

Project Manual for General Construction

Maple Ridge Apartments – 18 Plex Omaha, NE

Project Number: –11-M – Maple Ridge Apartments – 18 Plex
Date: September 5th, 2017

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Maple Ridge Apartments – 18 Plex

11127 Cottonwood Place

Omaha, NE

GENERAL CONTRACTOR PROJECT NUMBER - 11-M–Maple Ridge Apartments – 18 Plex

GENERAL INFORMATION

Invitation to Bid

General Contractor is accepting multiple bids for:

- 1-A - Post Construction Final Clean Up
 - 3-A - Cast-in-Place Concrete
 - 3-B - Self Leveling Underlayment
 - 4-A - Masonry and Cultured Stone
 - 6-A - Wood Framing and Wood Composite Materials - Material
 - 6-B - Rough Carpentry - Labor
 - 6-C - Shop-Fabricated Truss Systems – Material
 - 6-D - Finish Carpentry - Labor
 - 6-E - Architectural Woodwork - Material
 - 7-A - Thermal Insulation and Vapor Retarder
 - 7-B - Asphalt Shingle Roofing - Material
 - 7-C - Asphalt Shingle Roofing - Labor
 - 7-D - Siding and Soffit - Material
 - 7-E - Siding, Soffit, and Gutter Installation - Labor
 - 7-F - Joint Sealants
 - 7-G - Fully Adhered EPDM Roofing and Coping Materials
 - 8-A - Prefinished Doors, Frames, and Hardware - Material
 - 8-B - Sectional Overhead Garage Doors
 - 8-C - Aluminum Framed Entrances, Mirrors, Glass, and Glazing
 - 8-D - Windows and Patio Doors - Material
 - 9-A - Gypsum Board Systems
 - 9-B - Ceramic Tile, Carpet, Sheet Flooring
 - 9-C - Painting and Coatings
 - 10 A - Signage - Material
 - 10-B - Fire Extinguishers and Cabinets - Material
 - 10-C - Postal Specialties - Material
 - 10-D - Wardrobe and Closet Specialties
 - 10 E - Toilet Accessories - Material
 - 11-A - Residential Appliances
 - 12-A - Window Treatments
 - 12-B - Residential Cabinets - Material
 - 12-C - Countertops – Material
 - 14-A – Hydraulic Passenger Elevator
 - 21-A - Mechanical Design-Build Fire Suppression
 - 22-A - Mechanical Plumbing
 - 23-A - Mechanical Heating and Ventilating
 - 26-A - Electrical (Power, Lighting, Security, Thermostat wire, Voice and Data)
- for the construction of multi-family housing apartments and garages in Omaha, NE.
- 31-A - Earthwork

Maple Ridge Apartments – 18 Plex

- 32-A - Concrete Paving
- 32-B - Site Irrigation
- 32-C - Turf, Grasses, and Plantings
- 33-A - Underground Utilities

Construction will be through the means of construction manager as General Contractor.

**PERFORMANCE-BASED BID PACKAGE SCOPES FOR:
Maple Ridge Apartments – 18 Plex
11127 Cottonwood Place**

Omaha, NE

GENERAL CONTRACTOR

Requirements for all Contracts for the work of this project.

1. BIDDING REQUIREMENTS
 1. **General Contractor reserves the right to reject any and all bids at any time and reserves the right to waive formalities in the bid process.**
 2. Improperly completed Bid Forms, the use of the wrong Bid Form, the attachment of a bid on bidder's letterhead, or modifying or qualifying the Bid Form, may be rejected.
 3. Review all Scopes of Work of all other Contractors.
2. 00700 - GENERAL REQUIREMENTS
 1. PERMITS
 - a. General Contractor shall secure the cost for the general building permit.
 - b. Contractors shall obtain all other necessary permits required and coordinate these inspections with the authorities having jurisdiction and General Contractor on-site Construction Project Superintendent.
 2. Warranty
 - a. Each contractor shall provide a one-year performance and material warranty from the date of the Owner's final acceptance.
 1. Roofing Warranty shall be by separate agreement.
 2. Siding Warranty shall be by separate agreement.
3. 00730 INSURANCE
 1. Provide to General Contractor, upon award, two copies of the company's safety manual, certificates of insurance, and workers compensation form. Work cannot begin until this is received.
 - a. Builder's Risk
 1. Builder's Risk shall be maintained by General Contractor.
 - b. Each Contractor shall purchase and maintain the following liability insurance.
 1. Comprehensive Commercial General Liability Including:
 2. \$1,000,000 each occurrence.
 3. Damage to Rented Premises: \$100,000 each occurrence
 4. Med. Exp. (Any one person): \$5,000
 5. Personal & Adv Injury: \$1,000,000
 6. General Aggregate: \$2,000,000
 7. Products - Comp/Op Aggregate: \$2,000,000
 8. Insurer must be authorized to transact business in the State of Nebraska and must have a Best's rating of A- or better (refer to www.ambest.com for rating information).
 - a. Coverage shall include XCU, Broad Form Property Damage coverage, Completed Operations and Contractual.
 - b. General Contractor and Owner named as an Additional Insured;
 - c. Insurer shall provide General Contractor and Owner with 30 days prior written notice in the event of cancellation, non-renewal or material change;
 - c. Automobile Insurance:
 1. \$1,000,000 Any Auto
 2. \$1,000,000 All owned autos
 3. \$1,000,000 Hired autos
 - d. Worker's Compensation
 1. Statutory

2. \$500,000 Each Accident
 3. \$500,000 Each Disease/Each Employee
 4. Insurer shall provide General Contractor and Owner with 30 days prior written notice in the event of cancellation, non-renewal or material change;
 5. Insurer must be authorized to transact business in the State of Nebraska and
 6. Must have a Best's rating of A- or better (refer to www.ambest.com for rating information).
- e. Additional Insured endorsements shall be accompanied by a Waiver of Subrogation.
- f. General Liability and Automobile Liability policies must include Contractor, Owner, and others as required in the Prime Contract as Additional Insureds on ISO CG 20 10 07 04 and CG 20 37 10 04 (or a substitute form providing equivalent coverage), on a primary and non-contributory basis, such Additional Insured coverage shall remain effective after Subcontractor has completed the work and shall cover bodily injury and/or property damage caused, in whole or in part, by the Subcontractor's work on the Project.
- g. It is understand and agreed that the insurance coverage and limits, required above, shall not limit the extent of the Subcontractor's responsibilities and liabilities specified with the Prime Contractor by law. All lower tiers or subs of subcontractor's shall maintain insurance in like form and amount including the Additional Insured requirements for all upstream entities.

4. 01000 - ADMINISTRATION

1. Despite the scope of work identified in each Bid Package description, Specification Section, and Drawings, or lack thereof; it is the responsibility of the bidding Contractor to ensure their Bid and Work for their corresponding Bid Package(s) is accounted for and complete in scope and value to provide a complete and finished professional project which completes the design intent of the project. Any bidding document discrepancies that are not addressed through an RFI and answered by an Addendum, and are found after contract award, shall be the responsibility of the Contractor to remedy without any additional expense to the project, the Owner, and General Contractor. The only accepted project change expense shall be by an official Change Order issued by General Contractor.
2. When a second Contractor begins Work over a substrate which is an earlier Contractor's Work, the second Contractor accepts the substrate's condition as an acceptable base for their work. Should the substrate Work be found defective after beginning the work, the second Contractor shall be responsible to make additional preparation to the substrate so that the final product is acceptable, or to remove and replace their portion of Work at no additional cost to the project, General Contractor, or the Owner.
3. Contractors, their employees, equipment, tools, materials, etc. shall NOT encroach on adjacent properties and landscaping. ALL violators shall be towed and landscaping damages shall be back charged.
4. Contractor shall provide product data/specification/shop drawing submittals for approval by General Contractor Project Manager, General Contractor engineering consultants, and the Owner prior to placing any material orders. Submittals are due to General Contractor within five days of after issuance of Notice Award/Notice to Proceed letter.
5. Bidding and construction discrepancies shall be interpreted and resolved by General Contractor and their consulting engineers, and the decision(s) shall be binding.
6. All bidding and awarded Contractors shall be responsible for bidding and construction document reproduction costs. Awarded Contractors can obtain their construction documents in digital or printed format from General Contractors FTP website.
7. Construction clarifications that may be required shall be addressed through General Contractor Project Manager and NOT to the Architect and/or Consulting Engineers. Any verbal field and/or telephone clarifications/changes are at the Bidders and Contractors risk and are not binding.
8. Any and all work not in compliance with the contract, bid documents, Authorities Having Jurisdiction, and the field benchmark(s); will be removed, replaced and reinstalled at the Contractor's expense.
9. Coordinate Work with all other Contractors, trades, and Bid Packages. Ensure review of all Bid documents and Bid Packages.

10. Comply with all OSHA safety standards, Workforce Safety Insurance requirements, and General Contractor safety policy.
11. All work must comply with all applicable federal, state, local municipal building codes; Century Codes, Zoning, Local Ordinances, and the Authority Having Jurisdiction for the project occupancy type.
 - a. 2015 IBC
 - b. 2012 Nebraska State Building Code
 - c. ADAAG/ICC/ANSI A117.1 – Current Edition
 - d. National Electrical Code
12. All materials, devices and equipment shall be new and not of discontinued use.
13. Each Contractor shall be responsible to unload, store, protect from elements, secure, and erect all material, whether purchased by General Contractor, the Owner, or the Contractor. Replacement of damaged or stolen materials shall be the responsibility of the Contractor. See Scopes of Work for labor only and material only package descriptions.
14. Each Contractor shall provide all equipment for the completion of the Work, including: forklifts, hoists, scaffolding, sheltering and heating as required to perform work and other equipment required to furnish and install a completed finished product.
5. 01400 - TESTING / QUALITY ASSURANCE
 1. The General Contractor shall arrange and pay for specified construction quality tests, tests required by authorities having jurisdiction, test required by Chapter 17 of the IBC and state and local amendments. General Contractor shall provide and pay for inspections required by Section 1704 Special Inspections; submit a statement of special inspections as indicated in Section 1704.1.1 Statement of Special Inspections; as required by authorities having jurisdiction.
 2. Certain tests required by local jurisdiction as a condition of occupancy or operation, but not specified such as elevator load testing, pressure testing of sewer piping, electrical rough-in and final inspections, fire alarm system testing and the like shall be included in the bids of Contractors to the General Contractor.
6. 01500 - TEMPORARY FACILITIES AND CONSTRUCTION CONTROLS
 1. Each Contractor shall be responsible to perform daily housekeeping, cleanup, and scrap-out with a thorough broom cleaning within and outside the project. All debris shall be properly disposed in General Contractor supplied roll-off containers. Any debris outside the roll-off containers shall be immediately cleaned and properly disposed of. Failure to conduct daily cleanup will result in General Contractor retaining the necessary staffing, and back-charging the delinquent contractors the actual costs, plus administrative costs at a rate of \$145.00/man-hour; minimum one man-hour per person.
 2. Site fence shall be by 2-A - Earthwork
 3. The General Contractor shall provide “No Smoking” signs at all entrances to the project.
 4. The General Contractor shall provide and maintain in clean order temporary toilets and washing facilities.
 5. The General Contractor shall provide a field office at the jobsite.
 6. The General Contractor shall provide trash facilities as required including and roll-offs, garbage trucks, hauling, and disposal fees.
 7. The Mechanical Contractor shall provide temporary water service.
 - a. Usage costs shall be paid for by the General Contractor.
 8. The Mechanical Contractor shall provide for temporary heating.
 - a. Usage costs shall be paid for by the General Contractor.
 9. The Electrical Contractor shall provide temporary electrical services and provide power distribution and construction lighting as necessary.
 - a. Usage costs shall be paid for by the General Contractor.
7. 01700 - PROJECT CLOSEOUT
 1. Each Contractor shall protect their Work until the General Contractor’s and Owner’s final acceptance.
 2. Provide accurate record documents at completion of work and prior to final payment. These record documents shall consist of two complete “As-Built Record Drawing” sets and “Operation and Maintenance Manuals” in PDF electronic format with original manufacturer’s inspection certificates and copies of all permits acquired by each Contractor for this project
 3. For each building, provide additional materials for warranty issues and future repairs.

- a. Paint. One unopened can of each color and sheen for each building with color and application clearly labeled.
- b. Carpet. Leave scraps greater than 6 running feet.
- c. Tile. Leave the remainder of open boxes, but not less than 12 square feet.
- d. Sheet vinyl. Leave scraps greater than 3 running feet.
- e. Laminate Flooring. Leave the remainder of unopened boxes.

BID PACKAGE 1-A - POST CONSTRUCTION FINAL CLEAN UP

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **POST CONSTRUCTION FINAL CLEAN UP**.
 - All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Post construction final clean up that includes one rough cleaning and one final cleaning
2. Cleaning of all apartment units, corridors, stairs, extra rooms and vestibules.
3. Interior and exterior of windows and sills, including removal of all non-permanent stickers.
 - Install all window screens once windows are cleaned
4. Doors, walls, woodwork, carpet, tile, sheet vinyl, light fixtures, cabinet faces, cabinet interiors, countertops, etc.
5. Glass and glazing.
6. Kitchen sinks and appliances including removal of all non-permanent stickers and protective film
7. Bathroom sinks, tubs showers, toilets, mirrors, accessories, etc.

BID PACKAGE 3-A - CAST-IN-PLACE CONCRETE

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **CAST-IN-PLACE CONCRETE**.
 - a. Footings
 - b. Foundation walls and foundation piers
 - c. Slabs-on-Grade
 - d. Foundation Insulation
 - e. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - f. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

CONCRETE REINFORCING

General items:

1. Shop drawings are required.

Materials Furnished and installed by this bid package.

1. All rebar shall conform to ASTM A-615, Grade 60.
2. Wire ties shall be #18 gauge, black annealed wire.
3. Reinforcing materials for building footings, foundations, basement floor slab, & stoops. See Structural Drawings.
4. Exterior concrete including entry stoops, etc.

CONCRETE FOOTING, FOUNDATION, AND SLAB-ON-GRADE

This lump sum bid includes all labor, materials, equipment, delivery, unloading, materials distribution, incidentals, supervision, taxes, overhead and profit.

Note that not all of the Work required for this Bid Package is identified below; it is only a brief summary. It is the responsibility of this bid package contractor to have a complete system.

Bidder shall review ALL Bidding Documents for cross-referenced related Work.

General items:

1. Provide cast-in-place concrete footings and foundations as shown on the Drawings.
2. Initial staking offsets to be provided by General Contractor provided surveyor with this bidder assuming full responsibility for building placement and dimensional accuracy in conformance with the Drawings.
3. Coordinate access to site with General Contractor.
4. Repair and replace damaged construction drives from ready-mix deliveries.
5. Provide concrete mix designs from an independent testing laboratory for each type of concrete used.
6. Provide all forms to complete structural foundations and slabs-on-grade.
7. Any required pumping charges or other means to place concrete shall be included in proposal.
8. Provide sheltering/blankets as needed to protect concrete.
9. Provide heated water and aggregate as required for cold-weather placement.
10. Provide concrete washout bags.
11. Daily cleanup of own operations.
12. Concrete testing will be performed and paid for by General Contractor.
13. Furnish and install Anchor bolts.
14. Furnish and Install Metal Form Deck materials.
15. Furnish and install sheet waterproofing and water stops.
16. Perimeter foundation insulation shall be 2" R-11 min., extruded polystyrene insulation board. Insulation shall be furnished and installed by the Concrete Subcontractor.

Dewatering:

1. This package is responsible to dewater foundations/footings during the time the footings and foundations are installed and until they are completed forms have been stripped, and the Earthwork contractor is preparing for backfill. The Earthwork contractor will then be responsible for the dewatering during their backfill operations.

Concrete General:

1. Unless noted in the Geotechnical Report or Drawings all concrete not exposed to weather shall have a compressive strength of 3,000 psi at 28 days. Concrete exposed to weather and traffic shall be 5% - 7% air-entrained, 4,000 psi compressive strength at 28 days.
 - a. Cement: ASTM C 150 Type I
 - b. Water: Potable
 - c. Air Entrainment: ASTM C260.
 - d. Vapor Retarder: 10 mil clear poly
 - e. Chemical Admixtures: Type A Water Reducing, Type C Accelerating, and Type G Water Reducing, High Range and Retarding per ASTM C 494
 - f. Non-staining wet curing materials.
2. Maximum size of coarse aggregate shall be as follows:
 - a. Fine & Course Aggregate: ASTM C 33
 - b. Footings, beams and columns - 1 1/2"
 - c. Walls, slabs on grade & bond beams - 3/4"
3. Furnish chairs, spacers, etc. as necessary.
4. Perform work in accordance with ACI 301 and ACI 318
5. Place concrete in accordance with ACI 301. Keep an ACI 301 book on site for reference at all times.
 - a. Do not allow a vertical drop of more than 5'-0" without use of a tremie to prevent aggregate segregation.
 - b. Hot Weather Placement: See Section 03051 and ACI 305R
 - c. Cold Weather Placement: See Section 03052 and ACI 306R
 - i. Verify anchors, seats, plates, reinforcement, drains and other items to be cast into concrete are accurately placed, held securely, and will not cause hardship in placing concrete. Provide written verification as well as photographs of the area to be poured.
6. Cure concrete with non-staining burlap and polyethylene. Saw cut joints to allow for shrinkage as shown on drawings.
7. All concrete slab connections shall be doweled and greased at the beginning of each pour. See detail on Structural Drawings.
8. Protect and tape over all surfaces to be exposed, of all floor drains, openings and devices to be set into the concrete.
9. Install foundation insulation from top of footing to top of foundation wall or as indicated on the Drawings.
10. All concrete shall have proper slope to floor drainage at laundry and mechanical rooms as shown on drawings.
11. Furnish and install expansion joints as shown on plans
12. All slab reinforcing must be on chairs. Hand lifting without supports during pour is prohibited.
13. Do not use earth forms for footings unless noted otherwise on plans.

Foundation work:

1. Spread footings, pad footings for columns, stoop footings, interior corridor footings, foundation wall footings, patio piers and foundation walls.
2. Place and tie grounding bar into the rebar grid for electrical panel ground (coordinate with electrical contractor).
3. Coordinate sleeve locations in wall for electrical service (coordinate with electrical contractor).
4. Coordinate sleeve locations in wall for sanitary sewer and water service (coordinate with mechanical contractor).
5. Install anchor bolts and coordinate placement of anchor bolts with building shell contractor.
6. Install rigid foundation insulation.

Slab-on-Grade (Basement & Stoops):

1. Stoop slab with placement of metal form deck under slab.
2. Fine grade all aggregate materials.
3. Place 10 mill vapor barrier with seam tape (all joints and pipe and conduit penetrations) at 6" below bottom of slab.
4. Interior slab-on-grade (Basement).
 - a. Floor flatness shall be 1/8" in 10' 0", maximum floor out of level shall be 1 inch.

- i. Slope floors to drains as indicated
- b. Provide and place expansion control joint materials.
- c. Slab on grade of required thickness and all thickened edge slabs as indicated on the Drawings.
- d. Saw cut control joints.
- e. Complete trowel finish and concrete curing compatible with floor finishes.

BID PACKAGE 3-B - SELF-LEVELING UNDERLAYMENT

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **SELF-LEVELING UNDERLAYMENT**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Install 3/4" average topping depth of self-leveling gypsum underlayment (equal to Maxxon Gyp Crete 2000/3.2K) over 3/4" OSB T&G floor sheathing at 2nd and 3rd floors.
2. Install Maxxon Dura-Cap (or approved equal) in Bathrooms as required by manufacturer's specifications.
3. Install Maxxon Gyp-Crete 2000/3.2K (or approved equal) in Kitchens, Bedrooms, Laundry Rooms and Hallways.
4. PSI Requirements per Floor Manufacturer's Specifications:
 - o Shaw Luxury Vinyl Tile – minimum 2500 PSI
 - o Armstrong Luxury Vinyl Flooring – minimum 3500 PSI
5. Provide all necessary equipment to properly install Self-Leveling Underlayment.
6. Initial cleaning of Sub-floor/floor sheathing shall be by General Contractor
7. Final clean and sealing of all sub-floors prior to placement of gypsum underlayment.
8. Bulkheads, pour stops, sealing of holes and floors swept clean shall be by General Contractor

Materials supplied by this bid package and installed under other bid package.

1. Furnish Underlayment sealer to be installed by Bid Package 9-B - Resilient Flooring and Carpet contractor.
2. Underlayment Contractor shall work with flooring contractor and verify fasteners for carpet strip.
3. Underlayment Contractor shall work with flooring contractor and verify all adhesives are compatible with sealer.

BID PACKAGE 4-A – MASONRY AND CULTURED STONE

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **MASONRY AND CULTURED STONE**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL (Cultured Stone):

1. Remove all mortar overruns, splatter and thoroughly clean all exterior cultured stone.
2. All cultured stone shall be protected during rain, snow and cold weather. Keep stone units dry. Do not use wet or frozen stone units.
3. Shelter and heat all cultured stone areas when temperature drops below 32 F on a consistent basis. Shelter and heating costs shall be the responsibility of the Masonry Contractor
4. Cultured Stone: Architectural concrete product manufactured to simulate appearance of natural stone, complying with ASTM C 1364.
 - a. Compressive Strength: As per specified in ASTM C 192 and ASTM C39.
 - b. Freeze-Thaw Resistance: ASTM C67, Demonstrated by field experience.
 - c. Surface Texture: Fine grained texture, with no bugholes, air voids, or other surface blemishes visible from a distance on 20'-0".
 - d. Color: To be selected from manufactures standard color range.
 - e. Remove cement film from exposed surfaces before packaging for shipment.
5. Shapes: Provide shapes indicated on drawings including pre-manufactured corner units.
 - a. Variation from any Dimension, Including Bow, Camber, and Twist: Maximum of plus/minus 1/8 inch or length divided by 360, whichever is greater, but not more than ¼ inch.
 - b. Unless otherwise indicated on drawings provide:
 - i. Wash or slope of 1:12 on exterior horizontal surfaces.
 - ii. Drips on projecting components, wherever possible.
 - iii. Raised fillets at back of sills and at ends to be built in.
6. Accessory Materials:
 - a. Mortar Materials: As per cultured stone manufactures recommendations.
 - i. Mortar finish color to be selected by General Contractor.
 - ii. Joints shall be concave tooled.
 - b. Weather Resistant Barrier: No. 15, Type I, asphalt saturated felt, ASTM D 226.
 - c. Metal Lath: 2.5 lb. galvanized expanded metal lath.
 - d. Fasteners: Minimum 0.120 inch shank diameter galvanized nails of sufficient length to penetrate 1-3/8 inch minimum into sub-straight.
 - e. Provide and install Benjamin Obdyke Stone and Stucco wrap or approved equal.
7. Examination:
 - a. Examine construction to receive cast stone components. Do not begin installation until unacceptable conditions have been corrected.
8. Installation:
 - a. Install cultured stone components as per manufactures installation instructions.
 - b. Setting:
 - i. Set units in full bed of mortar unless otherwise noted.
 - ii. Fill vertical joints with mortar.
 - c. Joints: Make all joints 3/8 inch, except as otherwise detailed.

- i. Rake mortar joints $\frac{3}{4}$ inch for pointing. Scrub face of each stone to remove excess mortar before it sets.
 - ii. Point joints with mortar in layers $\frac{3}{8}$ inch thick and tool to a slight concave profile.
 - iii. Leave the following joints open for sealant:
 - 1. Joints in projecting units.
 - 2. Joints between rigidly anchored units, including soffits, panels, and column covers.
 - 3. Joints labeled "Expansion Joints".
 - d. Sealant Joints: Installed by Bid Package 7-F.
- 9. Cleaning and Protection:
 - a. Repair chips and other surface damage noticeable when viewed in direct daylight at 20 feet.
 - b. Clean cultured stone components as work progresses; remove mortar fins and smears before tooling joints.
 - c. Protect from splashing by mortar and other damage.

BID PACKAGE 5-A - MISC. STRUCTURAL STEEL - MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **STRUCTURAL STEEL - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide shop drawings to be approved by General Contractor and Engineer of Record.

Materials furnished by this bid package and installed under other bid packages.

BID PACKAGE 6-A - WOOD FRAMING AND COMPOSITE MATERIALS - MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **WOOD FRAMING AND COMPOSITE MATERIALS - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Deliver and unload with assistance of Bid Package 6-B - Wood Framing.

Materials supplied by this bid package and installed under other bid packages.

1. All wood framing materials
2. All miscellaneous loose framing materials.
3. Loose nails and staples
4. Sill Seal
5. Subfloor Adhesives
6. Miscellaneous blocking.
7. Floor sheathing
 - a. ¾" OSB.
8. Wall sheathing.
 - a. 7/16 inch span rated OSB.
9. Roof sheathing.
 - a. 1/2 inch span rated OSB.
10. Roof sheathing clips.
11. Draft stop and attic draft stop materials.
12. Laminated wood beams, LVLs, posts.
13. All structural Simpson hardware including but not limited to - hold downs, anchor bolts, epoxy, threaded rods, tiedowns, clips, column caps, joist hangers, straps, etc, as per the structural drawings.
14. Temporary and permanent roof and floor truss bracings
15. Temporary and permanent stair tread and riser material
16. Blockings as required.
17. Self-Leveling Underlayment bulk heads and pour stops.
18. Trash enclosure fencing
 - a. Manufacturer: Jamb Systems PS Pro Series or approved equal. Color to be selected by General Contractor.
19. All roof and attic access hatches
20. Tyvek housewrap, Flexwrap, straight flash and Silicone Window and Door Caulking.
21. Housewrap and garage jamb bucks for all Garages

BID PACKAGE 6-B - ROUGH CARPENTRY - LABOR

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **ROUGH CARPENTRY - LABOR**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide a complete enclosed framed building shell.
2. Unload, handle, store and protect materials and equipment to be installed in accordance with this Bid Package.
3. **Contractor responsible for any Crane services required to install Trusses.**
4. Coordinate framing layout and installation of anchor bolts with concrete Contractor.
5. Coordinate openings with mechanical and electrical contractors and their sub-contractors.
6. Provide all required fasteners including pneumatic fasteners
7. Foundation Wall anchor bolts furnished and installed by Bid Package 3-A - Cast-in-Place Concrete.

Materials furnished by others but installed by this Bid Package:

1. Elevator hoist way beam furnished by Bid Package 6-A – Wood Framing material vendor.
2. Metal balcony railings furnished by the Bid Package 5-A - Misc. Structural Steel – Materials.
3. Shear wall as furnished by the Bid Package 6-A - Wood Framing material vendor.
4. Framing materials furnished by Bid Package 6-A - Wood Framing material vendor.
5. Floor and roof trusses furnished by Bid Package 6-C - Shop-Fabricated Truss Systems (Material Supply).
6. Windows and patio doors furnished by 8-D - Windows and Patio Doors (Material Supply).

Exterior shell framing for building:

1. Install all exterior wood stud walls.
2. Frame openings with headers as required and as indicated on the Drawings.
3. Install required wood blocking and bracing.
4. Install required fire blocking as per IBC.
5. Install all sill seal at building.
6. Install exterior and shear wall sheathing (OSB as indicated on the Drawings) for roof and provide required nail type and spacing, etc.
7. Install hold downs, anchor bolts, epoxy, threaded rod, tiedowns, clips, column caps, joist hangers, ties, straps, etc.
8. Install all Building Wrap
9. Install all windows, patio doors, air conditioner and HVAC wall pack sleeves. Wrap all openings with building wrap / air infiltration barrier prior to setting. See additional information in Window and Door technical specifications.
10. Set window nailing flange in sealant.
11. Frame all patio decks including ledger boards, coordinate with siding contractor for air infiltration barrier and flashings.
12. Install all suspended aluminum decks per structural drawings. Install all suspended aluminum entrance canopies per structural drawings.
13. Install trash enclosure for a complete system including steel framing, latches, gates, boards and hardware.
14. Frame all stair assemblies including temporary treads and risers.
15. Provide openings for mechanical including wood blocking as required. - Set all floor, roof and girder trusses (including all blocking, bracing, etc.) and assist roof truss supplier on delivery. Install sheathing and draft stops as floor trusses are being set.
16. Install roof access scuttles.

17. Install attic walkway

Interior wall framing for building:

1. Frame all interior stud walls.
2. Frame mechanical chases and openings. Coordinate with mechanical contractor for size requirements.
3. Frame interior openings with headers as required and as indicated on the Drawings.
4. Install all required wood blocking for interior items and accessories such as door wall stops, towel bars, toilet paper dispensers, grab bars, fire extinguisher cabinets, magnetic hold-opens, etc.
5. Install all required wood bracing.
6. Install all interior wall sheathing as required and indicated on the Drawings.
7. Install all concealed sheetrock as indicated on the Drawings.
8. Install all sheathing, including draft stops as required and indicated on the Drawings.

BID PACKAGE 6-C - SHOP FABRICATED TRUSS SYSTEM - MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **SHOP FABRICATED TRUSS SYSTEM - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Deliver and unload with assistance of Bid Package 6-B Rough Carpentry.
2. Submit shop drawings with Nebraska Registered Professional Engineer's stamp to General Contractor.
3. Coordinate with Mechanical & Plumbing for truss openings as required.

Materials supplied by this bid package and installed under other bid packages.

1. Floor and roof trusses, girder trusses and associated Simpson clips, anchors and ties for required truss connections.
2. Bracing locations.
3. Floor Trusses:
 - a. Top and bottom chord must be stress grade lumber.
 - b. Loading and deflection shall be as indicated on the Drawings.
 - c. =
 - d. Install web bracing as required by Truss Engineer.
 - e. Design and fabrication of trusses shall conform to acceptable practices of Truss Plate Institute. Submit shop drawings with Registered Professional Engineers stamp to Construction Manager.
4. Roof Trusses:
 - a. Top and bottom chord must be stress graded lumber.
 - b. Truss design shall have an energy-edge to allow full insulation thickness at the roof edge.
 - c. Loading and deflection shall be as indicated on the Drawings.
 - d. =
 - e. Provide stud trusses with vertical framing 2' 0" horizontally on center at draft stops and fire walls.
 - f. Install web bracing as required by Truss Engineer.

BID PACKAGE 6-D - FINISH CARPENTRY - LABOR

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **FINISH CARPENTRY - LABOR**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide all required fasteners for attachment of items to be installed.
2. Unload, handle, store, distribute and protect materials and equipment to be installed in accordance with this Bid Package.
3. Coordinate locations of interior wall blocking with Bid Package 6-B - Rough Carpentry.

Materials furnished by others but installed by this Finish Carpentry Bid Package:

1. Install all wood trim pre-stained/finished; baseboards, casings, wood cap with trim at stairs, skirt boards, railings, etc.
2. Remove temporary stair treads and install finished treads and risers.
3. Install doors, frames and hardware furnished by Bid Package 8-A: Pre-finished Doors, Frames and Hardware.
4. Fire rated attic access hatches.
5. Install stairway handrails and discharge barriers (swing gates) furnished by Bid Package 5-A - Misc. Structural Steel - Materials.
6. Install Signage furnished by Bid Package 10A.
7. Install Fire extinguisher cabinets and extinguishers furnished by Bid Package 10B.
8. Install Postal Specialties furnished by 10C Postal Specialties.
9. Install Toilet Accessories furnished by Bid Package 10E.
10. Install Kitchen Base and upper cabinets, countertops.
11. Install Bathroom cabinets, countertops.
12. Install ½ Jambes on all Bifold Closet Doors.
13. Install all Cabinet handles/knobs
14. Putty all Nail Holes in millwork

BID PACKAGE 6-E - ARCHITECTURAL WOODWORK - MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **ARCHITECTURAL WOODWORK - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Deliver and unload with assistance of Bid Package 6-D - Finish Carpentry.

Materials furnished by this bid package and installed by other bid packages.

1. All wood trim shall be the following:
 - a. Base & Casing: Prefinished White Poplar
 - b. Jamb Material: Woodcore Prefinished White
 - Loose material for bi-fold half jambs
 - c. Stairwell Wall Caps: Prefinished White Poplar
 - d. Skirtboard & handrail: Prefinished Stained Oak
 - Includes supplying handrail brackets
2. Provide wood baseboards, casings (AC's, Windows), wood cap with trim at stairs, skirt boards, railings, etc.
3. Refer to Finish Schedule for applicable manufacturer, sizing, and paint and stain colors.
4. Coordinate with Bid Package 8-A.

BID PACKAGE 7-A - THERMAL INSULATION AND VAPOR RETARDER

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **THERMAL INSULATION AND VAPOR RETARDER**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Comply with required energy code requirements.
2. Polystyrene Ventilation chutes at roof trusses as required, including card board bulk heads at roof trusses as required.
 - a. Fill any voids to prevent wind wash
3. Full thickness blanket insulation and 6 mil vapor retarder at exterior walls.
4. Full thickness blanket at interior walls at dwelling unit demising walls, at stair walls, at mechanical room walls, and as indicated on the Drawings.
5. 6 inch blown glass fiber insulation in floor trusses as indicated on the Drawings.
6. 3 inch thick sprayed polyurethane closed cell foam insulation around perimeter joist space and as indicated on the Drawings.
7. Blown glass fiber insulation and 6 mil vapor retarder at attics.
 - a. Attic Insulation - R-50.
8. Foam and chink around windows and door openings. Verify the use of low expansion foam and compatibility of foam insulation with window and door operation.
9. Rigid insulation around sprinkler lines at vaulted ceiling areas.
10. 3 inch thick sprayed polyurethane closed cell foam insulation around framing members for balconies and canopies.
11. Acoustical sealant as required by Code.
12. Vacuum completely all wall and soffit cavities prior to insulation placement.
1. Foundation Insulation. Furnished and installed by Bid Package 3A Cast-in-Place Concrete.

BID PACKAGE 7-B - ASPHALT SHINGLE ROOFING - MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **ASPHALT SHINGLE ROOFING - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide product data information.
2. Deliver and unload with assistance of Bid Package 7-C: Asphalt Shingle Roofing Installation.
3. Provide all materials as required for complete system.

Materials supplied by this bid package and installed under other bid packages.

1. Drip edge, starters, valley flashing, step flashing, hip and ridge cap and ridge vent.
 - a. Drip Edge to be EMCO/EDCO 1-3/4" Aluminum. Color: TBD
2. Number 15 asphalt impregnated felt underlayment.
3. Ice dam membrane.
4. Shingle-over style continuous ridge vent. Based on building size, coordinate quantity and placement with code required attic vent requirements of 1/300 of roof area and draft stopping in attic.
 - a. Substitutions prior to bid
5. Rolled ridge vents similar to Cobra Vent at Apartments.
6. Laminated fiberglass shingles
 - a. Complete double coverage.
 - b. Starter strip
 - c. UL Class A, limited lifetime warranty.
 - d. Manufacturers
 - i. Certainteed – Landmark
 - ii. Substitutions prior to bid
 - e. Color/pattern – TBD
 - i. Determined by the Owner and given to the Roofing Sub-contractor by the General Contractor.
7. Shingles, asphalt impregnated felts, ice-dam protection membrane and all fasteners shall be stored in accordance with manufacturer's recommendations.

BID PACKAGE 7-C - ASPHALT SHINGLE ROOFING – LABOR**SCOPE**

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **ASPHALT SHINGLE ROOFING - LABOR**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide all required fasteners and equipment to properly install roofing materials.
2. The sub-contractor to provide equipment to load material to roof.
3. Unload, handle, store and protect materials and equipment to be installed in accordance with this Bid Package.
4. Provide a complete and water tight roof system.

Materials supplied by others but installed by this package:

1. Drip edge, starters, valley flashing, step flashing, hip and ridge cap, roof vents, and plumbing flashing.
2. Roof hatch
3. Number 15 felt underlayment
4. Ice dam membrane.

Installation shall be in accordance with manufacturer's recommendations and as required by the building code.

Preparation:

1. Verify condition of roof sheathing for any corrective action.
2. Correction of sheathing shall be by the sheathing subcontractor.
3. Install roof drip edge.
4. Ice Dam Membrane.
 - a. Install in accordance with code.
 - b. Eave and rake edges, valleys, at all vent stacks and penetrations through roof.
 - c. Place 36 inch minimum width and 24 inch minimum beyond/above exterior heated wall line.
5. Install one layer asphalt impregnated felt.
6. Install one 9 inch starter strip as the base course of shingles.
7. Coordinate roofing work with sheet metal flashings, metal valley flashings, stack flashings, and roof vents.
8. Install closed valleys with no exposed sheet metal.
9. Install one-piece crickets on high side of chimneys and flash according to SMACCNA and NRCA details and standards.
10. Step flash shingles at all chimneys, walls intersecting roofs. Coordinate step flashing with Siding Sub-contractor.
11. Hips and ridges shall be formed by bending rectangular shingles and have a minimum 5 inch coverage on each side, laid with 4 inch head lap.
12. Shingles shall be nailed with 5 nails per shingle or in accordance with code and manufacturer's requirement for warranty. Staples are not allowed.
13. Shingles shall be adhered to all vents, chimneys, flashings, and other roof penetration flashings with fibered roof cement.
14. Install vents on side of roof least exposed to view and as required by the Owners Representative.
15. The sub-contractor shall sub-contract and pay for, repair or patch to match any damages to adjacent surfaces.
16. The sub-contractor shall keep the jobsite clean from their tasks.
17. The sub-contractor is responsible for removal of all debris, packing materials, etc. from the work of their bid package.

BID PACKAGE 7-D - SIDING & SOFFIT – MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **SIDING & SOFFIT - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide product data information.
2. Deliver and unload with assistance of Bid Package 7-E: Siding, Soffit, & Gutter Installation.
3. Provide all materials as required for complete system.

Materials supplied by this bid package and installed under other bid packages.

1. Siding and Accessories:
2. All building siding shall be boxed or seamless option.
3. 29 gauge pre-finished galvanized, primed, and finish coated complying with ASTM A527.
4. Pattern shall be as indicated on the Drawings.
5. Colors are indicated on the Drawings, but shall be verified with the General Contractor prior to ordering.
6. Siding panels shall have weep holes at approximately 12 inches on center in leg of panel bottom to allow condensation to breath from behind siding.
7. Nailing hem of the siding shall be approximately 3/4 inches in height and be slotted in configuration to allow thermal movement of the siding.
8. All steel siding and trim pieces, 'J', 'I', & 'F' channels, inside/outside corners, trim coils
9. Decorative vent and starters.
10. All accessories, J blocks, UL blocks, exhaust vents, intake vents and trim nails.
11. Accent trim boards.
12. Accent siding
13. Sealants: Single part, non-sag, polyurethane.
14. Provide all Color Matched Wall caps for laundry and bathroom exhausts.

Gutters:

1. 5 inch seamless, K-style, pre-finished aluminum, 0.032 inch thick minimum. Provide concealed hanger fastening system with screws at 24 inches on center.

Downspouts

1. 3x4 inch seamless, pre-finished aluminum, 0.032 inch thick minimum.
2. Provide hinged horizontal spouts, 4 feet long, with hinged keepers to hold up horizontals for lawn maintenance.

All fascia and soffit materials:

1. Prefinished aluminum, with insect-proof ventilation louvers.
2. Fascia system
 - o Emco or approved substitution, 29 gauge, prefinished galvanized steel.
3. Colors shall be given to the Cladding Subcontractor by the General Contractor.

BID PACKAGE 7-E - SIDING, SOFFIT GUTTERS – LABOR**SCOPE**

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **SIDING, SOFFIT GUTTERS - LABOR**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide all required fasteners and equipment to properly install siding, trims and soffit materials.
2. Unload, handle, store and protect materials and equipment to be installed in accordance with this Bid Package.
3. Provide a complete and water tight system.

Materials supplied by others but installed by this Bid Package:

1. All steel siding, trim pieces, 'J', 'I', & 'F' channels, inside/outside corners, trim coil and starters
2. All accessories, J blocks, UL blocks, exhaust vents, intake vents and trim nails.
3. All fascia and soffit materials. - Air infiltration barrier (excludes air infiltration barrier behind masonry)
4. Accent trim boards.
5. Decorative vent (non-functional), etc.
6. Garage house wrap

EXECUTION

1. Work shall be in conformance with good trade practice, manufacturer's recommendations, and local building codes in effect.
2. Install components required of manufacturer for a warranted system.
3. Install all flashing where required.
4. Wrap deck ledger boards – verify color with General Contractor.
5. Provide and Install all required seamless gutters, down spouts, extensions, hangers, etc. for the buildings and garages. Down spouts shall be 3 x 4 inches and gutters shall be 5 inch.
6. Verify size of gutters and downspouts with the area of drained roof. Verify required free ventilation area of soffits, 1/300 of draft stop area/attic/floor area or in accordance with IBC code in effect.
7. Install in accordance with manufacturer's recommendations.
8. Downspouts shall be attached to wall at maximums 4 foot centers.
9. Gutter brackets shall be secured at each the tail of every truss, maximum 24 inch centers with concealed, screw attached brackets.
10. Gutter installation shall allow for thermal expansion and contraction of assembly.
11. Install gutters sloping to drain at downspouts. Limit ponding in gutters to 3/16 inch.
12. Do not splice gutters over entries and patio decks.
13. Provide all miscellaneous components of matching pre-finished aluminum for a complete soffit/fascia assembly.
14. Vented soffit shall be provided to meet code requirement of 1/300th of roof area. Coordinate required areas with draft stop areas of attic.
 - o Fully vented soffit as applicable
15. Soffits at dormers over decks shall be non-vented to comply with International Building Code.

Exterior Sealants:

1. Clean joints free of dust and dirt. Joints shall be clean and dry and free of any material which will adversely affect adhesion of sealant work to sides of joints.
2. Joints shall be 3/8 inches wide.
3. Provide a non-gassing joint back-up rod. Install back-up rod to form a sealant joint of optimum configuration, nominally twice the depth of joint width.

4. Sealant locations

- a. At the exterior of windows and door frames
- b. At siding intersections with trim boards, masonry, and soffit material.
- c. Under door thresholds
- d. Under flashings.
- e. Between dissimilar materials.
- f. At other locations as required to provide water-tight and air-tight joints as indicated on the Drawings or as required by good construction techniques.

Additional Requirements:

1. Soffit and fascia system shall be hand nailed. Staples and power/pneumatically placed fasteners are not acceptable.
2. Protect all items; including hardware, glass and glazing, windows and framing, casings from excess sealant material.
3. Subcontractor shall keep the jobsite neat and clean at all times during construction in the storage and use of their materials. Place all debris in appropriate containers for waste/recycle provided by the General Contractor.
4. Thoroughly remove unused materials from the site at the end of construction.

BID PACKAGE 7-F - JOINT SEALANTS

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **JOINT SEALANTS**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide submittals of sealants that will be used and their application
2. Caulk masonry control joints.
3. Caulk countertops to walls.
4. Caulk bath bays to walls.
5. Caulk patio door to floor.
6. Provide sealant joints at all dissimilar materials.
7. Fire sealants at all penetrations of the floor ceiling plane shall be the responsibility of the Contractor penetrating the assembly.
 - a. Provide a set of Fire Sealant shop drawings for all conditions being sealed. Shop drawings shall indicate UL assemblies, or Engineering Judgments acceptable to Authorities Having Jurisdiction.
 - b. Fire sealants at miscellaneous wall floor intersections of rated assemblies, floor wall intersections of stairwells.
 - c. Fire sealant work shall be of the work of a single sealant provider for the entire project.
 - i. Hilti
 - ii. Approved Substitutions.

BID PACKAGE 8-A - PRE-FINISHED DOORS, FRAMES AND HARDWARE – MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **PRE-FINISHED DOORS, FRAMES AND HARDWARE - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide door and hardware schedule.
2. Provide product data information.
3. Provide all matching trims, casing etc.
4. Deliver and unload with assistance of Bid Package 6-D: Finish Carpentry.
5. Furnish all materials as required for complete system.

Materials furnished by this bid package and installed under other bid packages.

1. See the Drawings for Fire/Smoke rated doors. Provide 20 minute solid core wood doors, Mineral Core doors, and frames of required rating as indicated on the Drawings.
2. Furnish all prefinished embossed doors and all door hardware.
 - a. Corridor door jambs to be prefinished steel Rediframe with snap on metal casing
 - b. Unit interior door jambs to be prefinished embossed pre-hung to match door slabs
3. Doors shall be pre-machined for all hardware, and pre-hung to the greatest extent possible.
4. Furnish head, jambs, and casings at bi-fold doors.
5. (4) Keys or fobs to be provided per Unit.

Hardware

Hardware includes but is not limited to:

1. Unit Entry and Stair door closers, thresholds, door bottoms, locksets, egress hardware, hinges, door viewers, spring door stops, sweeps and smoke seals.
2. Interior door hardware except hinges on pre-hung doors; including deadbolts, locksets, latch sets, hinges, bi-fold knobs.
3. Cabinet knobs and pulls as called out on Finish Schedule.
4. Hardware to interface with electronic security system, entry systems and associated power supplies.

Hardware General Requirements:

1. All hardware shall be free from defect in finish and performance. Any defective or substandard material discovered before or after the installation shall be replaced without cost to the Owner and all hardware shall be guaranteed for one year after Substantial Completion of the contract.
2. All hardware shall be packaged and labeled as to opening number and location.
3. Deliver to project.
4. All backsets shall be 2 3/4"
5. Verify keying of all doors with Owner. All locks shall be 5-pin.
6. Installation shall be done accurately, securely applied, and carefully adjusted for proper operation and performance. Remove and re-install as required. Finish hardware shall be installed after painting is completed.
7. Quality Level shall be ANSI A156.2-2003, Series 4000 Grade 2 (Schlage F Series) at office maintenance area and Dwelling Unit Entrances; and within Dwelling Units.
 - a. Acceptable manufacturers:
 - i. Cal Royal
 - ii. Prior approved substitution
8. Refer to Finish Schedule for door style and door and hardware finishes.
9. Electronic Lock and Access Control System shall be:
 - a. Schlage BE467 Electronic Deadbolts at Unit Entry Doors
 - b. Schlage CO-200 Battery Powered locks at Common Area Amenity Doors
 - c. Allegion AптиQ MT15 Wall Readers
 - i. Backup Power Supply and controllers to be provided
 - d. All associated software and hardware
 - e. Alternates to be sent to and approved by General Contractor

HARDWARE SCHEDULE. Each scheduled opening shall have one of the following groups with a complete set of hardware whether all items are noted herein or not. Verify ratings of all openings on the Drawings.

HARDWARE GROUP #1

(Main Building entry door, Vestibule Interior)

Latchbolt with panic bar by Aluminum Door Contractor
 1 1/2 pair ball bearing butts by Aluminum Door Contractor
 Closer by Aluminum Door Contractor
 Hold open arms by Aluminum Contractor
 Threshold by Aluminum Door Contractor
 Electric latch and power supply by Aluminum Door Contractor
 Push and Pull by Aluminum Door Contractor
 Doorsweep by Aluminum Door Contractor
 Weatherstrip by Aluminum Door Contractor
 Latchplate by Aluminum Door Contractor
 Coordinate sequence of operation of latch with intercom/buzzer system by Bid Package 16A
 Aluminum Storefront by Aluminum Door Contractor

HARDWARE GROUP #2

(Building entry door, Vestibule Exterior)

1 1/2 pair ball bearing butts by Aluminum Door Contractor
 Closer by Aluminum Door Contractor
 Hold open arms by Aluminum Contractor
 Threshold by Aluminum Door Contractor

Push and Pull by Aluminum Door Contractor
Doorsweep by Aluminum Door Contractor
Weatherstrip by Aluminum Door Contractor
Latchplate by Aluminum Door Contractor
Prep for lock and provide electric strikes where needed
Aluminum Storefront by Aluminum Door Contractor

HARDWARE GROUP #3

(Dwelling Unit Entry Door)

(20 Minute)

Passage Latchset

Schlage BE467 or similar

1 pair spring hinges

1 ball bearing butts

Viewer

Smoke seal

Threshold

Solid basestop

(Ready frame, snap on trim; Prefinished embossed, rated door.)

HARDWARE GROUP #4

(Swinging Closet Doors)

1 1/2 pair butts

Passage Lockset

Hinge pin door stop on outswinging closet doors

Wall stop

(Prehung prefinished frames, 2-1/4" casing and prefinished door(s))

HARDWARE GROUP #5

(Bedroom and Bathroom Doors)

1 1/2 pair butts

Privacy Lockset

Hinge pin door stop or spring wall stops as applicable

(Prehung prefinished frames, 2-1/4" casing and prefinished door(s))

HARDWARE GROUP #6

(bifold closet doors)

Bifold closet door track with extruded aluminum track and polyethylene rollers

Bifold hinges

Pulls

(Prehung prefinished frames, 2-1/4" casing and prefinished door(s))

HARDWARE GROUP #7

Pantry door pairs

3 pair butts

2 Dummy trim levers

2 ball catches, head mount

Hinge stops

(Prehung prefinished frames, 2-1/4" casing and prefinished door(s))

HARDWARE GROUP #8

(Doors into stairwells)

Fire/Panic hardware

1 1/2 pair ball bearing butts

Closer

Smoke seal

Magnetic Hold Open

(Rediframe, snap on trim; prefinished rated door.)

HARDWARE GROUP #9

(Doors into Mechanical and Electrical Rooms)

- Storage Function Leverset
- 1 1/2 pair ball bearing butts
- Closer
- Smoke seal
- (Rediframe, snap on trim; prefinished rated door.)

HARDWARE GROUP #10

(Door into Amenity Spaces)

- Fire/Panic Hardware
- 1 pair spring hinges
- 1 pair ball bearing butts
- Schlage CO-200 Battery Powered Lock
- Smoke seal
- (Rediframe, snap on trim; prefinished rated door.)

Supplier shall verify all hardware and quantities.

Hardware schedule shall be prepared by an AHC/DHC.

BID PACKAGE 8-B - SECTIONAL OVERHEAD GARAGE DOORS

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **SECTIONAL OVERHEAD GARAGE DOORS**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide shop drawings and product data.
2. Furnish and install overhead garage door for a complete and operable installation.
3. 9' x 7' and/or 16' x 7', residential, non-insulated, raised panel sectional overhead doors with reinforcing strut, heavy duty hardware, polymer rollers and weather strip door stops.
4. 1/2 hp door operators at 9' x 7' doors and 16' x 7' doors, with, e-disconnects, photo eyes, etc.
 - o (1) Transmitter and (1) keychain door opener on 9'x7' doors
 - o (2) Transmitters and (2) keychain door openers on 16'x7' doors
5. (2) Struts on 16'x7' doors.
6. (4) E-disconnect keys per door.
7. Verify color prior to ordering.

BID PACKAGE 8-C - ALUMINUM-FRAMED ENTRANCES, GLASS AND GLAZING

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **ALUMINUM-FRAMED ENTRANCES GLASS AND GLAZING**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide shop drawings and product data.
2. Provide and install all aluminum entrance doors assemblies, frames and glazing.
3. Finish: Class 2 Aluminum – Color TBD.
4. Exterior aluminum entrance systems shall
 - a. Nominal 4-1/2 inch x 1-3/4 inch aluminum sections. Door frames only need not be thermally broken.
 - b. Door shall have 1" fully tempered, clear sealed insulating glass.
 - c. 5" stile and rail
 - d. Door thresholds and sweeps
 - e. 1" Push/pull handles, rim panic devices and electric strikes as applicable
 - f. Hager 5100 HD closers with hold open arms or approved equal
5. Interior aluminum entrance systems shall
 - a. Nominal 4-1/2 inch x 1-3/4 inch aluminum sections. Non-thermally broken.
 - b. Door shall have 1/4" fully tempered, clear glass.
 - c. 5" stile and rail
 - d. Door thresholds and sweeps
 - e. 1" Push/pull handles, rim panic devices and electric strikes as applicable
 - f. Hager 5100 HD closers with hold open arms or approved equal
6. Include all setting materials, shims and accessories.
7. Provide and install perimeter sealants at all exterior aluminum framing, interior and exterior, for a water and weather tight finish.
8. Furnish and install unframed mirrors at each bathroom lavatory. Each mirror shall be 6" smaller than the width of the vanity by 36 inches high. Provide slide-type clips at the mirror top and bottom.
9. Included enough keys for (4) keys per unit.

BID PACKAGE 8-D - WINDOWS AND PATIO DOORS – MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **WINDOWS AND PATIO DOORS - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. Provide product data information.
2. Provide door and hardware schedule.
3. Deliver and unload with assistance of Bid Package 6-B - Rough Carpentry - Labor.
4. Provide all materials as required for a complete system that meets all applicable building codes.

Materials supplied by this bid package and installed under other bid packages.

1. Vinyl windows and patio doors with built in J channels.
 - a. Silverline
 - b. Simonton
 - c. Sandstone interior / Sandstone exterior.
2. Low E insulated glass equal to Cardinal 266, argon filled.
3. Screens for all operable windows and patio doors. Shipped separately.
4. 6-3/4" Jamb extensions (verify window and patio depth). Color: White
5. 6-3/4" jamb extensions for patio doors. Color: White

BID PACKAGE 9-A - GYPSUM BOARD SYSTEMS

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **GYPSUM BOARD SYSTEMS**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

ALL materials shall be supplied by this Contractor.

1. Vacuum completely all wall and soffit cavities prior to gypsum board placement.
2. Cleanliness to be verified by General Contractor Superintendent prior to placing gypsum board.
3. Remove and replace all Work that is not satisfactory to General Contractor at no additional expense to the project.
4. Daily cleanup of own operations.
5. Scraping of all drywall to Owner provided dumpster.

Gypsum Board Systems:

1. Work shall include all gypsum walls, ceilings, soffits.
2. Build soffit for deck fire sprinkler line.
3. Mechanical chases, sound board.
4. Fire-walls and separation walls, etc.
5. Install gypsum wall board to accept a level 4 finish.

Taping and Texturing:

1. Work shall include taping all gypsum walls, ceilings, soffits, mechanical chases, sound board, shaft liner panels, etc.
2. Apply Gypsum Association Level 4 Finish to all walls and ceilings in apartment building -coordinate with Painting contractor.
3. Acceptance of finish will be determined by General Contractor Superintendent.
4. Apply Gypsum Association Level 2 Finish to all mechanical chases.
5. Acceptance of finish will be determined by General Contractor Superintendent.
6. Provide all materials and labor to texture all walls with an orange peel texture. Verify texture type prior to installation. Install the texture at a wall on the project site and have the installed texture approved by the General Contractor Superintendent before continuing installation.
7. Provide all materials and labor to texture all ceilings with an orange peel texture. Verify texture type prior to installation. Install the texture at a ceiling on the project site and have the installed texture approved by the General Contractor Superintendent before continuing installation.
8. Provide fans and small electric heaters to move air and as necessary.
9. If required, additional reasonable lighting to be coordinated with electrical contractor and approved by General Contractor Superintendent.
10. Remove and replace all Work that is not satisfactory to General Contractor at no additional expense to the project.

BID PACKAGE NO. 9-B - CERAMIC TILE, CARPET, SHEET FLOORING

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **CERAMIC TILE, CARPET, and SHEET FLOORING**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. All floor preparation work shall be included in this Bid Package.
2. Vacuum and clean all floors and ensure General Contractor Construction Project Superintendent that floors are clean prior to installation.
3. All floor preparation work shall be included in this Bid Package.
4. Use Ardex floor filler for unsatisfactory floor slabs.
5. All Work shall be installed to industry standards.
6. Daily cleanup of own operations.

CERAMIC

General items:

7. Furnish and install all ceramic including metal transitions.
- 8.
9. Remove and replace all tiles that are not satisfactory with General Contractor at no additional cost to the project.
10. Grout shall have integral sealer additive and be polyurethane modified meeting epoxy grout standards.
11. Adhesives shall form a permanently flexible setting bed and shall act as a cleavage membrane.
- 12.

CARPET AND VINYL

General items:

1. Refer to Finish Schedule for flooring extents
2. Furnish and install snap track and transition strips at locations indicated on the Drawings.
3. Furnish all adhesive and tack strips.
4. Remove any excess glue or residue.

Materials supplied by others but installed by this Bid Package:

1. Floor sealer as supplied by 3-C - Self-leveling Underlayment Contractor.

Execution

1. On second and third floors, tack strip will be secured with fasteners acceptable to the underlayment contractor to resist pull-out.
2. All floor preparation work shall be included in this Bid Package. General Contractor requires the use of Ardex floor filler.
3. Install floor sealer at resilient flooring areas supplied by Bid Package 3-C - Self Leveling Underlayment.
4. Vacuum and clean all floors and ensure General Contractor Project Superintendent that floors are clean prior to installation.
5. All Work shall be installed to industry and manufacturer standards. Remove and replace all carpeting or resilient flooring that is not satisfactory with General Contractor at no additional cost to the project.

BID PACKAGE 9-C - PAINTING AND COATINGS

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **PAINTING AND COATINGS**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

ALL materials shall be Furnished and Installed by this Contractor.

1. Except where otherwise noted, proprietary names and codes herein refer to products manufactured by Sherwin Williams Paint Company.
2. Materials shall be delivered in original unopened containers with labels and manufacturer's instructions intact.
3. Thinners and Solvents: Pure and of highest quality, as recommended by the paint manufacturer.
4. Cleanliness to be verified by General Contractor Superintendent prior to painting.
5. Remove and replace all Work that is not satisfactory to General Contractor at no additional expense to the project.
6. Daily cleanup of own operations.

Painting:

1. Provide paint product data and color sample submittals.
2. **Fill all nail holes in pre-finished casings and baseboards** unless covered under Bid Package – 6D – Finish Carpentry.
3. Prior to application of primer, this bidding contractor shall ensure all Work is free of defects and blemishes, Inform General Contractor Construction Project Superintendent of required gypsum wall board repairs.
4. Prime with one coat of primer and two finish paint coatings on all interior gypsum walls, gypsum ceilings, soffits, etc. as required by the bidding documents. Sand between the first finish coat and the second final coat.
5. Repair all nicks, scratches, scuffs, etc, to gypsum surfaces after the majority of the finish work has been completed and prior to second final coat.
6. Corridor unit ceilings shall be one color, flat sheen; walls shall be a second color, egg-shell sheen.
7. Dwelling unit ceilings shall be one color, flat sheen; walls shall be a second color, eggshell sheen.
8. **All painted surfaces to be back-rolled**
9. Concrete sealer on floors of Mechanical/Electrical Room and Housekeeping Room as required by the Bidding Documents.
10. Provide touch-up painting of all painted surfaces prior to completion of project. Coordinate with Construction Project Superintendent.
11. System
 - a. Group 1 - Interior Drywall Walls: Texture, primer, and TWO (2) coat 6 mils wet - Sherwin Williams SherScrub Egg Shell Enamel Paint. Roll finish coat. Color: **TBD**. Generically Gloss Level 3
 - b. Group 2 - Interior Drywall Ceilings: Texture, primer, and TWO (2) coat 6 mils wet - Flat Sherwin Williams SherScrub Flat. Roll finish coat. Color: **TBD**.
 - c. Alternate paint manufacturers are not accepted.

BID PACKAGE 10-A - SIGNAGE – MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **SIGNAGE**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

1. All interior signage shall be furnished by the work of this section and installed by Finish Carpentry.
2. All signage and numbers shall comply with ADA plus local and national codes.
3. Room numbers shall be raised tactile numbers on a 4 inch x 6 inch background.
4. Provide signs at Common Area Amenities as required.
5. Provide code compliant stairway signage as applicable.
6. Provide 3 inch x 6 inch garage plaques.
7. Building Street Numbers shall be furnished and installed by the Building Owner.

BID PACKAGE 10-B - FIRE EXTINGUISHERS AND CABINETS – MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **FIRE EXTINGUISHERS AND CABINETS - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

1. Provide product data information submittals.
2. Deliver and unload with assistance of Bid Package 6-D - Finish Carpentry.
3. Provide all materials as required for complete system.

Materials supplied by this bid package and installed under other bid packages.

1. 10 lb., 4A-80B:C type fire extinguishers at halls and corridors.
2. Furnish brackets at fire extinguishers in mechanical and electrical rooms.
3. Fire extinguishers cabinets shall be Larsen's Architectural Series Fire Extinguisher Cabinet model 2409, vertical door style, standard door glazing, red vertical lettering, door pull, semi-recessed with rolled edge, or approved equal.
4. Provide proper wall depth cabinets.
5. Provide Fire-rated cabinets where cabinets are installed in rated walls.

BID PACKAGE 10-C - POSTAL SPECIALTIES – MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **POSTAL SPECIALTIES - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

1. Provide product data information submittals.
2. Deliver and unload with assistance of Bid Package 6-D - Finish Carpentry.
3. Provide all materials as required for complete system.
4. Materials furnished by this bid package and installed under other bid packages.
 - a. Mailboxes shall be installed by Bid Package 6-D - Finish Carpentry.

PRODUCTS

1. Postal Specialties Basis of Design - Auth Florence 1260, 4C Horizontal recessed mailbox with outgoing mail slot.
 - a. Other acceptable manufacturers American Postal Manufacturing, Bommer Industries, Salsbury Manufacturing.
2. Provide dimensional requirements, drop and parcel boxes in conformance with USPS regulations.
3. For each building, provide one mailbox for each apartment in the building and one outgoing mailslot.
4. Style: 4C Horizontal recessed mailboxes
5. Loading: Front load type
6. Locking: Manufacturer's USPS approved standard.
7. Provide collars.
8. Numbering: Number, in sequence, verify final apartment numbers corresponding to Drawing plan numbers. **Numbers to be engraved on faces of each door.** Provide labels for loading compartments with door open.
9. Finish/Color: TBD

BID PACKAGE 10-D - WARDROBE AND CLOSET

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **WARDROBE AND CLOSET SPECIALTIES - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

1. Provide shop drawings and product data.
2. Shelving shall be vinyl coated wire shelving, including all hardware and fasteners.
3. Furnish and install all shelving as described herein.
 - a. At each bedroom closet and W. I. C. off bathrooms - **75% Double hang wire shelving and 25% Single hang wire shelving**
 - b. At each linen closet – Four tight mesh fixed wire shelving at 16 inches on center vertically. Depth as shown on the Drawings.
 - c. At each shelving area within bathrooms – Tight mesh fixed wire shelving at 16 inches on center vertically. Depth as shown on the Drawings.
 - d. At each shelving area in W. I. C. with laundry – Tight mesh fixed wire shelving at 16 inches on center vertically on wall(s) without washer/dryer and a single fixed wire shelf above washer/dryer. Depth as shown on the Drawings.
 - e. At each laundry closet - A single fixed tight mesh wire shelf above washer/dryer. Depth as shown on the Drawings.
 - f. At each shelving area with bathrooms – Tight mesh fixed wire shelving at 16 inches on center vertically. Depth as shown on the Drawings.
 - g. At each shelving area in a Pantry – Four tight mesh fixed wire shelving at 13 inches on center vertically. Depth as shown on Drawings.
 - i. Leave out bottom three shelves on corridor side
4. At accessible dwelling units provide track mounted shelving / clothes rods to allow for installation of clothes rod at standard and accessible heights.

EXECUTION

1. Install all shelving per manufacturers recommendations with all brackets secured to a stud or backing. DO NOT use gypsum board anchors.

BID PACKAGE 10-E - TOILET ACCESSORIES – MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **TOILET ACCESSORIES - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

1. Provide data submittals

PRODUCTS

1. Provide mounted toilet paper holders, 1 at each toilet
2. 24 inch towel bars at each 3/4 or full bathroom
3. 1 towel ring at each 3/4 or full master bathroom
4. 1 flat shower rod at each shower assembly
5. 1 curved shower rod at each tub assembly
6. Grab bars at accessible toilets, tub-showers as shown on Plans if required.

EXECUTION

1. Install all toilet accessories per building code requirements or manufacturers recommendations with all accessories secured to a stud or backing. DO NOT use gypsum board anchors.
2. Refer to General Contractor for placements and installation heights.

BID PACKAGE 11-A - RESIDENTIAL APPLIANCES

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **RESIDENTIAL APPLIANCES**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

1. With bid proposal, provide catalog cuts for each furnished appliance type.
2. See bid tab for pricing information to be submitted.
3. Final quantities of individual models shall be determined after the bid proposals are received and the subcontract price shall be adjusted accordingly.

EXECUTION

1. Unload, un-package, and install all appliances for dwelling units.
2. Remove all required stickers, warranty, and O & M Manual.
3. Remove all card board, packaging materials, etc. Dispose of cardboard in recycling container supplied by General Contractor.
4. Level all appliances, connect power cords (supplied by this bid package) to ranges (including anti-tip device) and dryers.
5. Connect all vent hose/duct.
6. Coordinate installation of dishwasher with plumbing contractor and wiring of electrical cord with electrical contractor.

SCHEDULE

Provide pricing for **Whirlpool or Equivalent** appliances. Standard Unit Color: **Black**

1. Refrigerator at Efficiency, 1 Beds & 2 Beds: 18 cubic foot, frostless, freezer over. No Icemaker.
2. Refrigerator at 3 Beds: 21 cubic foot, frostless, freezer over. No Icemaker.
3. Refrigerator: At accessible unit, 18 cubic foot, frostless, freezer over or side by side meeting ADAAG. No Icemaker.
4. Range: 30" Conventional ceramic top, self-cleaning oven below.
5. Accessible range: 30" Conventional element with self-cleaning oven below. Front controls
6. Microwave/Hood: Over the range style, 30", rotating turntable.
 - a. Hood shall be recirculating
7. Microwave: At accessible units, 1.5 cubic foot, rotating turntable.
8. Range Hood: At accessible units, 30" with fan and light
 - a. Hood shall be recirculating
9. Dishwasher: 30", manual control, two level.
10. Air Conditioners. Indicate BTUh sizing on bid proposal. Bottom Controls.
11. Air Conditioner Sleeve. Furnished by this Bid Package, installed by Bid Package 6-D - Finish Carpentry.
12. Winter interior air conditioner cover. Unit enclosures shall be white.
13. Washers at Common Laundry: **Whirlpool** Coin operator
14. Dryers at Common Laundry: **Whirlpool** Coin operator
15. Garbage Disposals shall be furnished and installed by 15-B - Plumbing.

BID PACKAGE 12-A - WINDOW TREATMENTS

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **WINDOW TREATMENTS**
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

1. Provide shop drawings and product data.
2. Field verify opening sizes.
3. Furnish and install 2" faux blinds at all windows within dwelling units.
4. Furnish and install blinds for patio doors within dwelling units.
5. Furnish and install all fasteners and miscellaneous materials as required for this work.
6. Refer to Finish Schedule for product type and material.

BID PACKAGE 12-B - RESIDENTIAL CABINETS – MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **RESIDENTIAL CABINETS - MATERIALS**
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

1. Related work specified elsewhere:
 - a. Cabinets supplied by this Section shall be installed by 6-D - Finish Carpentry.
2. Cabinetry shall comply with ANSI A 161.1 & NKCA Standards.
3. Cabinetry for handicapped unit shall comply with all ADA, IBC, and State building code requirements.

PRODUCTS

1. Design of door and drawer frames shall not require pulls.
2. Stain color to be selected by Owner.
3. Refer to Finish Schedule for manufacturer specifications.

BID PACKAGE 12-C - COUNTERTOPS – MATERIAL

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **COUNTERTOPS - MATERIAL**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.

2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL

1. Provide shop drawings and product data.
2. Deliver and unload with assistance of Bid Package 6-D - Finish Carpentry.
3. Coordinate with mechanical contractor on opening sizes for sinks.
4. Obtain field measurements of sizes before fabrication.

PRODUCTS

1. Materials supplied by this bid package shall be installed under other bid packages.
2. Furnish countertops: Kitchen, bath and laundry countertops shall be plastic laminate post-formed type with integral backsplash, manufactured to meet ANSI 1 6 1.2 performance standards.
3. Furnish plastic laminate finished ends where required.
4. Plastic Laminate: WilsonArt or approved equal. Finish shall be Antique or 52, colors shall be selected by the Owner.
5. Buildup to be left loose.

BID PACKAGE 31-A - EARTHWORK

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **EARTHWORK**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

General items:

1. It is the responsibility of this bidding Contractor to ensure that all existing grades are field verified and accounted for in the bid. Any after bid grade discrepancies resulting in pay quantity adjustments, this Contractor shall not be compensated.
2. Furnish, implement and maintain traffic control devices to protect Work and from vehicles from entering the site. Prior to removing traffic control devices from site, coordinate with Bid Package 3-B - Concrete Paving Contractor for their installation of traffic control devices. Site shall remain secure and protected at all times.
3. The Bidding Contractor takes possession of all removals and clearings. Demolished items shall be disposed of properly.
4. Initial surveying and staking shall be by General Contractor provided surveyor. Subsequent Contractor shall protect and maintain all stakes and grades.
5. Bid Packages 2-A - Earthwork and 2-D - Utilities shall jointly establish and maintain bench marks and control points. It shall be the responsibility of both contractors to protect and maintain these appurtenances.

Storm Water Pollution and Prevention:

1. Institute storm water pollution and prevention measures to protect sediment from tracking or filtering off site and maintain as needed to be in compliance with EPA, NDHHS, and the City of Omaha, Nebraska.
2. This Contractor shall furnish and install and maintain initial storm water prevention straw wattles and/or silt fence at perimeter of site.
3. This Contractor to furnish and install all other remaining storm water prevention per required codes.

4. Water retention is required during construction for protection of adjacent properties.
5. Adjacent property soil stabilization protection may be required.
6. Provide road cleanup and remain entrances clean and free from site debris.

Site grading:

1. All pavement removals shall be marked by General Contractor Superintendent.
2. Verify exact locations of utilities with One-Call Locators (all public utilities), Owner, Mechanical, and Electrical subcontractors.
3. Saw cutting shall be by, and coordinated with, Bid Package 3-B - Concrete Paving Contractor.
4. Strip all topsoils where required or inside of property lines, and stockpile on-site for re-use.
5. Import and supply all required fill materials.
6. Excavate and fill all areas as needed to maintain grades as illustrated on Grading Plan.
7. Rough grade areas to proper elevations prior to receiving subgrade preparation.
8. After completion of flexible and rigid pavements, back fill and compact around all curbs and gutters, sidewalks and pavement edges to a density of 95% of standard proctor. Ensure proper compaction by using tired wheel equipment to prevent settling.
9. Upon completion of shaping, blending, and grading; place 4 to 6 inches of topsoil from stockpile. Grade as required to make landscaping uniform and true.
10. Finish grade shall be within 1/10 foot of elevations shown grade on plans.
11. At end of project, remove all extra fill materials and remove from site.
12. Remove any excess excavated soils. Do not remove any topsoils from site until all topsoil and finish grading has been placed to a depth of 4 to 6 inches.

Paving Subbase:

1. Provide the following Product Submittals for approval prior to placement: Geosynthetic Soil Separation Fabric; Mirafi 500X or approved equal.
2. Upon approval of finished clay grade by General Contractor Superintendent, Contractor may begin installation of geosynthetic soil separation (Mirafi 500X or approved equal).
3. Furnish, install and secure geosynthetic soil separation fabric by overlapping seams as recommended by product manufacturer and secure in-place with staples. Keep fabric taught at all times.
4. Place Aggregate Base supplied by this Contractor.
5. Where existing pavements are removed, excavate subgrade to undisturbed soils, scarify and recompact as required, place geosynthetic soil separation fabric, aggregate base, compact and grade.
6. Scarify and re-compact all areas receiving pavements. Scarify subgrade a full twelve inches and recompact to a density of 98% standard proctor with optimal moisture content.
7. Upon proper installation of the geosynthetic soil separation fabric, place NDDoT Class 5 aggregate base to the thickness identified on the construction documents. Use sufficient amounts of water to maintain optimal moisture density ratios to obtain proper compaction. Compact bases with rubber tire roller.
8. Excavate approach areas at required depth established by concrete contractor.
9. Excavate and grade all sidewalk and patio areas including city sidewalks. Provide and install granular base as specified in plans.
10. Clean out all valve boxes, shut-off valves, manholes, and catch basins of aggregate, bases, and top soil. Verify cleanliness with General Contractor Superintendent.

Foundations Excavation:

1. Excavate all buildings to required depth.
2. Over excavation issues shall be the responsibility of this Bidding Contractor.
3. Properly secure all open excavations, structures and pipes from unlawful entry with site fencing. Verify security at the end of each Work day with General Contractor.
4. Extra soils to be kept in a stock pile within 300 yards of the site. Provide required dewatering until the beginning of work by subsequent contractors.

Building backfilling:

1. Coordinate with foundation contractor and replace any damaged rigid insulation disturbed by backfilling operations.
2. Provide required dewatering.

3. Density tests will be performed and paid for by General Contractor, unsatisfactory tests shall require re-compaction as required
4. Where indicated on the Drawings, backfill with pit-run granular materials, furnished and installed by this contractor.
5. At other locations, backfill shall be excavated materials, free of organic matter. Provide additional material from off-site sources as necessary.
6. Backfill shall be free of debris, roots and other foreign materials. Backfill simultaneously on each side of foundations, so as not to displace foundation walls.
7. Material to be used for engineered or backfill underslab fill to be an SW, Sp or Sp-Sm sand.
8. Fine grading of base materials +/- 1".
9. Please note plumbing stub-ups will be in place during backfill operations.
10. Remove any excess excavated soils. Do not remove any topsoils from site until all topsoil and finish grading has been placed to a depth of 4 to 6 inches.
11. Refer to Geotechnical Report for specific information on soil placement and compaction.

BID PACKAGE 32-A - CONCRETE PAVING

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **CONCRETE PAVING**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. It is the responsibility of this bidding Contractor to ensure that all existing grades are field verified and accounted for in the bid. Any after bid grade discrepancies resulting in pay quantity adjustments, the Contractor will not be compensated.
2. Provide the following Product Submittals for approval prior to placement:
 - a. Mix designs of 4,000 psi compressive strength with 5-8% air entrainment concrete.
 - b. Curing compound, backer rod, and self-leveling joint sealant.
 - c. All concrete exposed to weather shall be air-entrained (5%-7%); 4,000 psi compressive strength at 28 days with maximum aggregate size of 3/4".
3. Underslab gravel/sand base shall be clean, free draining with maximum 3/8" aggregate and minimum 4" below the elevation of the finish floor after compaction.
4. Construction and placement of rigid paving, sidewalks, joint sealing and modification of manhole and area inlet catch basin castings shall be in accordance with the current City of Omaha's Engineering Department's Standard Construction Specifications.
5. Prior to placing rigid pavements, ensure all abutting edges are sawed, undamaged and straight. Inform General Contractor's Superintendant of any deficiencies for corrections. Do not proceed with abutting new work to deficient Work.
6. Exterior concrete paving, sidewalks, patio slabs and garage slabs.
 - a. 4" thick concrete unless otherwise noted on the Drawings.
 - b. #4 Rebar shall conform to ASTM A-615 Grade 60 at 2' 0" on center each way, or as indicated on the Drawings.
 - c. Wire ties shall be #18 gauge, black annealed wire.
 - d. Furnish chairs, spacers, etc., as necessary.
 - e. Remove all forms and backfill as required.

- f. Exterior slab finishes shall be non-slip broom finish with 1 inch deep control joints in slab.
 - g. Pattern into square sections at maximum 15'-0" on center each way or as shown on Drawings.
 - h. All control joints shall be sawn.
 - i. Thickened edges at garage slabs
 - j. Tooled control joints are not permitted.
7. Concrete City approaches and sidewalk shall be installed in accordance with the specifications of the local Authority Having Jurisdiction.
 8. Liquid curing/sealing/hardening agent shall be "Kure-N-Seal" by Sonneborn or approved equal. Curing compound shall have a white pigment to verify coverage visually.
 9. Concrete shall not be placed when temperature is below freezing. If the temperature falls below 40 F during placement, with Project Manager's approval, add heated water/aggregate and cover concrete with insulated blankets for a minimum of 48 hours after concrete surfaces receive finish. Costs for heated concrete shall be the responsibility of this Contractor.
 10. Joint sealing by this Bid Package shall include the rigid pavement applications.
 11. Prior to placing rigid pavements, ensure all incidentals/structure adjustments are one-half inch below finished pavement grade, and ensure all incidentals/structures are not damaged and in true vertical alignment; adjust if required.
 12. Furnish, implement and maintain traffic control devices to protect Work and from vehicles from entering the site. Prior to removing traffic control devices from site, site shall remain protected at all times.
 13. Prior to placing concrete around embedded items such as valve boxes, pipe bollards, etc, wrap sill seal three times around embedded item and secure. Extend sill seal a minimum of two inches below pavement thickness.
 14. Concrete joint sealant shall be Dow Corning 888, or approved substitution.
 15. Sidewalks and pads shall have a medium broom finish texture, unless otherwise noted.
 16. Construction and placement of concrete curbs and gutters and modification of curb inlets shall be in accordance with the current City of Omaha's Engineering Department's Standard Construction Specifications.

BID PACKAGE 32-B - SITE IRRIGATION

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **SITE IRRIGATION**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. It is the responsibility of this bidding Contractor to ensure that all existing grades are field verified and accounted for in the bid. Any after bid grade discrepancies resulting in pay quantity adjustments, the Contractor will not be compensated.
2. All Bidders must attach their proposed irrigation system design with their proposal. Failure to attach may result in rejecting the bid.
3. Each apartment building shall have its own irrigation system and controller.
4. Work shall include: Piping, encasement for piping (sleeves), valves, backflow prevention valves, fittings, miscellaneous piping specialties, sprinklers, couplers, drip irrigation specialties, controllers, boxes for automatic valves and other items not specifically identified, but needed for a complete installation and operation of irrigation systems.
5. Extra materials: 5 units of each type of sprinkler head used per building system.

6. Backfill and compact all excavations to a minimum density of 95% standard proctor. Trenches that fail during the one year warranty period shall be corrected to the Owners satisfaction at no additional cost.
7. Install engraved plastic laminate name plates and signs on each automatic controller.
8. Perform start-up service and inspections to ensure irrigation system works as designed. Make corrections to ensure design intent.
9. Train Owners maintenance personnel to adjust, operate and maintain automatic valves and controllers.

BID PACKAGE 32-C - TURF, GRASSES AND PLANTINGS

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **TURF, GRASSES AND PLANTINGS** as per The City of Omaha requirements.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. It is the responsibility of this bidding Contractor to ensure that all existing grades are field verified and accounted for in the bid. Any after bid grade discrepancies resulting in pay quantity adjustments, the Contractor will not be compensated. See Bid Package 2A Earthwork scope of work.
2. Work shall include: Provide plantings as indicated on the Drawings and/or as required by zoning requirements, finish grading, seeding, hydro-mulching, permanent erosion control materials, plants, tree stabilization, landscape edgings, weed/filter fabrics, landscape rock, watering, and other items not specifically identified, but needed for a complete installation and maintenance of turfs, grasses, and plantings.
3. Concrete splash blocks at each downspout or as shown on the Drawings.
4. Begin maintenance immediately after each area is planted and continue until turf is established.

Seed

- Submit grass seed mix design for approval immediately after award of Contract. Submit tags from seed and sod to General Contractor Project Manager prior to placement to verify composition.

Fertilizer

1. Submit commercial-grade fertilizer composition for approval immediately after award of Contract. Submit tags from fertilizer to General Contractor Field Superintendent prior to placement to verify composition.

Additional Requirements

1. Examine areas to be planted for compliance with requirements and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.
2. Apply appropriate herbicides to ensure all noxious weeds are eliminated.
3. Newly graded subgrades shall be loosened to a minimum depth of 4 to 6 inches.
4. Remove all foreign and deleterious materials and liquids within planting area.
5. Finish grade areas to a smooth and uniform surface plane to a loose and uniform fine texture. Roll, rake and remove ridges and fill depressions to meet finish grades.
6. Contractor shall power rake topsoil and ensure areas are shaped smoothly and have proper drainage.
7. Before planting, obtain General Contractor Project Manager's acceptance.
8. Unsatisfactory seed and turf shall be replaced to the General Contractor's and Owner's satisfaction at no additional cost.
9. Remove non-biodegradable erosion control measures after grass establishment period,
10. Provide sixty days of follow-up maintenance to ensure establishment of all Work.
11. Plant material submittals shall include quantities, sizes, quality, and sources, Include color photographs. Submit maintenance instructions and recommended procedures.

12. Install all plantings according to standard professional horticultural and arboricultural practices.
13. Plant warranty periods shall be for a period of twelve months from the date of Owners acceptance. Replace plants that are in an unhealthy condition.
14. Steel T stakes and guys with nylon webbing shall be used to stabilize all trees. Remove after 1 year.
15. Plastic landscape edging shall be black commercial grade vinyl or polyethylene, v-lipped bottom, 6-inches in height with round top with accessories to stake, connect and plug.
16. Provide a 3 foot wide rock mulch strip around apartment buildings and garages. Install 2-1/2 to 3 inch rock over weed control fabric barrier.
17. Wood mulch is not permitted on this property.
18. Prune, trim and shape all plantings according to standard professional horticultural and arboricultural practices.
19. Promptly remove all soil and debris from paved areas and clean wheels of vehicles before leaving site to avoid tracking soils onto paved areas.
20. Remove waste material, including unsuitable soil, trash and debris and dispose legally of property. Acceptable excess soil material shall be placed at designated stockpile location.

BID PACKAGE 33-A - UNDERGROUND UTILITIES

SCOPE

1. This work of this Bid Package includes all labor, equipment, and materials for the work of **UNDERGROUND UTILITIES**.
 - a. All associated costs with the work of this Bid Package including transportation to the site, storage, unloading and handling, site supervision shall be included in the bid.
 - b. The bid shall include the Contractor's overhead and profit and all applicable taxes.
2. While the Drawings and this Bid Package description are intended to convey the intent of the scope of the work of this package, not all labor, equipment, and materials are specifically identified. It shall be the responsibility of this contract to provide labor, equipment, materials necessary for their Contract to be a complete part of a complete project.
3. The Bidder shall become familiar with ALL Bidding Documents for responsibilities of their Contracts as well as other's.

GENERAL:

1. It is the responsibility of this bidding Contractor to ensure that all grades are field verified and accounted for in the bid. Any after bid grade discrepancies resulting in pay quantity adjustments, the Contractor will not be compensated.
2. Contractor shall obtain all other necessary permits (including water tapping fee), frost charges and connection fees as required by the Authorities Having Jurisdiction.
3. Contractor shall provide a one year performance warranty from the date of final acceptance established by the General Contractor and the Owner.
4. Bid Packages 2-A - Earthwork and 2-D - Utilities shall jointly establish and maintain bench marks and control points. It shall be the responsibility of both contractors to protect and maintain these appurtenances.
5. Provide product data/specification submittals and aggregate material samples for all materials purchased by Contractor. Owner shall approve prior to installation.
6. Contractor shall properly secure all open excavations, structures and pipes from unlawful entry. Verify security at the end of each Work day with the Owner's designated representative.
7. All excavations shall be constructed in accordance with the Authorities Having Jurisdiction, and shall be immediately secured from unlawful entry at all times.
8. Contractor shall coordinate all material and density testing with the General Contractor's independent testing agency. Costs for failed tests will be absorbed by the underground utility contractor constructing the Work.
9. Contractor shall coordinate SWPPP installation with the Earthwork's SWPPP contractor. Removal of SWPPP control measures by the underground utility contractor shall be immediately replaced by the underground utility contractor the same day.

10. All Work shall comply with NDDoT "Standard Specifications for Construction, 2005 Edition and all supplements, National Fire Protection Association", all Authorities Having Jurisdiction, and the construction contract documents. Remove and replace all Work that does not comply without additional expense to the Owner.
11. All spoil shall remain on site. Properly stockpile material at location(s) designated by the Project Manager's designated representative.
12. Backfilling shall be placed and tested in 12-inch lifts. Density shall be a minimum of 95-98% of standard proctor.
13. Provide testing as required by the Authorities Having Jurisdiction. Tests shall be coordinated and scheduled in advance and conducted in the presence of the General Contractor's Project Manager and the Authorities Having Jurisdiction. Remove and replace all Work that does not comply without additional expense to the Owner.
14. Thoroughly clean and remove all debris from pipes and structures. Owners designated representative shall witness and approve all cleaning at completion of this Work.
15. Provide accurate record documents at completion of Work and prior to final payment. These record documents shall consist of "As-Built Record Drawings," disinfection reports, bacteriological reports, televising documents, and copies of all permits acquired by the contractor for this project.

Water Distribution:

1. Contractor shall furnish and install all site water piping and fittings, including domestic potable waterlines and fire protection valves and fire hydrant materials for the contractor's installation. Contractor shall provide all other materials for a complete and proper installation (thrust blocking, bedding materials, tracing wire, etc.).
2. Disinfect and flush all water piping in accordance with the Authorities Having Jurisdiction. Provide and pay for bacteriological testing. Coordinate this Work with the City of Omaha. Provide reports to the City, General Contractor, and Owner upon results.
3. Stub fire suppression and water service lines into the building 12" A.F.F. as determined by the Mechanical Contractor.

Sanitary Sewage Systems:

1. This Contractor shall furnish and install pipe and fitting materials for the project installation. Contractor shall furnish and install all materials necessary for a complete and proper installation (thrust blocking, bedding materials, tracing wire, t-post markers with plastic tags, etc.).
2. Perform and record colored televising of this Work by an independent professional specializing in this Work after the installation and backfill are complete and prior to the placement of parking lot and roadway aggregate base and pavement. Two video discs and suitable log(s) shall be kept and submitted to the General Contractor and the Owner.

Sewer Manholes, Frames and Covers:

1. This Contractor shall provide structures, adjustment rings, frames, and covers for the contractor's installation. Contractor shall furnish and install all materials for a complete and proper installation (bedding materials, mortar and grout, concrete for inverts, etc.).
2. Frames and covers shall be set to the proper elevation. Field verify with 3-B - Concrete paving contractor prior to paving and re-adjust if necessary. Upon setting of the frames and covers, provide approved filter fabric between frame and lid to prevent sedimentation infiltration into the storm water and sanitary sewage system.

Storm Drainage:

1. This Contractor shall furnish and install pipe, fittings and flared end sections for the project. The Contractor shall furnish and install all materials necessary for a complete and proper installation (bedding materials, tracing wire, t-post markers with plastic tags, etc.)
2. Provide 3,000 psi compressive strength concrete cradles as needed when crossing over and under sewer pipe or utility lines. All required detention pond piping.

END OF PROJECT SCOPES