_cha.html](http://www.nisd.org/nisd_-_members_-_southwest_cha.html).

**49. FIELD USE DRAWINGS:**

This CSP Package Contractor shall be responsible for furnishing three (3) hard copy sets and one (1) electronic set on CD of field use drawings for structural and miscellaneous steel to the Construction Manager. The field use drawings shall be delivered to the Construction Manager's office prior to material delivery on-site. E-sheets shall be provided in full size sheet sets (minimum 24" x 36") and shop detail sheets shall be provided in half-size sheet sets (minimum 18" x 24").

**50. UNIT PRICING:**

In the appropriate location on the proposal form, this CSP Package Contractor shall provide unit pricing as follows:

- a. Hourly unit price for erectors
- b. Hourly unit price for crane downtime (only for items beyond the control of this CSP Package Contractor)
- c. Daily unit price for Crane. This shall be deducted when only one crane is provided unless otherwise agreed upon by the Construction Manager.

**51. DELIVERY SCHEDULE:**

This CSP Package Contractor shall provide a proposed delivery schedule for shop drawings, structural steel, metal deck and joists and miscellaneous steel items in the appropriate locations on the construction proposal form. The delivery schedule may be taken into consideration in the award of a contract for this CSP Package.

**52. DEMOLITION OPERATIONS:**

This CSP Package Contractor shall rework, demolish, remove, reconfigure, etc. existing structural members as necessary to complete this scope of work. This shall include cutting into and reconfiguring other materials as necessary.

**53. MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **COLD-ROLLED METAL STEEL FRAMING**
2. **REINFORCING STEEL**
3. **FURNISHING OF WALL AND CEILING EXPANSION JOINT ASSEMBLIES**
4. **INSTALLATION OF ITEMS EMBEDDED INTO CONCRETE OR MASONRY**
5. **TUBE PIPE SUPPORTS FOR ATHLETIC BASKETBALL BACKSTOPS (FURNISHED & INSTALLED BY OTHERS)**
6. **LOOSE MASONRY LINTELS**
7. **CHAIN LINK & WROUGHT IRON FENCING**
8. **PRECAST TERRAZZO STAIR TREADS & LANDINGS (BY CSP 09-I)**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

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3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before NINETY (90) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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**CSP 06-A MILLWORK****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
06	061636	WOOD PANEL PRODUCT SHEATHING
06	064116	PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS
06	064600	WOOD TRIM
07	079200	JOINT SEALANTS
12	123623.13	PLASTIC-LAMINATE-CLAD COUNTERTOPS
12	123661.16	SOLID SURFACING COUNTERTOPS
12	123661.19	QUARTZ AGGLOMERATE COUNTERTOPS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**



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**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

**6. ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 7/15/25.

**7. DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

**8. ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

**9. RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

**10. PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

**11. GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

**12. DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

**22. TEXAS ACCESSIBILITY STANDARDS COMPLIANCE:**

It is the responsibility of this CSP Package Contractor to review the millwork elevations for ADA/TDLR/TAS compliance during the shop drawing phase and bring any discrepancies to the Construction Manager's attention. Any corrective work required due to the failure to verify compliance shall be completed by this CSP Package Contractor at no additional cost to the Owner.

23. **GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor, equipment and hoisting required to provide millwork, cabinetry and architectural woodwork as shown or indicated in the contract documents.

24. **CASEWORK AND MILLWORK:**

This CSP Package Contractor shall provide shop drawings, samples, submittal information, field dimensions as required, fabrication, and field installation for the job requirements of all plastic laminate casework, interior architectural woodwork, millwork, wood and plastic laminate cabinetry, shelving, storage units, counters, loose window sills, running trim and other fabricated finish carpentry items as shown or indicated in the contract documents including, but not limited, to the following:

- a. Accent bands
- b. Adjustable shelving, utility shelving, brackets and standards
- c. ALL supports and anchors (including steel tubing at millwork)
- d. Backsplashes
- e. Base and wall cabinets
- f. Bracings
- g. Bullnose
- h. Cabinet hardware (including locks)
- i. Chair rail, wall trim, crown molding, etc.
- j. Coat hooks, hanger rods, etc.
- k. Counter tops, radius countertops, etc.
- l. Drawer units
- m. Edge banding
- n. File drawers
- o. Furnish and install all cutouts; include all grommets and miscellaneous trim at all cutouts
- p. Keyboard trays and slides
- q. Media cabinets
- r. Miscellaneous wood trim
- s. Plastic laminate/wood items in food service areas
- t. Pencil sharpener mounting blocks
- u. Plastic laminate wall panels
- v. Pre-finish items as indicated
- w. Pull-out trash bins
- x. Shelving units, board storage cabinets
- y. Shelving brackets
- z. Solid surface materials
- aa. Stainless steel counter tops (excluding SS fixtures/equipment)
- bb. Teacher closets, storage compartments, etc.
- cc. Window sills
- dd. Wood base

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- ee. Wood handrails
  - ff. Wood caps
  - gg. Wood/plastic laminate sills @rolling counter doors
  - hh. Wood wall panels
  - ii. Hardwood, plywood, trim and blocking at locker room benches, wall mounted locker room benches
  - jj. Wood trim of all types
25. **TOE-BASE CLARIFICATION:**  
This CSP Package Contractor shall include solid stock hardwood at ALL cabinet toe-bases, without exception. NO PARTICLE BOARD OR PLYWOOD WILL BE ALLOWED AT ANY TOE-BASE LOCATIONS. Any toe-bases installed without solid stock hardwood shall be replaced at this CSP Package Contractor's expense. This shall be taken into consideration in the preparation of proposals for this project. Compensation for this will not be made at a later date.
26. **FILLERS/SCRIBES:**  
This CSP Package Contractor shall furnish a minimum 3" filler/scribe on the side of all upper and base cabinets next to walls to allow for the units to be fit in the field in lieu of waiting for field dimensions prior to fabrication. This shall be taken into consideration in the preparation of proposals for this project. Compensation for this will not be made at a later date.
27. **WOOD TREADS AND RISERS:**  
This CSP Package Contractor shall furnish and install all wood treads, risers, nosings, luminous tape, etc. as shown or indicated in the contract documents. The wood treads and risers shall be finished by others.
28. **PLYWOOD PANELING:**  
This CSP Package Contractor shall furnish and install all plywood paneling, including stage edge and stage apron, as shown or indicated in the bid documents, including but not limited to plywood paneling, reveals, wall-caps, edge trim, required hardware, etc. (Exclude 1" cork at stage edge. By wood flooring contractor)
29. **FINISHING CLARIFICATION:**  
All stained millwork and cabinetry items shall be pre-finished by this CSP Package Contractor. This shall include filling of nail holes and field touch-up as required to provide a complete and finished installation. All painted millwork and cabinetry items shall be field finished by the CSP 09-E contractor, except painting at reception desks and library desks shall be completed by the CSP Package 06-A Contractor.
30. **INSTALLATION:**  
Installation shall include delivery, unloading, uncrating, distribution and attachment in place. This CSP Package Contractor shall furnish all anchorage, nails, fasteners, surface blocking, templates, fillers, trim, caulking and layout as required for a complete installation. Provide all required cut-outs as required to receive installation of mechanical and electrical installations by others. Installation work force shall at all times include, as a minimum, nine (9) workers including three (3) journeymen and six (6) apprentice/helpers until substantial completion of the work as established by the Construction Manager.
31. **DISPLAY CASE CLARIFICATION:**  
The CSP Package 06-A Contractor shall provide all necessary components required for the fabrication and installation of Display Cases as shown or indicated in the contract documents, except drywall, glass and electrical items. The CSP 06-A scope of work shall include, but is not limited to, wood framing, wood blocking, plywood, plastic laminate items, wood trim (including finish), cork, plastic lens/eggcrate, metal shelf supports and standards, etc. CSP 09-A shall be responsible for all metal framing, gypsum board and hollow metal frame installation at the display cases. CSP 08-B shall be responsible for all glass items at the Display Cases including, but not limited to, glass shelves, sliding glass doors, sliding door hardware, locks, etc. CSP 26-A shall be responsible for all electrical items at the Display Cases including, but not limited to, outlets, lighting, connection to final electrical power, etc.
32. **CAULKING:**  
This CSP Package Contractor shall furnish and install caulking and seam-fill where millwork/cabinetry items abut dissimilar materials, including caulking of splashes to countertops and walls. All cabinets countertops and
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backsplashes shall be caulked to adjacent surfaces by this CSP Package Contractor in colors to be selected by the Architect.

**33. PROTECTION OF WORK IN-PLACE:**

During installation and upon completion of installation this CSP Package Contractor shall include within the base proposal provisions, protection of each surface, which shall be covered with cardboard, masonite and plastic and secured as to prevent damage by other trades. Any damage to millwork items not protected by this CSP Package Contractor shall be corrected/repaired by this CSP Package Contractor.

**34. CUT OPENINGS FOR OTHER TRADES:**

This CSP Package Contractor shall field cut all openings required for field installation of mechanical or electrical requirements to be installed by others in materials furnished by this CSP Package.

**35. KEYING CLARIFICATIONS:**

This CSP Package Contractor shall furnish and install all locking cylinders and keys in the cabinetry as indicated. This shall also include the following provisions:

- a. 8 master keys given to the construction manager for their use, two (2) master keys shall be provided at the time of installation.
- b. All keys shall be tagged with metal tags by the final room number and given to the construction manager in a filed and orderly manner
- c. This CSP Package Contractor shall perform a final keying walk-thru with the District verifying that all keys properly work the indicated area

**CSP PACKAGE EXCLUSION(S)**

1. **FINISH BUILDING HARDWARE OTHER THAN INCORPORATED INTO MILLWORK**
2. **MIRRORS MOUNTED IN MILLWORK**
3. **CONCEALED WOOD BLOCKING WITHIN PARTITIONS OR ABOVE FINISHED CEILINGS**
4. **GLASS**
5. **BAND INSTRUMENT STORAGE CABINETS**
6. **WOOD VENEER WALL COVERING (BY CSP PACKAGE 09-E)**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

**3. POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

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**4. CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

**5. CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

**6. SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

**7. SUBSTANTIAL COMPLETION:**

On or before FOURTEEN (14) calendar days from the Notice to Proceed for the Installation of the Work.

**8. PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---



# GALLAGHER

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## GALLAGHER

## CSP 07-A ROOFING AND SHEET METAL

## CRANDALL ISD - PERFORMING ARTS CENTER ADDITION

<u>DIVISION NO:</u>	<u>SECTION:</u>	<u>TITLE:</u>
01	014339	MOCKUPS
06	061053	MISCELLANEOUS ROUGH CARPENTRY
07	072100	THERMAL INSULATION
07	072726	FLUID-APPLIED MEMBRANE AIR BARRIERS
07	074213.13	FORMED METAL WALL PANELS
07	074293	SOFFIT PANELS
07	075216	STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUMINOUS MEMBRANE ROOFING
07	076200	SHEET METAL FLASHING AND TRIM
07	076210	FLEXIBLE FLASHING
07	077129	MANUFACTURED ROOF EXPANSION JOINTS
07	077200	ROOF ACCESSORIES
07	079100	PREFORMED JOINT SEALS
07	079200	JOINT SEALANTS

**GENERAL SCOPE PROVISIONS**1. **SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must **reference Section 01 80 00 – General Clarifications To All Proposers.** All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

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2. **SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

3. **PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 3/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.



**12. DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor,

material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT, WARRANTY AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built, warranty and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built, warranty and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **HOISTING:**

This CSP Package Contractor shall furnish and provide all equipment as necessary to hoist materials and equipment to the roof levels of this project.

23. **PRE-ROOFING CONSULTATION:**

Immediately after contract award this CSP Package contractor shall contact the Construction Manager for coordination of a preconstruction roofing consultation meeting with the Roofing Consultant. This meeting must be held prior to the submittal process. An additional meeting will be held if necessary after the submittals have been approved but before construction begins.

24. **ENERGY CONSERVATION CODE:**

All material(s) shall be furnished and installation procedures will be followed to comply with ECC Regulations and Guidelines. Provide documentation upon request to Engineer, Architects and Owner.

25. **GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor, equipment and hoisting required for all roofing, roof sheet metal and metal wall panels as shown or indicated in the contract documents.

26. **VERIFICATION OF WORK IN PLACE:**

This CSP Package Contractor shall verify installation of the roofing substrate prior to commencing work in any area and provide written acceptance of work in place to the Construction Manager. Proceeding with work without providing written acceptance will signify this CSP Package Contractor's acceptance of work in place and no change order requests related to the substrate will be considered.

27. **CREW SIZE:**

This CSP Package Contractor shall have a minimum of fifteen (15) roofers and sheetmetal workers on the project for the duration of this scope of work. Sheet metal operations shall begin on an area as soon as the deck has been completed in that area. The sheet metal operations shall progress unilaterally with the roofing operations.

28. **TEMPORARY SAFETY CONSTRUCTION:**

This CSP Package Contractor shall furnish, install, maintain and remove an OSHA standard fall and perimeter roof protection system for the duration of all of the work included within this CSP Package. As well as all other provisions necessary to meet all OSHA requirements.

29. **ROUGH CARPENTRY FOR ROOFING:**

This CSP Package Contractor shall furnish and install all treated wood materials and anchors as required to provide the wood blocking, backing, deck, sheathing, fascia blocking and backing, cant strips, etc. as indicated and/or required to receive roof flashing sheet metal, roof insulation, roof penetrations, built-up roofing, metal roofing, roof hatch, roof ladders and skylights. This includes all wood as indicated for the parapet walls and all wood necessary to complete this scope of work.

30. **ROOF INSULATION:**

This CSP Package Contractor shall Furnish and install roof insulation materials as shown or indicated in the contract documents including, but not limited to, the following:

- a. Asphalt primer, asphalt and fasteners as specified
- b. Cover board
- c. Crickets
- d. Deck sheathing board
- e. Insulation in decking at acoustical deck areas
- f. Insulation on outside of curbs
- g. Nailable insulation
- h. Perlite Insulation
- i. Polyisocyanurate insulation
- j. Rigid insulation of type as specified
- k. Tapered cant strips

31. **DEWATERING:**

After the ice and water shield has been installed and temporary roof openings have been sealed, this CSP Package Contractor shall provide the necessary manpower to remove excess moisture that may accumulate from moisture infiltration into the building as necessary and directed by the Construction Manager. It shall be the responsibility of this CSP Package Contractor to maintain the ice and water shield and temporary roof openings in a watertight manner to avoid moisture penetration into the building prior to the completion of the roofing operations.

32. **ICE AND WATERSHIELD:**

This CSP Package Contractor shall furnish and install ALL ice and water shield as indicated within the contract documents. Ice and water shield at metal roofing shall be installed as soon as metal decking is complete. This CSP Package Contractor shall maintain and replace ice and water shield as necessary prior to installation of permanent roofing materials. The intent of this item is to dry-in building as soon as possible. This CSP Package Contractor shall plan for this accordingly.

33. **GENERAL ROOFING REQUIREMENTS:**

This CSP Package Contractor shall furnish and install the necessary materials, labor, and equipment to implement a complete roofing system as indicated within the contract documents. This includes, but is not limited to the following items:

- a. Automatic smoke vents
- b. Built up roof
- c. Expansion Joints
- d. Felt paper
- e. Flash in all penetrations
- f. Flashing, counter flashing, copings, pitch pans, permaflash, etc.
- g. Furnish and install all wood blocking on the roof and parapet walls, including plywood and metal panel backing.
- h. Guttering and collector heads (prefinished), gutter brackets, gutter straps, downspouts
- i. Membrane Roof
- j. Pre-finished metal coping
- k. Roofing sheet metal
- l. Scuppers, gravel guards, splash blocks, splash pans, collector boxes, hooded roof penetrations, etc.
- m. Walk pads and pads for pipe supports
- n. Waterproofing membrane

- o. Water tight umbrella at pipe penetrations
- p. All other necessary items to furnish and install a complete weather-tight roofing system.

34. **ROOFING:**

This CSP Package Contractor shall furnish and install the specified roofing system and compatible flashings under the inspection of the Roofing Consultant. Provide aggregate surfacing and traffic walk pads as specified. Install traffic pads under pipe supports. This shall include fabricating and installing a minimum of three (3) condensing unit curbs for food service equipment as required, whether shown on the contract documents or not.

35. **ROOFING CONSULTANT:**

This CSP Package Contractor shall notify the roof consultant prior to the commencement of work. This shall include keeping the consultant abreast of all sequencing and schedule.

36. **FLASHING AND SHEET METAL:**

This CSP Package Contractor shall fabricate, furnish and install all pre-finished and sheet metal flashing, counter flashing, counter flashings at gas line receivers, metal panel head and sill flashing, cleats, plates, closures, termination bars, anchor bars, cap flashing, pipe enclosures, scuppers, pitch pans, edge guard and fascia metal, parapet wall copings, canopy sheet metal, umbrellas, parapet wall end caps, metal drips, expansion joint hoods and receivers, thru-wall receiver joints, screen wall metal caps, parapet metal wall panel, lead drain flashing, reglets, collars, gutters, down spouts, splash pans and splash blocks. Provide and install fasteners, sealants, underlayments and accessories as required for a complete and acceptable installation. This CSP Package Contractor shall provide all trim necessary to provide a complete and finished product, whether shown on the contract documents or not.

37. **SHEET METAL CAP CLARIFICATION:**

This CSP Package Contractor shall furnish and install all sheet metal caps at screen walls, dumpster walls, etc., if indicated.

38. **CLARIFICATION TO SHEET METAL:**

The sheet metal on this project shall be pre-finished, color to be selected by Architect and Owner.

39. **DOWNSPOUT BOOT CLARIFICATION:**

All downspout boots that tie-in to the storm drainage system below grade shall be furnished, installed and tied-in by the Plumbing Contractor. All downspout boots that drain at grade shall be furnished and installed by the CSP 07-A Contractor. Downspout nozzles shall be furnished and installed by the Plumbing Contractor. Concrete splash blocks shall be furnished and installed by the CSP 07-A Contractor.

40. **METAL ROOFING AND METAL PANELS:**

This CSP Package Contractor shall furnish the necessary labor, equipment, and materials to provide a complete scope of work for the following items:

- a. Standing seam metal Roofs – include all fasteners underlayments, felt paper, caulking, sealants (everything from the metal deck up). Also, include deck tights, roof jacks, curbs, trim, caulking, sealants, etc. for all penetrations through the metal roofs
- b. Metal Panels, Liner Panels, Soffit Panels, etc. – Furnish and install all metal panels including all brackets, fasteners, supports, transitions, trim, rigid insulation, caulking, sealants, subsurface moisture protection requirements, etc. (all items from the sheathing out)
- c. Clarification - All structural members and light gauge framing needed to complete this scope of work but not shown shall be the responsibility of this CSP Package Contractor.

41. **METAL WALL PANELS:**

This CSP Package Contractor shall furnish and install all metal wall panels as indicated within the contract documents with all necessary items from the sheathing out. This shall include, but is not limited to the following:

- a. Drip flashings

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- b. Dampproofing
- c. Hat/furring channels
- d. Panels
- e. Rigid insulation
- f. Subgirts
- g. Support angles
- h. Support members
- i. Trim.
- j. Caulking/Sealants to dissimilar materials

42. **RIGID INSULATION, AIR AND WATER BARRIER, FLEXIBLE FLASHING CLARIFICATION – METAL PANELS:**

This CSP Package Contractor shall furnish and install rigid insulation, air and water barrier, and flexible flashings at metal panels scope package veneer as shown or indicated in the contract documents. Coordinate installation at drywall conditions as necessary with the CSP 09-A contractor to avoid scheduling conflicts. Coordinate installation at glass and glazing conditions with the CSP 08-B contractor to avoid scheduling conflicts. Coordinate at masonry conditions with 04-A contractor to avoid scheduling conflicts. Coordinate at other metal wall panel contractor scope conditions with the 07-D contractor to avoid scheduling conflicts.

43. **TAPING / CAULKING OF SHEATHING JOINTS CLARIFICATION:**

This CSP Package Contractor shall provide taping and/or caulking of exterior sheathing joints and laps, where this package contractor is providing waterproofing/air barrier, as shown or indicated in the contract documents. (This contractor is to provide taping and/or caulking of these sheathing joints per their specification whether indicated or not). Coordinate installation at drywall/sheathing conditions as necessary with the drywall/sheathing contractor to avoid scheduling conflicts.

44. **RELATED WORK:**

This CSP Package Contractor shall furnish all labor and material for a complete installation of the following items of work:

- a. All roofing vents, if indicated.
- b. Roof hatches, including safety accessories (rails, posts, etc.) as required
- c. All sealant required for a complete waterproof installation of all work in this CSP Package scope of work.

45. **SEALANT:**

This CSP Package Contractor shall provide all sealant related to the roof installation as specified and indicated to provide for a complete and waterproof installation of all work included within this CSP Package scope of work. This shall include water repellants, caulking, and other weather tight measures at metal panels.

46. **CONSTRUCTION LADDERS FOR OTHER TRADES:**

During roof system installation, this CSP Package Contractor shall provide and secure by OSHA standards, a minimum of one (1) ladder per roof elevation change greater than three feet (3'), for daily use by other trades. Once all permanent roof ladders have been installed and materials are safe for use, each trade will either use permanent roof access ladders, or provide their own means of access.

47. **ROOF PENETRATIONS:**

All roof penetrations will be made by the CSP 07-A Roofing Contractor. The Mechanical, Plumbing and Electrical Contractors shall provide all materials for actual penetration, including, but not limited to, pitch pans, chem. curbs, piping, flashing, etc. Layout and final locations are to be done by each individual trade and coordinated with the CSP 07-A Contractor prior to penetrating the roof system.

**48. TEMPORARY ENCLOSURES FOR ROOFING:**

In the event that an opening must be left in the existing roof for an extended period. This CSP Package Contractor shall provide temporary provisions to close the opening and make it watertight until construction can be completed. Coordinate with other trades to prevent temporary enclosures. This CSP Package Contractor shall provide temporary watertight enclosures over all unit skylight openings as directed by the Construction Manager.

**49. RENOVATION OPERATIONS:**

This Proposal Contractor shall perform renovation operations on the existing roof systems as required for tie-in of new roofing systems including, but not limited to, spudding back existing roofs for tie-in, expansion joints between new and existing roofs, remove coping and prepare for new roofs, remove, relocate and rework gutters, downspouts and splash blocks as required for building additions, remove, modify and reinstall metal panels as required for roofing operations, etc. This Proposal Contractor shall provide temporary provisions for roof drainage at addition areas where gutters and downspouts are required to be removed. All existing roofing warranties shall be maintained.

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**50. MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents

**CSP PACKAGE EXCLUSION(S)**

1. **LABORATORY TESTING (EXCEPT RE-TESTING)**
2. **INTERIOR WOOD BLOCKING**
3. **SEALANT OTHER THAN REQUIRED FOR WORK OF THIS CSP PACKAGE**
4. **ROOFING AT METAL BUILDINGS**
5. **CAST IRON DOWNSPOUT BOOTS**

**CSP PACKAGE ALLOWANCE(S)**

**This CSP Package Contractor shall include a TEN THOUSAND DOLLAR (\$10,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

**3. POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

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**4. CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

**5. CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

**6. SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

**7. SUBSTANTIAL COMPLETION:**

On or before SIXTY (60) calendar days from the Notice to Proceed for the Installation of the Work.

**8. PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---



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A CUMMING GROUP COMPANY

**CSP 07-C SPRAYED ON FIREPROOFING AND SPRAYED INSULATION  
CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
07	078100	APPLIED FIREPROOFING

**GENERAL SCOPE PROVISIONS**

**1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of



this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

7. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

8. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

9. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

10. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

11. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

12. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

14. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.

- 
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.
- Any material stored at a location furnished by the owner will be insured by the owner.
- All material delivered for storage must be accompanied by a bill of lading.
15. **HOISTING:**
- Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.
16. **MATERIALS STORED ON-SITE:**
- For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.
17. **LABOR UNIT COSTS:**
- During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.
18. **EXPERIENCE MODIFICATION RATIO (EMR):**
- In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.
19. **SCHEDULE OF VALUES CLARIFICATION:**
- After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.
20. **SPRAY FIREPROOFING AND INTUMESCENT PAINT:**
- This CSP Package Contractor shall furnish and apply rated spray fireproofing and intumescent paint to structural steel members of the building in accordance with the requirements of the contract documents. This CSP Package Contractor shall be responsible for a submittal review of all structural steel shop drawings prior to steel fabrication for any conflicts of primed structural steel members which may interfere with the fire rated coatings being applied as part of this scope of work. Work will not proceed until this CSP Package Contractor has reviewed, approved and returned a set of structural steel shop drawings.
21. **SPRAY FOAM INSULATION:**
- This CSP Package Contractor shall provide the necessary labor, materials, supervision, safety personnel and equipment as required to furnish and install all spray foam insulation shown or indicated in the contract documents, including, but not limited to crawl space insulation and wall/roof intersection insulation. Spray foam shall be applied to all areas as indicated in the contract documents in the proper thickness to achieve the R-value specified. Materials shall meet or exceed the water vapor transmission and surface burning characteristics outlined in the specifications.
22. **STRUCTURAL STEEL COORDINATION:**
- Immediately after contract award, this CSP Package Contractor shall furnish a drawing to the construction manager indicating the areas of work to receive sprayed-on fireproofing. Indicate which structural steel members are NOT to be primed so that this information can be furnished to the structural steel contractor and incorporated into structural steel shop drawings.
-

**23. OVERSPRAY PROTECTION:**

This CSP Package Contractor shall furnish and install screening, satisfactory to the Construction Manager, to protect adjacent building areas from overspray, fall-out and dusting resulting from the application of sprayed on fireproofing. Work of this CSP Package will be required to be on-going while other construction trades continue to work in adjacent areas and this CSP Package Contractor will be required to fully enclose and contain the area of spray operations with adequate screen devices as required.

**24. CLEAN UP:**

This CSP Package Contractor shall perform final cleaning of the work acceptable to the Construction Manager. As the work progresses, this CSP Package Contractor shall complete segmented areas of the building complete with final cleaning prior to continuing spray operations in another building segment or area. All overspray shall be removed from adjacent and in-place materials and the area floor and wall surfaces left clean and acceptable for work of other trades to continue ON A DAILY BASIS! This shall include the cleaning of fireproofing materials from inside of ductwork as necessary.

**25. FIREPROOFING REQUIREMENTS:**

This CSP Package Contractor shall provide, as a minimum, at least two (2) crews with two (2) machines until the completion of this scope of work.

**26. SEQUENCING:**

This scope of work may require several work stoppages due to coordination resulting in a segmented schedule for this scope of work. This shall be included in the base proposal, compensation for this item will not be made at a later date.

**27. SCOPE COORDINATION:**

Other trades will be working in each area simultaneously with this scope of work or even prior to this scope of work. This CSP Package Contractor shall be prepared to perform this work around conduit, ductwork, sprinkler piping, etc.

**28. CONFINED SPACE WORK:**

This CSP Package Contractor shall provide all safety measures as required by OSHA and all other governmental agencies relating to work in a confined space including, but not limited to, training, air monitoring, rescue personnel, rescue equipment, etc.

**29. TOUCH UP FIREPROOFING:**

This CSP Package Contractor shall include the applicable allowance within the base proposal for this CSP Package for touch-up of sprayed-on fireproofing. This CSP Package Contractor may be requested to return to the project on three (3) separate days after fireproofing operations have been completed to perform minor touch-up to the fireproofing application that may have been damaged by other trades. This touch-up, if required, will be coordinated with this CSP Package Contractor by the Construction Manager. Provide the hourly rate for all such touch-up work in the appropriate location on the Construction Proposal form. Refer to allowance section of this CSP Package for allowance amount.

**CSP PACKAGE EXCLUSION(S)**

1. **LABORATORY TESTING (EXCEPT RETESTING)**
2. **COST OF WATER USE**

**CSP PACKAGE ALLOWANCE(S)**

**This CSP Package Contractor shall include a THREE THOUSAND DOLLAR (\$3,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

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1. **PRE-PROPOSAL DATE / TIME / LOCATION:**  
11:00 AM, Wednesday, August 28, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114
  2. **PROPOSAL DATE / TIME / LOCATION:**  
02:00 PM, Thursday, September 12, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET
  3. **POST PROPOSAL INTERVIEW:**  
The post proposal interview shall take place on September 13, 2024 (as applicable).
  4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**  
The CSP Package award shall take place Monday October 7, 2024.
  5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**  
The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.
  6. **SUBMITTALS DUE:**  
Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.
  7. **SUBSTANTIAL COMPLETION:**  
On or before SEVEN (7) calendar days from the Notice to Proceed for the Installation of the Work.
  8. **PROJECT COMPLETION DATE:**  
The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

A C U M M I N G   G R O U P   C O M P A N Y

**CSP 08-A FRAMES DOORS AND HARDWARE****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	014339	MOCKUPS
08	081113	HOLLOW METAL DOORS AND FRAMES
08	081416	FLUSH WOOD DOORS
08	083473.13	METAL SOUND CONTROL DOOR ASSEMBLIES
08	087100	DOOR HARDWARE
08	087113	AUTOMATIC DOOR OPERATORS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

**6. ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than the following dates:

<b>HOLLOW METAL FRAMES</b>	<b>12/15/24</b>
<b>HOLLOW METAL DOORS AND HARDWARE</b>	<b>2/15/25</b>
<b>WOOD/LAMINATE DOORS AND HARDWARE</b>	<b>5/15/25</b>

**7. DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

**8. ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

**9. RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

**10. PRECONSTRUCTION REQUIREMENTS:**

This CSP Package Contractor shall submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

**11. GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

**12. DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

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13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

17. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

18. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

19. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

20. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **GENERAL SCOPE CLARIFICATIONS:**

This CSP Package Contractor shall provide all of the necessary materials, labor, equipment and hoisting required to furnish all hollow metal items, furnish and install all wood, hollow metal and sound control doors and furnish and install all finish hardware relating to these items as outlined here-in and/or shown or indicated in the construction documents. This CSP Package Contractor shall furnish, install and provide certification of all Tornado/Storm rated frames, doors and hardware as shown or indicated in the contract documents.

23. **INSTALLATION CLARIFICATION:**

This CSP Package Contractor shall furnish and install all doors and hardware to complete the project requirements of this CSP Package. The only items to be installed by others are the hollow metal frames. This CSP Package Contractor shall periodically check the door frame installation to ensure that all openings shall properly accept the doors and hardware. It is this CSP Package Contractor's responsibility to keep up with the progress of the project to inspect frames in a timely manner. Tornado/Storm rated door assemblies shall be installed complete by this CSP Package Contractor.

24. **STANDARD HOLLOW METAL:**

This CSP Package Contractor shall detail, schedule, fabricate, tag and deliver F.O.B. jobsite the project requirements of standard hollow metal frames and doors. Hollow metal door frames, borrow lites, and window frames of size and type as indicated shall be fabricated as welded units and shall include framing anchors, mullions, foam inserts, glazing stops, metal door louvers and door silencers where required.

25. **SPECIAL HOLLOW METAL:**

This CSP Package Contractor shall furnish the hollow metal frames and doors according to the following criteria:

- a. The hollow metal doors shall be prepared with metal vision panels, glazing stops or by other methods indicated in the contract documents for glazing by others.
- b. Any frame units that can not be shipped in one piece shall be field assembled by factory personnel using the same methods and techniques used in the original fabrication.
- c. Note: All connections and joints shall be sealed by welding to preclude any moisture at all exterior locations.
- d. Include hollow metal corner closures and other accessories as required.

26. **HOLLOW METAL PAINT CLARIFICATION:**

This CSP Package Contractor shall include a sufficient amount of paint, primer, etc. to prevent rusting on all hollow metal items. Any rusting incurred, prior to finish painting processes, shall be the responsibility of this CSP Package Contractor to remove and correct. Note: Hollow metal items may experience outdoor conditions for an extended period of time prior to the application of finish painting.

27. **HOLLOW METAL FRAME INSTALLATION VERIFICATION:**

This CSP Package Contractor shall be responsible for checking the installation of all door frames periodically once installation has begun. Any discrepancies or problems shall be brought to the attention of the Construction Manager immediately, so that they may be corrected. If this is not done on a timely basis, all corrective action shall be the responsibility of this CSP Package Contractor.

28. **DOORS:**

This CSP Package Contractor shall detail, schedule, fabricate, tag, deliver and install the project requirements of solid non-rated core and solid fire-rated core wood doors, hollow metal doors and sound control doors. Wood doors, of size and type as indicated, shall be pre-finished and pre-machined for finish hardware and shall be provided with glass stops, metal vision panels and metal door louvers as required. Where indicated, double doors shall be provided with T-shaped metal astragals. Ship doors wrapped individually in moisture protective plastic film envelopes. Hollow metal doors, of size and type as indicated, shall be pre machined for



finish hardware and furnished with door louvers, metal vision panels and glazing stops where indicated. Provide acoustical rated doors and frames as scheduled and specified. Furnish and install Tornado/Storm rated doors and frames as scheduled and specified.

29. **SOUND RATED ASSEMBLIES:**

This CSP Contractor shall provide all needed sound rated and non-rated components for sound rated assemblies at all doors/openings where this CSP Package contractor is providing the door leaf assembly. This clarification supersedes any CSP Package EXCLUSIONS.

30. **FITTING OF DOORS:**

This CSP Package Contractor shall include, within the base proposal, the necessary cutting, trimming, sanding, etc. required to adjust doors to fit in openings as directed by the Construction Manager. This shall include up to seven (7) wood doors and up to five (5) hollow metal doors.

31. **HOLLOW METAL FRAMES/DOORS MODIFICATIONS:**

This CSP Package Contractor shall include, within the base proposal, 20 hours of hollow metal frames, doors, repairs, cutting, patching, etc.

32. **BUILDING HARDWARE:**

This CSP Package Contractor shall furnish, schedule, tag, deliver, and install the project requirements of building hardware as specified or indicated in the contract documents. Hardware schedules are to be bound in book form, loose pages in a folder are not acceptable. The hardware shall include electric operated hardware at access-controlled doors including hardware, contactors, power supplies, wiring, etc. The CSP 08-A Contractor shall coordinate wiring requirements for the access control hardware furnished under this package with the Security Contractor. Hardware shall be assembled, identified and delivered by sets and marked for specific door use as indicated. This CSP Package Contractor shall furnish locking cylinders for aluminum doors, overhead doors, rolling grilles, fence gates, etc. This CSP Package Contractor shall also install aluminum plates and thresholds. Provide sawcutting, waterstop and sealants at exterior thresholds, where indicated. Note: This CSP Package Contractor shall provide a secure and controlled hardware storage area having shelving as required to separate and store building hardware by sets. Upon completion of the installation, this CSP Package Contractor shall remove all construction cylinders and replace with final building cylinders

33. **ELECTRIC OPERATED HARDWARE & POWER SUPPLIES:**

This CSP Contractor shall provide all needed power supplies at all doors/openings where this CSP Package contractor is providing electric operated hardware, whether indicated or not. This CSP package contractor shall coordinate with the Security Contractor as early as possible and shall provide a credit to the owner if this is not needed or required. This scope includes any wiring necessary for connecting hardware and power supplies (any length required).

34. **KEYING CLARIFICATION:**

This CSP Package Contractor shall furnish and install all locking cylinders, cores and keys in the finish hardware as indicated. This shall also include the following provisions:

- a. 8 master keys given to the construction manager for their use
- b. Provide 30 additional key blanks and 10 additional cores to be used at the direction of the Construction Manager. Additional cores shall be keyed as directed by the Construction Manager and/or the Owner.
- c. All keys shall be tagged with metal tags by the final room number and given to the Construction Manager in a filed and orderly manner
- d. This CSP Package Contractor shall perform a final keying walk-thru with the District verifying that all keys properly work the indicated area

35. **TEMPORARY CONSTRUCTION CYLINDERS/CORES:**

This CSP Package Contractor shall furnish and install temporary construction cylinders and cores for all exterior doors on the project as directed by the Construction Manager.

**36. PERMANENT CYLINDERS/CORES:**

This CSP Package Contractor shall coordinate the procurement and installation of all permanent cylinders/cores as needed.

**37. MAGNETIC HOLD OPENS:**

This CSP Package Contractor shall furnish and install all magnetic hold opens as indicated within the contract documents. Connection to fire alarm system shall be by others.

**38. ADDITIONAL FLOOR STOPS:**

This CSP Package Contractor shall furnish and install a floor stop at each door leaf with a magnetic hold open device to prevent wall damage.

**39. LOUVERS:**

This CSP Package Contractor shall furnish and install all door louvers as indicated.

**40. FREIGHT CLAIMS:**

This CSP Package Contractor will be responsible for all claims against freight companies for damage to materials during transit.

**41. MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **GLASS AND GLAZING OF ANY DOOR OR OPENING FURNISHED UNDER THIS CSP PACKAGE.**
2. **"STOREFRONT" DOOR HARDWARE. (EXCEPT LOCKING CYLINDERS)**
3. **FINISH HARDWARE AT GATES (EXCEPT LOCKING CYLINDERS)**
4. **INSTALLATION OF DOOR OR WINDOW FRAMES (UNLESS OTHERWISE NOTED ABOVE)**

**CSP PACKAGE ALLOWANCE(S)**

NONE

**CSP PACKAGE ALTERNATE(S)**

NONE

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

**3. POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

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4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **INSTALLATION COMPLETION:**

On or before SEVEN (7) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

---END OF SECTION---



GALLAGHER

A CUMMING GROUP COMPANY

**CSP 08-B GLASS AND GLAZING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	014339	MOCKUPS
07	079200	JOINT SEALANTS
08	083473.13	METAL SOUND CONTROL DOOR ASSEMBLIES
08	084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
08	085113	ALUMINUM WINDOWS
08	087100	DOOR HARDWARE
08	087113	AUTOMATIC DOOR OPERATORS
08	088000	GLAZING
08	088300	MIRRORS
08	088700	GLAZING SURFACE FILMS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers.** All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT,**

**NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 2/1/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

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13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

17. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

18. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

19. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

20. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

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21. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **ENERGY CONSERVATION CODE:**

This CSP Package Contractor shall furnish all material(s) shall be furnished and installation procedures will be followed to comply with ECC Regulations and Guidelines. Provide documentation upon request to Engineer, Architects and Owner.

23. **TEMPORARY BUILDING ENCLOSURE CLARIFICATION:**

Temporary protection will be installed over window and door openings by others until the permanent doors and windows can be installed. This CSP Package Contractor shall remove and dispose of the temporary protection as required to install permanent doors and windows provided by this CSP Package. Upon removal of temporary protection, it shall be the responsibility of this CSP Package Contractor to provide temporary protection for all openings until the openings are completed to a watertight condition.

24. **GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor, requirement and hoisting required to provide all of the glass and glazing requirements as outlined here-in and/or shown or indicated in the contract documents.

25. **WOOD BLOCKING CLARIFICATION:**

All wood blocking shown or indicated in the contract document at door and window openings shall be installed by the CSP 09-A Contractor, except shims required for the installation of aluminum door and window frames. Any additional wood blocking required for the proper installation of the aluminum curtainwall, storefront and window systems not shown on the contract documents shall be furnished and installed by the CSP 08-B Contractor.

26. **WINDOW AND GLASS SYSTEMS:**

This CSP Package Contractor shall furnish and install aluminum curtain wall systems and aluminum storefront and window systems complete with all openings glazed and caulked to weather tight conditions. The aluminum framing and glazing shall be of the style and type indicated in the contract documents. Finish shall be as specified and all openings shall be fully glazed and sealed with closure pieces, aluminum sleeves, metal trim, etc. All work shall be caulked and sealed in accordance with the sealant specification. Provide top and bottom clips at the head and sill of all jambs as necessary to attach the aluminum framing to the building structure.

27. **ALUMINUM/GLASS ENTRANCE DOORS AND FINISH HARDWARE:**

This CSP Package Contractor shall furnish and install aluminum/glass entrance doors, sidelights and transoms of size and type as shown or indicated on the drawings. This CSP Package Contractor shall include furnishing and installation of all door hardware at these locations. Locking cylinders shall be furnished by others and installed by this CSP Package Contractor. This CSP Package Contractor shall also install aluminum plates and thresholds. Provide sawcutting, waterstop and sealants at exterior thresholds, where indicated. The hardware shall include all automatic door operators if shown or indicated on the contract documents complete with remote push buttons, wiring, contactors, power supplies, etc. The hardware shall also include electric operated hardware at access-controlled doors including hardware, contactors, power supplies, wiring, etc. The CSP 08-B Contractor shall coordinate wiring requirements for the access control hardware furnished under this package with the Security Contractor.

28. **SOUND RATED ASSEMBLIES:**

This CSP Contractor shall provide all needed sound rated and non-rated components for sound rated assemblies at all doors/openings where this CSP Package contractor is providing the door leaf assembly. This clarification supersedes any CSP Package EXCLUSIONS.

29. **ELECTRIC OPERATED HARDWARE & POWER SUPPLIES:**

This CSP Contractor shall provide all needed power supplies at all doors/openings where this CSP Package contractor is providing electric operated hardware, whether indicated or not. This CSP package contractor

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shall coordinate with the Security Contractor as early as possible and shall provide a credit to the owner if this is not needed or required. This scope includes any wiring necessary for connecting hardware and power supplies (any length required).

**30. GLAZING:**

This CSP Package Contractor shall provide glazing of all aluminum windows, door panels, door view windows, one-way windows, sound glass, safety glass, tinted glass, spandrel glass, all glazing of hollow metal doors, frames and borrowed light panels, glazing of cabinetry items and all glazing of wood doors utilizing glazing materials of size and type specified and scheduled in the contract documents. Provide manufacturer's fire rating label and certification(s) that are required. Provide window film as specified.

**31. MIRRORS:**

This CSP Package Contractor shall furnish and install unframed mirrors of size and type as specified and indicated in the contract documents. Provide mirror setting mastic and mirror edge sealant in accordance with manufacturers' recommendations. Work shall include any mirrors scheduled and indicated to be installed in millwork fabrications, overhead mirrors, demonstration mirrors, motor operated mirrors, and dance/weight room mirrors. This shall include furnishing and installing necessary supports for overhead and demonstration mirrors.

**32. ALUMINUM TRIM:**

This CSP Package Contractor shall furnish and install all aluminum sills, column wraps, frames, angles and trim at all window openings at all masonry, metal panel and stucco conditions so as to ensure water-tightness of all openings installed. This shall include furnishing and installing ice and water shield below sills as shown or indicated or necessary for weather tightness.

**33. FIRE RATED GLASS AND FRAMING SYSTEMS:**

This CSP Package Contractor shall furnish and install all fire rated glass and framing systems as specifically outlined and detailed within the contract documents. All requirements must be met to produce a "rated" system upon completion.

**34. SEALANT:**

This CSP Package Contractor shall be responsible for furnishing and installing all caulking and sealants as required to provide a complete and waterproof installation of all items included within this scope of work. Furnish and install all caulking of exterior aluminum window and storefront openings at intersections with dissimilar materials both interior and exterior. Backer rod shall be installed by this CSP Package Contractor as necessary prior to caulking. This shall include all areas in which curtain wall, storefront or windows intersect with dissimilar materials. Under no circumstances shall caulk joints exceed 7/16".

**35. POWER DOOR OPERATORS:**

This CSP Package Contractor shall furnish and install all power door operators in accordance with the plans and specifications including but not limited to, push buttons, wiring, contractors, power supplies, etc. as required for a completed and operable system. This shall include coordination with other trades to ensure proper functioning of all components, including coordination with the Electrical Contractor for the location of conduit and backboxes required for this system.

**36. CABINET DOORS/SHELVING:**

This CSP Package Contractor shall furnish and install all glass doors, shelving brackets, hardware, standards, etc. in cabinetry as shown or indicated in the contract documents.

**37. DISPLAY CASE CLARIFICATION:**

The CSP Package 06-A Contractor shall provide all necessary components required for the fabrication and installation of Display Cases as shown or indicated in the contract documents, except drywall, glass and electrical items. The CSP 06-A scope of work shall include, but is not limited to, wood framing, wood blocking, plywood, plastic laminate items, wood trim (including finish), cork, plastic lens/eggcrate, metal shelf supports and standards, etc. CSP 09-A shall be responsible for all metal framing gypsum board and hollow metal frame installation at the display cases. CSP 08-B shall be responsible for all glass items at the Display Cases including, but not limited to, glass shelves, sliding glass doors, sliding door hardware, locks, etc. CSP 26-A shall be responsible for all electrical items at the Display Cases including, but not limited to, outlets, lighting, connection to final electrical power, etc.



**38. SPECIALTY ITEMS:**

This CSP Package Contractor shall furnish and install all specialty items associated with the glass, glazing, and window systems. This shall include, but is not limited to, the following items:

- a. Bullet resistant window film systems
- b. Duct liner associated with the glass systems
- c. Glass partitions
- d. Laminated glass
- e. Mastic adhesives
- f. Prefinished galvanized flashings, including at columns
- g. Sliding glass door assemblies
- h. Spandrel glass
- i. Speak holes
- j. Transoms windows, complete including frames, glazing, sills, trays, etc.
- k. Transoms: Configure for louvers

**39. MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **CLEANING OF GLASS AND MIRRORS.**
2. **FRAMED MIRRORS AS SCHEDULED FOR TOILET ACCESSORIES**
3. **WOOD BLOCKING – BY DRYWALL CONTRACTOR (EXCEPT FOR ANY AND ALL SHIMS REQUIRED BY THIS CSP PACKAGE) – REFER TO WOOD BLOCKING CLARIFICATION**
4. **GLASS RAILING SYSTEMS (BY CSP 05-A CONTRACTOR)**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

**3. POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

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4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before THIRTY (30) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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**CSP 08-C OVERHEAD COILING DOORS AND DOCK EQUIPMENT****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
08	083323	OVERHEAD COILING DOORS
11	111313	LOADING DOCK BUMPERS
11	111319	STATIONARY LOADING DOCK EQUIPMENT

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

---

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 2/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

**22. OVERHEAD COILING DOORS, GRILLES AND SHUTTERS:**

This CSP Package Contractor shall provide all the necessary labor, materials, equipment, hoisting and accessories required to completely furnish and install all overhead coiling doors, grilles and shutters as shown or indicated within the contract documents. Doors shall be complete with latches, rails, locks, weather stripping, pulls, fascia, coil covers, motors, take up reels, tubing for tracks, etc. The locking system must be compatibly keyed to the building's master keying system. Building master locking cylinders shall be furnished by others and installed by this CSP Package Contractor.

**23. DOCK EQUIPMENT:**

This CSP Package Contractor shall furnish and install dock bumpers, dock levelers, dock seals and dock shelters as shown or indicated in the contract documents. Provide embeds, anchor bolts and sleeves to the Concrete

Contractor for casting into the concrete structure as required. Coordinate embed, anchor bolt and sleeve layout with the Concrete Contractor.

24. **CONTROLS AND CONTROL WIRING:**

All controls and control wiring required for the proper operation of the overhead doors, grilles and shutters shall be completed by this CSP Package Contractor. Connection of motors to building power shall be completed by the CSP 26-A Contractor.

25. **SUPPORT ANGLE CLARIFICATION:**

This CSP Package Contractor shall review the documents for the designed support members. Any members not indicated but deemed necessary by this CSP Package Contractor shall be furnished and installed by this CSP Package Contractor, including overhead bracing, tubing, etc.

**CSP PACKAGE EXCLUSION(S)**

**NONE**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before TEN (10) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---



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**CSP 09-A DRYWALL AND ACOUSTICAL  
CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	014339	MOCKUPS
05	054000	COLD-FORMED METAL FRAMING
05	055813	COLUMN COVERS
06	061053	MISCELLANEOUS ROUGH CARPENTRY
06	061643	GYPSUM SHEATHING
06	066400	PLASTIC PANELING
07	072100	THERMAL INSULATION
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079100	PREFORMED JOINT SEALS
07	079200	JOINT SEALANTS
07	079219	ACOUSTICAL JOINT SEALANTS
07	079513.13	INTERIOR EXPANSION JOINT COVER ASSEMBLIES
08	083113	ACCESS DOORS AND FRAMES
09	092116.23	GYPSUM BOARD SHAFT WALL ASSEMBLIES
09	092216	NON-STRUCTURAL METAL FRAMING
09	092900	GYPSUM BOARD
09	095113	ACOUSTICAL PANEL CEILINGS
09	095426	LINEAR WOOD CEILING PANELS
09	098116	ACOUSTICAL BLANKET INSULATION
09	098415	CEMENTITIOUS WOOD FIBER ACOUSTICAL PANELS
09	098433	SOUND-ABSORBING WALL UNITS
10	102600.2.3	WALL AND DOOR PROTECTION

**GENERAL SCOPE PROVISIONS**1. **SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All**

**Crandall ISD - Performing Arts Center Addition**

**Section 01 81 00 • CSP 09-A Drywall and Acoustical • Page 1 of 11**



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**Proposers.** All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

2. **SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

3. **PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than the following:

<b>Metal Framing and Sheathing</b>	<b>1/15/25</b>
<b>Gypsum Board</b>	<b>4/1/25</b>
<b>Ceiling Grid</b>	<b>5/15/25</b>
<b>Ceiling Tile</b>	<b>7/15/25</b>
<b>Miscellaneous</b>	<b>7/15/25</b>

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7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.

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3. Furnish space on-site for the purpose of storing materials.  
Any material stored at a location furnished by the owner will be insured by the owner.  
All material delivered for storage must be accompanied by a bill of lading.
16. **HOISTING:**  
Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.
17. **MATERIALS STORED ON-SITE:**  
For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.
18. **LABOR UNIT COSTS:**  
During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.
19. **EXPERIENCE MODIFICATION RATIO (EMR):**  
In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.
20. **SCHEDULE OF VALUES CLARIFICATION:**  
After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.
21. **AS BUILT AND O&M DOCUMENTATION:**  
This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.
22. **EXTRA STOCK:**  
This CSP Package Contractor shall furnish and deliver to the Owner all extra stock materials as required by the contract documents. If not otherwise indicated, this CSP Package Contractor shall provide 5% extra stock of all items provided by this CSP Package Contractor, except accent colors. One additional box/roll of accent colors shall be provided in lieu of the 5% requirement. All excess materials remaining after installation shall remain on the project for the owners use. Extra stock materials shall be provided from the first run materials to match die lots and shall not be used to finish or patch. All extra stock shall be stored and secured at the direction of the Construction Manager.
23. **ENERGY CONSERVATION CODE:**  
All material(s) shall be furnished and installation procedures will be followed to comply with ECC Regulations and Guidelines. Provide documentation upon request to Engineer, Architects and Owner.
24. **TEXAS DEPARTMENT OF LICENSING AND REGULATION REQUIREMENTS:**  
This CSP Package Contractor shall verify that all items to be installed by this CSP Package Contractor will conform to ADA/TDLR/EAB requirements prior to installation. The Construction Manager shall be notified of any discrepancies immediately. Any corrective actions required due to incorrectly installed items shall be the responsibility of this CSP Package Contractor.
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25. **GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor, equipment and hoisting required to provide complete drywall, acoustical, insulation, rough carpentry and lath & plaster systems as outlined here-in and/or indicated in the contract documents.

26. **DRYWALL AND ACOUSTICAL CONSTRUCTION:**

This CSP Package Contractor shall provide at least two (2) drywall crews and two (2) acoustical ceiling crews for each project. Each crew shall contain, as a minimum project crew size, 20 construction workers, consisting of a foreman, journeymen, helpers and laborers.

27. **ACCESS:**

This CSP Package Contractor shall maintain access to 50% of the building entrances at all times during the operations of this CSP Package scope of work.

28. **SCAFFOLDING & HOISTING:**

The CSP Package Contractor shall furnish and provide all scaffolding and hoisting as required for the performance of this scope of work including protection of existing roof structures or other finished areas, as required.

29. **TEMPORARY SAFETY CONSTRUCTION:**

This CSP Package Contractor shall furnish, install, maintain and remove an OSHA standard fall protection system at all elevator shaft openings which shall remain in place until completion of the elevator installation. This CSP Package Contractor shall also install temporary handrails at all stairs used by jobsite personnel to access upper floors of the projects. Temporary handrails shall be removed and replaced by this CSP Package Contractor to allow work to progress in the stairwells. This CSP Package Contractor shall remove and dispose of all temporary safety items as directed by the Construction Manager. (this is in no way inclusive of all OSHA requirements that this CSP Package Contractor shall meet)

When the elevator contractor is mobilized for their scope of work, this CSP Package Contractor shall provide additional temporary safety construction for the elevator shaft openings. This requires a 2' FT extruded "box" over the whole opening, including but not limited to; 2x6/2x4 lumber construction, full front/sides entrance screen netting, screw anchors into vertical opening substrate, 42" high handrails with mid-rails and kickboards (front rails removable), etc. All material required for a complete elevator shaft opening that meets OSHA requirements. (OSHA requirements supersede any direction in this clarification). **For bidding purposes this CSP contractor shall provide an Allowance of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500) per elevator shaft opening**, within their base proposal to cover construction, maintenance, and removal of the elevator shaft opening(s) additional temporary safety construction. This allowance is for the elevator shaft openings ONLY.

30. **ROUGH CARPENTRY:**

This CSP Package Contractor shall furnish all labor, materials and equipment as required to provide the project requirements for all interior concealed support backing or wood blocking within an exterior wall, furred wall, interior partition, above drywall ceiling, above suspended acoustical ceiling or above plaster ceiling as required for the installation of work to be furnished and installed by this CSP Package Contractor and others. Support backing as required, may be attached to metal framing, steel, concrete, concrete masonry units or face brick. Wood materials shall be of type suitable for the required application and shall be fire retardant treated wood where specified. This CSP Package Contractor shall also provide miscellaneous wood items as indicated. These items shall include, but are not limited to, the following:

- a. Bench framing
- b. Blocking for handrail brackets and access ladders in drywall
- c. Blocking for shelving units and shelving brackets
- d. Blocking required for toilet accessories and partitions
- e. Blocking as required for overhead doors, rolling grilles & shutters
- f. Blocking to receive all specialty items
- g. Casework blocking

- h. Display case framing and blocking
- i. Millwork blocking
- j. Nailers for wood trim
- k. Plywood backboards for electrical, phone, data, irrigation, other systems
- l. Plywood soffits
- m. Stage stair framing
- n. Window head, sill and jamb blocking
- o. Wood framing and plywood walls/wainscots

31. **COLD FORMED METAL TRUSSES:**

This CSP Package Subcontractor shall furnish and install all pre-engineered cold formed metal trusses as shown or indicated in the contract documents.

32. **EXTERIOR METAL STUD WALL FRAMING SYSTEMS:**

This CSP Package Contractor shall furnish all labor, materials, equipment, and anchorage in accordance with the "Gypsum Construction Handbook" as required to provide the exterior metal stud wall system utilizing materials as indicated and specified to include the cold rolled metal framing, gypsum sheathing board, plywood sheathing, bracings, clip angles, welding, taped and/or caulked joints and laps (provide taping and/or caulking of sheathing joints ONLY if it is included in the sheathing specification section for the indicated sheathing system within the contract documents). This shall include metal stud framing at parapet walls. If the design of the exterior framing systems is not included in the contract documents, the design shall be completed and certified by a registered professional engineer provided by this CSP Package Contractor. If the design of the exterior framing systems is included in the contract documents, this CSP Package Contractor shall install the systems according to the provided design. All structural wall systems shall be installed according to the design to meet the implied loads, whether indicated or not in the contract documents. The design engineer shall make periodic site visits to inspect and certify, in writing, his/her acceptance of work in place for each area. This written approval is required prior to closing any walls or covering any ceilings.

This CSP Contractor shall provide taping and/or caulking of sheathing joints ONLY if it is included in the sheathing specification section for the indicated sheathing system within the contract documents.

33. **CANOPY SUPPORTS:**

This CSP Package Contractor shall furnish and install two additional exterior metal studs matching the size and gauge of the balance of the exterior framing at each canopy connection point to the building. Coordinate exact installation locations with the Construction Manager. All canopy brackets (furnished by others) at drywall conditions shall be installed by this CSP Package Contractor.

34. **INTERIOR METAL STUD FRAMING SYSTEMS:**

This CSP Package Contractor shall furnish all labor, materials, equipment and anchorage in accordance with the "Gypsum Construction Handbook" to provide all interior metal stud framing utilizing materials of size and type as indicated and specified for all partitions, furring, ceiling, chases, furr downs, proscenium framing, light coves, box frames, bulkheads and openings. Frame to ceiling heights as specified and utilize compressible fillers and acoustical sealant where required. This shall include furring channels, metal carriers, bracings, expansion joints, etc. (All interior metal framing to be supported from the roof structure shall be designed and certified by a registered professional engineer and installed according to the design to meet the implied loads, whether indicated in the contract documents or not.) The design engineer shall make periodic site visits to inspect and certify, in writing, his/her acceptance of work in place for each area. This written approval is required prior to closing any walls or covering any ceilings.

35. **Z-CLIPS AND ANGLES:**

All steel Z-clips and angles 12 gauge and lighter shown or indicated in the contract documents shall be provided by this CSP Package Contractor. The CSP 05-A Contractor shall furnish and install all steel Z-clips and angles 10 gauge and heavier.

36. **FIRE RESISTIVE FRAMING, FURRING AND FIRE STOPPING:**

This CSP Package Contractor shall install fire-resistive column enclosures, shaft wall, area separation walls and furring as indicated on the drawings. Provide fire rated enclosures as noted on the contract documents. Furnish and install all channel and metal stud framing complete with fire taped gyp board enclosures at roof joist and supporting columns and beams in accordance with the proposal documents. Provide firesafing and fire shielding as indicated.

37. **CEILING WIRE CLARIFICATION:**

CSP-09-A shall provide additional ceiling wires needed to support the lay-in light fixtures attached to the structure. CSP-26-A shall attach the ceiling wires to the fixtures. A minimum of 4 wires per fixture shall be provided. A minimum of four (4) wires per fixture shall be provided.

38. **TILE BACKER BOARD:**

This CSP Package Contractor shall furnish and install all tile backer board as indicated within the contract documents.

39. **FRY METALS, REVEALS AND MOLDINGS:**

This CSP Package Contractor shall furnish and install all fry metals, reveals and moldings necessary to complete this scope of work.

40. **ACOUSTICAL OR GYPSUM BOARD CEILING SUSPENSION SYSTEMS:**

This CSP Package Contractor shall furnish and install the project requirements of heavy duty rated or non-rated acoustical ceiling, gypsum board or fiberglass panel suspension systems as shown or indicated in the contract documents. Furnish and install hold down or "Z" clips, etc as required. Coordinate ceiling grid installation with the work to be installed.

41. **CEILING COORDINATION:**

Prior to the installation of ceilings, this CSP Package Contractor shall be responsible for the coordination of all acoustical and gypsum board ceiling systems with the Mechanical, Plumbing, Electrical and Special Systems Contractors to alleviate conflicts between items to be located in the ceiling. A coordination meeting between all affected trades shall be scheduled by this CSP Package Contractor through the Construction Manager. If this coordination does not take place, this CSP Package Contractor shall be responsible for all corrective work required due to conflicts, at no additional cost to the Owner.

42. **GYPSUM BOARD SYSTEMS AND INSTALLATION:**

This CSP Package Contractor shall install all gypsum board in accordance with "Gypsum Construction Handbook" utilizing materials of thickness and type as specified. Construct wall and ceiling systems as required to achieve fire resistive and acoustical ratings as required by the documents. Furnish and install corner beads on all outside corners and control joints as indicated. Provide all other drywall accessories as required. Cut all openings required for installation of other contractors' equipment and boxes. (This shall include electrical receptacles.) This CSP package contractor shall furnish and install a 3" strip of durock cement board or exterior densglass sheathing held 1/2" off of the floor at the base of all drywall partitions. The thickness of the durock cement board or exterior densglass sheathing shall be the same as the gypsum board being installed above.

43. **ACOUSTICAL, GYPSUM BOARD, CEMENTITIOUS OR FIBERGLASS CEILING AND WALL PANELS:**

This CSP Package Contractor shall furnish and install the project requirements of acoustical wall panels, acoustical ceiling panels, gypsum board ceiling panels, cementitious acoustical panels or fiberglass units of size and type as scheduled. Cut and fit panel units around work installed in or through grid by other trades. All framing for acoustical wall panels shall include lifts and floor protection as required. Coordinate placement with architect and other trades to avoid conflict with fire strobes, light switches, millwork, etc.

44. **LIGHT FIXTURE PROTECTION:**

Within fire rated ceiling assemblies requiring protection of light fixtures, this CSP Package contractor shall furnish and install enclosures constructed in accordance with the specified UL design.

45. **BATT AND BLANKET INSULATION:**

This CSP Package Contractor shall furnish and install ALL thermal batt or blanket insulation, acoustical or sound insulation, and fire safing insulation as required for the project (including work at plaster soffits and

canopy conditions). Materials shall be in accordance with the requirements of the contract documents and the installation shall be tight, secure and neat in all areas. This CSP Package Contractor shall insulate above kitchen exhaust hoods whether shown, or not.

46. **SEALANT:**

This CSP Package Contractor shall furnish and install fire rated sealant for all connections to deck and dissimilar elements (excluding HVAC, electrical and fire sprinkler penetrations), in accordance with the requirements of the documents. Acoustical sealant shall be provided in accordance with manufacturer's recommendations for the drywall and acoustical systems to be installed. This shall include sealant at drywall intersections. This CSP Package Contractor shall seal all joints in plaster and stucco, both interior and exterior.

47. **SPECIALTY MATERIALS FURNISHED AND INSTALLED BY THIS CSP PACKAGE CONTRACTOR:**

This CSP Package Contractor shall furnish and install the project requirements of the following items:

- a. Acoustical blanket
- b. Acoustical reflector panels
- c. Acoustical wall & ceiling panels
- d. Aluminum angle closure pieces
- e. Cementitious Board & Backer Board
- f. Ceiling trim
- g. Channel bridging
- h. Column Covers
- i. Densboard, denshield (including tile guards)
- j. Fiberglass sound board
- k. Fire safing
- l. Firestop track
- m. FRP Wall Panels
- n. Fry reglets
- o. Glass fiber reinforced gypsum (GFRG/GRG)
- p. Gypsum sheathing
- q. Furring channels and "Z" angle
- r. Mezzanine framing & plywood subfloors
- s. Plywood wainscots and Plywood at walls
- t. Plywood sheathing
- u. Resilient channel, steel studs, V-bracings, steel straps, carriers
- v. Reveal moldings and J-moldings
- w. Wood veneer reveal reglets (wood veneer wall covering is by CSP 09-E contractor)
- x. Shaft Wall & shaft liner
- y. Sound attenuation blankets.
- z. Tectum panels
- aa. Wall, ceiling and floor expansion joint assemblies. Installation shall include grout, backer rod, sealants, compressible fillers and fire caulking at all expansion joint assemblies. All expansion joint materials shall be approved by the Construction Manager prior to installation

**GALLAGHER****48. COLUMN WRAPS:**

This CSP Package Contractor shall furnish and install all composite metal column wraps as shown or indicated in the contract documents, including all necessary supports, substrate, connectors, trim and sealants as required for a complete system.

**49. MATERIALS FURNISHED BY OTHERS/INSTALLED BY THIS CSP PACKAGE CONTRACTOR:**

This CSP Package Contractor shall include the installation of certain materials as identified herein to be furnished by others. This CSP Package Contractor shall include in this proposal all labor, materials, equipment and services as required to receive, inventory, unload, store and protect on-site, distribute to installation location and install in accordance with the contract documents the project requirements of the following materials furnished by others:

- a. Access Doors
- b. Canopy Brackets at Drywall Conditions
- c. Fire Extinguishers, Cabinets and Brackets
- d. Hollow metal Door frames
- e. Hollow Metal Window Frames

**50. ADDITIONAL ACCESS PANELS:**

This CSP Package Contractor shall furnish and install ten (10) additional 24" x 24" access panels in drywall in locations as directed by the Construction Manager.

**51. DOOR FRAMES:**

Prior to door installation by others, all door frames installed by this contractor shall be checked and certified by this contractor to be plumb and square and installed per TDLR/TAS/ADA requirements. Documentation shall be furnished to the Construction Manager to this effect. If frames are not level and plumb when door installation by others begins, CSP 09-A shall be held responsible for costs of correction.

**52. CLEAN UP:**

This CSP Package Contractor shall provide on a daily basis the clean-up of all trash and debris resulting from construction operations of this CSP Package. All work areas of this CSP Package shall be left broom clean at the completion of each day's construction activities.

**53. TEMPORARY BUILDING ENCLOSURES:**

This CSP Package Contractor shall furnish temporary sheathing, plywood, etc. over all door, window and louver openings until the permanent doors, windows and louvers can be installed. This material shall be a minimum of plywood at the door openings with chains and locks to secure the building and reinforced plastic sheathing over the window and louver openings. This CSP Package Contractor shall maintain these items to keep a "weathertight" facility until permanent doors, windows and louvers are installed. This CSP Package Contractor shall remove and dispose of this material as directed by the Construction Manager. In addition, this CSP Package Contractor shall provide four (4) temporary 1¾" solid core wood doors, hinges and lock sets installed in locations as directed by the Construction Manager.

**54. FELT PAPER/BUILDING WRAP/FLEXIBLE FLASHING CLARIFICATION:**

CSP 04-A shall furnish and install ALL felt paper, building wrap and flexible flashings as shown or indicated in the contract documents without exception. CSP 09-A shall coordinate installation of these items at drywall conditions as necessary with the CSP 04-A contractor to avoid scheduling conflicts.

**55. RENOVATION OPERATIONS:**

This CSP Package Contractor shall furnish the necessary labor, equipment and material to complete numerous renovation operations throughout the existing facilities. This shall include, but is not limited to, the following items:

- a. Infill walls with drywall as indicated including framing
- b. Furnish and install 1500 SF of temporary partitions at the discretion of the Construction Manager



**56. AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall provide for the furnishing, erection, maintenance and dismantling of a scaffolding system complete with solid walkway coverage over the entire Auditorium and Stage. This working platform shall be erected to a variable height as required for the construction of all drywall and acoustical ceiling construction in these areas. All other Contractors performing above ceiling construction in these areas shall have free access and use of this scaffolding during the period for which it is scheduled to be in place. This CSP Package Contractor shall have the scaffolding in place on the date as directed by the Construction Manager and maintain it available for a duration of sixteen (16) weeks before commencing its dismantling. The Proposer shall include, in the appropriate location on the proposal form, a weekly amount for providing this scaffolding for a duration greater than the period noted above. Any contractor using the scaffold must execute a hold harmless clause made in favor of the Owner, Construction Manager and the Drywall Contractor.

**57. MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **ROOF BLOCKING**
2. **DRYWALL JOINT TREATMENT (TAPE AND BED), (INTERIOR)**
3. **ROOF INSULATION**
4. **RIGID CAVITY WALL INSULATION ADHERED TO CONCRETE MASONRY UNITS**
5. **INTERIOR SANITARY SEALANT, INTERIOR PAINTING CAULKING AND INTERIOR CAULKING TO FINISH CARPENTRY OR MILLWORK.**
6. **INSTALLATION OF HOLLOW METAL DOOR OR WINDOW FRAMES BUILT INTO OR ATTACHED TO MASONRY WALLS**
7. **FLEXIBLE FLASHINGS, FELT PAPER, BUILDING WRAP**
8. **CORNER GUARDS, WALL GUARDS, AND CHAIR RAILS (BY CSP 10-A)**

**CSP PACKAGE ALLOWANCE(S)**

This CSP Package Contractor shall include a FIFTY THOUSAND DOLLAR (\$50,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

**3. POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

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4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before TWO HUNDRED SEVENTY (270) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

GALLAGHER

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## GALLAGHER

**CSP 09-C TILING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
03	035416	HYDRAULIC CEMENT UNDERLAYMENT
09	090561.13	MOISTURE VAPOR EMISSION CONTROL
09	093013	CERAMIC TILING

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

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5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 4/1/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

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**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. EXTRA STOCK:**

This CSP Package Contractor shall furnish and deliver to the Owner all extra stock materials as required by the contract documents. If not otherwise indicated, this CSP Package Contractor shall provide 5% extra stock of all items provided by this CSP Package Contractor, except accent colors. One additional box/roll of accent colors shall be provided in lieu of the 5% requirement. All excess materials remaining after installation shall remain on the project for the owners use. Extra stock materials shall be provided from the first run materials to match die lots and shall not be used to finish or patch. All extra stock shall be stored and secured at the direction of the Construction Manager.

**22. GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor, equipment and hoisting required to provide complete ceramic, paver, quarry and mosaic tile items as outlined here-in and/or indicated in the contract documents.

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23. **FLOOR TOLERANCES:**

This CSP Package Contractor shall review the concrete specifications for floor tolerances and be prepared to accept them. Any necessary actions deemed necessary by this CSP Package Contractor on floors that meet the concrete specifications shall be performed by this CSP Package Contractor at this CSP Package Contractor's expense.

24. **FLASH PATCHING OR (MINOR FLOOR PATCHING):**

This CSP Contractor shall receive the floor broom clean. This CSP Contractor shall include in its base proposal all labor, material, and other related items necessary to obtain a satisfactory installation of the tile work, including, but not limited to, the following:

- Floor preparation as required to meet specifications, utilizing floor fill material recommended by the floor manufacturer and approved by the Construction Manager and the Architect/Engineer.
- Remove sub-floor ridges and bumps.
- Fill low spots, cracks, joints, holes and other minor defects as required to create a smooth, flat and hard surface.
- Vacuum clean sub-floor prior to installing flooring materials.

25. **ACCEPTANCE OF WORK IN PLACE:**

The Construction Manager may require onsite visits by this CSP Contractor during the placement of the concrete slabs to review floor tolerances. This CSP Contractor, before any finishes are installed, shall inspect each area of the floor for imperfections that will prohibit an acceptable flooring installation and promptly report findings to the Construction Manager.

Any flatness or levelness discrepancies noted must be brought to the Construction Manager's attention prior to this CSP Contractor beginning installation of its work in each area of the project.

Each area of the project shall be deemed "accepted" by this CSP Contractor at the time the CSP Contractor begins its operations in the area.

26. **ADDITIONAL FLOOR FILL ALLOWANCE:**

This CSP Contractor shall include a line item in its base proposal to furnish and install an ADDITIONAL twenty (20) 50-lb. bags of floor fill to be used at the Construction Manager's discretion. THIS IS IN ADDITION TO THE FLOOR FILL REQUIRED FOR FLASH PATCHING AND MINOR FLOOR PATCHING INCLUDED IN THE BASE PROPOSAL. Floor fill must meet the tile manufacturer's recommendations and must be approved by the Construction Manager and Architect/Engineer.

The CSP Contractor's Application for Payment must include a line item for 'ADDITIONAL FLOOR FILL ALLOWANCE – 20 BAGS'.

This CSP Contractor must comply with the following procedures in order to receive payment for additional floor fill provided pursuant to the Additional Floor Fill Allowance:

- Prior to opening a bag of floor fill material ask Construction Manager's authorized representative to sign and date the unopened bag of floor fill.
- When signed bag has been used and is empty, return to Construction Manager's authorized representative for verification.
- Bags not signed and dated by a representative of the Construction Manager prior to being used on the project shall not be considered used and shall not be counted or paid for pursuant to the Additional Floor Fill Allowance.
- Repeat process for each bag of floor fill installed pursuant to the Additional Floor Fill Allowance.
- Obtain verification and approval from Construction Manager's authorized representative of the total number of bags of floor fill installed to be billed from Additional Floor Fill Allowance prior to submitting Application for Payment.
- On final Application for Payment show amount to be credited for unused allowance.

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27. **UNIT PRICING:**

- a. Furnish a unit price per 50 lb. bag in the appropriate location on the proposal form to furnish and install latex floor leveling compound. If different size bags are proposed for use on this project, provide a unit price for the proposed size and note proposed size on the proposal form.
- b. Furnish a unit price per 10 lb. bag in the appropriate location on the proposal form to furnish and install feather finish floor leveling compound. If different size bags are proposed for use on this project, provide a unit price for the proposed size and note proposed size on the proposal form.

28. **MOISTURE TESTING:**

Moisture testing of the slab may be completed by an independent testing lab at the discretion of the Construction Manager.

29. **PORCELAIN TILE, CERAMIC TILE, MOSAIC TILE AND QUARRY TILE:**

This CSP Package Contractor shall furnish and install thick and thin set tile surfaces for walls, wainscot, floors and base in accordance with specifications and as scheduled and indicated in the drawings. Provide and install cove base, marble/solid surface thresholds, all trim and bull nose pieces, treads and risers and waterproof membrane as shown or indicated in the contract documents. Provide bond coat over mortar bed, scratch coat and metal lath as required. This CSP Package Contractor shall coordinate tile manufacturers to be used on the project for compatibility between different tiles to be used in the same area to ensure a proper fit and alignment of mortar joints. All kitchen and pantry floors shall be grouted with epoxy grout, whether shown, or not. All second floor janitors closets and restrooms shall be grouted with epoxy grout whether shown, or not.

30. **ALUMINUM TRIM:**

This CSP Package Contractor shall furnish and install all aluminum trim at ceramic tile, mosaic tile, porcelain tile and quarry tile as shown or indicated in the contract documents. This shall include, but is not limited to all corner guards, edge trim, stair trim, base molding/trim, etc.

31. **CAULKING AND SEALANTS:**

This CSP Package Contractor shall provide caulking with approved sealant materials as specified. Caulk joints at dissimilar materials such hollow metal door frames, hollow metal window frames and aluminum frames at floor and wall conditions. This CSP Package contractor shall caulk the top of all base materials at masonry conditions to provide a sanitary seal. Caulking shall be completed around all floor penetrations at second floor janitors closets and restrooms to provide a water-tight seal by this CSP Package Contractor.

32. **WATERPROOFING:**

This CSP Package Contractor shall furnish and install waterproofing membrane as shown or indicated in the contract documents.

33. **RENOVATION OPERATIONS:**

This CSP Package Contractor shall furnish the necessary labor, equipment, and material to complete all renovation and floor patching required due to demolition as indicated within the contract documents. This shall include, but is not limited to, the following items:

- a. Adequate patching of floors and walls in all areas to receive demolition operations
- b. Installation of new floor materials as indicated
- c. Replacement and patching of floor and wall materials as indicated

34. **MOISTURE VAPOR EMISSION BARRIER – UNIT PRICING:**

This CSP Package Contractor shall provide unit pricing in the appropriate location on the proposal form to furnish and install/apply Moisture Vapor Emission Barrier to be applied at flooring areas to be utilized if required.

35. **ADDITIONAL UNIT PRICING:**

This CSP Package Contractor shall provide requested unit pricing in the appropriate location on the proposal form to furnish and install/apply requested items/systems to be applied at flooring areas to be utilized if required.

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**36. ELEVATOR FLOOR FINISHES:**

This CSP Package Contractor shall install flooring systems in elevator/man-lifts as indicated or shown within the contract documents. This CSP Contractor shall make all accommodations to meet state requirements for flooring systems installed in elevator/man-lifts required by the state.

**CSP PACKAGE EXCLUSION(S)**

1. **WAX OR POLISH**
2. **FLOOR FINISHES OTHER THAN REQUIRED UNDER THIS CSP PACKAGE**
3. **CEMENTITIOUS BACKER BOARD**
4. **SHOWER PANS**
5. **DEMOLITION OF EXISTING TILE**

**CSP PACKAGE ALLOWANCE(S)**

This CSP Package Contractor shall include a **TWO THOUSAND DOLLAR (\$2,000.00) allowance**, within the base proposal to be used at the discretion of the Construction Manager.

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**  
11:00 AM, Wednesday, August 28, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114
2. **PROPOSAL DATE / TIME / LOCATION:**  
02:00 PM, Thursday, September 12, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET
3. **POST PROPOSAL INTERVIEW:**  
The post proposal interview shall take place on September 13, 2024 (as applicable).
4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**  
The CSP Package award shall take place Monday October 7, 2024.
5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**  
The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.
6. **SUBMITTALS DUE:**  
Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.
7. **SUBSTANTIAL COMPLETION:**  
On or before FOURTEEN (14) calendar days from the Notice to Proceed for the Installation of the Work.
8. **PROJECT COMPLETION DATE:**  
The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---



**CSP 09-D FLOOR COVERINGS****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
09	090561.13	MOISTURE VAPOR EMISSION CONTROL
09	096513	RESILIENT BASE AND ACCESSORIES
09	096516	RESILIENT SHEET FLOORING
09	096519	RESILIENT TILE FLOORING
09	096813	TILE CARPETING

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

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6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 5/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

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9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

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Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

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Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

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**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

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2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. EXTRA STOCK:**

This CSP Package Contractor shall furnish and deliver to the Owner all extra stock materials as required by the contract documents. If not otherwise indicated, this CSP Package Contractor shall provide 5% extra stock of all items provided by this CSP Package Contractor, except accent colors. One additional box/roll of accent colors shall be provided in lieu of the 5% requirement. All excess materials remaining after installation shall remain on the project for the owners use. Extra stock materials shall be provided from the first run materials to match die lots and shall not be used to finish or patch. All extra stock shall be stored and secured at the direction of the Construction Manager.

22. **GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor, equipment and hoisting required to provide complete floor covering items as outlined here-in and/or indicated in the contract documents.

23. **MOISTURE TESTING:**

Moisture testing of the slab may be completed by an independent testing lab at the discretion of the Construction Manager.

24. **FLOOR TOLERANCES:**

This CSP Package Contractor shall review the concrete specifications for floor tolerance and be prepared to accept them. Any necessary actions deemed necessary by this CSP Package Contractor, on floors that meet the concrete specification, shall be performed by this CSP Package Contractor at this CSP Package Contractor's expense.

25. **FLASH PATCHING OR (MINOR FLOOR PATCHING):**

This CSP Contractor shall receive the floor broom clean. This CSP Contractor shall include in its base proposal all labor, material, and other related items necessary to obtain a satisfactory installation of the tile work, including, but not limited to, the following:

- Floor preparation as required to meet specifications, utilizing floor fill material recommended by the floor manufacturer and approved by the Construction Manager and the Architect/Engineer.
- Remove sub-floor ridges and bumps.
- Fill low spots, cracks, joints, holes and other minor defects as required to create a smooth, flat and hard surface.
- Vacuum clean sub-floor prior to installing flooring materials.

26. **ACCEPTANCE OF WORK IN PLACE:**

The Construction Manager may require onsite visits by this CSP Contractor during the placement of the concrete slabs to review floor tolerances. This CSP Contractor, before any finishes are installed, shall inspect each area of the floor for imperfections that will prohibit an acceptable flooring installation and promptly report findings to the Construction Manager.

Any flatness or levelness discrepancies noted must be brought to the Construction Manager's attention prior to this CSP Contractor beginning installation of its work in each area of the project.

Each area of the project shall be deemed "accepted" by this CSP Contractor at the time the CSP Contractor begins its operations in the area.

27. **ADDITIONAL FLOOR FILL ALLOWANCE:**

This CSP Contractor shall include a line item in its base proposal to furnish and install an ADDITIONAL twenty (20) 50-lb. bags of floor fill to be used at the Construction Manager's discretion. THIS IS IN ADDITION TO THE FLOOR FILL REQUIRED FOR FLASH PATCHING AND MINOR FLOOR PATCHING INCLUDED IN THE BASE PROPOSAL. Floor fill must meet the tile manufacturer's recommendations and must be approved by the Construction Manager and Architect/Engineer.

A C U M M I N G G R O U P C O M P A N Y

The CSP Contractor's Application for Payment must include a line item for 'ADDITIONAL FLOOR FILL ALLOWANCE – 20 BAGS'.

This CSP Contractor must comply with the following procedures in order to receive payment for additional floor fill provided pursuant to the Additional Floor Fill Allowance:

- Prior to opening a bag of floor fill material ask Construction Manager's authorized representative to sign and date the unopened bag of floor fill.

**GALLAGHER**

- When signed bag has been used and is empty, return to Construction Manager's authorized representative for verification.
- Bags not signed and dated by a representative of the Construction Manager prior to being used on the project shall not be considered used and shall not be counted or paid for pursuant to the Additional Floor Fill Allowance.
- Repeat process for each bag of floor fill installed pursuant to the Additional Floor Fill Allowance.
- Obtain verification and approval from Construction Manager's authorized representative of the total number of bags of floor fill installed to be billed from Additional Floor Fill Allowance prior to submitting Application for Payment.
- On final Application for Payment show amount to be credited for unused allowance.

28. **UNIT PRICING:**

- Furnish a unit price per 50 lb. bag in the appropriate location on the proposal form to furnish and install latex floor leveling compound. If different size bags are proposed for use on this project, provide a unit price for the proposed size and note proposed size on the proposal form.
- Furnish a unit price per 10 lb. bag in the appropriate location on the proposal form to furnish and install feather finish floor leveling compound. If different size bags are proposed for use on this project, provide a unit price for the proposed size and note proposed size on the proposal form.

29. **RESILIENT FLOOR:**

This CSP Package Contractor shall furnish and install all vinyl composition or rubber flooring tile of type and pattern as specified and as indicated on the drawings. Furnish edge strips, transition strips and reducer strips as required.

30. **RUBBER BASE:**

This CSP Package Contractor shall furnish and install rubber cove base materials in areas as indicated utilizing pre-molded external corners where required.

31. **CARPET:**

This CSP Package Contractor shall provide glue-down carpet installation utilizing specified materials in areas as indicated. This CSP Package Contractor shall provide a carpet layout drawing of the proposed installation for Architect approval prior to delivery of the carpet materials. Provide miscellaneous edging strips, metal thresholds and saddles and accessories where required. This shall include the wall carpet as indicated.

32. **TREADS & RISERS:**

This CSP Package Contractor shall furnish and install rubber treads and risers as indicated within the contract documents.

33. **THRESHOLDS:**

This CSP Package Contractor shall furnish and install thresholds and aluminum thresholds at all abutments.

34. **MOISTURE VAPOR EMISSION BARRIER – UNIT PRICING:**

This CSP Package Contractor shall provide unit pricing in the appropriate location on the proposal form to furnish and install/apply Moisture Vapor Emission Barrier to be applied at flooring areas to be utilized if required.

35. **ADDITIONAL UNIT PRICING:**

This CSP Package Contractor shall provide requested unit pricing in the appropriate location on the proposal form to furnish and install/apply requested items/systems to be applied at flooring areas to be utilized if required.

36. **ELEVATOR FLOOR FINISHES:**

This CSP Package Contractor shall install flooring systems in elevator/man-lifts as indicated or shown within the contract documents. This CSP Contractor shall make all accommodations to meet state requirements for flooring systems installed in elevator/man-lifts required by the state.

**CSP PACKAGE EXCLUSION(S)**

1. **WAX OR POLISH**
2. **FLOOR FINISHES OTHER THAN REQUIRED UNDER THIS CSP PACKAGE**
3. **CEMENTITIOUS BACKER BOARD**
4. **SHOWER PANS**

**CSP PACKAGE ALLOWANCE(S)**

This CSP Package Contractor shall include a **TWO THOUSAND DOLLAR (\$2,000.00)** allowance, within the base proposal to be used at the discretion of the Construction Manager.

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**  
11:00 AM, Wednesday, August 28, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114
2. **PROPOSAL DATE / TIME / LOCATION:**  
02:00 PM, Thursday, September 12, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET
3. **POST PROPOSAL INTERVIEW:**  
The post proposal interview shall take place on September 13, 2024 (as applicable).
4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**  
The CSP Package award shall take place Monday October 7, 2024.
5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**  
The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.
6. **SUBMITTALS DUE:**  
Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.
7. **SUBSTANTIAL COMPLETION:**  
On or before FOURTEEN (14) calendar days from the Notice to Proceed for the Installation of the Work.
8. **PROJECT COMPLETION DATE:**  
The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

**CSP 09-E PAINTING & WALLCOVERING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	014339	MOCKUPS
07	079200	JOINT SEALANTS
07	079219	ACOUSTICAL JOINT SEALANTS
09	097200	WALL COVERINGS
09	099113	EXTERIOR PAINTING
09	099123	INTERIOR PAINTING
09	099600	HIGH-PERFORMANCE COATINGS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

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4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

7. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

8. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

9. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

10. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

11. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

12. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the

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duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

14. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

15. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

16. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

17. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

18. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.

19. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

20. **EXTRA STOCK:**

This CSP Package Contractor shall furnish and deliver to the Owner all extra stock materials as required by the contract documents. If not otherwise indicated, this CSP Package Contractor shall provide 5% extra stock of all items provided by this CSP Package Contractor, except accent colors. One additional box/roll of accent colors shall be provided in lieu of the 5% requirement. All excess materials remaining after installation shall remain on the project for the owners use. Extra stock materials shall be provided from the first run materials to match die lots and shall not be used to finish or patch. All extra stock shall be stored and secured at the direction of the Construction Manager.

21. **GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor, equipment and hoisting required to provide complete painting and wall covering items as outlined here-in and/or indicated in the contract documents.

22. **SCHEDULING CLARIFICATION:**

Scheduling of painting operations shall be completed as directed by the Construction Manager and shall generally be completed with the prime coat being applied prior to the flooring, millwork, etc. installation and the final coat(s) being applied after these items have been installed.

23. **PROTECTION OF WORK IN PLACE:**

This CSP Package Contractor shall protect work in place during painting operations as necessary to prevent overspray, drippings, etc. This shall include protection of exposed ductwork, piping, etc. in exposed structure areas during painting of deck and structural members. Any overspray or drippings on work in place shall be cleaned and removed by this CSP Package Contractor.

24. **JOINT TREATMENT:**

This CSP Package Contractor shall provide joint treatment of gypsum board joints in accordance with manufacturer's recommendation. Tape, fill and sand exposed joints, edges and corners to produce surface ready to receive specified finishes. Tape and fill joints, edges and corners of all gypsum board fire enclosures not scheduled to receive finish coatings. Tape and fill joints of all gypsum board to receive ceramic tile wall tile finish. Tape, fill and sand joints at 3" strip at the bottom of drywall partitions and prepare to receive specified base materials.

25. **INTERIOR PAINT FINISHES:**

This CSP Package Contractor shall provide all interior finishing as scheduled and specified for the interior finishing of surfaces scheduled to receive paint, stain or epoxy finish to include but not limited to the following materials:

- a. Acoustical Wall Panels and Tectum Panels
- b. Blocking
- c. Ceiling grid
- d. Concrete and Concrete Masonry Units
- e. Exposed Structural Systems
- f. Exposed Piping
- g. Fire Ceilings
- h. Galvanized Metal Walls or other items
- i. Graphics, Letters, Stripes, Etc.
- j. Gypsum Board Walls And Ceilings
- k. Hollow Metal Frames And Doors
- l. Ladders
- m. Light coves
- n. Loose and Running Wood Trim (Painted)
- o. Metal Items, Exposed Lintels, Steel Plate, Etc.
- p. Metal Walls
- q. Overhead Coiling Doors
- r. Plaster Ceilings
- s. Plywood
- t. Railings, Handrails and Guardrails
- u. Special coatings
- v. Stairs
- w. Smoke and Fire Barrier Markings

- x. Unfinished Woodwork and Cabinetry (Painted)
- y. Wall panels
- z. Wire Mesh

26. **EXTERIOR PAINT FINISHES:**

This CSP Package Contractor shall provide all exterior finishing, including organic coatings, as scheduled and specified for the finishing of exterior surfaces scheduled to receive paint finish to include, but not limited to, the following materials:

- a. Concrete, concrete columns and Concrete Masonry Units
- b. Columns
- c. Exterior Wood Surfaces
- d. Fencing & Traffic Gates
- e. Ferrous Metal Items
- f. Galvanized Metal Items
- g. Gas Piping, Roof Piping, Etc.
- h. Hollow Metal Frames And Doors
- i. Ladders
- j. Light Mounting Plates
- k. Overhead Doors
- l. Pipe Bollards
- m. Roof Hatch
- n. Sports poles and accessories
- o. Steel Lintels
- p. Unfinished Roofing Sheet Metal
- q. Masonry as indicated
- r. Wood Nailers

27. **PAINTED WALL GRAPHICS, MASCOT MURALS, ACCENT STRIPES AND ACCESS PAINT:**

This CSP Package Contractor shall provide all painted graphics, murals, accents, etc. as shown or indicated within the contract documents.

28. **PAINT EXPOSED CONCRETE:**

This CSP Package Contractor shall paint and seal all exposed concrete vertical surfaces, whether indicated, or not.

29. **FINISHING CLARIFICATION:**

All stained millwork and cabinetry items shall be pre-finished by the CSP Package 06-A Contractor. All painted millwork and cabinetry items shall be field finished by the CSP 09-E contractor. This shall include filling of nail holes and field touch-up as required to provide a complete and finished installation.

30. **MECHANICAL & ELECTRICAL FINISHES:**

This CSP Package Contractor shall provide the finish painting of all mechanical and electrical equipment and any work exposed in occupied areas, mechanical/electrical rooms, exposed roof equipment including all exposed gas piping from riser to mechanical equipment on the roof and mechanical equipment.

31. **WALL COVERINGS:**

This CSP Package Contractor shall furnish and install the project requirements for all wall coverings, if indicated.

**GALLAGHER****32. WOOD VENEER WALL COVERING:**

This CSP Package Contractor shall furnish and install all wood veneer wall covering as shown or indicated in the contract documents. (Exclude reglets/reveals, by CSP 09-A contractor).

**33. CAULKING CLARIFICATION:**

This CSP Package Contractor shall provide caulking at all abutments of dissimilar materials as required and necessary for a complete and finished application. This shall include caulking at hollow metal frames where they abut floor and wall surfaces. This shall also include caulking at penetrations through walls at exposed ceiling/exposed wall conditions.

**34. TOUCHUP:**

This CSP Package Contractor shall include forty (40) man-hours for touchup to be used at the discretion of the Construction Manager. Also, this CSP Package Contractor shall include forty (40) man hours of bondo work on hollow metal frames. All bondo work shall be completed prior to painting of hollow metal surfaces. Materials required to complete bondo work shall be provided by this CSP Package Contractor.

**35. CLEANING CLARIFICATION:**

This CSP Package Contractor shall remove all excess materials (tape and bed mud, etc.) prior to commencement of floor operations.

**36. CLEAN-UP DISPOSAL:**

All washout and clean-up of equipment shall be performed in a manner that will allow all materials and residue to be disposed of off-site in a location approved by the EPA at this CSP Package Contractors expense.

**37. WALL PATCHING AT DEMOLITION LOCATIONS:**

This CSP Package Contractor shall provide floating of existing walls as required to provide a smooth finish at all wall demolition locations.

**38. AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall provide for the furnishing, erection, maintenance and dismantling of a scaffolding system complete with solid walkway coverage over the entire Auditorium and Stage. This working platform shall be erected to a variable height as required for the construction of all drywall and acoustical ceiling construction in these areas. All other Contractors performing above ceiling construction in these areas shall have free access and use of this scaffolding during the period for which it is scheduled to be in place. This CSP Package Contractor shall have the scaffolding in place on the date as directed by the Construction Manager and maintain it available for a duration of sixteen (16) weeks before commencing its dismantling. The Proposer shall include, in the appropriate location on the proposal form, a weekly amount for providing this scaffolding for a duration greater than the period noted above. Any contractor using the scaffold must execute a hold harmless clause made in favor of the Owner, Construction Manager and the Drywall Contractor.

**39. MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **EXTERIOR PAVEMENT MARKINGS**
2. **GYM FLOOR GRAPHICS OR LINE STRIPING**
3. **DAMPROOFING OF EXTERIOR SHEATHING**
4. **LABELING OF MEP PIPING**
5. **SEALED CONCRETE (BY CSP PACKAGE 03-D)**

**CSP PACKAGE ALLOWANCE(S)**

This CSP Package Contractor shall include a **THIRTY THOUSAND DOLLAR (\$30,000.00)** allowance, within the base proposal to be used at the discretion of the Construction Manager.

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before ONE HUNDRED FIFTY (150) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

**CSP 09-G WOOD FLOORING – STAGE AND LOBBY  
CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
06	061636	WOOD PANEL PRODUCT SHEATHING
09	090561.13	MOISTURE VAPOR EMISSION CONTROL
09	096400	WOOD FLOORING
09	096434	HARDBOARD STAGE FLOORING

**GENERAL SCOPE PROVISIONS**

1. **SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

GENERAL CLARIFICATIONS

- a. Contract Time
- b. Safety
- c. Project Clean Up
- d. Hazardous Waste Disposal
- e. Volatile Organic Compound
- f. Non-Discrimination
- g. Texas Accessibility Standards (TAS)
- h. Permits and Fees
- i. On Site Representative
- j. Project Security

2. **SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

3. **PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction

Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 7/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the

duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

17. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

18. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

19. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

20. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **WOOD FLOORING:**

This CSP Package Contractor shall furnish and install all wood flooring as shown or indicated in the contract documents including, but not limited to, resilient mounting, sleepers, plywood sub-floor, wood strip flooring, masonite, pads, plywood, insulation, laminated wood strip flooring, vented cove base, mastic, felt, vapor barrier, blocking, metal thresholds, aluminum/metal strips and trim pieces, saddle thresholds, cork at stage edge, etc.



23. **WOOD FLOOR FINISHING:**

This CSP Package Contractor shall finish all wood flooring including sanding, sealing and painting as specified or recommended by the manufacturer. In Gymnasiums, this CSP Package Contractor shall sand the floor and apply one coat of sealer, turn over to the CSP 01-B Contractor for final cleaning of the Gymnasium and return after final cleaning to apply the finish coat(s) of sealer. This CSP Package Contractor shall furnish and install all painted game line markings and graphics on the Gym floor(s) as shown or indicated in the contract documents. This CSP Package Contractor shall stain and finish the stage steps as shown or indicated in the contract documents.

24. **FLOOR TOLERANCES:**

This CSP Package Contractor shall review the concrete specifications for floor tolerance and be prepared to accept them. Any necessary actions deemed necessary by this CSP Package Contractor, on floors that meet the concrete specification, shall be performed by this CSP Package Contractor at this CSP Package Contractor's expense.

25. **FLASH PATCHING OR (MINOR FLOOR PATCHING):**

This CSP Contractor shall receive the floor broom clean. This CSP Contractor shall include in its base proposal all labor, material, and other related items necessary to obtain a satisfactory installation of the tile work, including, but not limited to, the following:

- Floor preparation as required to meet specifications, utilizing floor fill material recommended by the floor manufacturer and approved by the Construction Manager and the Architect/Engineer.
- Remove sub-floor ridges and bumps.
- Fill low spots, cracks, joints, holes and other minor defects as required to create a smooth, flat and hard surface.
- Vacuum clean sub-floor prior to installing flooring materials.

26. **ACCEPTANCE OF WORK IN PLACE:**

The Construction Manager may require onsite visits by this CSP Contractor during the placement of the concrete slabs to review floor tolerances. This CSP Contractor, before any finishes are installed, shall inspect each area of the floor for imperfections that will prohibit an acceptable flooring installation and promptly report findings to the Construction Manager.

Any flatness or levelness discrepancies noted must be brought to the Construction Manager's attention prior to this CSP Contractor beginning installation of its work in each area of the project.

Each area of the project shall be deemed "accepted" by this CSP Contractor at the time the CSP Contractor begins its operations in the area.

27. **ADDITIONAL FLOOR FILL ALLOWANCE:**

This CSP Contractor shall include a line item in its base proposal to furnish and install an ADDITIONAL twenty (20) 50-lb. bags of floor fill to be used at the Construction Manager's discretion. THIS IS IN ADDITION TO THE FLOOR FILL REQUIRED FOR FLASH PATCHING AND MINOR FLOOR PATCHING INCLUDED IN THE BASE PROPOSAL. Floor fill must meet the tile manufacturer's recommendations and must be approved by the Construction Manager and Architect/Engineer.

The CSP Contractor's Application for Payment must include a line item for 'ADDITIONAL FLOOR FILL ALLOWANCE – 20 BAGS'.

This CSP Contractor must comply with the following procedures in order to receive payment for additional floor fill provided pursuant to the Additional Floor Fill Allowance:

- Prior to opening a bag of floor fill material ask Construction Manager's authorized representative to sign and date the unopened bag of floor fill.
- When signed bag has been used and is empty, return to Construction Manager's authorized representative for verification.

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- Bags not signed and dated by a representative of the Construction Manager prior to being used on the project shall not be considered used and shall not be counted or paid for pursuant to the Additional Floor Fill Allowance.
- Repeat process for each bag of floor fill installed pursuant to the Additional Floor Fill Allowance.
- Obtain verification and approval from Construction Manager's authorized representative of the total number of bags of floor fill installed to be billed from Additional Floor Fill Allowance prior to submitting Application for Payment.
- On final Application for Payment show amount to be credited for unused allowance.

**28. UNIT PRICING:**

- Furnish a unit price per 50 lb. bag in the appropriate location on the proposal form to furnish and install latex floor leveling compound. If different size bags are proposed for use on this project, provide a unit price for the proposed size and note proposed size on the proposal form.
- Furnish a unit price per 10 lb. bag in the appropriate location on the proposal form to furnish and install feather finish floor leveling compound. If different size bags are proposed for use on this project, provide a unit price for the proposed size and note proposed size on the proposal form.

**29. MOISTURE VAPOR EMISSION BARRIER – UNIT PRICING:**

This CSP Package Contractor shall provide unit pricing in the appropriate location on the proposal form to furnish and install/apply Moisture Vapor Emission Barrier to be applied at flooring areas to be utilized if required.

**30. ADDITIONAL UNIT PRICING:**

This CSP Package Contractor shall provide requested unit pricing in the appropriate location on the proposal form to furnish and install/apply requested items/systems to be applied at flooring areas to be utilized if required.

**31. ELEVATOR FLOOR FINISHES:**

This CSP Package Contractor shall install flooring systems in elevator/man-lifts as indicated or shown within the contract documents. This CSP Contractor shall make all accommodations to meet state requirements for flooring systems installed in elevator/man-lifts required by the state.

**CSP PACKAGE EXCLUSION(S)****1. OTHER FLOOR COVERINGS****CSP PACKAGE ALLOWANCE(S)**

**This CSP Package Contractor shall include a THREE THOUSAND DOLLAR (\$3,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

**Crandall ISD - Performing Arts Center Addition**

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3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before TWENTY-ONE (21) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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**CSP 09-H RESILIENT SHEET FLOORING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
09	090561.13	MOISTURE VAPOR EMISSION CONTROL
09	096543	LINOLEUM FLOORING

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

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5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 7/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

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**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

**22. RESILIENT SHEET FLOORING:**

This CSP Package Contractor shall provide the necessary labor, equipment and materials to provide a complete resilient sheet flooring installation as shown or indicated within the contract documents. This shall include, but is not limited to, the following items:

- a. Adhesives
- b. Control strips and divider strips
- c. Mats
- d. Sheet flooring
- e. All other items necessary for a complete installation

23. **RUBBER BASE:**

This CSP Package Contractor shall furnish and install rubber cove base materials in resilient sheet flooring areas as indicated utilizing pre-molded external corners where required.

24. **MOISTURE TESTING:**

Moisture testing of the slab may be completed by an independent testing lab at the discretion of the Construction Manager.

25. **FLASH PATCHING OR (MINOR FLOOR PATCHING):**

This CSP Contractor shall receive the floor broom clean. This CSP Contractor shall include in its base proposal all labor, material, and other related items necessary to obtain a satisfactory installation of the tile work, including, but not limited to, the following:

- Floor preparation as required to meet specifications, utilizing floor fill material recommended by the floor manufacturer and approved by the Construction Manager and the Architect/Engineer.
- Remove sub-floor ridges and bumps.
- Fill low spots, cracks, joints, holes and other minor defects as required to create a smooth, flat and hard surface.
- Vacuum clean sub-floor prior to installing flooring materials.

26. **ACCEPTANCE OF WORK IN PLACE:**

The Construction Manager may require onsite visits by this CSP Contractor during the placement of the concrete slabs to review floor tolerances. This CSP Contractor, before any finishes are installed, shall inspect each area of the floor for imperfections that will prohibit an acceptable flooring installation and promptly report findings to the Construction Manager.

Any flatness or levelness discrepancies noted must be brought to the Construction Manager's attention prior to this CSP Contractor beginning installation of its work in each area of the project.

Each area of the project shall be deemed "accepted" by this CSP Contractor at the time the CSP Contractor begins its operations in the area.

27. **ADDITIONAL FLOOR FILL ALLOWANCE:**

This CSP Contractor shall include a line item in its base proposal to furnish and install an ADDITIONAL twenty (20) 50-lb. bags of floor fill to be used at the Construction Manager's discretion. THIS IS IN ADDITION TO THE FLOOR FILL REQUIRED FOR FLASH PATCHING AND MINOR FLOOR PATCHING INCLUDED IN THE BASE PROPOSAL. Floor fill must meet the tile manufacturer's recommendations and must be approved by the Construction Manager and Architect/Engineer.

The CSP Contractor's Application for Payment must include a line item for 'ADDITIONAL FLOOR FILL ALLOWANCE – 20 BAGS'.

This CSP Contractor must comply with the following procedures in order to receive payment for additional floor fill provided pursuant to the Additional Floor Fill Allowance:

- Prior to opening a bag of floor fill material ask Construction Manager's authorized representative to sign and date the unopened bag of floor fill.
- When signed bag has been used and is empty, return to Construction Manager's authorized representative for verification.
- Bags not signed and dated by a representative of the Construction Manager prior to being used on the project shall not be considered used and shall not be counted or paid for pursuant to the Additional Floor Fill Allowance.
- Repeat process for each bag of floor fill installed pursuant to the Additional Floor Fill Allowance.
- Obtain verification and approval from Construction Manager's authorized representative of the total number of bags of floor fill installed to be billed from Additional Floor Fill Allowance prior to submitting Application for Payment.
- On final Application for Payment show amount to be credited for unused allowance.

**28. UNIT PRICING:**

- a. Furnish a unit price per 50 lb. bag in the appropriate location on the proposal form to furnish and install latex floor leveling compound. If different size bags are proposed for use on this project, provide a unit price for the proposed size and note proposed size on the proposal form.
- b. Furnish a unit price per 10 lb. bag in the appropriate location on the proposal form to furnish and install feather finish floor leveling compound. If different size bags are proposed for use on this project, provide a unit price for the proposed size and note proposed size on the proposal form.

**29. FLOOR TOLERANCES:**

This CSP Package Contractor shall review the concrete specifications for floor tolerance and be prepared to accept them. Any necessary actions deemed necessary by this CSP Package contractor, on floors that meet the concrete specification, shall be performed by this CSP Package contractor at this CSP Package contractor's expense.

**30. MOISTURE VAPOR EMISSION BARRIER – UNIT PRICING:**

This CSP Package Contractor shall provide unit pricing in the appropriate location on the proposal form to furnish and install/apply Moisture Vapor Emission Barrier to be applied at flooring areas to be utilized if required.

**31. ADDITIONAL UNIT PRICING:**

This CSP Package Contractor shall provide requested unit pricing in the appropriate location on the proposal form to furnish and install/apply requested items/systems to be applied at flooring areas to be utilized if required.

**32. ELEVATOR FLOOR FINISHES:**

This CSP Package Contractor shall install flooring systems in elevator/man-lifts as indicated or shown within the contract documents. This CSP Contractor shall make all accommodations to meet state requirements for flooring systems installed in elevator/man-lifts required by the state.

**CSP PACKAGE EXCLUSION(S)**

1. **FLOOR FINISHES OTHER THAN REQUIRED UNDER THIS CSP PACKAGE.**

**CSP PACKAGE ALLOWANCE(S)**

**This CSP Package Contractor shall include a TWO THOUSAND DOLLAR (\$2,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET



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3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before TWENTY-ONE (21) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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## GALLAGHER

**CSP 09-I TERRAZZO****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
05	055113.2.5	PRECAST TERRAZZO TREADS AND RISERS
09	090561.13	MOISTURE VAPOR EMISSION CONTROL
09	096623	RESINOUS MATRIX TERRAZZO FLOORING

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

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5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

7. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

8. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

9. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

10. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

11. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

12. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

14. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

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1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

15. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

16. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

17. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

18. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

19. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

20. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

21. **TERRAZZO:**

This CSP Package Contractor shall provide the necessary labor, equipment, and materials to provide a complete terrazzo flooring installation as shown or indicated within the contract documents. This shall include, but is not limited to, the following items:

- a. Thin-set epoxy terrazzo with integral marble chips
- b. Primers
- c. Grouts
- d. Control strips
- e. Divider strips
- f. Grinding and fine grinding

- g. Curing, cleaning and sealing
- h. All other items necessary for a complete installation
22. **CAULKING:**  
This CSP Package Contractor shall provide caulking with approved sealant materials as specified. Caulk all joints at dissimilar materials such as Hollow Metal door jambs.
23. **STAIR TREAD & RISERS (PRECAST):**  
This CSP Package Contractor shall furnish and install precast terrazzo and/or precast GFRC treads, nosings, tiles, and risers as shown or indicated within the contract documents.
24. **FLASH PATCHING OR (MINOR FLOOR PATCHING):**  
This CSP Contractor shall receive the floor broom clean. This CSP Contractor shall include in its base proposal all labor, material, and other related items necessary to obtain a satisfactory installation of the terrazzo work, including, but not limited to, the following:
- Floor preparation as required to meet specifications, utilizing floor fill material recommended by the terrazzo manufacturer and approved by the Construction Manager and the Architect/Engineer.
  - Remove sub-floor ridges and bumps.
  - Fill low spots, cracks, joints, holes and other minor defects as required to create a smooth, flat and hard surface.
  - Vacuum clean sub-floor prior to installing flooring materials.
25. **ACCEPTANCE OF WORK IN PLACE:**  
The Construction Manager may require onsite visits by this CSP Contractor during the placement of the concrete slabs to review floor tolerances. This CSP Contractor, before any finishes are installed, shall inspect each area of the floor for imperfections that will prohibit an acceptable flooring installation and promptly report findings to the Construction Manager.  
Any flatness or levelness discrepancies noted must be brought to the Construction Manager's attention prior to this CSP Contractor beginning installation of its work in each area of the project.  
Each area of the project shall be deemed "accepted" by this CSP Contractor at the time the CSP Contractor begins its operations in the area.
26. **FLOOR TOLERANCES:**  
This CSP Package Contractor shall review the concrete specifications for floor tolerance and be prepared to accept them. Any necessary actions deemed necessary by this CSP Package contractor, on floors that meet the concrete specification, shall be performed by this CSP Package contractor at this CSP Package contractor's expense.
27. **WORK AREAS:**  
All terrazzo work shall be completed in areas as directed by the Construction Manager in order to maintain access to other areas of the project as necessary.
28. **MOISTURE VAPOR EMISSION BARRIER – UNIT PRICING:**  
This CSP Package Contractor shall provide unit pricing in the appropriate location on the proposal form to furnish and install/apply Moisture Vapor Emission Barrier to be applied at flooring areas to be utilized if required.
29. **ADDITIONAL UNIT PRICING:**  
This CSP Package Contractor shall provide requested unit pricing in the appropriate location on the proposal form to furnish and install/apply requested items/systems to be applied at flooring areas to be utilized if required.

**GALLAGHER****30. ELEVATOR FLOOR FINISHES:**

This CSP Package Contractor shall install flooring systems in elevator/man-lifts as indicated or shown within the contract documents. This CSP Contractor shall make all accommodations to meet state requirements for flooring systems installed in elevator/man-lifts required by the state.

**CSP PACKAGE EXCLUSION(S)****1. FLOOR FINISHES OTHER THAN REQUIRED UNDER THIS CSP PACKAGE.****CSP PACKAGE ALLOWANCE(S)****NONE****CSP PACKAGE ALTERNATE(S)****NONE****CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

**3. POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

**4. CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

**5. CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.**6. SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

**7. SUBSTANTIAL COMPLETION:**

On or before TWENTY-ONE (21) calendar days from the Notice to Proceed for the Installation of the Work.

**8. PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

**--- END OF SECTION ---**

**CSP 10-A BUILDING SPECIALTIES****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
10	101100	VISUAL DISPLAY UNITS
10	101200	DISPLAY CASES
10	102113.17	PHENOLIC-CORE TOILET COMPARTMENTS
10	102800	TOILET, BATH, AND LAUNDRY ACCESSORIES
10	104100	FIRE DEPARTMENT ACCESS LOCK AND VAULT
10	104313	EMERGENCY AID CABINETS
10	104413	FIRE PROTECTION CABINETS
10	104416	FIRE EXTINGUISHERS

**GENERAL SCOPE PROVISIONS:****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND**

**INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 7/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3)



benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

17. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

18. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

19. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

20. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary labor, materials, equipment, and hoisting required to furnish and install miscellaneous building specialties as outlined here-in and/or shown or indicated in the contract documents.

23. **VISUAL DISPLAY BOARDS:**

This CSP Package Contractor shall furnish and install jobsite all marker boards, tack boards, and accessories as shown or indicated in the contract documents. This shall include, but is not limited to, marker troughs, map rails, flag holders, hooks, fasteners, etc. Marker boards shall have special lines in areas indicated.

24. **SHOWER AND TOILET PARTITIONS, SCREENS AND COMPARTMENTS:**

This CSP Package Contractor shall furnish and install the project requirements of all toilet partitions, screens and compartments as shown or indicated in the contract documents. This shall include, but is not limited to, all brackets, hardware, fasteners, bracing and edging as required for a complete installation.

25. **TOILET ACCESSORIES:**

This CSP Package Contractor shall furnish and install the project requirements of all toilet room accessories as specified and scheduled including, but not limited to, all framed mirrors, mop and broom holders, changing tables, shower seats, shower rods, curtains, grab bars, waste receptacles, paper product dispensers and all other accessories as shown or indicated in the contract documents. Install accessories plumb, level, secure and rigidly anchored. Coordinate accessory installation requirements with manufacturer of toilet partitions. Install Owner furnished toilet accessories.

26. **ELECTRIC HAND DRYERS:**

The CSP Package 10-A Contractor shall furnish and deliver to jobsite all electric hand dryers as shown or indicated within the contract documents. The CSP Package 26-A Contractor shall install all electric hand dryers.

27. **HANDICAPPED SHOWER SEATS:**

This CSP Package Contractor shall furnish and install all handicap shower seats as indicated within the contract documents. This CSP Package Contractor shall provide all special attachment hardware required for shower seats.

28. **FRAMED MIRROR CLARIFICATION:**

This CSP Package Contractor shall provide framed mirrors to meet ADA mounting height requirements whether specified or not.

29. **DISPLAY CASES:**

This CSP Package Contractor shall furnish and install all display cases/trophy cases as shown or indicated in the contract documents.

30. **EMERGENCY AID, FIRST AID, & DEFIBRILLATOR CABINETS (A.E.D.):**

This CSP Package Contractor shall furnish and install all emergency aid, first aid, & defibrillator cabinets as shown or indicated in the contract documents.

31. **ADULT / BABY CHANGING STATIONS:**

This CSP Package Contractor shall furnish and install all Adult/Baby Changing stations/units materials as shown or indicated in the contract documents. Within 45 days of contract award, this contractor shall provide shop drawings indicating the necessary blocking and structural requirements.

32. **WALL & DOOR PROTECTION:**

This CSP Package Contractor shall furnish and install all Wall Guards, Corner Guards, and Chair Rail/Guards as shown or indicated in the contract documents. Within 45 days of contract award, this contractor shall provide shop drawings indicating the necessary blocking and structural requirements.

33. **FLAG POLES:**

This CSP Package Contractor shall furnish and install all flag poles as shown or indicated in the contract

documents. This shall include, but is not limited to, flag poles, halyards, finials and other accessories necessary for a complete installation. Provide sleeves to the Concrete Contractor for installation into sidewalks/paving.

34. **FURNISH ONLY ITEMS:**

This CSP Package Contractor shall furnish, F.O.B. jobsite, the following items to be installed by others:

- a. Fire extinguishers, including inspection and tagging at the completion of the project
- b. Fire extinguisher cabinets
- c. Fire Department Lock Box (Knox Box), Knox locks, etc.

35. **TEXAS DEPARTMENT OF LICENSING AND REGULATION REQUIREMENTS:**

This CSP Package Contractor shall verify that all items to be installed by this CSP Package Contractor will conform to ADA/TDLR/EAB requirements prior to installation. The Construction Manager shall be notified of any discrepancies immediately. Any corrective actions required due to incorrectly installed items shall be the responsibility of this CSP Package Contractor.

36. **CLEANING:**

This CSP Package Contractor shall include cleaning all partitions and accessories of protective paper and leave clear and polished for review by the Construction Manager.

37. **KEYING CLARIFICATION:**

Upon completion of the Project, this CSP Package Contractor shall have a representative assist in demonstrating and turning over the keys to the Owner for all applicable items furnished by this CSP Package Contractor.

**CSP PACKAGE EXCLUSION(S)**

1. **UNFRAMED MIRRORS.**
2. **CERAMIC ACCESSORIES**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

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**4. CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

**5. CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

**6. SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

**7. SUBSTANTIAL COMPLETION:**

On or before TWENTY-ONE (21) calendar days from the Notice to Proceed for the Installation of the Work.

**8. PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---



# GALLAGHER

A CUMMING GROUP COMPANY

**CSP 10-G IDENTIFICATION DEVICES****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
10	101400	SIGNAGE
10	101416	PLAQUES
10	101419	DIMENSIONAL LETTER SIGNAGE

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

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5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 8/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

**22. GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor, equipment, and hoisting required to furnish and install all interior and exterior signage as outlined here-in and/or shown or indicated in the contract documents.

**23. PROJECT SIGN(S):**

This CSP Package Contractor shall furnish and install one (1) project sign that meets the following criteria:

- a. 8' x 8' x 3/4" plywood sign on 4" x 4" posts with lateral bracings
- b. Three (3) background colors

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- c. Owner's name, architect's name, construction manager's name all with company logos.
- d. All consultants names listed at the bottom
- e. All names in items C & D shall include phone numbers, fax numbers, addresses, Web address
- f. Project name in large bold letters
- g. New project sign shall be designed and erected on project within 30 days of contract award.

**24. CONSTRUCTION SIGNS:**

If required by the Construction Manager, this CSP Package Contractor shall furnish and install two (2) construction signs that meet the following requirements (DO NOT DELIVER UNLESS REQUESTED BY THE CONSTRUCTION MANAGER-the value of these signs shall be shown as a separate line item on the schedule of values submitted by this CSP Package Contractor and will be credited back to the Owner if not used):

- a. 4' x 4' x 3/4" plywood on 4" x 4" posts with lateral bracings
- b. One background color
- c. One font color
- d. Typical Lettering – "Construction Entrance"

**25. DOOR NAME PLATES:**

This CSP Package Contractor shall include detailing, scheduling, furnishing and installing the project requirements for all door number signs, room identification signs and handicapped access symbol signs as shown or indicated in the contract documents complete with all required mounting accessories.

**26. ADDRESS LETTERS AND BUILDING LETTERS:**

This CSP Package Contractor shall furnish and install all building, address, and other interior or exterior large-scale letters and numbers as shown or indicated in contract documents.

**27. METAL PLAQUE:**

This CSP Package Contractor shall furnish and install the metal building plaque as shown or indicated in the contract documents. All metal building plaques shall include the Construction Manager's logo, whether shown, or not.

**28. ACRYLIC LETTERING AND GRAPHICS:**

This CSP Package Contractor shall furnish and install cast acrylic sheet signage as shown or indicated in the contract documents, including cut out letters, wall graphics, aluminum stand-offs, etc.

**29. ANODIZED BACK-LIT SIGNAGE:**

This CSP Package Contractor shall furnish and install Anodized Back-Lit signage as shown or indicated in the contract documents, complete with all required mounting hardware, etc. Coordinate with electrical contractor.

**30. ALUMINUM LETTERING:**

This CSP Package Contractor shall furnish and install aluminum lettering signage as shown or indicated in the contract documents, complete with all required mounting accessories.

**31. CRANDALL ISD LOGO SIGNAGE & BACK-LIGHTING:**

This CSP Package Contractor shall furnish and install Crandall ISD logo and back-lighting as shown or indicated in the contract documents, complete with all required mounting hardware, wiring, system components, etc. Coordinate with electrical contractor.

**32. EXTERIOR POST AND PANEL SIGNS:**

This CSP Package Contractor shall furnish and install the project requirements for all exterior post and panel signs as shown or indicated in the contract documents. Installation shall include core drilling and mounting hardware as required.

**33. SIGN MOUNTING CLARIFICATION:**

All signage provided by this CSP Package Contractor shall be mounted in the location(s) indicated utilizing the appropriate mounting system(s), devices, hardware, etc. as required to coordinate with the various mounting



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surfaces, whether specified or not. This shall be included in the base proposal, compensation for this will not be made at a later date.

**34. RENOVATION OPERATIONS:**

This CSP Package Contractor shall furnish the necessary labor, equipment and material to remove, store on-site, and reinstall existing signage as shown or indicated on the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **PAVEMENT MARKINGS, PAINTED ON CONCRETE SIGNAGE**
2. **PARKING/TRAFFIC SIGNAGE**

**CSP PACKAGE ALLOWANCE(S)**

**This CSP Package Contractor shall include a ONE THOUSAND DOLLAR (\$1,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**  
11:00 AM, Wednesday, August 28, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114
2. **PROPOSAL DATE / TIME / LOCATION:**  
02:00 PM, Thursday, September 12, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET
3. **POST PROPOSAL INTERVIEW:**  
The post proposal interview shall take place on September 13, 2024 (as applicable).
4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**  
The CSP Package award shall take place Monday October 7, 2024.
5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**  
The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.
6. **SUBMITTALS DUE:**  
Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.
7. **SUBSTANTIAL COMPLETION:**  
On or before TEN (10) calendar days from the Notice to Proceed for the Installation of the Work.
8. **PROJECT COMPLETION DATE:**  
The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

**CSP 11-C STAGE EQUIPMENT, CURTAIN(S), AND LIGHTING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
11	116113	NETWORKED LIGHTING CONTROL SYSTEMS
11	116116	THEATRICAL LIGHTING WIRING DEVICES
11	116119	STAGE LIGHTING FIXTURES
11	116123	THEATRICAL AND ACOUSTICAL DRAPERY AND TRACK
11	116133	MOTORIZED RIGGING
11	116136	COUNTERWEIGHT RIGGING AND PIN RAILS
11	116139	FIRE SAFETY CURTAIN
11	116163	ORCHESTRA SHELL

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective Proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE**

**REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 6/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

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**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **GENERAL SCOPE REQUIREMENTS:**

This CSP Package Contractor shall provide the necessary labor, material, and equipment to fulfill the project requirements for complete and operating stage equipment system's in all areas of the facility as shown or indicated in the contract documents. This shall include, but is not limited to, the following items:

- a. Acoustical shells
- b. Battens
- c. Chains
- d. Control systems
- e. Consoles
- f. Curtain traveler tracks
- g. Dimming systems, controls & fixtures
- h. Distribution equipment
- i. Distribution systems
- j. Fixtures
- k. Hanging hardware
- l. Motors and motor operator panels
- m. Orchestra Pit covers
- n. Panels
- o. Racks
- p. Rigging sets and controls
- q. Rope line sets
- r. Scrim
- s. Stage curtains
- t. Support cables and fittings
- u. Theatrical lighting systems & fixtures
- v. Wall pockets
- w. Winch systems
- x. All other items necessary to have a complete installation

23. **THEATRICAL RIGGING EQUIPMENT**

This CSP Package Contractor shall provide all of the general standard services, general rigging services, motorized line shaft rigging requirements, general and specific fire curtain and rigging requirements complete and in accordance with the project documents.

24. **STAGE CURTAINS:**

This CSP Package Contractor shall fabricate, flameproof and install stage curtains as scheduled, specified and indicated within the contract documents.

**GALLAGHER****25. MISCELLANEOUS EQUIPMENT:**

This CSP Package Contractor shall include the furnishing and installation of the following miscellaneous equipment items as specified and indicated within the contract documents:

- a. Stage ladder and dollie
- b. Pipe grid system(s)

**26. ELECTRICAL REQUIREMENT CLARIFICATION:**

Main Electrical power shall be installed to the distribution panels, dimmer racks, etc. for the Stage Equipment and Theatrical Lighting Systems by the CSP 26-A Contractor. Final terminations of electrical power to the distribution panels and dimmer racks shall be completed by the CSP 26-A Contractor. All low voltage wiring for the Stage Equipment and Theatrical Lighting Systems shall be installed and terminated by the CSP 11-C Contractor. CSP 26-A shall furnish and install all empty conduit systems and standard back-boxes for the Stage Equipment and Theatrical Lighting Systems. CSP 11-C shall furnish all special back-boxes and all floor boxes for the Stage Equipment and Theatrical Lighting Systems to be installed by the CSP 26-A Contractor. The CSP 11-C and CSP 26-A Contractors shall closely coordinate the main power, conduit and back-box requirements for these systems. Any conduit or backboxes not shown on the plans, but required for the completion of the stage equipment shall be furnished and installed by the CSP 11-C Contractor.

**27. CEILING COORDINATION:**

This CSP Package Contractor shall review the documents, shop drawings, etc. for conflicts with ductwork, sprinkler piping, electrical, etc. This shall be done no later than 6/15/25. Failure to do so may result in this CSP Package Contractor reworking the equipment locations or paying other trades to move their work in place at the discretion of the Construction Manager.

**28. STRUCTURAL SUPPORT CLARIFICATION:**

This CSP Package Contractor shall review the documents for the designed support members. Any members not indicated in the contract documents, but deemed necessary by this CSP Package Contractor shall be furnished and installed by this CSP Package Contractor.

**29. DEMONSTRATION:**

This CSP Package Contractor shall provide the necessary demonstration to the Owner of the operation of materials/equipment provided as a part of this CSP Package scope of work as scheduled by the Construction Manager. This shall include a minimum of one (1) site visit for a scheduled event to assist in the operation of the system.

**CSP PACKAGE EXCLUSION(S)**

1. **CONDUIT AND STANDARD BACKBOXES**
2. **WIRING EXCEPT LOW VOLTAGE WIRING FOR STAGE EQUIPMENT AND THEATRICAL LIGHTING SYSTEMS**
3. **POWER REQUIREMENTS AND TERMINATION TO DIMMER RACK**
4. **HOUSE LIGHTING AND EMERGENCY LIGHTING FIXTURES**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before NINETY (90) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

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--- END OF SECTION ---

**CSP 12-C AUDITORIUM SEATING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
12	126100	UPHOLSTERED FIXED AUDIENCE SEATING

**GENERAL SCOPE PROVISIONS:****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective Proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.



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6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 8/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.

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2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

17. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

18. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

19. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

20. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **AUDITORIUM SEATING:**

This CSP Package Contractor shall furnish and install the project requirements for the auditorium seating complete and in accordance with the contract documents.

23. **CLEAN UP:**

This CSP Package Contractor shall be responsible for disposal of all packing, crating or other debris associated with the installation of the seating in on-site dumpsters.

**CSP PACKAGE EXCLUSION(S)**

**NONE**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before THIRTY (30) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

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--- END OF SECTION ---

**CSP 12-D WINDOW TREATMENTS****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION****DIVISION:****SECTION:****TITLE:****GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective Proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 8/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.

**GALLAGHER**

2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.

3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

17. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

18. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

19. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

20. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **HORIZONTAL LOUVER BLINDS:**

This CSP Package Contractor shall furnish and install the project requirements of horizontal louver blinds as shown or indicated in the contract documents. This shall include all rods, brackets, cords, etc. required for complete installation.

23. **ROLLER SHADES:**

This CSP Package Contractor shall furnish and install the project requirements of manual and motorized roller shades as shown or indicated in the contract documents. This shall include all shade bands, hardware, brackets, rollers, shade cloth, motors, wall switches, shade pockets, etc. required to provide a complete and operating system. Final electrical connections will be by others. Keyed switches shall be compatible with the Owner's master key system.

**CSP PACKAGE EXCLUSION(S)**

1. **FINAL ELECTRICAL CONNECTIONS**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)****NONE****CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

**3. POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

**4. CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

**5. CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.**6. SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

**7. SUBSTANTIAL COMPLETION:**

On or before TEN (10) calendar days from the Notice to Proceed for the Installation of the Work.

**8. PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

**CSP 12-F MUSIC STORAGE EQUIPMENT  
CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
12	123551	MUSIC INSTRUMENT STORAGE CASEWORK

**GENERAL SCOPE PROVISIONS**

**1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective Proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.



**6. ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 8/15/25.

**7. DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

**8. ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

**9. RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

**10. PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

**11. GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

**12. DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.

2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.

3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

17. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

18. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

19. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

20. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **LAYOUT AND FIELD DIMENSIONS:**

This CSP Package Contractor shall make any necessary visits to the project site to obtain field dimensions and to provide or verify layout. The cost of any necessary trips shall be included in the proposal cost. COMPENSATION FOR THIS WILL NOT BE PROVIDED AT A LATER DATE.

23. **MUSIC INSTRUMENT STORAGE:**

This CSP Package Contractor shall provide the shop drawings, samples, submittal information, field dimensions as required, fabrication and field installation for the job requirements of all instrument storage equipment items to include, but not limited to, the following

- a. Cabinets
- b. Shelving
- c. Revolving Shelving
- d. Grille Doors

- e. Hardware
  - f. Instrument Racks
  - g. Locks
  - h. Slide Bolts
  - i. Wall Cleats
  - j. Fillers and Closures
  - k. All items indicated within the contract documents
24. **CUT OPENINGS FOR OTHER TRADES:**  
This CSP Package Contractor shall field cut all openings required for field installation of mechanical or electrical requirements to be installed by others in materials furnished by this CSP Package Contractor.
25. **INSTALLATION:**  
Installation shall include delivery, unloading, uncrating, distribution and attachment in place. Furnish all anchorage, nails, fasteners, surface blocking, templates, fillers, trim, caulking and layout as required for a complete installation.
26. **CLEAN UP:**  
This CSP Package Contractor shall be responsible for disposal of all packing, crating, or other debris associated with the installation of the music storage equipment in an Owner furnished on-site dumpster.
27. **PROTECTION OF WORK IN PLACE:**  
Upon completion of installation, this CSP Package Contractor shall provide protection of all materials in place per the requirements of the specifications.
28. **TEXAS ACCESSIBILITY STANDARDS COMPLIANCE:**  
is the responsibility of this CSP Package contractor to review the instrument storage for TDLR compliance during the shop drawing phase and bring any discrepancies to the construction manager's attention.

**CSP PACKAGE EXCLUSION(S)****NONE****CSP PACKAGE ALLOWANCE(S)****NONE****CSP PACKAGE ALTERNATE(S)****NONE****CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

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3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before TEN (10) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

GALLAGHER

A CUMMING GROUP COMPANY

**CSP 14-A ELEVATOR(S)****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
14	142123.16	MACHINE-ROOM-LESS ELECTRIC TRACTION PASSENGER ELEVATORS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective Proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

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6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 5/1/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.

- 
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.
- Any material stored at a location furnished by the owner will be insured by the owner.
- All material delivered for storage must be accompanied by a bill of lading.
16. **HOISTING:**
- Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.
17. **MATERIALS STORED ON-SITE:**
- For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.
18. **LABOR UNIT COSTS:**
- During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.
19. **EXPERIENCE MODIFICATION RATIO (EMR):**
- In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.
20. **SCHEDULE OF VALUES CLARIFICATION:**
- After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.
21. **AS BUILT AND O&M DOCUMENTATION:**
- This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.
22. **ELEVATOR(S):**
- This CSP Package Contractor shall furnish and install the project requirements for elevator(s) as shown or indicated in the contract documents. Additional requirements include, but are not limited to the following:
- a. All traction equipment and supports
  - b. Baked enamel cab finishes
  - c. Cab, cab frames & doors
  - d. Cab emergency telephone system
  - e. Electronic detector and hall lanterns at cab and hoistway entrances
  - f. Elevator shaft smoke containment system
  - g. Finishes on cab doors and cab ceilings
  - h. Hoistway guide rails
  - i. Hoistway entrance doors and frames
-

- j. Motors, pumps and controllers
- k. Passenger platform

23. **MAINTENANCE:**

This CSP Package Contractor shall provide full maintenance service for a period of 12 months commencing with the date of Substantial Completion. Maintenance shall include monthly preventive maintenance inspections.

24. **INSTALLATION:**

Installation shall include delivery, unloading, uncrating, distribution and attachment in place. This CSP Package Contractor shall furnish all anchorage, nails, fasteners, surface blocking, templates, fillers, trim, caulking and layout as required for a complete installation. This CSP Package Contractor shall provide all required cutouts as required to receive installation of mechanical and electrical installations by others. Installation work force shall include as a minimum four (4) journeyman and four (4) apprentice/helpers until substantial completion of the work as established by the Construction Manager.

25. **STATE COMPLIANCE:**

This CSP Package Contractor shall verify compliance of the project elevator(s) with all governmental standards. This shall include, but is not limited to, signage, sprinkler system, alarms, phones in the elevator cab and elevator room.

26. **TEMPORARY SAFETY CLARIFICATION:**

This CSP Package Contractor coordinate with Drywall contractor and Building Concrete contractor for all Temporary Safety OSHA standards for fall/opening protection system at all elevator shaft openings. All Temporary safety construction to be provided by the Drywall contractor and the Building Concrete contractor. Any trade that removes or modifies temporary safety is responsible for reinstallations.

27. **CONSTRUCTION UTILIZATION OF ELEVATORS:**

The elevator shall be installed at the earliest possible date by this CSP Package Contractor. After installation, the other trades shall be allowed to utilize the services of the elevator at their discretion. Once the project is complete, this CSP Package Contractor shall install the finished panels inside of the elevator so they will not be damaged during construction. The one year warranty will not commence until the total project is complete.

28. **RE-INSPECTION CLARIFICATION:**

This CSP Package Contractor shall include, within the base proposal, the re-inspection and sign-off of the Elevator after the initial inspection, including written verification that all corrections have been completed. Any and all trip charges for the re-inspection shall be included in the base proposal.

**CSP PACKAGE EXCLUSION(S)**

1. **ELECTRICAL POWER BY OTHERS**
2. **ELEVATOR FLOOR COVERING BY OTHERS**

**CSP PACKAGE ALLOWANCE(S)**

NONE

**CSP PACKAGE ALTERNATE(S)**

NONE

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114



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2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before NINETY (90) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

GALLAGHER

A CUMMING GROUP COMPANY

**CSP 21-A FIRE SPRINKLER SYSTEM****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079200	JOINT SEALANTS
08	083113	ACCESS DOORS AND FRAMES
21	210500	COMMON WORK RESULTS FOR FIRE SUPPRESSION
21	210523	GENERAL-DUTY VALVES FOR WATER-BASES FIRE-SUPPRESSION PIPING
21	210529	HANGERS AND SUPPORTS FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT
21	210553	IDENTIFICATION FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT
21	211000	WATER-BASED FIRE-SUPPRESSION SYSTEMS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference ***Section 01 80 00 – General Clarifications To All Proposers***. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective Proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT**

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**CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 12/15/24.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

22. **FIRE SPRINKLER SYSTEM SCOPE OF WORK:**

This CSP Package Contractor shall include the design (of new piping), approval (prior to and at completion), and installation of a complete fire sprinkler system in accordance with the requirements of the contract documents, required NFPA standards, Owners Insurance Carrier, Federal, State and Municipal authorities to generally include the following:

- a. All sprinkler heads shall be centered in the ceiling tile to +/- 1"
- b. Backflow prevention devices for fire sprinkler systems inside of building
- c. Check valves
- d. Connect to water service terminated 1' above finished floor
- e. Distribution Piping
- f. Fire department connections on exterior of building
- g. Fire Sprinkler Valve cabinets
- h. Flow and tamper switches
- i. Furnish and install all access doors required to access overhead or wall piping and valves
- j. Galvanized steel sleeve/fire barrier at wall penetrations
- k. Relocate piping and heads as necessary
- l. Sprinkler Heads
- m. Siamese wall connections, stortz connections
- n. Water motor gongs, alarm valves and apparatus

23. **SHOP DRAWING REQUIREMENTS:**

This CSP Package Contractor shall submit all shop drawings in both hard copy and CAD format to allow efficient coordination between trades.

24. **ABOVE CEILING COORDINATION:**

Reference is made to Section 01 33 00 - Shop Drawings, Product Data and Samples, Article 1.2.I, Coordination, Layout and Composite. All fire sprinkler piping installed above ceiling shall be coordinated and installed in a manner as required to avoid interference with the work of other above ceiling construction.

25. **EQUIPMENT ACCESS COORDINATION:**

This CSP Package Contractor shall coordinate all piping, hangers, etc. installed under this scope of work to allow adequate access for maintenance of equipment installed by others. Any equipment accessibility issues shall be brought to the attention of the Construction Manager immediately. If piping, hangers, etc. installed by this CSP Package Contractor cause equipment access issues, it shall be this CSP Package Contractor's responsibility to make any necessary corrections at no additional cost to the Owner.

26. **JOINT SEALERS:**

This CSP Package Contractor shall provide the joint sealant material and installation as required to provide for the fire sprinkler provisions of this scope of work including the areas as identified herein:

- a. Penetrations through and adjacent to fire rated elements as scheduled and specified.
- b. Penetrations through acoustical rated walls or ceilings as scheduled and specified.
- c. All penetrations through any wall type that extends to deck shall be sealed whether indicated, or not.

**GALLAGHER****27. EQUIPMENT NAME PLATES:**

This CSP Package Contractor shall furnish and install the appropriate equipment tagging, valve tagging, control tagging, etc. as applicable to this CSP Package scope of work. All final tagging shall be identified in a framed chart that is furnished to the Owner.

**28. FIRE DEPARTMENT CONNECTION CLARIFICATION:**

All remote (not attached to the building structure) Fire Department connections shall be furnished and installed by the CSP 33-A Contractor, including piping installed to 1' A.F.F. All Fire Department connections attached to the building structure shall be furnished and installed by the CSP 21-A Contractor. All Fire Department connections shall be installed to meet the requirements of the City or other Governmental entity having jurisdiction over the project.

**29. DESIGN PRESSURE AND VOLUME:**

This CSP Package Contractor shall include the cost for design and installation of booster pumps, tanks and other equipment, if required, to make a complete and operable system based on the volume and pressure of the existing fire sprinkler system and/or water supply.

**30. CEILING REMOVAL AND REPLACEMENT:**

This CSP Package Contractor shall remove and replace all ceilings as necessary to complete this scope of work.

**31. SYSTEM TESTING:**

This CSP Package Contractor shall provide for testing of in place systems in areas/sections prior to completion of the entire fire sprinkler system as directed by the Construction Manager. Testing shall include connection to inspectors test valve and temporary piping to nearest mop sink.

**32. SPRINKLER HEAD LOCATIONS:**

This CSP Package Contractor shall inspect and determine whether heads are installed too close to supply air grilles for the temperature rating of the sprinkler head and shall notify the Construction Manager of any potential issues in writing immediately.

**33. PENETRATIONS THROUGH EXISTING PARTITIONS:**

Any penetrations through existing partitions required to complete this scope of work shall be made by this CSP Package Contractor. All penetrations made as a result of this scope of work shall be repaired and sealed to maintain existing sound, fire and/or smoke ratings by this Contractor.

**34. AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall have free use and access to a scaffold working platform over the entire area of the Auditorium and Stage for the installation of the above ceiling and ceiling construction. This working platform shall be provided under another CSP Package and will be available to all other CSP Package Contractors on a scheduled and coordinated basis for a period of SIXTEEN (16) WEEKS commencing upon the date coordinated by the Construction Manager. Any contractor using the scaffold must execute a hold harmless agreement made in favor of the Owner, Construction Manager and the Drywall Contractor.

**35. SERVICE LINE CLARIFICATION:**

This CSP Package Contractor shall design the service line for the fire sprinkler system and provide an early submittal for this item so that the underground work can be completed during the underground utility operations.

**36. FLUSHING OF LINES:**

This CSP Package Contractor shall flush all fire sprinkler lines after connection to main water lines as necessary to remove debris from the lines. Any corrective action required due to lines not being properly flushed shall be completed by this CSP Package Contractor at no additional cost to the Owner.

**CSP PACKAGE EXCLUSION(S):**

1. **ACCESS PANELS REQUIRED FOR PROVISIONS OTHER THAN THIS FIRE SPRINKLER SYSTEM SCOPE OF WORK.**
2. **CONCRETE HOUSE KEEPING PADS.**

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3. **JOINT SEALANT OTHER THAN AS PROVIDED ABOVE.**
4. **KITCHEN EXHAUST HOOD FIRE SUPPRESSION SYSTEM.**
5. **SITE WATER, SANITARY SEWER AND STORM SEWER UTILITIES.**
6. **WATER METER OR METER VAULT.**

**CSP PACKAGE ALLOWANCE(S)**

NONE

**CSP PACKAGE ALTERNATE(S)**

NONE

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**  
11:00 AM, Wednesday, August 28, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114
2. **PROPOSAL DATE / TIME / LOCATION:**  
02:00 PM, Thursday, September 12, 2024  
CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET
3. **POST PROPOSAL INTERVIEW:**  
The post proposal interview shall take place on September 13, 2024 (as applicable).
4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**  
The CSP Package award shall take place Monday October 7, 2024.
5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**  
The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.
6. **SUBMITTALS DUE:**  
Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.
7. **SUBSTANTIAL COMPLETION:**  
On or before SEVENTY-FIVE (75) calendar days from the Notice to Proceed for the Installation of the Work.
8. **PROJECT COMPLETION DATE:**  
The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

## GALLAGHER

**CSP 22-A PLUMBING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079200	JOINT SEALANTS
08	083113	ACCESS DOORS AND FRAMES
10	101851	SHOWER PANS
22	220500	COMMON WORK RESULTS FOR PLUMBING
22	220523	GENERAL-DUTY VALVES FOR PLUMBING PIPING
22	220529	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
22	220553	COMMON WORK RESULTS FOR PLUMBING
22	220719	GENERAL-DUTY VALVES FOR PLUMBING PIPING
22	221116	DOMESTIC WATER PIPING
22	221119	DOMESTIC WATER PIPING SPECIALTIES
22	221316	SANITARY WASTE AND VENT PIPING
22	221413	STORM DRAINAGE PIPING
22	221429	SUMP PUMPS
22	223300	ELECTRIC, DOMESTIC-WATER HEATERS
22	224200	COMMERCIAL PLUMBING FIXTURES
22	224700	DRINKING FOUNTAINS
31	312333	TRENCHING AND BACKFILLING

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up



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- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

2. **SITE VISIT:**

All prospective Proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

3. **PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than the following:

<b>Plumbing Piping</b>	<b>11/1/24</b>
<b>Plumbing Equipment</b>	<b>2/1/25</b>
<b>Plumbing Fixtures &amp; Trim</b>	<b>4/15/25</b>
<b>Plumbing Miscellaneous</b>	<b>4/15/25</b>

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to

commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**17. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**18. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

**22. ENERGY CONSERVATION CODE:**

All material(s) shall be furnished and installation procedures will be followed to comply with ECC Regulations and Guidelines. Provide documentation upon request to Engineer, Architects and Owner.

**23. GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall furnish and install the project requirements for all plumbing provisions as shown or indicated in the contract documents. The only items to be furnished and or installed by others are as listed within this CSP Package.

**24. PLUMBING/UTILITY CLARIFICATION:**

The CSP 33-A Site Utilities Contractor shall furnish and install all sanitary sewer, storm sewer, domestic water lines and fire service water lines as indicated on the civil drawings and the CSP 22-A Plumbing Contractor shall furnish and install all sanitary sewer, storm sewer and domestic water lines as indicated on the Mechanical, Electrical and Plumbing drawings. The CSP 22-A Plumbing Contractor shall be responsible for making all tie-in and connections to the lines installed by the CSP 33-A Contractor. This shall include locating and extending to these lines by necessary means. The CSP 33-A Contractor shall furnish and install all exterior backflow preventers and the CSP 22-A Contractor shall furnish and install all interior backflow preventers. All controls and control wiring for RPZ's installed inside of the building shall be completed by the CSP 22-A Contractor.

**25. SHOP DRAWING REQUIREMENTS:**

This CSP Package Contractor shall submit all shop drawings in both hard copy and CAD format to allow efficient coordination between trades.

**26. ABOVE CEILING AND BELOW FLOOR COORDINATION:**

Reference is made to Section 01 33 00 - Shop Drawings, Product data and Samples, Article 1.2. I, Coordination, Layout and Composite. All plumbing equipment installed above ceiling and below floor shall be installed in a manner as required to facilitate accessibility for maintenance to the equipment. This CSP Package Contractor shall coordinate all ceiling and floor conflicts between itself and other trades. A coordination meeting between all affected trades shall be scheduled by this CSP Package Contractor through the Construction Manager. If

the coordination does not take place, this CSP Package Contractor shall be responsible for all corrective work required due to conflicts, at no additional cost to the Owner.

27. **EQUIPMENT ACCESS COORDINATION:**

This CSP Package Contractor shall coordinate all equipment, piping, hangers, etc. installed under this scope of work to allow adequate access for maintenance of equipment. Any equipment accessibility issues shall be brought to the attention of the Construction Manager immediately. If equipment, piping, hangers, etc. are installed in an inaccessible manner, it shall be this CSP Package Contractor's responsibility to make any necessary corrections at no additional cost to the Owner.

28. **DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

29. **EXCESS SPOILS:**

This CSP Package Contractor shall be responsible for hauling off and disposing of excess soil and rock materials resulting from the work of this package off-site at this CSP Package Contractor's expense. This CSP Package Contractor shall reshape, grade and leave in a smooth uniform finish all site areas disturbed by the operations of this CSP Package Contractor.

30. **EQUIPMENT NAME PLATES:**

This CSP Package Contractor shall furnish and install the appropriate equipment tagging, valve tagging, control tagging, etc. as applicable to this CSP Package scope of work. All final tagging shall be identified in a framed chart that is furnished to the Owner.

31. **PLUMBING:**

This CSP Package Contractor shall include the project requirements for a complete Plumbing system as specified and indicated within the documents to generally include the following:

- a. Acid/Science equipment, piping, dilution basins, etc.
- b. Arrestors
- c. Backflow Preventers and detector checks (interior)
- d. Booster systems
- e. Building domestic water systems connected to service mains as indicated
- f. Cast iron receiver drain pipe
- g. Caulking at lead flange at vent stacks
- h. Circulators
- i. Cleanout covers, trap primers, etc.
- j. Concrete collars around exterior cleanouts, grease traps, dilution basins, separators, sample wells, etc.
- k. Connection to water, storm, and sanitary sewer utility systems
- l. Crushed tile or stone below drains
- m. Dilution basins and neutralization tanks
- n. Domestic water heating systems
- o. Down spouts and nozzles (see down spout boot clarification)
- p. Elevator pit drainage system
- q. Expansion Tanks

**GALLAGHER**

- 
- r. Filter systems
  - s. Fire barriers at pipe penetrations
  - t. Flues and separators
  - u. Furnish and install shower pans
  - v. Gas regulators
  - w. Freeze resistant boxes
  - x. Storage tanks
  - y. Grates at floor drains and other pipe openings
  - z. Grout at pipe penetrations
  - aa. Heat trace, if required (Electrical connections by others)
  - bb. Hook-up and disconnect Construction Manager trailer
  - cc. Impervious barriers as indicated
  - dd. Install water and gas solenoids (furnished by CSP 26-A) for science lab emergency shutoff systems
  - ee. Insulation
  - ff. Lavatory system
  - gg. Lead Flanges
  - hh. Mixing valves & other valves
  - ii. Mop sink and accessories
  - jj. Natural Gas/Propane piping and fittings
  - kk. Oil/sand separators
  - ll. Plumbing fixtures, carriers and drains
  - mm. Plumbing void system
  - nn. Pumps
  - oo. Roof penetrations sleeve and flashing for plumbing piping (furnish and install)
  - pp. Roof pipe support devices
  - qq. Roof storm drainage system (includes tie-ins to storm water collection system and downspouts)
  - rr. Sheet metal rain collars, hoods, umbrellas, etc at penetrations
  - ss. Showers with trim kits
  - tt. Sleeves for pipe penetrations
  - uu. Stainless steel bolts and nuts at all underground connections (whether specified, or not)
  - vv. Subsoil drains (sand cushion, gravel fill, filter fabric, perforated pipe, trenching, backfill)
  - ww. Sump pumps
  - xx. TAS pipe wraps
  - yy. Traps
  - zz. Trap primers and access doors (care should be taken to locate access doors for adequate accessibility to trap primers.)
  - aaa. Trench drains
  - bbb. Utility & supply boxes, washer boxes
  - ccc. Valve boxes

- ddd. Wash stations
- eee. Waste & vent piping systems, including acid waste
- fff. Water supply feed system (complete)

32. **UNDERGROUND GAS LINES:**

This CSP Package Contractor shall install all underground gas lines from the gas service to the building as shown or indicated in the contract documents, including connection to service line. This shall include all necessary excavation and backfill. This CSP Package Contractor shall remove and replace streets, roads, drives, sidewalks, fencing, landscaping, etc. as necessary to complete this scope of work. All disturbed items shall be replaced to existing condition, or better.

33. **TEMPORARY WATER:**

This CSP Package Contractor shall maintain temporary water connections (one) for project use on both the site and within the building at locations as mutually agreed by the Contractor and the Construction Manager. Meter cost and service shall be by others. Include all requirements in Specification Section 01 51 00 Temporary Utilities.

34. **DOWNSPOUT BOOT CLARIFICATION:**

All downspout boots that tie-in to the storm drainage system below grade shall be furnished, installed and tied-in by the CSP 22-A Plumbing Contractor. All downspout boots that drain at grade shall be furnished and installed by the CSP 07-A Roofing Contractor. Downspout nozzles shall be furnished and installed by the CSP 22-A Plumbing Contractor.

35. **TRAP PRIMER PROTECTION:**

This CSP Package Contractor shall provide adequate protection for all trap primers until such time as it is no longer required as determined by the Construction Manager after the trap primers are put into operation and walls have been closed. This protection shall be removed and disposed of by this CSP Package Contractor.

36. **TESTING:**

This CSP Package Contractor shall provide smoke testing and television/exfiltration testing of underground lines as required and directed by the Construction Manager for systems installed under this scope of work.

37. **ACCESS PANELS:**

This CSP Package Contractor shall furnish and install all access panels required for access to mechanical valves, systems or equipment furnished under this scope of work.

38. **JOINT SEALERS:**

This CSP Package Contractor shall provide the joint sealant material and installation as required to provide for the mechanical provisions of this scope of work including the areas as identified herein:

- a. Penetrations through and adjacent to fire rated elements as scheduled and specified.
- b. Penetrations through acoustical rated walls or ceilings as scheduled and specified.
- c. All penetrations through any wall type that extends to deck shall be sealed whether indicated, or not.
- d. Sanitary sealant around all plumbing fixtures as scheduled and specified.
- e. Seal around all floor penetrations with extra caution at all floor levels above the first floor janitors closets and restrooms to provide a watertight seal to prevent leakage.

39. **ROOF PENETRATIONS:**

All roof penetrations will be made by the CSP 07-A Roofing Contractor. This CSP Package Contractor (CSP 22-A) shall provide all materials for actual penetration, including, but not limited to, pitch pans, chem. curbs, piping, flashing, etc. Layout and final locations are to be done by each individual trade and coordinated with CSP 07-A prior to penetrating the roof system. At pre-engineered metal buildings, all roof penetrations will be made by the CSP 13-A Metal Building Contractor. The CSP 13-A Metal Building Contractor shall provide all materials for actual penetration, including, but not limited to, pitch pans, chem. curbs, piping, flashing, etc.

The CSP 22-A Contractor shall coordinate material requirements with the CSP 13-A Contractor for all roof penetrations. Layout and final locations are to be done by each individual trade and coordinated with CSP 13-A.

40. **DEMOLITION/RENOVATION OPERATIONS:**

This CSP Package Contractor shall complete all plumbing operations in the existing facilities as indicated. The following is a list of some unique items to assist in the clarification of this scope of work, it is in no way all inclusive:

- a. Concrete demolition: this CSP Package Contractor shall demo, sawcut, remove, haul off, and replace all concrete as necessary to complete these operations.
- b. Core existing floors and walls as necessary
- c. Demo and reconfigure plumbing items and fixtures
- d. Gas service: relocate, rework, move, etc. all existing gas lines and service as indicated within the contract documents. This CSP Package Contractor shall re-light all gas equipment pilots upon completion of renovated gas service and test for leaks.
- e. Grease Trap: Demo and haul off. Include blocking, bracing, and all other temporary provisions to utilize new grease trap while addition is under construction

41. **PENETRATIONS THROUGH EXISTING PARTITIONS:**

Any penetrations through existing partitions required to complete this scope of work shall be made by this CSP Package Contractor. All penetrations made as a result of this scope of work shall be repaired and sealed to maintain existing sound, fire and/or smoke ratings by this Contractor.

42. **AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall have free use and access to a scaffold working platform over the entire area of the Auditorium and Stage for the installation of the above ceiling and ceiling construction. This working platform shall be provided under another CSP Package and will be available to all other CSP Package Contractors on a scheduled and coordinated basis for a period of SIXTEEN (16) WEEKS commencing upon the date coordinated by the Construction Manager. Any contractor using the scaffold must execute a hold harmless agreement made in favor of the Owner, Construction Manager and the Drywall Contractor.

43. **RESIDENTIAL APPLIANCES, APPLIANCES, & EQUIPMENT:**

This CSP Package Contractor shall furnish (if indicated to be contractor furnished) and provide the necessary labor, equipment, and materials to install all residential appliances, appliances, and equipment as shown or indicated in the contract documents. This includes, but not limited to, all piping, fittings, vent hosing, electric cords, final connection, and basic testing for proper operations, etc. required for a complete operable installation. Including ice makers, residential washers, residential dryers, refrigerators, etc.

**CSP PACKAGE EXCLUSION(S)**

1. **JOINT SEALANT OTHER THAN AS PROVIDED ABOVE**
2. **ACCESS PANELS REQUIRED FOR PROVISIONS OTHER THAN THIS PLUMBING SCOPE OF WORK**
3. **CONCRETE HOUSE KEEPING PADS**
4. **FIRE SPRINKLER WATER SERVICE OR VAULTS**
5. **HVAC WORK**

**CSP PACKAGE ALLOWANCE(S)**

**This CSP Package Contractor shall include a TEN THOUSAND DOLLAR (\$10,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before TWO HUNDRED FORTY (240) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---



## GALLAGHER

## CSP 23-A HVAC

## CRANDALL ISD - PERFORMING ARTS CENTER ADDITION

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079200	JOINT SEALANTS
08	083113	ACCESS DOORS AND FRAMES
23	230500	COMMON WORK RESULTS FOR HVAC
23	230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
23	230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
23	230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC
23	230713	DUCT INSULATION
23	230923	ENERGY MANAGEMENT CONTROL SYSTEM (BACNET)
23	230923.1	SEQUENCE OF OPERATIONS GENERAL
23	231123	FACILITY NATURAL-GAS PIPING
23	232213	STEAM AND CONDENSATE PIPING
23	232300	REFRIGERANT PIPING
23	233113	METAL DUCTS
23	233300	AIR DUCT ACCESSORIES
23	233346	FLEXIBLE DUCTS
23	233400	HVAC FANS
23	233600	AIR TERMINAL UNITS
23	233713.13	AIR DIFFUSERS
23	233713.23	REGISTERS AND GRILLES
23	237343.16	OUTDOOR, SEMI-CUSTOM AIR-HANDLING UNITS
23	238126	SPLIT-SYSTEM AIR-CONDITIONERS
23	238413.29	SELF-CONTAINED STEAM HUMIDIFIERS

**GENERAL SCOPE PROVISIONS**1. **SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

2. **SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

3. **PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than the following:

<b>HVAC Ductwork and Accessories</b>	<b>2/1/25</b>
<b>HVAC Equipment</b>	<b>2/15/25</b>
<b>HVAC Grilles and Trim</b>	<b>4/15/25</b>
<b>HVAC Miscellaneous</b>	<b>4/15/25</b>

**7. DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date. (This includes multiple start-ups on all manufacturer equipment)

**8. ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

**9. RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

**10. PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

**11. GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

**12. DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.

3. Furnish space on-site for the purpose of storing materials.  
Any material stored at a location furnished by the owner will be insured by the owner.  
All material delivered for storage must be accompanied by a bill of lading.
16. **HOISTING:**  
Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package/proposal.
17. **MATERIALS STORED ON-SITE:**  
For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.
18. **LABOR UNIT COSTS:**  
During the course of the project, each CSP Package/proposal contractor may be required to perform work on a time and material basis. Therefore, each CSP Package/proposal contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.
19. **EXPERIENCE MODIFICATION RATIO (EMR):**  
In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.
20. **SCHEDULE OF VALUES CLARIFICATION:**  
After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.
21. **AS BUILT AND O&M DOCUMENTATION:**  
This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.
22. **ENERGY CONSERVATION CODE:**  
All material(s) shall be furnished and installation procedures will be followed to comply with ECC Regulations and Guidelines. Provide documentation upon request to Engineer, Architects and Owner.
23. **GENERAL SCOPE CLARIFICATION:**  
This CSP Package Contractor shall furnish and install the project requirements for all mechanical provisions as shown or indicated in the contract documents. The only items to be furnished and or installed by others are as listed within this CSP Package.
24. **SHOP DRAWING REQUIREMENTS:**  
This CSP Package Contractor shall submit all shop drawings in both hard copy and CAD format to allow efficient coordination between trades.
25. **ABOVE CEILING AND BELOW FLOOR COORDINATION:**  
Reference is made to Section 01 33 00 - Shop Drawings, Product data and Samples, Article 1.2. I, Coordination, Layout and Composite. All HVAC equipment installed above ceiling and below floor shall be installed in a manner as required to facilitate accessibility for maintenance to the equipment. This CSP Package Contractor shall coordinate all ceiling and floor conflicts between itself and other trades. A coordination meeting between

all affected trades shall be scheduled by this CSP Package Contractor through the Construction Manager. If the coordination does not take place, this CSP Package Contractor shall be responsible for all corrective work required due to conflicts, at no additional cost to the Owner.

26. **EQUIPMENT ACCESS COORDINATION:**

This CSP Package Contractor shall coordinate all equipment, piping, ductwork, hangers, etc. installed under this scope of work to allow adequate access for maintenance of equipment. Any equipment accessibility issues shall be brought to the attention of the Construction Manager immediately. If equipment, piping, ductwork, hangers, etc. are installed in an inaccessible manner, it shall be this CSP Package Contractor's responsibility to make any necessary corrections at no additional cost to the Owner.

27. **DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

28. **EXCESS SPOILS:**

This CSP Package Contractor shall be responsible for hauling off and disposing of excess soil and rock materials resulting from the work of this package off-site at this CSP Package Contractor's expense. This CSP Package Contractor shall reshape, grade and leave in a smooth uniform finish all site areas disturbed by the operations of this CSP Package Contractor.

29. **EQUIPMENT NAME PLATES:**

This CSP Package Contractor shall furnish and install the appropriate equipment tagging, valve tagging, control tagging, etc. as applicable to this CSP Package scope of work. All final tagging shall be identified in a framed chart that is furnished to the Owner.

30. **HEATING, VENTILATING & AIR CONDITIONING:**

This CSP Package Contractor shall include the project requirements for a complete Heating, Ventilating and Air Conditioning system as specified and indicated within the documents to generally include the following:

- a. Air distribution devices (grilles, registers, diffusers, wall collars, etc.)
- b. Air handling units
- c. Architectural Louvers
- d. Automatic Temperature Control System
- e. CO2 sensors
- f. Combustion Air Systems
- g. Condensate Drainage Systems (complete, including all roof supports, etc.)
- h. Condensing units (except at coolers and freezers)
- i. Corrections and adjustments as indicated by TAB firm
- j. Curb Adaptors
- k. Dampers, fire dampers, fire/smoke dampers, etc. with mounting angles
- l. Drain Pans
- m. Ductwork Smoke Detector System (install only)
- n. Ductwork Systems
- o. Egg crate diffusers (see egg crate clarification)
- p. Energy recovery modules
- q. Exhaust systems, fans and roof ventilators
- r. Galvanized steel sleeves/fire barriers at wall penetrations

- s. Hardware cloth
- t. Hoisting
- u. HVAC control conduit, wiring and devices
- v. Installation and hook-up of kitchen & laundry equipment exhaust system
- w. Insulation
- x. Insulation infills at curb
- y. Labeling
- z. Mechanical louvers
- aa. Pre-manufactured insulated roof curbs, thy curbs, wood runners, etc. (furnish and install)
- bb. Pumps, expansion tanks, solid separators and shot feeders
- cc. Radiant heaters
- dd. Cooling towers
- ee. Heat pumps
- ff. Duct liner
- gg. Supports for mechanical equipment
- hh. Fan coil units
- ii. Make-up air units
- jj. Refrigerant piping
- kk. Refrigerant shrouds
- ll. Roof Caps
- mm. Roof Penetrations (including hooded covers)
- nn. Roof Top package units
- oo. Sealants around all exterior wall penetrations, louvers, etc. Watertightness at these locations shall be the responsibility of this CSP Package Contractor.
- pp. Split systems
- qq. Starters
- rr. Storm rated louvers
- ss. Four changes of temporary air filters during construction per facility as directed by the Construction Manager
- tt. Unit Heaters
- uu. VAV's
- vv. Vibration Isolation
- ww. Wire Guards on thermostats indicated

31. **TEMPORARY HEATING & COOLING:**

The CSP Package Contractor is advised that it shall be a project requirement to utilize to the extent possible the HVAC systems as required for temporary heating and cooling during the construction period, including temporary thermostats. It shall be the responsibility of this Contractor to furnish and install four (4) temporary filter changes per facility as directed by the Construction Manager during construction. Upon substantial completion of the work, this CSP Package Contractor shall install permanent filters and service the units for acceptance by the owner. The warranty period shall commence upon substantial completion of the Contractor's work and extend for the period as provided within the contract documents.

32. **ENERGY MANAGEMENT CONTROL SYSTEM:**

This CSP Package Contractor shall provide all temperature controls, humidity controls and energy management

control systems as required for the project. The CSP 23-A Contractor shall take ALL responsibility for coordination of the energy management control system with the mechanical and electrical systems installed on this project.

33. **CLARIFICATION FOR HVAC EQUIPMENT MOUNTED ON ROOF CURBS:**

This CSP Package Contractor shall be responsible for furnishing and installing self-counter-flashing curbs for roof top units, air handlers, etc. that will allow on all sides of roof top curbs for installation of built up roofing and sheet metal flashing. This CSP Package Contractor shall be responsible for coordinating with the Roofing Contractor for specific requirements relating to the curbs. All insulation on the outside of roof curbs shall be furnished and installed by the Roofing Contractor and all insulation required within the roof curbs shall be furnished and installed by the Mechanical Contractor. Leveling of the roof curbs shall be completed by the CSP 23-A Contractor.

34. **JOIST BRIDGING/BRACING COORDINATION:**

This CSP Package Contractor shall coordinate with the CSP 05-A Contractor the locations of required x-bracing and bridging in joists so as to not interfere with openings for duct routing. All duct supports shall be located at panel points. Coordination will be required between the CSP 05-A Contractor, CSP 23-A Contractor and Joist manufacturer to eliminate potential conflicts.

35. **EGG CRATE:**

This CSP Package Contractor shall furnish and install all egg crate on the project as shown or indicated in the contract documents, except eggcrate materials shown to be installed in light coves or other lighting areas. Any eggcrate for light coves or other lighting areas on the project shall be furnished and installed by the CSP 26-A Contractor.

36. **SMOKE TESTING:**

This CSP Package Contractor shall provide smoke testing as required and directed by the Construction Manager for systems installed under this scope of work.

37. **ACCESS PANELS:**

This CSP Package Contractor shall furnish and install all access panels required for access to mechanical valves, systems or equipment furnished under this scope of work.

38. **JOINT SEALERS:**

This CSP Package Contractor shall provide the joint sealant material and installation as required to provide for the mechanical provisions of this scope of work including the areas as identified herein:

- a. Penetrations through and adjacent to fire rated elements as scheduled and specified.
- b. Penetrations through acoustical rated walls or ceilings as scheduled and specified.
- c. All penetrations through any wall type that extends to deck shall be sealed whether indicated, or not.
- d. Sealants around louvers at exterior walls.
- e. Sealants between roof-top units and curbs.

39. **ROOF PENETRATIONS:**

All roof penetrations will be made by the CSP 07-A Roofing Contractor. This CSP Package Contractor (CSP 23-A) shall provide all materials for actual penetration, including, but not limited to, pitch pans, chem. curbs, piping, flashing, etc. Layout and final locations are to be done by each individual trade and coordinated with CSP 07-A prior to penetrating the roof system. At pre-engineered metal buildings, all roof penetrations will be made by the CSP 13-A Metal Building Contractor. The CSP 13-A Metal Building Contractor shall provide all materials for actual penetration, including, but not limited to, pitch pans, chem. curbs, piping, flashing, etc. The CSP 23-A Contractor shall coordinate material requirements with the CSP 13-A Contractor for all roof penetrations. Layout and final locations are to be done by each individual trade and coordinated with CSP 13-A.

40. **DEMOLITION/RENOVATION OPERATIONS:**

This CSP Package Contractor shall complete all HVAC operations in the existing facilities as indicated. The

following is a list of some unique items to assist in the clarification of this scope of work, it is in no way all inclusive:

- a. Core existing floors and walls as necessary
- b. Demo all hoods, fans, ductwork, etc. as well as all supporting devices
- c. Demo and reconfigure all mechanical systems as indicated on plans
- d. Demo walls and ceilings as necessary to complete this scope of work
- e. Remove, replace, and haul off existing RTU's; this shall include removing Freon charges; this shall also include disposal at this CSP Package Contractor's expense

41. **PENETRATIONS THROUGH EXISTING PARTITIONS:**

Any penetrations through existing partitions required to complete this scope of work shall be made by this CSP Package Contractor. All penetrations made as a result of this scope of work shall be repaired and sealed to maintain existing sound, fire and/or smoke ratings by this Contractor.

42. **AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall have free use and access to a scaffold working platform over the entire area of the Auditorium and Stage for the installation of the above ceiling and ceiling construction. This working platform shall be provided under another CSP Package and will be available to all other CSP Package Contractors on a scheduled and coordinated basis for a period of SIXTEEN (16) WEEKS commencing upon the date coordinated by the Construction Manager. Any contractor using the scaffold must execute a hold harmless agreement made in favor of the Owner, Construction Manager and the Drywall Contractor.

**CSP PACKAGE EXCLUSION(S)**

1. **JOINT SEALANT OTHER THAN AS PROVIDED ABOVE**
2. **ACCESS PANELS REQUIRED FOR PROVISIONS OTHER THAN THIS MECHANICAL SCOPE OF WORK**
3. **CONCRETE HOUSE KEEPING PADS**
4. **LOUVERS IN DOORS**
5. **TEST AND BALANCING – BY OWNER**
6. **PLUMBING WORK, EXCEPT CONDENSATE DRAINAGE AND REFRIGERANT PIPING**

**CSP PACKAGE ALLOWANCE(S)**

This CSP Package Contractor shall include a **FIFTEEN THOUSAND DOLLAR (\$15,000.00)** allowance, within the base proposal to be used at the discretion of the Construction Manager.

**CSP PACKAGE ALTERNATE(S)**

**ALTERNATE 1 – HVAC, PACKAGED ROOFTOP UNIT OPTIONS (BASE BID TO BE DAIKIN)**

Provide alternate pricing and delivery dates for the different listed HVAC manufacturers for rooftop units in the appropriate location on the construction proposal form.

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET



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3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before TWO HUNDRED TEN (210) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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A CUMMING GROUP COMPANY

## GALLAGHER

## CSP 26-A ELECTRICAL

## CRANDALL ISD - PERFORMING ARTS CENTER ADDITION

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079200	JOINT SEALANTS
08	083113	ACCESS DOORS AND FRAMES
26	260500	COMMON WORK RESULTS FOR ELECTRICAL
26	260503	DEMOLITION OF ELECTRICAL SYSTEMS
26	260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
26	260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
26	260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
26	260533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS
26	260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS
26	260570	OVERCURRENT PROTECTIVE DEVICE STUDIES
26	260800	COMMISSIONING OF ELECTRICAL SYSTEMS
26	260923	LIGHTING CONTROL SYSTEMS AND DEVICES
26	262213	LOW-VOLTAGE DISTRIBUTION TRANSFORMERS
26	262413	SWITCHBOARDS
26	262416	PANELBOARDS
26	262726	WIRING DEVICES
26	262813	FUSES
26	262816	DISCONNECT SWITCHES
26	262817	COMPANY SWITCHES
26	262913	FULL VOLTAGE MOTOR CONTROLLERS
26	263323	CENTRAL BATTERY EQUIPMENT FOR EMERGENCY LIGHTING
26	264113	LIGHTNING PROTECTION FOR STRUCTURES
26	265100	LIGHTING
31	312333	TRENCHING AND BACKFILLING

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective Proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

**6. ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than the following:

<b>Conduit and Wiring</b>	<b>11/1/24</b>
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<b>Switchgear and Panels</b>	<b>See Clarification</b>
<b>Panels</b>	<b>1/15/25</b>
<b>Devices and Fixtures</b>	<b>4/15/25</b>

7. **ON SITE DELIVERY OF SWITCHGEAR:**

This CSP contractor will provide a proposed delivery for the main Switchgear in the appropriate location on the construction proposal form. This information may be used in determining the best value for the Owner.

8. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

9. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

10. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

11. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

12. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

13. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

15. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the

duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

16. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

17. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

18. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

19. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in affect for the duration of the project.

20. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.

21. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

22. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

23. **TESTING:**

This CSP Package Contractor shall furnish certification of testing both in hard copy and electronically on all installed cabling, wiring devices and connectors. These tests shall be performed on the total system without the Owner furnished interconnecting instruments or equipment to eventually be installed on this project.

24. **ENERGY CONSERVATION CODE:**

All material(s) shall be furnished and installation procedures will be followed to comply with ECC Regulations and Guidelines. Provide documentation upon request to Engineer, Architects and Owner.

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25. **TEMPORARY STORAGE TRAILERS:**

This CSP Package Subcontractor shall provide a minimum of 1 temporary, secure storage trailers at the jobsite for the storage of electrical fixtures and equipment. This shall be in addition to the storage trailers that this CSP Package Subcontractor chooses to provide for the storage of incidental and commodity type materials. ALL equipment and fixtures shall be stored no later than **11/1/24**.

26. **GENERAL SCOPE OF WORK:**

This CSP Package Contractor shall furnish and install the project requirements for electrical infrastructure, wiring, equipment and devices located within the contract documents. The only items to be furnished and/or installed by others are as listed within this CSP Package.

27. **DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

28. **EXCESS SPOILS:**

This CSP Package Contractor shall be responsible for hauling off and disposing of excess soil and rock materials resulting from the work of this package off-site at this CSP Package Contractor's expense. This CSP Package Contractor shall reshape, grade and leave in a smooth uniform finish all site areas disturbed by the operations of this CSP Package Contractor.

29. **SHOP DRAWING REQUIREMENTS:**

This CSP Package Contractor shall submit all shop drawings in both hard copy and CAD format to allow efficient coordination between trades.

30. **ABOVE CEILING AND BELOW FLOOR COORDINATION:**

Reference is made to Section 01 33 00 – Shop Drawings, Product Data and Samples, Article 1.2. I, Coordination, Layout and Composite. All electrical equipment and piping installed above ceiling and below floor shall be installed in a manner as required to facilitate accessibility for maintenance to the equipment. Close coordination with other trades will be required in existing areas.

31. **EQUIPMENT ACCESS COORDINATION:**

This CSP Package Contractor shall coordinate all piping, hangers, etc. installed under this scope of work to allow adequate access for maintenance of equipment installed by others. Any equipment accessibility issues shall be brought to the attention of the Construction Manager immediately. If piping, hangers, etc. installed by this CSP Package Contractor cause equipment access issues, it shall be this CSP Package Contractor's responsibility to make any necessary corrections at no additional cost to the Owner.

32. **TRAILER AREA:**

This CSP Package Contractor shall furnish temporary electrical hook-ups to the construction trailers of the construction manager as well as other trades

33. **TEMPORARY POWER, LIGHTING & DISTRIBUTION FOR CONSTRUCTION (ADDITIONS/RENOVATIONS):**

This CSP Package Contractor shall provide for temporary power and lighting requirements in all Addition and Renovation areas as follows:

- a. Maintain temporary electrical power throughout all work areas during construction. Existing permanent power may be utilized for temporary power as required. This CSP Package Contractor shall be responsible for providing the necessary GFI protection to meet OSHA standards for all temporary power.
- b. Maintain temporary lighting throughout all work areas during construction. Existing light fixtures shall not be utilized for temporary lighting. This CSP Package Contractor shall be responsible for maintaining and protecting temporary lighting during construction, including re-lamping as necessary to maintain acceptable temporary light levels, as determined by the Construction Manager.

- c. In the event the power is required to be shut down for periods longer than two hours in any of the facilities, this CSP Package Contractor shall provide adequate power for the project by furnishing temporary generator(s). The temporary generator(s) shall be sized sufficiently to maintain working conditions of the project at all times.

34. **ELECTRICAL:**

This CSP Package Contractor shall include all of the provisions as required for a complete electrical installation as shown or indicated within the contract documents. Work shall include, but not be limited to, the following:

- a. Electric service and metering, including fees, permits, and provisions for metering equipment.
- b. Complete systems of distribution and utilization for light and power (including emergency lighting).
- c. Empty conduit systems for data, telephone, cardreader, fire alarm, fiber-optics, tornado shelter controls and all other systems as shown or indicated. This includes all gang boxes, back boxes, conduit with pull strings, underground conduit and pull boxes as indicated. Standard back boxes are to be furnished and installed by this CSP Package Contractor. Any special back boxes will be furnished by the respective contractor and installed by this CSP Package Contractor.
- d. Lighting fixtures, lamps and site lighting (attach light fixtures to grid if required by code and/or local governing authority)
- e. Rough-in and final connections to mechanical and other equipment (include disconnects, outlets, starters, etc. as indicated)
- f. Rough-in and final connections to building equipment installed by others to include but not limited to the following:
  - (1) Appliances
  - (2) Athletic systems
  - (3) Building Hardware Electric Strikes and hold open devices
  - (4) Dampers
  - (5) Elevator
  - (6) Equipment
  - (7) Irrigation controllers
  - (8) Louvers
  - (9) Motorized Window Treatments
  - (10) Overhead Doors, Grilles and Shutters
  - (11) Water Feed System
- g. Grounding System
- h. Roof pipe support devices (if necessary)
- i. Science systems
- j. Mechanical systems
- k. Conduit and boxes for security devices

35. **EMERGENCY LIGHTING:**

This CSP Package Contractor shall furnish and install a complete Emergency Lighting system as indicated within the contract documents.

36. **SITE/EXTERIOR LIGHTING:**

This CSP Package Contractor shall furnish and install all Site/Exterior Lighting and distribution requirements as scheduled and indicated within the contract documents.

37. **EGG CRATE, PARABOLIC LENS, PRISMATIC LENS:**

This CSP Package Contractor shall furnish and install all egg crate, parabolic lens material, prismatic lens material, etc. shown or indicated in the contract documents to be installed in light coves or other lighting areas. Any eggcrate required related to the mechanical systems on the project shall be furnished and installed by the CSP 23-A Contractor.

38. **ELECTRIC HAND DRYERS:**

CSP10-A shall furnish all hand dryers as indicated within the contract documents. The CSP 26-A Contractor shall install all electric hand dryers.

39. **SEALING OF CONDUITS:**

After pulling wire, this CSP Package Contractor shall seal the inside of all conduits coming through the floor from the exterior of the building or between areas of the building to prevent moisture penetration into the conduits. This is in addition to the required sealants around the outside of the conduit. This CSP Package Contractor shall also seal all floor penetrations at all floor levels above the first floor watertight to prevent leakage.

40. **SPECIALTY SYSTEMS & ITEMS:**

This CSP Package Contractor shall provide the necessary labor, equipment and material to completely furnish and install the following systems:

- a. All infrastructure provisions necessary for ALL empty conduit systems (core drilling, floor boxes, etc.)
- b. Door Buzzer Systems
- c. Floor Boxes
- d. Heat trace, if specified
- e. Interface/control wiring and power provisions as indicated
- f. Lighting Control Systems, time clocks, photocells
- g. Lightning protection
- h. Motor starters
- i. Panel Support Frames
- j. Plug mold
- k. Projector Mounting Plates
- l. Relays & relay panels
- m. Shunt switches
- n. Transformer stands
- o. UPS systems
- p. Void box conduit suspension system
- q. Wire guards

41. **SITE CONDUITS & DATA CABLING:**

This CSP Package Contractor shall provide all necessary labor and materials to complete the re-routing of the site data cabling as shown or indicated in the contract documents. The CSP 27-A contractor will disconnect the existing cable, then provide and connect new cable at the new locations/conduits. The CSP 26-A contractor will provide the new conduits with pull strings for the 27-A contractor.

42. **STAGE EQUIPMENT AND THEATRICAL LIGHTING CLARIFICATION:**

Main Electrical power shall be installed to the distribution panels, dimmer racks, etc. for the Stage Equipment and Theatrical Lighting Systems by the CSP 26-A Contractor. Final terminations of electrical power to the distribution panels and dimmer racks shall be completed by the CSP 26-A Contractor. All low voltage wiring for the Stage Equipment and Theatrical Lighting Systems shall be installed and terminated by the CSP 11-C



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Contractor. CSP 26-A shall furnish and install all empty conduit systems and standard back-boxes for the Stage Equipment and Theatrical Lighting Systems. CSP 11-C shall furnish all special back-boxes and all floor boxes for the Stage Equipment and Theatrical Lighting Systems to be installed by the CSP 26-A Contractor. The CSP 11-C and CSP 26-A Contractors shall closely coordinate the main power, conduit and back-box requirements for these systems.

43. **ACCESS PANELS:**

This CSP Package Contractor shall furnish and install all access panels required for access to electrical systems or equipment furnished under this scope of work.

44. **JOINT SEALERS:**

This CSP Package Contractor shall provide the joint sealant material and installation as required to provide for the electrical provisions of this scope of work including the areas as identified herein:

- a. Penetrations through and adjacent to fire rated elements as scheduled and specified
- b. Penetrations through acoustical rated walls or ceilings as scheduled and specified.
- c. All penetrations through any wall type that extends to deck shall be sealed whether indicated, or not.
- d. All floor penetrations above the first floor shall be sealed watertight to prevent leakage.

45. **FIRE SAFING AND CAULKING:**

This CSP Package Contractor shall provide and install all fire safing and caulking for penetrations through and adjacent to fire rated elements as scheduled and specified.

46. **ACOUSTICAL CAULKING:**

This CSP Package Contractor shall provide and install all acoustical caulking for penetrations through acoustical rated walls or ceilings as scheduled and specified.

47. **EQUIPMENT NAME PLATES:**

This CSP Package Contractor shall furnish and install the appropriate equipment tagging, valve tagging, control tagging, etc. as applicable to this CSP Package scope of work. All final tagging shall be identified in a framed chart that is furnished to the Owner.

48. **ROOF PENETRATIONS:**

All roof penetrations will be made by the CSP 07-A Roofing Contractor. This CSP Package Contractor (CSP 26-A) shall provide all materials for actual penetration, including, but not limited to, pitch pans, chem. curbs, piping, flashing, etc. Layout and final locations are to be done by each individual trade and coordinated with CSP 07-A prior to penetrating the roof system. At pre-engineered metal buildings, all roof penetrations will be made by the CSP 13-A Metal Building Contractor. The CSP 13-A Metal Building Contractor shall provide all materials for actual penetration, including, but not limited to, pitch pans, chem. curbs, piping, flashing, etc. The CSP 26-A Contractor shall coordinate material requirements with the CSP 13-A Contractor for all roof penetrations. Layout and final locations are to be done by each individual trade and coordinated with CSP 13-A.

49. **MISCELLANEOUS ITEMS:**

This CSP Package Contractor shall furnish and install the following items:

- a. Wire gutters
- b. Wire mold
- c. Wire sleeves

50. **DISPLAY CASE CLARIFICATION:**

The CSP Package 06-A Contractor shall provide all necessary components required for the fabrication and installation of Display Cases as shown or indicated in the contract documents, except glass and electrical items. The CSP 06-A scope of work shall include, but is not limited to, wood framing, wood blocking, plywood, plastic laminate items, wood trim (including finish), cork, plastic lens/eggcrate, metal shelf supports and

standards, etc. CSP 08-B shall be responsible for all glass items at the Display Cases including, but not limited to, glass shelves, sliding glass doors, sliding door hardware, locks, etc. CSP 26-A shall be responsible for all electrical items at the Display Cases including, but not limited to, outlets, lighting, connection to final electrical power, etc.

51. **DEMOLITION/RENOVATION OPERATIONS:**

This CSP Package Contractor shall demo, remove, reconfigure, etc. all electrical, fire alarm, and other systems pertaining to this CSP Package without exception. Below is a general list of requirements to assist in the clarification of this scope of work, it is in no way all-inclusive:

- a. Core existing floors and walls as necessary
- b. Demo all electrical items including support devices
- c. Demo power poles
- d. Demo smoke detectors, horns, strobes, etc.
- e. Disconnect power and electrical to items indicated for removal
- f. Disconnect power and electrical in areas where demolition will take place
- g. Modify plug mold
- h. Relocate conduit
- i. Rework all primary services
- j. Remove and rework items associated with all mechanical equipment
- k. Rework and reconfigure all electrical devices
- l. Saw cut, remove, haul off, and replace concrete as needed to complete this scope of work

52. **PENETRATIONS THROUGH EXISTING PARTITIONS:**

Any penetrations through existing partitions required to complete this scope of work shall be made by this CSP Package Contractor. All penetrations made as a result of this scope of work shall be repaired and sealed to maintain existing sound, fire and/or smoke ratings by this Contractor.

53. **AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall have free use and access to a scaffold working platform over the entire area of the Auditorium and Stage for the installation of the above ceiling and ceiling construction. This working platform shall be provided under another CSP Package and will be available to all other CSP Package Contractors on a scheduled and coordinated basis for a period of SIXTEEN (16) WEEKS commencing upon the date coordinated by the Construction Manager. Any contractor using the scaffold must execute a hold harmless agreement made in favor of the Owner, Construction Manager and the Drywall Contractor.

54. **SITE ELECTRICAL:**

This CSP Package Contractor shall provide all site electrical (primary power, secondary duct bank, concrete encasement, space supports, warning tape, excavation, backfill/compaction, and site empty conduit systems and site lighting) scope of work as shown or indicated in the contract documents and as outlined here-in.

**CSP PACKAGE EXCLUSION(S)**

1. **CONCRETE HOUSE KEEPING PADS**
2. **CONCRETE TRANSFORMER PADS**
3. **VOICE AND DATA CABLING**
4. **LIGHT POLE BASES**

**CSP PACKAGE ALLOWANCE(S)**

**This CSP Package Contractor shall include a THIRTY THOUSAND DOLLAR (\$30,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**CSP PACKAGE ALTERNATE(S)****ALTERNATE 2 – EXPEDITE DELIVERY OF SPECIFIED SWITCHBOARD “DP1K”**

Provide add alternate pricing and delivery date for the expediting delivery of specified switchboard “DP1K” material in the appropriate location on the construction proposal form.

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

**2. PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

**3. POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

**4. CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

**5. CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager’s office on or before **FIVE (05)** calendar days from delivery of the contract.

**6. SUBMITTALS DUE:**

Submittals are due to the Construction Manager’s office on or before Monday, October 28, 2024.

**7. SUBSTANTIAL COMPLETION:**

On or before TWO HUNDRED SEVENTY (270) calendar days from the Notice to Proceed for the Installation of the Work.

**8. PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

**CSP 27-A VOICE AND DATA CABLING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079200	JOINT SEALANTS
27	270500	COMMON WORK RESULTS FOR COMMUNICATIONS
27	270528	PATHWAYS FOR COMMUNICATIONS SYSTEMS
27	271100	COMMUNICATIONS EQUIPMENT ROOM FITTINGS
27	271300	COMMUNICATIONS BACKBONE CABLING
27	271500	COMMUNICATIONS HORIZONTAL CABLING

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This Proposal Contractor must reference ***Section 01 80 00 – General Clarifications To All Proposers.*** All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this Proposal:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT**

**CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this Proposal Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 4/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each Proposal Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this Proposal Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All Proposal Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This Proposal Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this Proposal. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each Proposer is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each Proposer to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if Proposal Contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of Proposal Contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. LABOR UNIT COSTS:**

During the course of the project, Proposal Contractor may be required to perform work on a time and material basis. Therefore, each proposal/Proposal Contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**17. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**18. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Proposal Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this Proposal scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**19. HOISTING:**

Each Proposal Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their proposal/proposal.

**20. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Proposal Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Proposal Contractor shall move the stored materials to the installation locations at no additional cost.

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**21. SHOP DRAWING REQUIREMENTS:**

This Proposal Contractor shall submit all shop drawings in both hard copy and CAD format to allow efficient coordination between trades.

**22. GENERAL SCOPE:**

The Voice and Data Cabling Contractor shall be designated as the Vendor referenced in the contract documents. The responsibility of this RFP includes the complete Voice and Data Cabling Distribution System as described in the contract documents. The scope of work listed is not all inclusive but the work is to include all equipment, wiring and appurtenances necessary to make complete and operable systems as noted in the specification sections and shown or indicated in the contract documents and as follows:

- a. The work will require interfacing with the electrical contractor on site who has the responsibility for rough in of conduit and back boxes. All special back boxes required for the installation of these systems shall be provided by this Proposal Contractor and installed by the electrical contractor.
- b. This Proposal Contractor shall include the furnishing and installation of all cable supports, J hooks, racks, trays, etc. required for the installation of the systems provided under this proposal.
- c. Intra-building Fiber Optic Cable shall be provided by this Proposal Contractor.
- d. All fiber or copper cabling, wiring and final tie in to all computers, LAN, irrigation controller, point of sale stations, panic buttons, cameras, projectors and other systems shall be performed by this Proposal Contractor.
- e. All connections, punch downs and patch cables, etc. shall be performed by this Proposal Contractor.
- f. All plant and equipment required by specification including patch panels, wire management panels, racks, hubs, voice and data jacks, wireless access points and special boxes, etc. shall be furnished and installed by this Proposal Contractor.
- g. The design drawings may indicate rough in of conduit or boxes and installation of power that will support the work in this RFP. The Proposer shall review the design drawings and determine the additional work that may be required to install the system. Any conduit, boxes and/or power not shown or indicated in the contract documents, but required for the completion of the systems included in this proposal shall be furnished and installed by this Proposal Contractor.
- h. All new LAN installations shall be compatible with and integrated into the current system.
- i. Any penetrations through walls, floors, ceilings, etc. required for the installation of the systems included in this proposal shall be made by this Proposal Contractor. All penetrations shall be repaired and fire stopped and/or acoustically sealed as required to bring the wall/floor/ceiling assembly back to its original state. All penetrations through any wall type that extends to deck shall be sealed whether indicated, or not.

**23. SITE CONDUITS & DATA CABLING:**

This CSP Package Contractor shall provide all necessary labor and materials to complete the re-routing of the site data cabling as shown or indicated in the contract documents. The CSP 27-A contractor will disconnect the existing cable, then provide and connect new cable at the new locations/conduits. The CSP 26-A contractor will provide the new conduits with pull strings for the 27-A contractor.

**24. SEALING OF CONDUITS:**

After pulling wire, this Proposal Contractor shall seal the inside of all conduits coming through the floor from the exterior of the building or between areas of the building to prevent moisture penetration into the conduits.

**25. TESTING AND OPERATIONAL INSTRUCTIONS:**

This Proposal includes a requirement for testing and furnishing written certification of the systems installed under this proposal. The proposal shall include all operational procedures and instructions for the Owner's personnel in this use and maintenance of the systems.

**GALLAGHER****26. CLEANUP:**

This Proposal Contractor shall provide cleanup of all work areas on a daily basis. This shall include trash removal to an on-site dumpster (furnished by others, dusting, sweeping, mopping, vacuuming. Etc.

**27. TEXAS ACCESSABILITY STANDARDS:**

This Proposal Contractor shall, during the duration of the Proposal Contractor's contract, be in strict compliance with all requirements and regulations of the Texas Accessibility Standards. Furnish documentation such as drawings, design calculations, etc. to all governing authorities for approval and permitting.

**28. QUALITY CONTROL:**

The Proposal Contractor, at the Proposal Contractors sole expense, shall be responsible for correcting all non-compliant work at any time, during construction or after substantial completion, when notified by Owner that Proposal Contractor's work is not in compliance.

**29. CLARIFICATION TO PROPOSAL ITEMS:**

This Proposal Contractor shall include the following items within the proposal:

- a. Price one (1) lump sum proposal for Voice and Data Cabling
- b. List of Proposed Materials, Manufacturers and Equipment
- c. Qualifications & Experience Record
- d. Number of Years in Data Cabling Business
- e. Five (5) References for Similar Projects Completed
- f. Number of Full-Time Certified Installers on Staff (listed by manufacturer)
- g. Name of RCDD who will certify the project upon completion

**30. CLARIFICATION:**

Provide written documentation of all manufacturers' certifications to Owner with sealed proposal. This shall be part of the consideration for award.

**31. RENOVATION REQUIREMENTS:**

In areas scheduled for demolition, this Proposal Contractor shall disconnect and make ready for demolition all equipment and devices related to systems included in this Proposal scope of work. Any equipment and/or devices to be salvaged, relocated or re-used, shall be removed prior to general demolition and re-installed by this Proposal Contractor.

**32. PENETRATIONS THROUGH EXISTING PARTITIONS:**

Any penetrations through existing partitions required to complete this scope of work shall be made by this CSP Package Contractor. All penetrations made as a result of this scope of work shall be repaired and sealed to maintain existing sound, fire and/or smoke ratings by this Contractor.

**33. AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall have free use and access to a scaffold working platform over the entire area of the Auditorium and Stage for the installation of the above ceiling and ceiling construction. This working platform shall be provided under another CSP Package and will be available to all other CSP Package Contractors on a scheduled and coordinated basis for a period of SIXTEEN (16) WEEKS commencing upon the date coordinated by the Construction Manager. Any contractor using the scaffold must execute a hold harmless agreement made in favor of the Owner, Construction Manager and the Drywall Contractor.

**PROPOSAL EXCLUSION(S)**

1. **CONDUIT AND STANDARD BACKBOXES SHOWN ON THE CONTRACT DOCUMENTS**
2. **PUBLIC ADDRESS, INTERCOM AND CLOCK SYSTEMS**
3. **FIRE ALARM SYSTEMS**
4. **SECURITY AND ACCESS CONTROL SYSTEMS**
5. **TELEVISION DISTRIBUTION SYSTEMS**



**PROPOSAL ALLOWANCE(S)**

This CSP Package Contractor shall include a **THREE THOUSAND DOLLAR (\$3,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**PROPOSAL ALTERNATE(S)**

**NONE**

**PROPOSAL SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this proposal scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **PROPOSAL AWARD (SUBJECT TO OWNER APPROVAL):**

The proposal award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before THIRTY (30) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

**--- END OF SECTION ---**

**CSP 27-B AUDIO/VISUAL SYSTEM****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079200	JOINT SEALANTS
27	274116	INTEGRATED AUDIOVISUAL SYSTEMS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This Proposal Contractor must reference Section 01 80 00 – General Clarifications To All Proposers. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this proposal:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks

**GALLAGHER**

will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this Proposal Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 4/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each Proposal Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this Proposal Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All Proposal Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This Proposal Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this proposal. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each Proposer is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each Proposer to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each Proposal Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each Proposal Contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**GALLAGHER****15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if Proposal Contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of Proposal Contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Proposal Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their proposal/proposal.

**17. MATERIALS STORED ON-SITE:**

FOR ALL MATERIALS STORED ON-SITE, EACH PROPOSAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING, TRANSPORTING AND STACKING OF MATERIALS IN LOCATIONS DESIGNATED BY THE CONSTRUCTION MANAGER. EACH PROPOSAL CONTRACTOR SHALL MOVE THE STORED MATERIALS TO THE INSTALLATION LOCATIONS AT NO ADDITIONAL COST.

**18. LABOR UNIT COSTS:**

During the course of the project, each proposal/Proposal Contractor may be required to perform work on a time and material basis. Therefore, each proposal/Proposal Contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Proposal Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this Proposal scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. AS BUILT AND O&M DOCUMENTATION:**

Upon completion of the project, Proposal Contractor is to furnish two (2) sets of reproducible as-built and Operations and Maintenance documents for each system installed to the owner, in both hard copy and electronic format, showing the location of the materials installed, location of any items which may require maintenance over time, and documentation of right of ways.

**22. SHOP DRAWING REQUIREMENTS:**

This Proposal Contractor shall submit all shop drawings in both hard copy and CAD format to allow efficient coordination between trades.

**23. GENERAL SCOPE OF WORK:**

The Audio/ Visual Contractor shall be designated as the Vendor referenced in the contract documents. The responsibility includes the complete Audio/Visual Systems as described in the contract documents. The scope

of work listed is not all inclusive but the work is to include all equipment, wiring and appurtenances necessary to make complete and operable systems as noted in the specification section and shown or indicated in the contract documents and as follows:

- a. The work will require interfacing with the electrical contractor on site who has the responsibility for rough in of conduit and back boxes. All special backboxes and floor boxes required for the installation of these systems shall be provided by this CSP Package Contractor and installed by the Electrical Contractor.
- b. This CSP Package Contractor shall include the furnishing and installation of all cable supports, J hooks, racks, trays, etc. required for the installation of the systems provided under this proposal.
- c. All cabling, devices, control panels, speakers, audio distribution, projection screens, televisions/monitors, modules, relays, equipment racks, amplifiers, processors, mixers, head end equipment, power supplies, receptacles, accessories, system interfaces etc. shall be furnished and installed by this CSP Package Subcontractor.
- d. All connections and punch downs shall be performed by this CSP Package Contractor.
- e. Surge protection and UPS for systems installed under this proposal shall be furnished and installed by this CSP Package Contractor.
- f. The design drawings may indicate rough in of conduit or boxes and installation of power that will support the work in this Proposal Package. The proposer shall review the design drawings and determine the additional work that may be required to install the system. Any conduit, boxes and/or power not shown or indicated in the contract documents, but required for the completion of the systems included in this proposal shall be furnished and installed by this CSP Package Contractor.
- g. Any penetrations through walls, floors, ceilings, etc. required for the installation of the systems included in this proposal shall be made by this CSP Package Contractor. All penetrations shall be repaired and fire stopped and/or acoustically sealed as required to bring the wall/floor/ceiling assembly back to its original state. All penetrations through any wall type that extends to deck shall be sealed whether indicated, or not.
- h. This CSP Package Contractor shall install all owner provided displays and mounting accessories. This CSP contractor shall provide and install all other required mounting anchors needed for proper installation and coordinate blocking requirements within 45 days of award of contract.

24. **SEALING OF CONDUITS:**

After pulling wire, this Proposal Contractor shall seal the inside of all conduits coming through the floor from the exterior of the building or between areas of the building to prevent moisture penetration into the conduits.

25. **TESTING AND OPERATIONAL INSTRUCTIONS:**

This Proposal includes a requirement for testing and furnishing written certification of the systems installed under this proposal. The Proposal shall include all operational procedures and instructions for the Owner's personnel in the use and maintenance of the Voice and Data Systems.

26. **CLEANUP:**

This Proposer shall provide clean up of all work areas on a daily basis. This shall include trash removal to an on-site dumpster (furnished by others), dusting, sweeping, moping, vacuuming, etc.

27. **TEXAS ACCESSIBILITY STANDARDS:**

This Proposal Contractor shall, during the duration of the Proposal Contractor's contract, be in strict compliance with all requirements and regulations of the Texas Accessibility Standards. Furnish documentation such as drawings, design calculations, etc. to all governing authorities for approval and permitting.

28. **QUALITY CONTROL:**

The Proposer, at the Proposer's sole expense, shall be responsible for correcting all non-compliant work at any time, during construction or after substantial completion, when notified by Owner that Proposal Contractor's work is not in compliance.

29. **CLARIFICATION TO PROPOSAL ITEMS:**

This Proposal Contractor shall include the following items within the proposal:

- a. List of Proposed Materials, Manufacturers and Equipment for each system
- b. Qualifications & Experience Record for each system
- c. Number of Years in Security System Business
- d. Five (5) References for Similar Projects Completed
- e. Number of Full-Time Certified Installers on Staff (listed by system and manufacturer)
- f. All other items required for submission by the specifications.

30. **CLARIFICATION:**

Provide written documentation of all manufacturers' certifications to Owner with sealed **proposal**. This shall be part of the consideration for award.

31. **RENOVATION REQUIREMENTS:**

In areas scheduled for demolition, this Proposal Contractor shall disconnect and make ready for demolition all equipment and devices related to systems included in this Proposal scope of work. Any equipment and/or devices to be salvaged, relocated or re-used, shall be removed prior to general demolition and re-installed by this Proposal Contractor.

32. **PENETRATIONS THROUGH EXISTING PARTITIONS:**

Any penetrations through existing partitions required to complete this scope of work shall be made by this CSP Package Contractor. All penetrations made as a result of this scope of work shall be repaired and sealed to maintain existing sound, fire and/or smoke ratings by this Contractor.

33. **AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall have free use and access to a scaffold working platform over the entire area of the Auditorium and Stage for the installation of the above ceiling and ceiling construction. This working platform shall be provided under another CSP Package and will be available to all other CSP Package Contractors on a scheduled and coordinated basis for a period of SIXTEEN (16) WEEKS commencing upon the date coordinated by the Construction Manager. Any contractor using the scaffold must execute a hold harmless agreement made in favor of the Owner, Construction Manager and the Drywall Contractor.

34. **PROJECTION SCREENS:**

This CSP Package Contractor shall furnish and install all projection screens and associated required mounting hardware/items as shown or indicated within the contract documents. This CSP Package Contractor shall coordinate with the CSP 09-A Contractor for locations and sizes of rough openings required for projection screens mounted above hard ceilings and/or within furr-downs and shall coordinate with the CSP 26-A Contractor for power requirements at all electric projection screens.

**PROPOSAL EXCLUSION(S):**

1. **CONDUIT AND STANDARD BACKBOXES SHOWN ON THE CONTRACT DOCUMENTS**
2. **VOICE AND DATA CABLING**
3. **PUBLIC ADDRESS, INTERCOM, CLOCK SYSTEMS**
4. **FIRE ALARM SYSTEMS**
5. **TELEVISION DISTRIBUTION SYSTEMS**

**PROPOSAL ALLOWANCE(S)**

**This CSP Package Contractor shall include a THREE THOUSAND DOLLAR (\$3,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**PROPOSAL ALTERNATE(S)**

**NONE**

**PROPOSAL SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this proposal scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **PROPOSAL AWARD (SUBJECT TO OWNER APPROVAL):**

The proposal award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before THIRTY (30) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

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--- END OF SECTION ---

**CSP 27-C COMMUNICATION SYSTEMS****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079200	JOINT SEALANTS
27	270500	COMMON WORK RESULTS FOR COMMUNICATIONS
27	275124	EDUCATIONAL INTERCOM AND PROGRAM SYSTEMS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This Proposal Contractor must reference Section 01 80 00 – General Clarifications To All Proposers. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this proposal:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**



4. **PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this Proposal Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 4/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each Proposal Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this Proposal Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All Proposal Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This Proposal Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this proposal. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each Proposer is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each Proposer to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each Proposal Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each Proposal Contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**GALLAGHER****14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if Proposal Contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of Proposal Contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Proposal Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their proposal/proposal.

**17. MATERIALS STORED ON-SITE:**

FOR ALL MATERIALS STORED ON-SITE, EACH PROPOSAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING, TRANSPORTING AND STACKING OF MATERIALS IN LOCATIONS DESIGNATED BY THE CONSTRUCTION MANAGER. EACH PROPOSAL CONTRACTOR SHALL MOVE THE STORED MATERIALS TO THE INSTALLATION LOCATIONS AT NO ADDITIONAL COST.

**18. LABOR UNIT COSTS:**

During the course of the project, each proposal/Proposal Contractor may be required to perform work on a time and material basis. Therefore, each proposal/Proposal Contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this Proposal scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. AS BUILT AND O&M DOCUMENTATION:**

Upon completion of the project, Proposal Contractor is to furnish two (2) sets of reproducible as-built and operations and maintenance documents for each system installed to the owner, in both hard copy and electronic format, showing the location of the materials installed, location of any items which may required maintenance over time, and documentation of right of ways.

**22. SHOP DRAWING REQUIREMENTS:**

This Proposal Contractor shall submit all shop drawings in both hard copy and CAD format to allow efficient coordination between trades.

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23. **GENERAL SCOPE OF WORK:**

The Communication Systems Contractor shall be designated as the Vendor referenced in the contract documents. The responsibility includes the complete Public Address and Intercom and Clock Systems as described in the contract documents. The scope of work listed is not all inclusive but the work is to include all equipment, wiring and appurtenances necessary to make complete and operable systems as noted in the specification section and shown or indicated in the contract documents and as follows:

- a. The work will require interfacing with the electrical contractor on site who has the responsibility for rough in of conduit and back boxes. All special backboxes required for the installation of these systems shall be provided by this Proposal Contractor and installed by the Electrical Contractor.
- b. This Proposal Contractor shall include the furnishing and installation of all cable supports, J hooks, racks, trays, etc. Required for the installation of the systems provided under this proposal.
- c. All cabling, devices, control panels, speakers, audio distribution, clocks, microphones, headsets, modules, relays, equipment racks, media players, amplifiers, processors, mixers, head end equipment, power supplies, receptacles, accessories, system interfaces etc. shall be furnished and installed by this Proposal Contractor.
- d. All connections and punch downs shall be performed by this Proposal Contractor.
- e. Surge protection and UPS for systems installed under this proposal shall be furnished and installed by this Proposal Contractor.
- f. The design drawings may indicate rough in of conduit or boxes and installation of power that will support the work in this RFP. The Proposer shall review the design drawings and determine the additional work that may be required to install the system. Any conduit, boxes and/or power not shown or indicated in the contract documents, but required for the completion of the systems included in this proposal shall be furnished and installed by this Proposal Contractor.
- g. Any penetrations through walls, floors, ceilings, etc. required for the installation of the systems included in this proposal shall be made by this Proposal Contractor. All penetrations shall be repaired and fire stopped and/or acoustically sealed as required to bring the wall/floor/ceiling assembly back to its original state. All penetrations through any wall type that extends to deck shall be sealed whether indicated, or not.

24. **SEALING OF CONDUITS:**

After pulling wire, this Proposal Contractor shall seal the inside of all conduits coming through the floor from the exterior of the building or between areas of the building to prevent moisture penetration into the conduits.

25. **TELEVISION SUPPORT DEVICES:**

This Proposal Contractor shall furnish and install all television support devices as shown or indicated in the contract documents.

26. **TESTING AND OPERATIONAL INSTRUCTIONS:**

This Proposal Contractor includes a requirement for testing and furnishing written certification of the systems installed under this proposal. The proposal shall include all operational procedures and instructions for the Owner's personnel in this use and maintenance of the systems.

27. **CLEANUP:**

This Proposal Contractor shall provide cleanup of all work areas on a daily basis. This shall include trash removal to an on-site dumpster (furnished by others, dusting, sweeping, mopping, vacuuming. Etc.

28. **TEXAS ACCESSIBILITY STANDARDS:**

This Proposal Contractor shall, during the duration of the Contractor's contract, be in strict compliance with all requirements and regulations of the Texas Accessibility Standards. Furnish documentation such as drawings, design calculations, etc. to all governing authorities for approval and permitting.

29. **QUALITY CONTROL:**

The Proposal Contractor, at the Proposal Contractor's sole expense, shall be responsible for correcting all non-compliant work at any time, during construction or after substantial completion, when notified by Owner that the Proposal Contractor's work is not in compliance.

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**GALLAGHER****30. CLARIFICATION TO PROPOSAL ITEMS:**

This Proposer shall include the following items within the proposal:

- a. List of Proposed Materials, Manufacturers and Equipment for each system
- b. Qualifications & Experience Record for each system
- c. Number of Years in Communications Business
- d. Five (5) References for Similar Projects Completed
- e. Number of Full-Time Certified Installers on Staff (listed by system and manufacturer)
- f. All other items required for submission by the specifications

**31. CLARIFICATION:**

Provide written documentation of all manufacturers' certifications to Owner with sealed proposal. This shall be part of the consideration for award.

**32. RENOVATION REQUIREMENTS:**

In areas scheduled for demolition, this Proposal Contractor shall disconnect and make ready for demolition all equipment and devices related to systems included in this Proposal scope of work. Any equipment and/or devices to be salvaged, relocated or re-used, shall be removed prior to general demolition and re-installed by this Proposal Contractor.

**33. PENETRATIONS THROUGH EXISTING PARTITIONS:**

Any penetrations through existing partitions required to complete this scope of work shall be made by this CSP Package Contractor. All penetrations made as a result of this scope of work shall be repaired and sealed to maintain existing sound, fire and/or smoke ratings by this Contractor.

**34. AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall have free use and access to a scaffold working platform over the entire area of the Auditorium and Stage for the installation of the above ceiling and ceiling construction. This working platform shall be provided under another CSP Package and will be available to all other CSP Package Contractors on a scheduled and coordinated basis for a period of SIXTEEN (16) WEEKS commencing upon the date coordinated by the Construction Manager. Any contractor using the scaffold must execute a hold harmless agreement made in favor of the Owner, Construction Manager and the Drywall Contractor.

**PROPOSAL EXCLUSION(S)**

1. **CONDUIT AND STANDARD BACKBOXES SHOWN ON THE CONTRACT DOCUMENTS**
2. **VOICE AND DATA CABLING**
3. **SECURITY CAMERA SYSTEM**
4. **ACCESS CONTROL SYSTEM**
5. **FIRE ALARM SYSTEM**

**PROPOSAL ALLOWANCE(S)**

This CSP Package Contractor shall include a **THREE THOUSAND DOLLAR (\$3,000.00)** allowance, within the base proposal to be used at the discretion of the Construction Manager.

**PROPOSAL ALTERNATE(S)**

**NONE**

**PROPOSAL SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this proposal scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

**1. PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

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2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **PROPOSAL AWARD (SUBJECT TO OWNER APPROVAL):**

The proposal award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before THIRTY (30) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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**CSP 28-A FIRE ALARM SYSTEMS****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
07	078413	PENETRATION FIRESTOPPING
07	078443	JOINT FIRESTOPPING
07	079200	JOINT SEALANTS
28	280500	COMMON WORK RESULTS FOR ELECTRONIC SAFETY AND SECURITY
28	280513	CONDUCTORS AND CABLES FOR ELECTRONIC SAFETY AND SECURITY
28	284600	FIRE ALARM SYSTEMS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This Proposal Contractor must reference Section 01 80 00 – General Clarifications To All Proposers. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this proposal:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

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**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, five (5) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Five (5) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this Proposal Contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

**6. ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 4/15/25.

**7. DISJOINTED SCHEDULES CLARIFICATIONS:**

Each Proposal Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

**8. ACCEPTANCE OF AREA:**

Once this Proposal Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All Proposal Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

**9. RESOURCE REQUIREMENTS:**

This Proposal Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this proposal. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

**10. PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

**11. GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

**12. DIMENSIONING AND LAYOUT:**

Each Proposer is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each Proposer to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if Proposal Contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of Proposal Contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

**16. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their proposal/proposal.

**17. MATERIALS STORED ON-SITE:**

FOR ALL MATERIALS STORED ON-SITE, EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING, TRANSPORTING AND STACKING OF MATERIALS IN LOCATIONS DESIGNATED BY THE CONSTRUCTION MANAGER. EACH CONTRACTOR SHALL MOVE THE STORED MATERIALS TO THE INSTALLATION LOCATIONS AT NO ADDITIONAL COST.

**18. LABOR UNIT COSTS:**

During the course of the project, each proposal/Proposal Contractor may be required to perform work on a time and material basis. Therefore, each proposal/Proposal Contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**19. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.

**20. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Proposal Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this Proposal scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**21. AS BUILT AND O&M DOCUMENTATION:**

Upon completion of the project, Proposal Contractor is to furnish two (2) sets of reproducible as-built and operations and maintenance documents for each system installed to the owner, in both hard copy and electronic format, showing the location of the materials installed, location of any items which may require maintenance over time, and documentation of right of ways.

**22. SHOP DRAWING REQUIREMENTS:**

This Proposal Contractor shall submit all shop drawings in both hard copy and CAD format to allow efficient coordination between trades.



23. **GENERAL SCOPE:**

The Fire Alarm System Contractor shall be designated as the Vendor referenced in the contract documents. The responsibility includes the complete Fire Alarm System as described in the contract documents. The scope of work listed is not all inclusive but the work is to include all equipment, wiring and appurtenances necessary to make complete and operable systems as noted in the specification sections and shown or indicated on the contract drawings and as follows:

- a. The work will require interfacing with the electrical contractor on site who has the responsibility for rough in of conduit and back boxes. All special back boxes required for the installation of these systems shall be provided by this proposal contractor and installed by the electrical contractor.
- b. This Proposal Contractor shall include the furnishing and installation of all cable supports, J hooks, racks, trays, etc. required for the installation of the systems provided under this proposal.
- c. All cabling, devices, control panels, speakers, communicators, annunciators, audible and visual alarm signals, door switches, modules, relays, pull stations, heat detectors, smoke detectors, tamper switches, magnetic hold open devices, power supplies, receptacles, accessories, system interfaces, etc. shall be furnished and installed by this proposal contractor.
- d. All connections and punch downs shall be performed by this proposal contractor.
- e. Surge protection and UPS for systems installed under this proposal shall be furnished and installed by this proposal contractor.
- f. The design drawings may indicate rough in of conduit or boxes that will support the work in this RFP. The Proposer shall review the design drawings and determine the additional work that may be required to install the system. Any conduit and/or boxes not shown or indicated in the contract documents, but required for the completion of the systems included in this proposal shall be furnished and installed by this proposal contractor.
- g. Any penetrations through walls, floors, ceilings, etc. required for the installation of the systems included in this proposal shall be made by this proposal contractor. All penetrations shall be repaired and fire stopped and/or acoustically sealed as required to bring the wall/floor/ceiling assembly back to its original state. All penetrations through any wall type that extends to deck shall be sealed whether indicated, or not.
- h. This Proposal Contractor shall furnish and install all wireguards as shown or indicted in the contract documents for items provided/installed by this Proposal Contractor.

24. **FIRE ALARM SYSTEM:**

This Proposal Contractor shall complete the project requirements for all fire alarm systems as indicated within the contract documents. Systems shall be fully functional and receive a certified green tag from the installer, whether new or existing, upon completion. Duct detectors shall be furnished by this proposal contractor, installed by the mechanical contractor, and connected to the fire alarm system by this proposal contractor. This proposal contractor is responsible for design of the complete fire alarm system and submission to the appropriate governmental agency(s) for approval per applicable codes. All fire alarm devices and components required by the governing authority shall be furnished and installed by this proposal contractor whether shown in the contract documents or not.

25. **TEMPORARY PHONE DIALER:**

This Proposal Contractor shall furnish and install a temporary cellular phone dialer to operate the fire alarm notification system until permanent telephone lines are installed and the fire alarm system is permanently connected. Upon permanent connection, the temporary phone dialer shall be removed by this Proposal Contractor and turned over the Construction Manager.

26. **TESTING AND OPERATIONAL INSTRUCTIONS:**

This Proposal includes a requirement for testing and furnishing written certification of the systems installed under this proposal. The Proposal shall include all operational procedures and instructions for the Owner's personnel in the use and maintenance of the Fire Alarm Systems.

**27. CLEANUP:**

This Proposer shall provide clean up of all work areas on a daily basis. This shall include trash removal to an on-site dumpster (furnished by others), dusting, sweeping, moping, vacuuming, etc.

**28. TEXAS ACCESSIBILITY STANDARDS:**

This Proposal Contractor shall, during the duration of the Contractor's contract, be in strict compliance with all requirements and regulations of the Texas Accessibility Standards. Furnish documentation such as drawings, design calculations, etc. to all governing authorities for approval and permitting.

**29. QUALITY CONTROL:**

The Proposer, at the Proposer's sole expense, shall be responsible for correcting all non-compliant work at any time, during construction or after substantial completion, when notified by Owner that Contractor's work is not in compliance.

**30. CLARIFICATION TO PROPOSAL ITEMS:**

This Proposal Contractor shall include the following items within the proposal:

- a. List of Proposed Materials, Manufacturers and Equipment for each system
- b. Qualifications & Experience Record for each system
- c. Number of Years in Fire Alarm Business
- d. Five (5) References for Similar Projects Completed
- e. Number of Full-Time Certified Installers on Staff (listed by system and manufacturer)
- f. Name of Fire Alarm System Planning Superintendent responsible for design of the Fire Alarm System.
- g. All other items required for submission by the specifications.

**31. CLARIFICATION:**

Provide written documentation of all manufacturers' certifications to Owner with sealed proposal. This shall be part of the consideration for award.

**32. RENOVATION REQUIREMENTS:**

In areas scheduled for demolition, this Proposal Contractor shall disconnect and make ready for demolition all equipment and devices related to systems included in this Proposal scope of work. Any equipment and/or devices to be salvaged, relocated or re-used, shall be removed prior to general demolition and re-installed by this Proposal Contractor.

**33. PENETRATIONS THROUGH EXISTING PARTITIONS:**

Any penetrations through existing partitions required to complete this scope of work shall be made by this CSP Package Contractor. All penetrations made as a result of this scope of work shall be repaired and sealed to maintain existing sound, fire and/or smoke ratings by this Contractor.

**34. AUDITORIUM AND STAGE SCAFFOLDING:**

This CSP Package Contractor shall have free use and access to a scaffold working platform over the entire area of the Auditorium and Stage for the installation of the above ceiling and ceiling construction. This working platform shall be provided under another CSP Package and will be available to all other CSP Package Contractors on a scheduled and coordinated basis for a period of SIXTEEN (16) WEEKS commencing upon the date coordinated by the Construction Manager. Any contractor using the scaffold must execute a hold harmless agreement made in favor of the Owner, Construction Manager and the Drywall Contractor.

**PROPOSAL EXCLUSION(S):**

- 1. CONDUIT AND STANDARD BACKBOXES SHOWN ON THE CONTRACT DOCUMENTS**
- 2. COMMUNICATIONS SYSTEMS**
- 3. VOICE AND DATA CABLING**
- 4. SECURITY CAMERA SYSTEM**
- 5. ACCESS CONTROL SYSTEM**

**PROPOSAL ALLOWANCE(S)**

This CSP Package Contractor shall include a **THREE THOUSAND DOLLAR (\$3,000.00) allowance, within the base proposal to be used at the discretion of the Construction Manager.**

**PROPOSAL ALTERNATE(S)**

**NONE**

**PROPOSAL SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this proposal scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **PROPOSAL AWARD (SUBJECT TO OWNER APPROVAL):**

The proposal award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before FORTY-FIVE (45) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

**--- END OF SECTION ---**

## GALLAGHER

**CSP 31-A EXCAVATION****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	015639	TEMPORARY TREE AND PLANT PROTECTION
31	310000	EARTHWORK
31	311000	SITE CLEARING

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

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5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

7. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

8. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

9. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

10. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **SURVEYING AND LAYOUT**

This CSP Package Contractor shall contract with an independent registered surveyor to provide four (4) property corners, three (3) monuments, and three (3) off-set points/benchmarks for the use of all trades for lay-out purposes. Location of building corners shall be provided by each trade based off of the benchmarks provided by the surveyor. After the surveyor has completed the required lay-out, this CSP Package Contractor shall provide a certified site plan in electronic format indicating all lay-out information to the Construction Manager. This information will be furnished to other trades for their use.

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14. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

15. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the proposal Form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.

16. **GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor and equipment required to complete ALL Excavation and Site Demolition as indicated in the contract documents. The only items not included are those which are delineated in this CSP Package.

17. **DEWATERING OPERATIONS**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations. Any water accumulated in crawl space prior to the utility contractor's work in the crawl space shall be removed by this CSP Package Contractor.

18. **MOWING:**

This CSP Package Contractor shall mow the entire site before excavation processes begin, if necessary and as directed by the Construction Manager. All stockpiled and distributed topsoil shall be free of vegetation.

19. **UTILITY LOCATE:**

This CSP Package Contractor shall be responsible for contacting the appropriate public utility locate service prior to performing any excavation on the project site. CALL BEFORE YOU DIG!

20. **CLEAR & GRUB:**

This CSP Package Contractor shall clear and grub site of all trees, shrubs, stumps, and debris as indicated. Remove and dispose of off-site to approved disposal locations at this CSP Package contractor's expense. This CSP Package contractor is responsible for visiting the site prior to proposing to view the existing conditions.

21. **TREE PROTECTION:**

This CSP Package Contractor shall provide and install tree protection, maintenance of tree protection, and final removal during the constructions process as indicated in the contract documents.

22. **BUILDING CUT & FILL:**

This CSP Package Contractor shall provide building cut and fill to final elevation as indicated. This portion shall extend a minimum 2'-0" outside of building lines, porch lines and/or grade beam lines adjacent to the building. Furnish and install all fill as needed. Provide slope to drains as indicated. Provide the building pad as indicated. Disposal of all trees, roots, etc. shall be the responsibility of this CSP Package contractor. All disposal methods shall be within governmental regulation. Building cut and fill shall be scheduled in the sequence of building as directed by the Construction Manager.

23. **SITE CUT & FILL:**

This CSP Package Contractor shall provide site cut and fill to +/- 0.1 ft. of finish grade elevations. Establish site to contour and shape as indicated on the grading plan. Upon completion of the excavation and fill operations this CSP Package Contractor shall grade the entire site to breakup and remove earth clods 1" and greater and to leave the site area in a smooth and uniform condition free of ruts, equipment tracking, roots and other debris or spoilage. Stockpile any topsoil on site or close to job site to backfill curbs and sidewalks. All stockpiled and distributed topsoil shall be free of vegetation. When possible, this CSP Package Contractor shall leave an area of the site available for the disposal of excess spoils created by other trades and shall regrade this area to final grade as necessary after the deposit of excess spoils.

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**24. PAVING AREA CUT & FILL:**

This CSP Package Contractor shall provide cut and fill to +/- 0.10 ft. of paving and walkway subgrade elevation for all paved areas 2-0" behind curb. Blue-top engineering and final line grading of paved areas shall be performed by this CSP Package contractor.

**25. COORDINATION OF UTILITIES & PAVING:**

This CSP Package Contractor shall closely coordinate with the work of the Utility Contractor, the Mechanical Contractor, the Electrical Contractor and the Paving Contractor progressing during the same construction period. Trench excavations performed by the Mechanical Contractor, Electrical Contractor or Utility Contractor shall be backfilled and compacted as the work progresses by that Contractor and left at +/- .5' of final grade for blue topping and final line grading by this CSP Package Contractor. Bluetopping and final line grading shall be performed by this CSP Package Contractor after the completion of underground utilities and may require an additional mobilization, if necessary. This shall be included in this CSP Package Contractor's proposal. Compensation for remobilization for final line grading and bluetopping will not be made at a later date.

**26. EXCESS MATERIALS:**

This CSP Package Contractor shall haul all excess soil materials resulting from the work of this CSP Package off-site and dispose of at this CSP Package Contractor's expense.

**27. STREET AND PARKING AREA CLEANING:**

This CSP Package Contractor shall be responsible for maintaining the streets and parking areas accessing the project free from mud and excess dirt resulting from construction operations. This maintenance shall continue for the duration of this CSP Package contract. Cleaning shall include either hand or mechanical broom sweeping and/or power washing as required and directed by the Construction Manager and will be performed on a daily basis if needed.

**28. EXCAVATION REQUIREMENTS:**

Within 48 hours after the proposals are opened, the apparent low proposer for this CSP Package shall provide the Construction Manager a list of all equipment to be utilized to complete this project. This item may be considered in the determination of the successful proposer for this scope of work.

**29. OPERATORS:**

Operators shall be proficient and skilled in operating the required equipment to accomplish the work within minimum time requirements. Excavation shall be scheduled to work 6-10 hour days per week for completion of this work. Work may be required to take place seven (7) days per week at the discretion of the Construction Manager.

**30. FILL MATERIAL:**

This CSP Package Contractor shall be responsible for providing any necessary fill material to meet the excavation requirements of the project if necessary. A site visit is required to view the quantity before the project proposal date.

**31. DUST CONTROL:**

This CSP Package Contractor shall take the necessary precautions for dust control in all excavated areas located on site. This may entail watering, watering stockpiles, seeding, etc.

**32. DEMOLITION OPERATIONS:**

This CSP Package Contractor shall demolish, sawcut, remove, and haul off site **ALL** site items as indicated within the contract documents. This shall include, but is not limited to, the following items:

- a. Benches
- b. Bollards
- c. Canopies and associated structures
- d. Concrete and asphalt
- e. Fences and gates

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- f. Head walls and Retaining walls
- g. Landscape, including tree protection during construction process
- h. Slabs, sidewalks, steps, ramps & railings
- i. All other exterior demolition

**33. PERMITS:**

This CSP Package Contractor shall obtain all State and Municipal permits, approvals, etc. prior to any demolition operations. This shall include, but is not limited to permits, inspections, forms, etc., applicable to this scope of work.

**34. CONCRETE/ASPHALT DEMOLITION:**

This CSP Package Contractor shall sawcut, remove and haul off site **ALL** exterior concrete and asphalt as indicated within the contract documents including road tie-ins. This shall include exterior screen walls and footings as indicated.

**35. SOIL MODIFICATIONS:**

This CSP Package Contractor shall complete all project requirements of soil preparations as indicated. This shall include, but is not limited to, select fill, water requirements, water/chemical injection requirements, etc.

**36. STABILIZED CONSTRUCTION ENTRANCE:**

This CSP Package Contractor shall furnish and install temporary construction entrances as directed by the Construction Manager. This shall include temporary ramping over existing curbs, if necessary.

**37. TEMPORARY ELECTRICAL POWER:**

Temporary electrical power will not be available on site for use by this CSP Package Contractor during the period of the site excavation operations.

**38. EXISTING GRADE VERIFICATION:**

This CSP Package Contractor shall verify existing grades prior to starting work and report any discrepancies to the Construction Manager immediately. Failure to do so will **not** result in change orders.

**39. FINAL SITE GRADING CLARIFICATIONS:**

Final Site Grading Operations shall be completed as follows:

Near the completion of the project (as directed by the Construction Manager), CSP Package 31-A, Excavation shall be responsible for the following:

- a. Backfill curbs, sidewalks, islands, buildings, and all other items as necessary to bring grade to within +/- 0.1' of final grade as indicated in the contract documents.
- b. Fill tracks, ruts, and holes developed due to construction operations.
- c. Removal of rocks/bricks 1" in diameter and larger, trash, and all other construction debris from the entire project site.
- d. Removal and haul off of temporary staging areas, temporary roads and construction entrances.

Prior to the start of Landscaping, CSP Package 32-B, Landscaping and Irrigation shall be responsible for the following:

- e. Grading, spreading, and distribution of soil to bring grade from +/- 0.1' to final grade level as indicated in the contract documents.
- f. Hand work and raking as necessary.
- g. Re-grading areas disturbed due to construction operations.
- h. Removal of gravel, rocks, bricks, trash and all other construction debris accumulated after the work of CSP 02-A is completed to properly prepare the site to receive landscaping.
- i. Removal and disposal of erosion control items, after permanent growth has been established (this will include remobilization as necessary).



CSP Package 03-A shall be responsible for the following:

- a. Shape and grade perimeter of the building in a manner to allow the safe installation of scaffolding to 20' outside the building perimeter prior to the commencement of construction operations by others. The extent of the shaping and grading shall be completed to the satisfaction of the Construction Manager.

40. **TEMPORARY CONSTRUCTION ROADS/STAGING AREA:**

This CSP Package Contractor shall furnish, install and maintain materials for temporary construction roads and staging areas as follows:

- Temporary staging area – 100' ft x 100' ft x 6"
- Stockpile an additional 250 cubic yards of material for maintenance.
- Furnish and install Tensar BX1100 geogrid, or equal, under all temporary construction roads and temporary staging areas.

Materials for temporary construction roads and staging area shall meet or exceed ASTM C33-Size 467 Coarse Aggregate specification. If recycled concrete aggregate is used, it shall be free of all metals.

This CSP Package Contractor shall construct temporary access roads in such a manner as is required to prevent standing water and to allow proper drainage to facilitate drying out. This CSP Package Contractor shall remove temporary road and staging area materials as directed by the Construction Manager and haul off-site. This shall include re-mobilization as required. The value of the temporary construction roads, staging area and stock pile material shall be shown as separate line items on the schedule of values submitted by this CSP Package Contractor.

41. **GRADE VERIFICATIONS:**

Upon completion of the grading to +/- .1' and bluetopping for this project, this CSP Package contractor shall submit a topographical survey to the Construction Manager for review by the civil engineer. This topographical survey shall be performed and stamped by a third party registered surveyor. Any modifications deemed necessary shall be made by this CSP Package contractor at no additional expense. All detention pond grades shall be verified and certified, in writing, after final grading operations are complete and prior to this CSP Package Contractor demobilizing from the project site at the completion of the project.

42. **ADDITIONAL GRADING OPERATIONS:**

This CSP Package Contractor shall include, within the base proposal, an additional 50 crew hours of final grading operations to be directed by the Construction Manager. This is above and beyond all requirements required to complete these CSP Package requirements. This shall include, but is not limited to, two box blades/dozers and a dump truck. If these items are not used a credit will be returned to the Owner.

43. **TRAFFIC CONTROL PLANS:**

During operations that even minutely disturb traffic operations; this CSP Package Contractor shall submit a traffic control plan for review. The plan shall include signage, barricades, rerouting, timeframes, etc. This CSP Package Contractor shall be responsible for thoroughly following this plan as closely as possible.

**CSP PACKAGE EXCLUSION(S)**

1. **SITE UTILITIES**
2. **STRUCTURAL EXCAVATION AND BACKFILL**
3. **LANDSCAPING**
4. **LABORATORY TESTING (EXCEPT RE-TESTING)**
5. **LIME STABILIZED SUBGRADE AT PAVING AREAS**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBSTANTIAL COMPLETION:**

On or before THIRTY (30) calendar days from the Notice to Proceed for the Installation of the Work.

7. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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**CSP 31-E TERMITE CONTROL****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
31	313116	TERMITE CONTROL

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

**5. DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

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**6. ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

**7. RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

**8. PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

**9. GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

**10. DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**11. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**12. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**13. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**14. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

15. **GENERAL SCOPE OF WORK:**

The CSP Package Contractor shall provide installation of Termite control materials in accordance with manufacturer's recommendations at the following locations:

- a. Treat soil under foundations and along exterior and interior grade beams or walls and other locations detailed in the specifications.
- b. Apply extra treatment to structure penetrations, pipe ducts, expansion joints and other pipe penetrations along perimeter of the exterior grade beam.

16. **SCHEDULE:**

This CSP Package Contractor shall perform the work during off-hours in order to prevent interference and delay of the work of other trades.

17. **WARRANTY:**

This CSP Package Contractor shall provide warranty as specified in the contract documents.

18. **APPLICATION VISITS:**

This CSP Package Contractor shall plan on a minimum of two (2) application trips.

19. **NOTIFICATIONS:**

This CSP Package Contractor shall provide all required pre-treatment notifications for termite control at existing facilities. Unless required by law, this CSP Package Contractor shall provide termite treatment at new facilities without notifications to the Owner/Public.

**CSP PACKAGE EXCLUSION(S)**

1. **TERMITE TREATMENT UNDER SIDEWALKS; COURTYARD PAVING; OR STOOPS.**

**CSP PACKAGE ALLOWANCE(S)**

NONE

**CSP PACKAGE ALTERNATE(S)**

NONE

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

**GALLAGHER**

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**4. CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

**5. CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

**6. SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

**7. SUBSTANTIAL COMPLETION:**

On or before FOUR (4) calendar days from the Notice to Proceed for the Installation of the Work.

**8. PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---



# GALLAGHER

A CUMMING GROUP COMPANY

**CSP 32-A CONCRETE PAVING****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	014339	MOCKUPS
07	079200	JOINT SEALANTS
31	313200	SOIL STABILIZATION
31	316329	DRILLED CONCRETE PIERS AND SHAFTS
32	321313	CONCRETE PAVING
32	321723	PAVEMENT MARKINGS
32	321900	WALK ROAD AND PARKING APPURTENANCES

**GENERAL SCOPE PROVISIONS:****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

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**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

**5. PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

**6. ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 1/15/25.

**7. DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

**8. ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

**9. RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

**10. PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

**11. GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

**12. DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

**13. ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense. This CSP



Package Contractor shall receive paving areas graded to +/- .4' at trenching areas. This CSP Package Contractor shall perform the necessary grading at these areas to bring grades back to bluetop condition.

14. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

15. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

16. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in affect for the duration of the project.

17. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ration (EMR) for the most recent completed year.

18. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

19. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

20. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

21. **AS BUILT DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built documentation shall be submitted in both a reproducible hard copy and electric format.

22. **GENERAL CONCRETE SCOPE CLARIFICATIONS:**

This CSP Package Contractor shall complete the project requirements for all exterior concrete as shown or

indicated in the contract documents. All structural and misc. concrete located within the building foot prints and canopy footings shall be by others.

23. **DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

24. **REINFORCED CONCRETE PAVING, SIDEWALKS, AND MISCELLANEOUS CONCRETE:**

This CSP Package Contractor shall provide all of the requirements to furnish and install the reinforced concrete paving, sidewalks and miscellaneous concrete shown or indicated in the construction documents including, but not limited to, the following:

- a. Adjacent and barrier free ramps
- b. Backfill curb 5'-0" beyond back of curb and edge of pavement. Backfill all open islands and pavement leave-outs as indicated.
- c. Furnish, place and finish all concrete sidewalks, including excavation, select fill, moisture conditioning and subgrade preparation for all sidewalks.
- d. Edge forms as required
- e. Fine grading of subgrade by motor patrol or hand, as required
- f. Furnish and install dowels for future sidewalks, curbs, or future paving
- g. Furnish and install dowels into existing sidewalks, curbs, paving, etc.
- h. Furnish, place and finish concrete paving with integral curbs, pilot channels and flumes as indicated
- i. Island and radius layout
- j. Install construction joints and expansion joints with dowels and expansion joint filler including removable strip for sealant
- k. Patch and repair city streets and curb/gutters at all locations where damage by demolition occurs
- l. Reinforcing steel supported with appropriate chair or bolster supports
- m. Saw cut pavement control joints as required
- n. Dumpster Pads, footings and piers
- o. Piers for site/athletic lighting, including grouting
- p. Screen wall footings and piers
- q. Street headers
- r. Sandblasted accent bands with sawcuts
- s. Sidewalk chases, including steel angles and plates
- t. Seat walls
- u. Integral color concrete
- v. Stamped concrete, interlocking stones, pavers, etc.
- w. Steel forms, if required by the governing authority having jurisdiction over the project
- x. Concrete retaining walls

25. **TRANSFORMER, METER AND SWITCHGEAR PADS:**

This CSP Package Contractor shall furnish and install all transformer, meter and switchgear pads of sizes as indicated within the contract documents. If the size is not indicated, assume all pads are 10'x10'x8" (#5's @ 12" o.c.e.w., t&b) for proposing purposes. If the electric service provider requires pre-cast pads for transformers, this CSP Package Contractor shall install required piers and the CSP 26-A Contractor shall furnish and install the pre-cast concrete pad(s).

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**26. SLEEVES UNDER CONCRETE PAVING:**

This CSP Package Contractor shall furnish and install a system of empty PVC sleeves for the installation of future electrical, telephone and irrigation systems, etc. under the concrete paving in locations as indicated within the contract documents. A minimum of two (2) 6" PVC sleeves spaced at least 30" apart shall be installed by this CSP Package Contractor to all areas on the project isolated by concrete paving or sidewalks whether shown on the contract documents or not. This CSP Package contractor shall furnish and install approximately 150' of sleeves in addition to sleeves required here-in to be installed in locations as directed by the Construction Manager. Sleeves shall be a minimum of 6" PVC and shall have 90 degree elbows on each end with a 4' section of 6" PVC to extend above grade to identify locations during construction. Locations shall be clearly identified on record drawings provided by this CSP Package contractor and shall be identified on the adjacent concrete at either end by inserting a "PVC Sleeve Marker" in the curb. Sleeves shall be installed 24" below paving subgrade.

**27. TRENCHING, COMPACTION AND BACKFILL:**

All sleeve excavations shall be backfilled in accordance with the North Central Texas Council of Governments (NCTCOG) Standard Specifications Division 6, Section 6.2.10 TRENCH BACKFILL. The work shall be installed that shall furnish the greatest degree of protection for the piping systems as related to the existing soil conditions.

**28. REMOVE EXCESS:**

This CSP Package Contractor shall remove and dispose of all CSP Package spoils off-site. This CSP Package Contractor shall reshape, grade and leave in a smooth uniform finish all site areas disturbed by the operations of this CSP Package. This CSP Package Contractor shall not utilize the Owners' waste container to dispose of concrete, steel or earth spoils. Excavate a wash out area for ready mix trucks (not to be located next to a drain ditch or drainage structure). Do not allow runoff to occur from this trench. Concrete spoilage from washout of ready mix trucks shall be limited to this designated area selected by the Construction Manager and per the Storm Water Pollution Prevention Plan. All concrete spoils and excess reinforcing materials shall be loaded and removed from the site at project completion by this CSP Package Contractor.

**29. COORDINATION OF EXCAVATION & UTILITIES:**

Work of this CSP Package Contractor shall be closely coordinated with work of the Excavation Contractor and the Utility Contractor progressing during the same construction period.

**30. ROADWAY APPROACHES:**

This CSP Package Contractor shall provide the saw cutting, removal and excavation as required to provide for the driveway approaches and turning lanes as required for the connections to existing street and new streets. Furnish and install all barricades, roadway caution signage and signal persons as required. Provide asphalt tie-ins as necessary.

**31. APPROACH CLARIFICATION:**

Installation of approaches may require an additional mobilization depending on the scheduling of road construction by the site developer. This shall be included in the base proposal cost. Compensation for remobilization will not be made at a later date.

**32. RE-TESTING:**

Testing of in-place materials installed by this CSP Package Contractor will be provided by others. This CSP Package Contractor shall be responsible for the cost of any re-testing of materials which fail to conform to the requirements of the contract documents as determined by the Testing agency engaged by the Owner.

**33. STREET AND PARKING AREA CLEANING:**

This CSP Package Contractor shall be responsible for maintaining the streets and parking areas accessing the project free from mud and excess dirt resulting from construction paving or paving excavation operations. This maintenance shall continue for the duration of this CSP Package contract. Cleaning shall include either hand or mechanical broom sweeping and/or washing as required and directed by the Construction Manager and will be performed on a daily basis if needed.

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**34. TEMPORARY ELECTRICAL POWER:**

Temporary electrical power will not be available on site for use by this CSP Package Contractor during the period of the site concrete paving operations.

**35. LIME STABILIZATION:**

This CSP Package Contractor shall provide the necessary labor, equipment and material necessary to fulfill all project requirements of lime stabilization and sub-grade preparation as indicated in the contract documents. Lime shall extend a minimum of 2' beyond the edge of paving, or the dimension stated in the contract documents, whichever is greater. Tickets from each truck shall be provided to the Construction Manager to verify lime weights. Samples shall be taken at each truck of lime and shall be tested at the discretion of the Construction Manager.

**36. TEMPORARY SIDEWALKS:**

Install 2,000 s.f. of temporary sidewalks as directed by the Construction Manager. Remove and haul off at the completion of the project.

**37. SITE SEALANT:**

This CSP Package Contractor shall furnish labor, materials and services as required to perform the project requirements of exterior site sealant preparation and installation as required by the contract documents. Preparation for all site sealant installation will require broom or mechanical sweeping and/or sand or water blasting to remove all foreign materials prior to installation of the site sealant material. This CSP Package Contractor shall remove the "zip strip" portion of the expansion joint materials used in the concrete paving. This scope of work shall include, but is not limited to, the following:

- a. Sealing expansion and control joints of all concrete pavement areas
- b. Sidewalk expansion joints
- c. Joint of abutment of concrete sidewalks or paving to building materials
- d. Remove, clean and prepare all joints before installing sealant. This includes removal and disposal of "zip strips"
- e. All sealants shall be approved by both the Engineer of Record and the Governing Authority.

**38. CLEANING PREPARATIONS:**

Immediately prior to commencing with the pavement markings, this CSP Package Contractor shall provide for the mechanical vacuum/sweeping and/or power washing of the entire concrete drive and parking areas for the project to a state ready to receive pavement markings. Determination of the need for power washing shall be made by the Construction Manager.

**39. PAVEMENT MARKINGS:**

This CSP Package Contractor shall provide painted pavement markings as specified and indicated on the contract documents for the following requirements:

- a. Arrows
- b. Barrier Free Curb Ramps
- c. Deceleration Lane Markings
- d. Fire Lane Identification
- e. Handicap Logos
- f. Parking Stripes
- g. Special Pavement Markings

**40. REFLECTIVE PAVEMENT MARKERS:**

This CSP Package Contractor shall furnish and install reflective pavement markers to identify the on-site fire hydrant and deceleration lanes.

**GALLAGHER****41. PARKING BUMPERS AND WHEELSTOPS:**

This CSP Package Contractor shall furnish and install parking bumpers and wheelstops as shown or indicated within the contract documents.

**42. BARRIER FREE RAMPS:**

This CSP Package Contractor shall paint all barrier free ramps within the contract documents (whether indicated or not). The color will be custom order. Also, install textures, domes, etc. if shown or indicated, or as required by the local governing authority.

**43. PARKING AND TRAFFIC SIGNAGE, PERMANENT BARRICADES:**

This CSP Package Contractor shall furnish and install all parking and traffic signage and permanent barricades as shown or indicated within the contract documents.

**44. MIX DESIGNS:**

This CSP Package Contractor shall submit at least two (2) ready mix suppliers mix designs for the Engineer's approval.

**45. MATERIALS FURNISHED BY OTHERS/INSTALLED BY THIS CSP PACKAGE CONTRACTOR**

This CSP Package Contractor shall include the installation of certain materials as identified here-in to be furnished by others. This CSP Package Contractor shall include in this proposal all labor, materials, equipment and services as required to receive, inventory, unload, store and protect on-site, distribute to installation location and install, in accordance with the contract documents, the project requirements of the following materials furnished by others:

- a. Bollards and Guard Posts
- b. Benches at seat walls
- c. Flagpole sleeves
- d. Bicycle Racks
- e. Anchor bolts (for site/athletic lighting)

**46. TRAFFIC CONTROL PLANS:**

During operations that even minutely disturb traffic operations; this CSP Package Contractor shall submit a traffic control plan for review. The plan shall include signage, barricades, rerouting, timeframes, etc. This CSP Package Contractor shall be responsible for thoroughly following this plan as closely as possible.

**47. TEMPORARY BARRICADES:**

This CSP Package Contractor shall be responsible for providing temporary barricades and flagmen as necessary to control traffic when making tie-ins to adjacent streets, sidewalks, etc.

**48. MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **GENERAL EXCAVATION**
2. **LABORATORY TESTING (EXCEPT RE-TESTING)**
3. **LANDSCAPING**
4. **SITE UTILITIES**
5. **EXTERIOR DIRECTIONAL POST AND PANEL SIGNAGE**

**CSP PACKAGE ALLOWANCE(S)**

This CSP Package Contractor shall include a **FIVE THOUSAND DOLLAR (\$5,000.00)** allowance, within the base proposal to be used at the discretion of the Construction Manager.

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before THIRTY (30) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

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--- END OF SECTION ---

**CSP 32-B LANDSCAPE AND IRRIGATION****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
01	014339	MOCKUPS
32	328400	PLANTING IRRIGATION
32	329213	HYDROMULCHING
32	329223	SOD
32	329300	TREES, SHRUBS, AND GROUNDCOVERS

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six

(6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **ON SITE STORAGE OF MATERIALS:**

The Owner requires that all materials for the project be delivered to the project site by no later than 8/15/25.

7. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

8. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

9. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

10. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

11. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

12. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.



**14. MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

**15. HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

**16. MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

**17. LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

**18. EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

**19. SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

**20. AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

**21. GENERAL SCOPE CLARIFICATION:**

This CSP Package Contractor shall provide all of the necessary materials, labor and equipment required to complete ALL Landscaping and Irrigation operations as shown or indicated in the contract documents. The only items not included are those which are delineated in this CSP Package.

**22. DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

**23. FINAL SITE GRADING CLARIFICATIONS:**

Final Site Grading Operations shall be completed as follows:

Near the completion of the project (as directed by the Construction Manager), CSP Package 31-A, Excavation shall be responsible for the following:

- a. Backfill curbs, sidewalks, islands, buildings, and all other items as necessary to bring grade to within +/- 0.1' of final grade as indicated in the contract documents.

- b. Fill tracks, ruts, and holes developed due to construction operations.
- c. Removal of rocks/bricks 1" in diameter and larger, trash, and all other construction debris from the entire project site.
- d. Removal and haul off of temporary staging areas, temporary roads and construction entrances.

Prior to the start of Landscaping, CSP Package 32-B, Landscaping and Irrigation shall be responsible for the following:

- e. Grading, spreading, and distribution of soil to bring grade from +/- 0.1' to final grade level as indicated in the contract documents.
- f. Hand work and raking as necessary.
- g. Re-grading areas disturbed due to construction operations.
- h. Removal of gravel, rocks, bricks, trash and all other construction debris accumulated after the work of CSP 31-A is completed to properly prepare the site to receive landscaping.
- i. Removal and disposal of erosion control items, after permanent growth has been established (this will include remobilization as necessary).

24. **TRENCH EXCAVATION:**

This CSP Package Contractor shall backfill all irrigation trenching in accordance with the contract requirements. Provide additional topsoil, leveling and grading as required to restore any settlement resulting from unsatisfactory compacting of trench excavations. If trenches settle any time within the warranty period, this CSP Package contractor shall be responsible for providing additional material, re-compacting, and re-sodding as necessary.

25. **IRRIGATION SYSTEMS (ADDITIONS/RENOVATIONS):**

This CSP Package Contractor shall prepare existing irrigation systems for demolition in all areas disturbed by construction operations including relocation removing and salvaging sprinkler heads for reuse, capping irrigation lines, re-routing irrigation lines and wiring to maintain operation of system, relocation of irrigation controllers, water meters, etc. This CSP Package Contractor shall rework, modify and install new irrigation system in areas affected by construction to provide complete coverage of landscape and lawn areas.

26. **WIRING:**

Wire splicing is not encouraged and shall be kept to a minimum. Any and all splices shall be waterproofed. Location of splices shall be shown on as-built drawings.

27. **TEMPORARY IRRIGATION:**

This CSP Package Contractor shall furnish and install all temporary irrigation as shown or indicated in the contract documents and shall provide all maintenance for the temporary irrigation until removal is approved by the Landscape Architect. This CSP Package Contractor shall remove and dispose of all temporary irrigation upon approval of the Landscape Architect.

28. **RE-VEGETATION OF DISTURBED AREAS:**

This CSP Package Contractor shall provide re-vegetation of all areas disturbed by construction at each area including, but not limited to topsoil placement and grading (including import of topsoil as necessary), sodding, establishment of permanent vegetation prior to the removal of erosion control items, etc. For proposal purposes, assume .5 acres (half an acre) of disturbed area at each project.

29. **RE-VEGETATION OF DISTURBED AREAS – BREAKOUT PRICING:**

This CSP Package Contractor shall provide breakout pricing in the appropriate location on the proposal form for the re-vegetation of disturbed areas clarification in this CSP Package. This pricing is to be included in your base bid. This breakout value may be used to determine best value for the owner.

30. **HYDROMULCH:**

This CSP Package Contractor shall furnish and install hydro-mulch at areas indicated within the contract documents.

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31. **SODDING, ORNAMENTAL GRASS, AND GROUND COVER:**  
This CSP Package Contractor shall furnish and install sod, ornamental grass, and groundcover at areas indicated within the contract documents. This shall include all soil preparation, rolling, and all other items necessary to provide a complete system according to the contract documents.
32. **FERTILIZING OPERATIONS:**  
This CSP Package Contractor shall complete all fertilizing operations as specified within contract documents.
33. **DECOMPOSED/CRUSHED GRANITE, & GRANITE GRAVE BASE:**  
This CSP Package Contractor shall furnish and install all Decomposed/Crushed Granite, and Granite Grave Base landscaping as shown or indicated in the contract documents.
34. **LANDSCAPE DRAINAGE SYSTEM:**  
This CSP Package Contractor shall furnish and install all landscape drainage systems as shown or indicated in the contract documents. This shall include all necessary labor & materials to tie-into site utilities as indicated.
35. **WOOD BENCH SEATING:**  
This CSP Package Contractor shall furnish and install all wood bench seating as shown or indicated in the contract documents. This shall include, but is not limited to, all required/necessary hardware required for complete turnkey installation. This CSP contractor shall coordinate all installation with the concrete paving contractor as required. If embedded hardware is required, this CSP contractor shall provide necessary embeds and/or layout templates to the concrete paving contractor prior to paving pour.
36. **BOULDERS AND LARGE ROCKS:**  
This CSP Package Contractor shall furnish and install all boulders and large rocks at landscaping as shown or indicated in the contract documents.
37. **PLANTS, TREES, SHRUBS, VEGETATION AND ACCESSORIES:**  
This CSP Package Contractor shall furnish and install all plants, shrubs, trees, vegetation, etc. as shown or indicated in the contract documents. This shall include, but is not limited to, all planting beds, mulching, tacifiers, weed barriers, bark, plant pits, tilling operations, soil preparations, guying and staking, tree tagging, water saucers, metal edging, ground cover, etc. All items to be installed shall be subject to approval of the owners Representative prior to the commencement of planting operations. Transplanting of trees as indicated in the contract documents is included in this scope of work.
38. **STEEL EDGING:**  
This CSP Package Contractor shall furnish and install all steel edging as indicated within the contract documents.
39. **INSPECTION REQUIREMENTS:**  
This CSP Package Contractor shall be responsible for all inspection requirements relating to the landscaping and irrigation as shown or indicated in the contract documents. This shall include submitting requests for inspection to the Owner and Landscape Architect within the time frames shown or indicated in the contract documents. If no inspection requirements are indicated in the contract documents, this CSP Package Contractor shall, at a minimum, request an inspection of the project by the Owner and/or Landscape Architect prior to the installation of any sod and/or hydromulch and receive written approval to proceed. Any corrective measures necessary due to the failure to request and schedule required inspections and obtain approval to proceed shall be completed by this CSP Package Contractor at no additional expense to the Owner.
40. **ACCEPTANCE**  
This CSP Package Contractor shall note that the Owner, Architect and Construction Manager have the authority to accept or reject any and all items related to this CSP Package at their discretion.
41. **WARRANTY:**  
This CSP Package Contractor shall provide a one-year written warranty to the Owner covering all items furnished and installed by this CSP Package Contractor.
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42. **MAINTENANCE:**

This CSP Package Contractor shall provide the proper watering, mowing, pruning, weed removal, fertilizing, etc. for the duration of the project. Once substantial completion has been agreed upon, the contractor shall be relieved of all further maintenance.

43. **PLANTING BEDS:**

This CSP Package Contractor shall furnish and install all planting beds as indicated within the contract documents. This shall include the excavation of the areas to receive the beds.

44. **CLEAN-UP:**

Upon completion of this scope of work, this CSP Package Contractor shall properly sweep, power wash, etc. all paving on the project. Paving shall be left in a state ready to accept pavement markings.

45. **ADDITIONAL TRACTOR HOURS:**

This CSP Package Contractor shall furnish a tractor and operator, for an additional **40 hours**, to be used at the discretion of the construction manager.

46. **UNIT PRICING:**

In the appropriate location on the proposal form, this CSP Package Contractor shall provide unit pricing for the following item:

- a. Solid Sod Bermuda Grass per square yard
- b. Hydromulch Bermuda Grass per square yard

47. **MOCK-UPS:**

This CSP Package Contractor shall furnish all materials and labor necessary for mock-ups as indicated and/or required within the contract documents.

**CSP PACKAGE EXCLUSION(S)**

1. **METER FEES OR WATER UTILITY COSTS**
2. **ELECTRICAL POWER SERVICE**
3. **IRRIGATION SLEEVES SHOWN ON LANDSCAPE DRAWINGS (INSTALLED BY OTHERS)**

**CSP PACKAGE ALLOWANCE(S)**

**NONE**

**CSP PACKAGE ALTERNATE(S)**

**NONE**

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

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3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before THIRTY (30) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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A CUMMING GROUP COMPANY

**CSP 33-A SITE UTILITIES****CRANDALL ISD - PERFORMING ARTS CENTER ADDITION**

<b><u>DIVISION NO:</u></b>	<b><u>SECTION:</u></b>	<b><u>TITLE:</u></b>
31	312333	TRENCHING AND BACKFILLING
33	333000	SANITARY SEWERAGE UTILITIES
33	334000	STORM DRAINAGE UTILITIES

**GENERAL SCOPE PROVISIONS****1. SECTION 01 80 00-GENERAL CLARIFICATION TO ALL PROPOSERS:**

This CSP Package Contractor must reference **Section 01 80 00 – General Clarifications To All Proposers**. All of the subjects listed in this section may represent cost, schedule and other contract requirements that are a part of this CSP Package:

- a. General Clarifications
- b. Contract Time
- c. Safety
- d. Project Clean Up
- e. Hazardous Waste Disposal
- f. Volatile Organic Compound
- g. Non-Discrimination
- h. Texas Accessibility Standards (TAS)
- i. Permits and Fees
- j. On Site Representative
- k. Project Security

**2. SITE VISIT:**

All prospective proposers must visit the project(s) site(s) to view the existing facilities and conditions prior to submitting a proposal. Failure to visit each site will result in DENIED change order requests.

**3. PROJECT SCHEDULE:**

**THE OWNER REQUIRES ALL WORK RELATED TO THIS PROJECT TO BE TOTALLY COMPLETED NO LATER THAN DECEMBER 1, 2025. THIS IS THE FINAL COMPLETION FOR THE ENTIRE PROJECT, NOT INDIVIDUAL CONTRACTORS COMPLETION DATE. EACH CONTRACTOR SHALL BE REQUIRED TO COMPLETE THEIR SCOPE OF WORK ALLOWING ADEQUATE TIME FOR SUBSEQUENT CONTRACTORS WORK, FINAL CLEANING AND PUNCH LIST. ALL CONTRACTORS SHALL BE REQUIRED TO WORK EXTENDED DAYS, WEEKENDS, HOLIDAYS, AFTER HOURS, ETC. AND INCREASE MANPOWER AS DEEMED NECESSARY AND AS DIRECTED BY THE CONSTRUCTION MANAGER IN ORDER TO COMPLETE THIS PROJECT ON TIME. THIS SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE PROPOSAL, COMPENSATION FOR THIS WILL NOT BE MADE AT A LATER DATE.**

**4. PROJECT WORK HOURS:**

All trades shall work at least the minimum hours of 7:00 AM to 5:30 PM, six (6) days a week on this project. Extended hours are expected for each trade as necessary, in the opinion of the Construction Manager. Six (6) day work weeks are considered standard for this project and seven (7) day work weeks will be required, if deemed necessary by the Construction Manager. Four (4) day (or less) work weeks will not be acceptable on this project.

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5. **PROJECT SEQUENCING CLARIFICATIONS:**

All areas of the project shall operate concurrently and separate from one another. It is the responsibility of this CSP Package contractor to provide adequate labor, equipment, and material to ensure that each area operates sufficiently without hindering the other areas.

6. **DISJOINTED SCHEDULES CLARIFICATIONS:**

Each CSP Package Contractor shall plan on multiple move-ins, mobilizations, starts, stops, etc. due to the nature of the type of project. This shall be included within the base proposal. Compensation for this item will not be made at a later date.

7. **ACCEPTANCE OF AREA:**

Once this CSP Package Contractor has commenced work in an area, all items previously installed by others in that area will be deemed acceptable. All CSP Package Contractors shall verify other trades' work prior to commencing in each area. Any discrepancies shall be brought to the Construction Manager's attention at once. Failure to verify others' work or notify the Construction Manager of discrepancies will again certify acceptance of all items.

8. **RESOURCE REQUIREMENTS:**

This CSP Package Contractor shall supply the adequate labor, equipment and material to meet or exceed the duration requirements for each project as listed within this CSP Package. This shall include, but is not limited to, manpower, equipment, materials, supervision and the procurement of materials within the project schedule.

9. **PRECONSTRUCTION REQUIREMENTS:**

Submit all product data identified within the specifications for Architect/Engineer approval including samples where applicable. Provide shop drawings of materials requiring special fabrication or manufacturer.

10. **GENERAL CONTRACTOR CLARIFICATION:**

There is no General Contractor on this project. Any items shown or indicated in the plans to be completed by the General Contractor shall be completed by the CSP Package Contractor per the scope listed in each CSP Package.

11. **DIMENSIONING AND LAYOUT:**

Each CSP Package Contractor is responsible for all dimensioning, layout, etc. required to complete their scope of work. It is the responsibility of each CSP Package Contractor to provide the necessary lay-out from existing construction as required for the completion of their scope of work and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

12. **ENGINEERING, SURVEYING, AND LAYOUT:**

Each CSP Package Contractor is responsible for all engineering, staking, dimensioning, layout, grades, etc. required to complete their scope of work. Four property corners, three (3) monuments and three (3) benchmarks will be established by others for each project. It is the responsibility of each CSP Package contractor to provide the necessary lay-out from these points as required for the completion of their scope of work (including location of building corners) and to verify proper layout by other trades prior to the commencement of work. Any discrepancies shall be brought to the attention of the Construction Manager at once. Failure to verify the accuracy of other trades may result in modifications of this scope of work at no additional expense.

13. **MATERIAL COST ESCALATION:**

Each Contractor shall include, within the base proposal, all costs for material price increases throughout the duration of the project based on the Project Schedule provided above. Consideration will not be made for escalation of material cost at a later date.

14. **MATERIAL STORAGE CLARIFICATION:**

All materials for this project shall be delivered at the earliest possible date. The owner may, at its discretion, provide one or more of the following options in order to allow early delivery of materials for this project:

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1. Pay for materials stored at an off-site location, if contractor provides consent of surety, applicable insurance/bonding and proof of delivery.
2. Furnish an off-site storage area for materials delivered prior to commencement of contractors scope of work. This off-site storage area will be within 5 miles of the jobsite.
3. Furnish space on-site for the purpose of storing materials.

Any material stored at a location furnished by the owner will be insured by the owner.

All material delivered for storage must be accompanied by a bill of lading.

15. **HOISTING:**

Each Contractor is responsible for all necessary hoisting required to unload materials from delivery trucks, transport materials to installation locations and hoist materials in place for installation for all items associated with the scope of work included in their CSP Package.

16. **MATERIALS STORED ON-SITE:**

For all materials stored on-site, each Contractor shall be responsible for the unloading, transporting and stacking of materials in locations designated by the Construction Manager. Each Contractor shall move the stored materials to the installation locations at no additional cost.

17. **LABOR UNIT COSTS:**

During the course of the project, each CSP Package contractor may be required to perform work on a time and material basis. Therefore, each CSP Package contractor shall provide, in the appropriate location on the proposal form, hourly rates, both regular time and overtime, for general labor, apprentice/helper, journeyman/mechanic and supervisor/foreman to remain in effect for the duration of the project.

18. **EXPERIENCE MODIFICATION RATIO (EMR):**

In the appropriate location on the Proposal form, each Proposer shall provide their Experience Modification Ratio (EMR) for the most recent completed year.

19. **SCHEDULE OF VALUES CLARIFICATION:**

After contract award, the awarded Contractor shall submit a detailed schedule of values to the Construction Manager for review and approval. The schedule of values shall be adequately broken down into labor, material and equipment categories for specific work items included in this CSP Package scope of work and shall be broken down by area and by project as directed by the Construction Manager. The schedule of values shall be submitted with the Contract packet and must be provided prior to the first pay application. The Schedule of Values shall include a line item for closeout documents to be a minimum of 2% of the contract amount or an amount mutually agreeable to the contractor and the Construction Manager.

20. **AS BUILT AND O&M DOCUMENTATION:**

This CSP Package Contractor shall furnish as-built and O&M documentation to the Construction Manager for review by the Architect and Engineer and delivery to Owner upon completion of the project. As-built and O&M documentation shall be submitted in both a reproducible hard copy and electric format.

21. **MAINTENANCE BONDS**

This CSP Package Contractor shall provide a maintenance bond to the Owner for the duration required by the Owner for all utility work installed by this CSP Contractor. All required notices relating to the maintenance bond shall be provided by this CSP Package Contractor.

22. **GENERAL SCOPE CLARIFICATION:**

The CSP 33-A Site Utilities Contractor shall furnish and install all sanitary sewer, storm sewer, domestic water lines and fire service water lines as indicated on the civil drawings and the CSP 22-A Plumbing Contractor shall furnish and install all sanitary sewer, storm sewer and domestic water lines as indicated on the Mechanical, Electrical and Plumbing drawings. The Plumbing Contractor shall be responsible for making all tie-in and connections to the lines installed by the CSP 33-A Contractor. This shall include locating and extending to these lines by necessary means. The CSP 33-A Contractor shall furnish and install all exterior backflow preventers and the Plumbing Contractor shall furnish and install all interior backflow preventers. (Refer to downspout boot clarifications for the only exception)



23. **DEWATERING OPERATIONS:**

This CSP Package Contractor shall maintain work area free of ponding water that may accumulate from inclement weather conditions. Contractor shall maintain positive drainage of the area and shall provide efforts to facilitate drying-out by pumping collected water when such condition develops. If water is found, this CSP Package Contractor shall remove the water by pumping, draining, grading, etc. This work shall commence as such conditions become too saturated to perform the normal daily operations.

24. **UTILITY LOCATE:**

This CSP Package Contractor shall be responsible for contacting the appropriate public utility locate service prior to performing any excavation on the project site. **CALL BEFORE YOU DIG!**

25. **STORM DRAINAGE SYSTEMS:**

This CSP Package Contractor shall furnish and install all storm water drainage piping systems including all structures such as curb inlets (including throats), culverts, manholes, grates for drainage culverts and inlets, trench drains, catch basins, area drains, frames, grates, concrete collars, head walls, etc. This CSP Package Contractor shall remove all storm sewer piping as shown or indicated in the contract documents.

Rip-Rap: This CSP Package Contractor shall furnish and install all rip-rap as indicated within the contract documents.

System Cleaning – This CSP Package Contractor shall be responsible for the flush cleaning and removal of sediment from the storm drainage systems at the final completion of the project or as directed by the Construction Manager.

26. **SANITARY SEWER SYSTEMS:**

- a. This CSP Package Contractor shall provide excavation, trenching, shoring, embedment materials, backfill and compacting as required to furnish and install all sanitary sewer piping systems, including tie-in to existing, as shown or indicated in the contract documents.
- b. This CSP Package Contractor shall furnish and install all manholes and/or other structures necessary to make a complete system.
- c. This CSP Package Contractor shall provide concrete encasement as required in Parking and Drive areas and in locations crossing storm sewer drainage systems and conduits. Piping shall be installed complete with all required bends, tees, valves and other fittings as required for the installation. Provide tap and connection into existing sanitary sewer manhole in accordance with the requirements of the local municipal authority.
- d. System Cleaning - This CSP Package Contractor shall be responsible for flush cleaning of the sanitary sewer system and all systems prior to Substantial Completion of this CSP Package work.

27. **WATER UTILITIES**

- a. Water Piping – This CSP Package Contractor shall provide excavation, trenching, shoring, embedment materials, concrete thrust blocking, backfill and compacting as required to furnish and install water piping systems as shown or indicated in the contract documents. Piping shall be installed complete with all required tees, valves, bends, sleeves, plugs and other fittings as required for the installation as shown or indicated. Terminate water system as indicated on the drawings 5' outside the building line. Terminate the fire protection service 1' A.F.F. This CSP Package Contractor shall include all vaults, detector checks and remote Fire Department connections shown or indicated in the contract documents.
- b. Water System Connections - This CSP Package Contractor shall be responsible for the installation of all water systems including any road boring, paving removal and replacement, and tie-ins or taps to existing water lines shown or indicated on the contract documents.
- c. Meter Vaults - This CSP Package Contractor shall furnish and install the water service and meter vaults as shown and required for the project. Furnish and install the water meters required for the irrigation system, domestic system, fire sprinkler system and all other meters as noted. Provide all valves, backflow protectors, check valves, detectors/check valves, flanged connections and other service accessories as required by municipal requirements.

- d. Fire Hydrants – This CSP Package Contractor shall furnish and install fire hydrants in quantities as indicated on the drawings. The final installation height of the base flange of all fire hydrants shall not extend above the final grade and contour of the site by more than two (2") inches. This CSP Package Contractor shall provide finish painting of the hydrants of a color as required by the local municipal authority and shall furnish and install all bollards as necessary and/or shown at the fire hydrants.
- e. Backflow Preventers – This CSP Package Contractor shall furnish and install all exterior backflow preventers.
- f. Plumbing, Sprinkler License - Utility contractors shall meet all licensing codes required by the local City Public Works or Inspection department for work performed on site.

28. **UNDERFLOOR COORDINATION:**

Underfloor work completed by this CSP Package Contractor shall be closely coordinated with the work of the Building Concrete Contractor, including, but not limited to, coordination of underfloor drainage lines with pier and grade beam locations. Any damage to underfloor drainage lines installed by this CSP Package Contractor due to a lack of coordination shall be repaired by this CSP Package Contractor at no additional expense to the Owner.

29. **TEMPORARY SERVICES**

- a. Temporary Water - This CSP Package Contractor shall provide two (2) temporary connections for project construction water at a location within 100 feet of the building corners at each area. Additionally, this CSP Package Contractor shall extend a 1" temporary water service to the location of the Construction Manager's project office and project security trailer. All temporary water lines installed on this project shall include backflow prevention devices. Cost of fire hydrant meter charges by the City shall be paid by the Owner.
- b. Temporary Sanitary Sewer - This CSP Package Contractor shall extend a temporary sanitary sewer line from the Construction Manager's office trailer and project security trailer to the service line installed under this contract. Make tie-ins to trailer as required for this temporary service.

30. **DEMOLITION/RENOVATION REQUIREMENTS:**

This CSP Package Contractor shall complete all demolition requirements necessary to complete this scope of work. This shall include, but is not limited to, the following items:

- a. Demolish, remove, relocate, cut and plug lines as indicated
- b. Filling and recompacting of trenches
- c. Hydrant relocations
- d. Removal or relocation of meters, vaults, etc.
- e. Remove and replace streets, roads, drives, sidewalks, landscaping, fencing, etc. as necessary to complete this scope of work
- f. Disposal of all wasted items from the site
- g. Demo all storm drainage systems, inlets and catch basins
- h. Adjust drains, cleanouts, etc. to meet new grades, elevations, etc.

31. **EXCESS SPOILS:**

This CSP Package Contractor shall be responsible for hauling off and disposing of excess soil materials resulting from the work of this CSP Package off-site at this CSP Package Contractors expense.

32. **COORDINATION WITH EXCAVATION & CONCRETE PAVING:**

Work of this CSP Package Contractor shall be closely coordinated with the work of the Excavation and Concrete Paving Contractor(s) progressing during the same construction period and scheduled for substantial completion generally during the same period. Excess materials resulting from trench excavations shall be removed from the project site by the Utility Contractor and trench excavation shall be left at +/- .1' of final grade to prevent containment of water run-off during periods of inclement weather. Trench excavations

performed by this CSP Package Contractor shall be backfilled and compacted as the work progresses by this CSP Package Contractor and shall be left at +/- .1' of final grade.

33. **SITE UTILITY CONSTRUCTION REQUIREMENTS:**

This CSP Package Contractor shall perform the site utility construction requirements utilizing as a minimum one (1) pipe laying crew, having an excavator, loader and other support equipment as required to support the pipe installation crew. Work throughout the term of this CSP Package shall be scheduled for a minimum of six (6) 10-hour workdays per week until completion of this work. Work may be required to take place seven (7) days per week at the discretion of the Construction Manager.

34. **STREET AND PARKING AREA CLEANING:**

This CSP Package Contractor shall be responsible for maintaining the streets and parking areas accessing the project free from mud and excess dirt resulting from construction operations. This maintenance shall continue for the duration of this CSP Package contract. Cleaning shall include either hand or mechanical broom sweeping and/or washing as required and directed by the Construction Manager and will be performed on a daily basis if needed.

35. **CONNECTION TO EXISTING UTILITIES:**

This CSP Package Contractor shall be responsible for making all connections and tie-ins to the existing lines as well as plugging existing lines. This shall include all road borings, saw cutting and demolition, pavement replacement, etc. as necessary. This CSP Package contractor shall be responsible for replacing all paving as necessary after removal for connections.

36. **UTILITY LINES TRENCHING AND BACKFILL:**

The water, sanitary sewer, and storm drainage system shall be backfilled in accordance with the North Central Texas Council of Governments (NCTCOG) Standard Specifications Division 6, Section 6.2.10 TRENCH BACKFILL. The work shall be installed that shall furnish the greatest degree of protection for the piping systems as related to the existing soil conditions.

37. **EXFILTRATION & TELEVISION TESTS:**

This CSP Package Contractor shall perform exfiltration and television tests for all piping on the project whether indicated or not. This CSP Package contractor shall also complete any and all tests as required by the governmental authorities at no additional cost to the owner. A disk containing results from these tests shall be provided to the Construction Manager prior to final payment being released.

38. **OFFSITE UTILITIES:**

This CSP Package Contractor shall provide the necessary labor, equipment, and materials to complete the project requirements for all off-site utilities as outlined in this CSP Package. Replace all existing conditions to their present state prior to these operations. This shall include, but is not limited to, streets, driveways, grading, landscape, fences, etc.

39. **TEMPORARY ELECTRICAL POWER:**

Temporary electrical power will not be available on site for use by this CSP Package Contractor during the period of the site utilities operations.

40. **FIRE SPRINKLER SYSTEM:**

This CSP Package Contractor shall furnish and install all fire sprinkler line services to vault and extend the line 1' above finished floor. NOTE: If the line is not sized, the same size line that was extended to the vault shall be extended to the building. This work shall be performed with the proper licensing as required by all Governmental Agencies.

41. **SPECIALTY ITEM CLARIFICATION:**

This CSP Package Contractor shall include the following items as indicated within the contract documents or necessary to adequately complete this scope of work:

- a. Button deflectors
- b. All barricades

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- c. Cast Iron perforated covers
- d. Manhole covers
- e. Provide stainless steel bolts and nuts at all underground connections (whether specified, or not)

**42. TEMPORARY DRAINAGE AT BUILDING PADS**

This CSP Package Contractor shall include, within the base proposal, installation and removal of the following provisions to provide temporary drainage:

- a. 200 linear feet of 4" h.d.p.e
- b. 3—24" x 24" catch basins

**43. FIRE DEPARTMENT CONNECTION CLARIFICATION:**

All remote (not attached to the building structure) Fire Department connections shall be furnished and installed by the CSP 33-A Contractor, including piping installed to 1' A.F.F. All Fire Department connections attached to the building structure shall be furnished and installed by the CSP 21-A Contractor. All Fire Department connections shall be installed to meet the requirements of the City or other Governmental entity having jurisdiction over the project.

**44. EROSION CONTROL:**

This CSP Package Contractor shall furnish, install and maintain inlet protection erosion control for the inlets installed and/or adjusted by this CSP Package Contractor for the duration of this CSP Package. After the completion of this CSP Package scope of work, erosion control installed by this CSP Package Contractor will be maintained and removed by others.

**45. TRAFFIC CONTROL PLANS:**

During operations that even minutely disturb traffic operations; this CSP Package Contractor shall submit a traffic control plan for review. The plan shall include signage, barricades, rerouting, timeframes, etc. This CSP Package Contractor shall be responsible for thoroughly following this plan as closely as possible.

**46. DOWNSPOUT BOOT CLARIFICATION:**

All downspout boots that tie-in to the storm drainage system below grade shall be furnished, installed and tied-in by the CSP 22-A Plumbing Contractor. All downspout boots that drain at grade shall be furnished and installed by the Roofing Contractor. Downspout nozzles shall be furnished and installed by the Mechanical/Plumbing Contractor.

**47. TEMPORARY BARRICADES:**

This CSP Package Contractor shall be responsible for providing barricades and flagmen as necessary to control traffic when making tie-ins to offsite utilities.

**CSP PACKAGE EXCLUSION(S)**

1. **COST OF WATER USAGE CHARGES**

**CSP PACKAGE ALLOWANCE(S)**

NONE

**CSP PACKAGE ALTERNATE(S)**

NONE

**CSP PACKAGE SCHEDULE MILESTONES**

This milestone schedule is provided for quick reference to the guidelines required for this project(s). All tasks associated with this CSP Package scope of work are assumed to start as early as possible and as soon as the work of their predecessor(s) allow.

1. **PRE-PROPOSAL DATE / TIME / LOCATION:**

11:00 AM, Wednesday, August 28, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, ADMINISTRATION OFFICE, 400 West Lewis Street, Crandall, Tx 75114

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2. **PROPOSAL DATE / TIME / LOCATION:**

02:00 PM, Thursday, September 12, 2024

CRANDALL INDEPENDENT SCHOOL DISTRICT, BIDS@CRANDALL-ISD.NET

3. **POST PROPOSAL INTERVIEW:**

The post proposal interview shall take place on September 13, 2024 (as applicable).

4. **CSP PACKAGE AWARD (SUBJECT TO OWNER APPROVAL):**

The CSP Package award shall take place Monday October 7, 2024.

5. **CONTRACT, INSURANCE, PERFORMANCE AND PAYMENT BONDS:**

The Contract, Insurance, Performance and Payment Bonds are due in the Construction Manager's office on or before **FIVE (05)** calendar days from delivery of the contract.

6. **SUBMITTALS DUE:**

Submittals are due to the Construction Manager's office on or before Monday, October 28, 2024.

7. **SUBSTANTIAL COMPLETION:**

On or before THIRTY (30) calendar days from the Notice to Proceed for the Installation of the Work.

8. **PROJECT COMPLETION DATE:**

The Owner requires the project to be complete and ready for occupancy by no later than December 1, 2025.

--- END OF SECTION ---

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A CUMMING GROUP COMPANY