Coleman Community Schools

PROJECT MANUAL

Coleman Community Schools

2026 Renovation Projects

October 16, 2026

ARCHITECTS/ENGINEERS
Integrated Designs, Inc.
1021 West Baraga Avenue
Marquette, Michigan 49855
Telephone: (906) 228-4480
Fax: (906) 228-7524

CONSTRUCTION MANAGER
Wolgast Corporation
4835 Towne Centre Road, Suite 203
Saginaw, Michigan 48604
Telephone: (989) 790-9120
Fax: (989) 790-9063

Bidding Requirements, Contract Forms, and Conditions of the Contract

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END OF SECTION 00005

Coleman Community Schools will receive sealed bid proposals for construction trade work from qualified contractors for the **Coleman Community Schools, 2026 Renovation Projects.** A pre-bid meeting and project walk-through will be conducted by the Construction Manager, Wolgast Corporation, and the Architect, **Integrated Designs, Inc.**, on **Wednesday, October 21, 2026,** at **4:00 PM** (local time) at **Coleman High School Cafeteria** located at 4951 North Lewis Road, Coleman, Michigan 48618**.**

Proposals may be mailed or delivered in person to **Jennifer McCormack, Superintendent**, c/o **Coleman Community Schools, 4823 North Coleman Schools Drive, Coleman, MI 48618** or by **ELECTRONIC SEALED BIDDING via Building Connected.** Proposals must be received prior to **4:00 PM** (local time) on **Wednesday, November 4, 2026**, at the **Coleman Community Schools Administration Building or via Building Connected (**https://app.buildingconnected.com/login?retUrl=%2F**).** Proposals will be publicly opened and read aloud at **4:05 PM** in the **Coleman JH/HS Media Center** located at 4951 North Lewis Road, Coleman, Michigan 48618 and virtually utilizing Microsoft Teams Meeting: https://teams.microsoft.com/meet/212929733321219?p=6YtdrFFliKjMJdHH2x. Meeting ID: 212 929 733 321 219, Passcode: ax3Va78j. All bids will be evaluated after the bid opening. All bids received after **4:00 PM** of the bid date will be returned to the Bidder unopened.

The Project will utilize separate prime contractors. All contracts for construction will be direct contracts with the Owner. Overall administration of the Project will be the responsibility of the Construction Management Firm, Wolgast Corporation, 4835 Towne Centre, Suite 203, Saginaw, Michigan 48604, Phone: (989) 790-9120, Fax: (989) 790-9063. The Owner will award contracts on or about **November 16, 2026,** to separate prime contractors for separate bid divisions or combinations of bid divisions. A Bidder may submit a proposal on more than one Bid Division; however, a separate bid must be submitted for each Bid Division of a combined bid. All bids shall be submitted on the bid forms provided in the project specifications, completely filled in, and executed (copies of the bid forms are acceptable). Facsimile bids will not be accepted.

The Bidders shall read and review the Bidding Documents carefully, and familiarize themselves thoroughly with all requirements.

Requests by Contractors for inclusion, as Bidders shall be addressed to Wolgast Corporation. One (1) set of Bidding Documents will be provided to each contractor at No Cost. Plans may be obtained from Wolgast Corporation, attention **Judy Rauch** at **jrauch@wolgast.com.** All questions regarding the bidding procedures, design, and drawing/specification intent are to be directed to the Construction Manager on a Clarification Request Form (Section 00310), attention **Craig Myers** at **cra.mye@wolgast.com** and **Judy Rauch** at **jrauch@wolgast.com.**

A Bid Security by a qualified surety authorized to do business in the state where the Project is located in the amount of five percent (5%) of Base Bids shall accompany each proposal or proposal combination. The Bid Security may be in the form of a Bid Bond, Cashier's Check, or Money Order. Personal checks are NOT acceptable. Bids may not be withdrawn for a period of sixty (60) days after the bid date. Successful Bidders may be required to furnish Surety Bonds as stated in the Project Specifications (Section 00600).

The Owner reserves the right to reject any or all proposals, accept a bid other than the low bid, and to waive informalities, irregularities, and/or errors in the bid proposals, which they feel to be in their own best interest.

All bidders must provide familial disclosure in compliance with MCL 380.1267 and attach this information to the bid. The bid shall be accompanied by a sworn and notarized statement disclosing any familial relationship that exists between the Owner or the employee of the bidder and any member of the board, intermediate school board, or board of directors or the superintendent of the school district, intermediate superintendent of the intermediate school district, or chief executive officer of the public school academy. The District shall not accept a bid that does not include this sworn and notarized disclosure statement.

END OF SECTION 00010

PART 1 – GENERAL

1.01 DEFINITIONS

A. The Owner is: **Coleman Community Schools.**

B. The Architect is: **Integrated Designs, Inc.**

C. The Construction Manager is: **Wolgast Corporation**.

D. The Project Team consists of the Construction Manager, the Architect, and other design professionals providing services in connection with the project.

E. The Project is: **Coleman Community Schools, 2026 Renovation Projects.**

F. Work is any portion of the Project.

G. The Bidding Documents include (as applicable to the Project):

1. The Notice to Bidders.
2. The Instructions to Bidders.
3. Bid Division Descriptions.
4. Proposal Forms.
5. Sample Contract Forms.
6. The Specifications for the Project.
7. The Drawings for the Project.
8. All Addenda issued for the Project.
9. The Preliminary Milestone Schedule.

H. Addenda are written and/or graphic instruments issued by the Architect, which add to, delete from, clarify, or correct the Bidding Documents.

I. Bids are sums stipulated in Proposals for which Bidders propose to perform the Work of Bid Divisions.

J. Base Bids are sums stipulated in Proposals for which Bidders offer to perform the Work of Bid Divisions, and which Alternate Bids may be added to or deleted from.

K. Alternate Bids are sums that may be added to or deleted from Base Bids for the performance of Alternate Work, as delineated in the Bidding Documents.

L. Unit Prices are sums included in Proposals as Bids per unit measure of materials and/or services, as required by the Bidding Documents.

M. Proposals are complete, properly executed forms including Base Bids, Alternate Bids, Unit Prices, and other information requested by the Owner.

N. Bidders are pre-qualified contractors who submit proposals to the Owner for Work as Prime Contractors on the Project.

O. Bid Divisions are the divisions of Work into which the Project is divided for bidding. Bid Divisions shall not be confused with Technical Specification Divisions.

P. Bid Division Descriptions (Section 00309) are written descriptions of the Work included in the Bid Divisions.

1.02 MULTIPLE PRIME CONTRACTS/BID DIVISIONS

A. This is an Owner Represented Project. There is no General Contractor. All contracts awarded on the Project shall be prime contracts. The Owner will award contracts for each Bid Division and/or for groups of Bid Divisions. The Construction Manager will administrate the Project.

B. Although each Bid Division involves an obvious and recognizable segment of "conventional" trade contracting, multiple contract project delivery requires that adjustments be made to permit the completion of each Bid Division as a separate segment of construction. Each bidder shall carefully review the total scope of their responsibilities with respect to the Work of their Bid Division(s), and shall provide for the total scope in their Proposal.

C. Bid Division Descriptions (Section 00309) have been written to clearly delineate each Bid Division. The Owner is not responsible for a Bidder's interpretation of the Bid Division Descriptions. Bidders are encouraged to request information by calling or emailing the Project Manager:

Craig Myers, Project Manager, at cra.mye@wolgast.com and **Judy Rauch**, Project Administrator, at jrauch@wolgast.com.

D. For the purpose of clarity, the scope of work for each Bid Division may be divided into four categories: "GENERAL INCLUSIONS," "DIVISION INCLUSIONS", "PROJECT INCLUSIONS," AND "EXCLUDED."

1. Information provided under the heading "GENERAL INCLUSIONS" is the obvious and/or "conventional" work scope of each Bid Division.

2. Information provided under "DIVISION INCLUSIONS" or "PROJECT INCLUSIONS" points out items which may be considered less obvious or "unconventional," but which are included in the work scope of a particular Bid Division. (Information under these headings are not always necessary to delineate a Bid Division.)

3. Information provided under "EXCLUDED" is for the purpose of indicating beginning and termination points, and/or to provide an understanding of fringe involvement included in Bid Divisions. (Information under this heading is not always necessary to delineate a Bid Division.)

E. Bidders shall construe nothing contained in the Bidding Documents, including the Bid Division Descriptions, as an assignment of work to any construction industry trade. Each Bidder is responsible for their own work assignments when making their proposal.

1.03 INTERFACING BID DIVISIONS

A. Each Bidder shall familiarize themselves with the work scope of all Bid Divisions that interface with their own. Each Bidder shall consider that the work of their Bid Division(s) may follow the work of another Division or other Divisions, and that other Contractors may perform work after the work of their Bid Division(s), and that other Contractors may work simultaneously with the work of their own Bid Division(s). Each Bidder shall include provisions for such interfaces and for cooperation with interfacing Contractors in their Proposal.

1.04 PRE-BID CONFERENCE

A. Coleman High School Cafeteria
4951 North Lewis Road
Coleman, Michigan 48618
Wednesday, October 21, 2026 at 4:00 PM

1.05 BIDDING DOCUMENTS

A. Qualified Bidders have received sets of Bidding Documents. Requests from Bidders for additional sets of Bidding Documents will be honored under the conditions set forth in the Notice to Bidders (Section 00010).

B. Following the award of construction contracts for the Project, all sets of Bidding Documents, plans, and specifications, except sets in possession of Contractors who have been awarded contracts, shall be returned to the Project Team.

C. Bidders who return sets of Bidding Documents, plans, and specifications, in reasonably good condition shall have their plan deposit returned within ten (10) days of the Project Team's receipt of the documents.

D. Bidders shall use complete sets of Bidding Documents in preparing Proposals. Bidders are responsible for ascertaining that the Bidding Documents upon which their Proposals are based are complete.

E. Bidding Documents are provided to Bidders for uses pertaining to bidding only. No other use is permitted.

F. Bidders shall promptly notify the Project Team of any ambiguities, inconsistencies, errors, and/or omissions they may discover in the Bidding Documents.

G. Requests from Bidders for clarification or interpretation of the Bidding Documents must reach the Project Team five days before the bid date or by the date addressed in the pre-bid agenda. Any bidder clarifications which reach the Project Team after such dates have passed will not be considered.

H. Changes and corrections to the Bidding Documents will be made by Addendum, and distributed to Bidders.

I. Each Bidder shall ascertain prior to submitting their Proposal that they have considered every Addendum issued prior to the Bid Date, and shall acknowledge receipt of each Addendum in writing in their Proposal.

1.06 PRELIMINARY MILESTONE SCHEDULE

A. The Preliminary Milestone Schedule is Section 00999 of this Project Manual.

B. A Preliminary Milestone Schedule has been developed by the Construction Manager and supplied to the Bidders. Each Bidder is required to review the dates indicated in that Schedule, and either endorse or amend them within the context of the Bid Division(s) they are bidding. Space is provided on the Proposal Form for endorsement or amendment. The Milestone Schedule and the information it provides are not part of the Contract Documents.

C. The milestone dates as endorsed and/or amended by successful bidders and accepted by the Owner will be used in the development of a Master Schedule to be used as a guide during the construction of the Project.

D. Each Bidder is obligated to comment, in writing, on the Milestone Schedule if, in their opinion, the dates do not depict realistic time interval(s) for performance of the Work of their Bid Division(s)

E. The effect of endorsements of and amendments to the Milestone Schedule will be considered when selecting Bidders for contract awards.

1.07 BID SECURITY

A. Bid Security is required for this Project in the amount of five percent (5%). A surety company licensed, as such, to do business in the State of Michigan, must issue the Bid Bond, and all other Bonds. For additional information and instructions regarding Bid Security, refer to Section 00410.

1.07.1 AFFIDAVITS ACCOMPANYING BID PROPOSALS

A. All Bid Proposals shall include the Familial Affidavit form (see Section 00306 – Familial Affidavit) to be included as part of the Bid Proposal.

B. All Bid Proposals shall include the State of Michigan required Iran Economic Sanctions Affidavit form (see Section – 00307 – Iran Economic Sanctions) to be included as part of the Bid Proposal.

1.08 SUBSTITUTIONS

A. The materials, products, and equipment described in the Bidding Documents establish the quality standard, required function, dimensions, and appearance, which shall be met by all substitutions.

B. Contractors may request items not included in the construction bid documents be considered for inclusion as acceptably specified items by submitting a written request to the Project Team addressed to the Construction Manager not later than ten (10) days prior to the bid date. The Construction Manager will forward these written requests to the Architect who will make the determination whether the requested item is an acceptable "equal". These acceptable "equal" items will be identified as acceptable by their inclusion in a written Addendum.

C. Each substitution request will include a complete description of the proposed substitute, drawings, cuts, performance and test data, the name of the material or equipment for which it is to be substituted, and any other information necessary for evaluation. A statement setting forth any changes in other materials, equipment, or Work that incorporation of the substitute would require should also be included. The burden of proof of the merit of the proposed substitute is upon the Bidder. The Architect's approval or disapproval of a proposed substitution shall be final.

D. The bidder's Base Bid contained in the Bid Proposal Form shall be the exact items contained in the construction bid documents (plans, specifications or addenda). The Base Bid contained in the Bid Proposal Form shall not include any substitute items not allowed in the construction bid documents.

E. Bidders that have other substitutions to be considered for inclusion in the Project must identify them as Voluntary Alternates in the portion of the Bid Proposal Form so designated. The identity of these items must include the all product information and the dollar amount of increase or decrease associated with each individual substitute item.

F. By making requests for any substitution, the Contractor represents:
   1. The Contractor has personally investigated the proposed substitution product and determined that it is equal to or superior to the product specified;
   2. The Contractor will provide the warranty for the substitution as the product specified;
   3. The cost data presented is complete and includes all related costs required for it to be incorporated into the Project including costs for additional Architectural and/or Construction Management services.

G. The Architect will reply in writing to the Contractor, through the Construction Manager, stating whether the Owner or Architect, after due investigation, has reasonable objection to any substitution request. The decision of the Architect shall be final

1.09 VOLUNTARY ALTERNATES/VALUE ENGINEERING SUGGESTIONS

A. Base Bids and Alternate Bids shall be based upon the Bidding Documents, including approved substitutions, and on the Bidders' evaluation of the Project Site. However, the Owner invites Voluntary Alternates or Value Engineering suggestions consistent with the intent of the Bidding Documents. Such Alternates and suggestions, if submitted, shall be incorporated into Proposals by describing Voluntary Alternate(s) on company letterhead and attached to the Bid Proposal Form.

1.10 BID OPENING AND CONTRACT AWARDS

A. Bids will be opened publicly after the time and date established for receipt of Proposals. Bid Summaries will be made available to Bidders by request after the Bid Date, but not before Post Bid Interviews have been conducted.

B. Contract awards will be based on Bidders' Proposals and ability to perform. The Owner intends to award contracts to Bidders who submit proper Proposals in accordance with the requirements of the Bidding Documents.

C. Decisions regarding Bidders abilities affecting contract awards will be made by the Owner.

D. The Owner reserves the right to waive any informality or irregularity in any Proposal.

E. The Owner reserves the right to reject any Proposal.

F. All awards will be made in the Owner's best interest.

1.11 POST-BID INTERVIEWS

A. Bidders in contention for contract awards will be required to attend Post-Bid Interviews and submit post-bid submittals in rough draft for review.

1.12 POST-BID SUBMITTALS

A. Bidders who have been notified of the Owner's intent to award a contract shall submit the following items to the Construction Manager:

1. A Schedule of Values utilizing the level of detail requested by the Owner (reference Section 00670).
2. A list of all subcontractors and suppliers to be used, and all items of material and equipment to be incorporated into the Project (reference Section 00680).
3. The name(s) of the on-site supervisor(s) whom the Bidder proposes to employ to accomplish the Work (reference Section 00690).
4. Sample copies of the construction contracts are included in Sections 00510.

1.13 OWNER'S RIGHT TO APPROVE SUPPLIERS, SUBCONTRACTORS, MATERIALS, EQUIPMENT, AND EMPLOYEES

A. Bidders will be required to establish, to the satisfaction of the Owner, the reliability and responsibility of proposed employees, suppliers and subcontractors, and the suitability of proposed materials and equipment.

B. Prior to the award of a contract, the Construction Manager will notify the Bidder if the Owner has reasonable and substantial objection to any person, organization, material, or equipment listed by the Bidder. If the Owner has a reasonable and substantial objection, the Bidder shall amend their Proposal by providing an acceptable substitute. The Owner may, at their discretion, accept such a substitute, or they may disqualify the Proposal.

C. Suppliers, subcontractors, employees, materials, and equipment proposed by the Bidder and accepted by the Owner shall be used on the Work for which they are proposed and accepted, and shall not be changed except with the written approval of the Owner.

1.14 BONDS

A. Refer to Section 00600 for information and instructions regarding the bond requirements of this Project.

1.15 INSURANCE

A. Refer to Sections 00650, and 00700 for information and instructions regarding insurance requirements for this Project.

PART 2 – FORMS FOR BIDDING

2.0 PROPOSAL FORMS

A. Bidders are required to use the forms provided by the Owner for bidding purposes.

B. Sample form(s) and instructions are in Section 00305 of this project manual.

PART 3 – PROCEDURES AND CONDITIONS FOR BIDDING

3.01 COMPLETION OF PROPOSAL FORMS

A. Refer to Section 00300 for detailed information and instructions regarding completion of Proposal Forms.

3.02 SUBMISSION OF PROPOSALS

A. Proposals shall be submitted to:

Coleman Community Schools, Jennifer McCormack, Superintendent, 4823 North Coleman Schools Drive, Coleman, MI 48618 or Electronic Sealed Bidding via Building Connected

(Refer to Section 00010 – Notice to Bidders for additional information and instructions regarding the location for submittal of Proposals.)

B. Proposals shall be submitted by **4:00 PM** on **Wednesday, November 4, 2026**.

(Refer to Section 00010 – Notice to Bidders for additional information and instructions regarding the date and time of submittal of Proposals.)

C. **Bidders shall bear full responsibility for delivering Proposals to the required location by the time and date established.**

3.03 MODIFICATION OR WITHDRAWAL OF PROPOSALS

A. A Proposal may not be modified, withdrawn, or cancelled by the Bidder within sixty (60) days following the time and date designated for the receipt of Proposals and the Bidder so agrees in submitting their Proposals.

B. Prior to the time and date designated for receipt of Proposals, Proposals may be modified or withdrawn. Modifications and withdrawals shall be in writing or by telegram. If by telegram, written confirmation shall have been mailed and postmarked before the date and time set for receipt of Proposals. Telegraphic communications shall be worded so that the amounts of the original Proposals are not revealed.

C. Withdrawn Proposals may be resubmitted up to the time and date designated for receipt of Proposals.

3.04 BIDDERS' REPRESENTATION AND ACKNOWLEDGEMENTS

A. In submitting their Proposal, each Bidder represents that:

1. They have read and understand the Bidding Documents.
2. Their Proposal is made in accordance with the Bidding Documents.
3. They have visited the Project Site and have familiarized themselves with the local conditions under which the Work they are bidding will be performed.
4. **They will accept the contract award, regardless of the identity of other Contractors on the Project.**
5. **During contract performance, they will not interrupt their Work nor impede the progress of other Contractors as a result of prejudice based on sex, race, color, creed, labor affiliation, or lack of labor affiliation of Contractors or employees of Contractors engaged on this Project.**

B. In submitting their Proposal each bidder acknowledges:

1. The right of the Owner to accept or reject any Proposal, to waive any informality or irregularity in any Proposal received, and to accept other than the low Bid.
2. The right of the Owner to accept any combination of Bid Divisions they desire.
3. The right of the Owner to award contracts in their own best interest.

3.05 OTHER INFORMATION

A. All Bidders shall comply with the requirements of the Bidding Documents, Addenda, and all applicable codes, laws, and regulations in preparing and submitting their Proposals.

B. Refer to Section 00300 – Instructions for Proposals and Bid Division Descriptions for additional information and instructions regarding Proposals.

END OF SECTION 00100

PART 1 – GENERAL

1.01 PROPOSAL FORMS

A. A separate set of Proposal Forms, Bid Division Descriptions, Drawings, Contract Conditions, Specifications, and Preliminary Milestone Schedule(s).

B. Bidders shall use the copies of Proposal Forms included in the separate sets of Bidding Documents. Copies of the Proposal Forms are acceptable.

1.02 BID DIVISION DESCRIPTIONS

A. Section 00309 contains the Bid Division Descriptions. Each Bid Division Description represents a separate, self-contained Scope of Work. Bid Divisions are the basic divisions of Work into which the Project has been divided for bidding and construction.

PART 2 – PROPOSAL FORMAT

2.01 BID PROPOSALS

A. Bidders are required to use the Proposal Forms provided by the Owner.

B. A complete Proposal consists of:

1. **Submit 1 complete copy of your proposal on Proposal Form – Section 00305.**
2. Alternate Pricing forms (if applicable to this Project).

C. Each Proposal shall have a Bid Security in the amount of five percent (5%) attached to the proposal.

D. All spaces provided on the Proposal Form(s) shall be filled in. If any space provided is not utilized by the Bidder, that space shall be filled in with the notation "N/A" (Not Applicable).

E. The Proposal Form(s) shall be filled in by typewriter or printed manually in ink.

F. Where indicated, all sums shall be expressed in words and figures.
In case of discrepancy, the words shall govern.

G. **Bidders shall not make unsolicited notations or statements on the Proposal Form(s). Alteration of the Proposal Form(s) is not permitted.**

H. All changes to and erasures of the Bidder's entries shall be initialed by the signer of the Proposal.

I. Each Proposal shall include the legal name of the Bidder and a statement regarding whether the Bidder is a sole proprietor, a partnership, a corporation, or other type of legal entity. Proposals submitted by corporations shall have the state of incorporation noted, and shall have corporate seals affixed. Any Bid submitted by an agent shall have a current Power of Attorney attached, certifying the agent's power to bind the Bidder.

2.02 ALTERNATES

A. All requested Alternates shall be bid with all lines completed or the Proposal will be considered incomplete.

PROPOSAL FOR MULTIPLE BID DIVISIONS

A. Each Bidder shall submit only one (1) Proposal for each Bid Division the Contractor is bidding. There is no limit to the number of Bid Divisions a Bidder may bid.

B. Each Bidder is required to include a separate Bid for each Bid Division in order to be considered for contract award. Spaces are provided in the Proposal Form(s) to reference multiple Proposals.

C. Multiple Bid Proposals shall contain separate Proposal Forms for each Bid Division being bid.
   1. Each Proposal Form shall be fully completed.
   2. The Bid for each Bid Division shall be independent of Bids for other Bid Divisions.
   3. Bidders shall use the "Combined Bid Deduct" section of the Proposal Form (Section 00305) to finalize multiple Bid Proposals.

PART 3 – COMPLETION OF PROPOSAL FORMS AND SEALED BID ENVELOPE

3.01 PROPOSAL FOR (SECTION 00305)

A. Each Bid Division shall be submitted in a separate envelope, with a separate Bid Bond.

B. Fill in the legal name of the Bidder, the address, the telephone number, fax number, contact name and contact email.

C. Fill in the name and number of the Bid Division covered by the Proposal.

D. Fill in the numbers and dates of all Addenda issued, received, and considered a part of the Proposal. Proposals must include acknowledgement of all Addenda issued up to the Bid Date.

E. On the Proposal Form(s), fill in the Lump Sum Base Bid for the Bid Division. Fill in the amount in both words and figures. DO NOT include costs for Performance Bonds or Labor/Materials Payment Bond in the Base Bid amount.

F. Fill in the cost(s) for Performance Bond(s) and Labor and Material Payment Bond(s) in the amount(s) requested (reference Section 00600), in the space(s) provided. Fill in the amount(s) in both words and figures.

G. In the "Combined Bid Deduct" portion of the Proposal Form(s), state the amount(s) to be deducted from the total of your Base Bid should you be awarded contracts for multiple Bid Divisions. State the numbers of the Bid Divisions included in each combination, and the amount to be deducted from the total of all Base Bids in each combination.

H. If Alternate Bid(s) have been requested, fill in the Lump Sum Bid for each Alternate Bid in the space provided. DO NOT include costs for Performance Bonds or Labor and Material Payment Bonds.

I. Fill in the anticipated date(s) of indicated Shop Drawings and/or Sample Submittal(s) in the space(s) provided.

J. Fill in the anticipated number of weeks needed for fabrication of indicated items, beginning on the Bid Date.

K. Fill in the anticipated number of on-site staff.

L. Fill in the anticipated number of days to complete the Work.

M. Fill in the anticipated number of weeks needed for delivery of indicated items, beginning on the Bid Date.

N. Fill in the names of the manufacturers, suppliers, and/or subcontractors of indicated items.

O. If you choose to submit Voluntary Alternates or Value Engineering Suggestions, please summarize your suggestions and state the amount to be deducted from the Base Bid.

P. Review the "Bid Division Responsibilities" portion of the Proposal Form.

Q. Review the "Schedule" portion of the Proposal Form.

R. If the Proposal includes exceptions or substitutions to any part of the Bidding Documents or the Contract Documents, state the exceptions or substitutions in writing on the Proposal Form.

S. Fill in the Bidder's legal name.

T. Indicate the Bidder's status as a sole proprietor, partnership, corporation, or other type of entity.

U. Sign the Proposal Form in the space provided.

V. Type or print the signer's name and title in the spaces provided below the signature line.

W. Date the Proposal Form in the space provided.

X. Provide phone number, fax number and email address on the space provided.

3.02 SEALED BID ENVELOPE

A. Bids submitted must be sealed, preferably in a 9" x 12" manila envelope.

B. Each Bid Division is to be submitted in a separate envelope.

C. **Label the sealed bid as follows:**

TO: **Coleman Community Schools**
Attn: Jennifer McCormack
4823 North Coleman Schools Drive
Coleman, MI 48618

SEALED BID FOR:

Coleman Community Schools
2026 Renovation Projects

Bid Division No:_____

END OF SECTION 00300

Project: **Coleman Community Schools**
2026 Renovation Projects

Submitted By: _____
(Bidder's Company Name)

Address: _____

City / State / Zip: _____

Phone: _____

Fax: _____

Contact Name: _____

Email: _____

Bid Proposal Deadline: **Prior to Wednesday, November 4, 2026 at 4:00 PM (local time) to:**

Coleman Community Schools
Jennifer McCormack, Superintendent
4823 North Coleman Schools Drive
Coleman, MI 48618
or via Building Connected

Bid Division Name: _____

Bid Division Number: _____

ADDENDA

We (the Bidder) acknowledge receipt of the following Addenda:

☐ Addendum #__ Dated _____
☐ Addendum #__ Dated _____
☐ Addendum #__ Dated _____

BID BOND ATTACHED?

☐ **Yes, 5% Bid Bond is Attached**
☐ **Certified Check/Money Order for 5% of Base Bid is Attached**

BASE BID for Coleman Community Schools – 2026 Renovation Projects (not including Labor Bond, Material Bond, and/or Performance Bond Costs):

_____ Dollars and 00/100ths

$_____

BOND COST for Coleman Community Schools – 2026 Renovations Projects (Cost to provide Labor Bond, Material Bond, and/or Performance Bonds on Base Bid):

_____ Dollars and 00/100ths

$_____

COMBINED BID DEDUCT

If awarded a contract for the Work, combining the following Bid Division(s), the corresponding amount(s) may be deducted from the Base Bid(s) of each of the involved Bid Divisions.

Bid Divisions Combined	Deduct from each Bid Division:
_____	_____
_____	_____
_____	_____
_____	_____

ALTERNATES

Alternate No. 1: Paint all exposed brick throughout school.

Alternate No. 1 Price: □ Add □ Deduct $ _____

Bond: □ Add □ Deduct $ _____

Alternate No. 1 Total $ _____

Alternate No. 2: Add A/C units to gymnasium per M2.1.

Alternate No. 2 Price: □ Add □ Deduct $ _____

Bond: □ Add □ Deduct $ _____

Alternate No. 2 Total $ _____

Alternate No. 3: Remove and replace 2 main retractable basketball support systems and manual wenches in gym.

Alternate No. 3 Price: □ Add □ Deduct $ _____

Bond: □ Add □ Deduct $ _____

Alternate No. 3 Total $ _____

SUBMITTALS

Anticipated Date of Shop Drawing Submittal at Post Bid Interview: _____

Anticipated Number of Days to Begin: _____

Anticipated Number of On-site Staff: _____

Anticipated Number of Days to Complete: _____

Anticipated Number of Days for Delivery of Needed Items: _____

Proposed Manufacturers, Suppliers, and/or Subcontractors:

Item(s)	Manufacturer/Subcontractor/Supplier

VOLUNTARY ALTERNATES / VALUE ENGINEERING SUGGESTIONS

We suggest the following alternate procedure(s) and/or material(s):

Summary of Suggestions	Deduct from Base Bid

BID DIVISION RESPONSIBILITY

We recognize that the Scope of Work within a Bid Division represents a construction segment that is not necessarily restricted to a single construction trade, and our Proposal includes work of all trades required to fully and successfully complete all of the Work required in the Bid Division(s) we have submitted Proposals for:

SCHEDULE

We have reviewed the Preliminary Milestone Schedule and hereby endorse it with regard to the Work of Bid Division(s) we have bid. ALL WORK MUST BE COMPLETED BY **August 27, 2027.**

EXCEPTIONS AND/OR SUBSTITUTIONS

We have submitted our Proposal, as specified, complete and in accordance with the Bidding Documents, including Addenda and the Contract Documents, without exceptions or substitutions, unless otherwise noted in the "Voluntary Alternate / Value Engineering Suggestions" portion of this Proposal Form.

EXECUTION

*Name of Bidder:*_____

Bidder's Status:
__Corporation; __Partnership; __Sole Proprietor; __Other: (Please Specify:_____)

*By/Signature:*_____

*Name:*_____

*Title:*_____

*Date:*_____

*Email:*_____

*Phone:*_____ *Fax:*_____

END OF SECTION 00305

Familial Relationship Sworn Statement

_____ does hereby disclose that per MCL 380.1267:
Company Name

☐ **YES,** There exists a familial relationship between the Owner of the project or any member of their Board, or Board of Directors, or the Superintendent of the School district, intermediate superintendent of the intermediate school district, or chief executive officer of the public school academy and the Owner or an employee(s) of _____.
Company Name

Disclosure Between:

Name _____ AND Name _____

Title: _____ Title:_____

Relationship: _____ Relationship: _____

☐ **NO,** There does not exist a familial relationship between the Owner of the project or any member of their Board, or Board of Directors, or the Superintendent of the School district, intermediate superintendent of the intermediate school district, or chief executive officer of the public school academy and the Owner or an employee(s) of _____.
Company Name

Name (printed):_____

Position:_____

Signature:_____

Date:_____

Notary Public(printed):_____

Signature:_____

County: _____

Date: _____ My Commission Expires:_____

Affix Notary Seal Here:

END OF SECTION 00306

Iran Business Relationship Affidavit

Effective April 1, 2013 all bids, proposals, and/or qualification statements received in the State of Michigan must comply with the "Iran Economic Sanctions Act". The following certification is to be signed and included at time of submittal.

CERTIFICATION

Pursuant to the Michigan Iran Economic Sanctions Act, 2012 P.A. 517, by submitting a bid, proposal or response, Respondent certifies, under civil penalty for false certification, that it is fully eligible to do so under law and that it is not an "Iran linked business," as that term is defined in the Act.

_____ _____
Signature Title

_____ _____
Company Date

END OF SECTION 00307

IRAN ECONOMIC SANCTIONS ACT
Act 517 of 2012

AN ACT to prohibit persons who have certain economic relationships with Iran from submitting bids on requests for proposals with this state, political subdivisions of this state, and other public entities; to require bidders for certain public contracts to submit certification of eligibility with the bid; to require reports; and to provide for sanctions for false certification.

History: 2012, Act 517, Eff. Apr. 1, 2013.

The People of the State of Michigan enact:

129.311 Short title.

Sec. 1. This act shall be known and may be cited as the "Iran economic sanctions act".

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.312 Definitions.

Sec. 2. As used in this act:

(a) "Energy sector of Iran" means activities to develop petroleum or natural gas resources or nuclear power in Iran.

(b) "Investment" means 1 or more of the following:

(*i*) A commitment or contribution of funds or property.

(*ii*) A loan or other extension of credit.

(*iii*) The entry into or renewal of a contract for goods or services.

(c) "Investment activity" means 1 or more of the following:

(*i*) A person who has an investment of $20,000,000.00 or more in the energy sector of Iran.

(*ii*) A financial institution that extends $20,000,000.00 or more in credit to another person, for 45 days or more, if that person will use the credit for investment in the energy sector of Iran.

(d) "Iran" means any agency or instrumentality of Iran.

(e) "Iran linked business" means either of the following:

(*i*) A person engaging in investment activities in the energy sector of Iran, including a person that provides oil or liquefied natural gas tankers or products used to construct or maintain pipelines used to transport oil or liquefied natural gas for the energy sector of Iran.

(*ii*) A financial institution that extends credit to another person, if that person will use the credit to engage in investment activities in the energy sector of Iran.

(f) "Person" means any of the following:

(*i*) An individual, corporation, company, limited liability company, business association, partnership, society, trust, or any other nongovernmental entity, organization, or group.

(*ii*) Any governmental entity or instrumentality of a government, including a multilateral development institution, as defined in section 1701(c)(3) of the international financial institutional act, 22 USC 262r(c)(3).

(*iii*) Any successor, subunit, parent company, or subsidiary of, or company under common ownership or control with, any entity described in subparagraph (*i*) or (*ii*).

(g) "Public entity" means this state or an agency or authority of this state, school district, community college district, intermediate school district, city, village, township, county, public authority, or public airport authority.

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.313 Ineligibility of Iran linked business to submit request for proposal bid; certification.

Sec. 3. (1) Beginning April 1, 2013, an Iran linked business is not eligible to submit a bid on a request for proposal with a public entity.

(2) Beginning April 1, 2013, a public entity shall require a person that submits a bid on a request for proposal with the public entity to certify that it is not an Iran linked business.

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.314 Effect of false certification.

Sec. 4. If a public entity determines, using credible information available to the public, that a person has submitted a false certification under section 3(2), the public entity shall provide the person with written notice of its determination and of the intent not to enter into or renew a contract with the person. The notice shall include information on how to contest the determination and specify that the person may become eligible for a

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future contract with the public entity if the person ceases the activities that cause it to be an Iran linked business. The person shall have 90 days following receipt of the notice to respond in writing and to demonstrate that the determination of false certification was made in error. If a person does not make that demonstration within 90 days after receipt of the notice, the public entity may terminate any existing contract and shall report the name of the person to the attorney general together with information supporting the determination.

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.315 Civil action; penalty.

Sec. 5. The attorney general may bring a civil action against any person reported under section 4. If a civil action results in a finding that the person submitted a false certification, the person is responsible for a civil penalty of not more than $250,000.00 or 2 times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the public entity's investigation, and reasonable attorney fees, in addition to the fine. A person who submitted a false certification shall be ineligible to bid on a request for proposal for 3 years from the date the public entity determines that the person has submitted the false certification.

History: 2012, Act 517, Eff. Apr. 1, 2013.

129.316 Conditional effect.

Sec. 6. The provisions of this act are effective only if Iran is a state sponsor of terror as defined under section 2 of the divestment from terror act, 2008 PA 234, MCL 129.292.

History: 2012, Act 517, Eff. Apr. 1, 2013.

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END OF SECTION 00307

Bid Division: 030100 – Concrete

Bid to Include:

Total Responsibility for Specification Sections:

Section 012300 – Alternates
Section 024119 – Selective Demolition (as it pertains to concrete saw cutting)
Section 033000 – Cast In Place Concrete

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 072100 – Thermal Insulation

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

Sidewalks, curbs, floor slabs, grouting base plates, fine grading, foundations, footing excavation, and backfill, etc.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications, including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. **Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)**
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Provide all layout and measurements required to perform the work of this Bid Division.

Bid Division: 030100 – Concrete

1. This contractor is responsible for all saw cutting, as documented. Coordinate locations with mechanical contractor/plumbing contractor accordingly.
2. This contractor to do saw cutting for detail on Drawing S2.1. Bid division 055000 to install metal.
3. This contractor responsible for grinding- Detail #9 on Drawing A1.1.
4. Provide all required concrete patching, as documented. Refer to architectural, plumbing and electrical drawings for locations of slab changes. This bid division contractor is responsible for all floor patching as indicated in the drawings. Infills to be within ½" below existing concrete slabs.
5. Furnish and install all required re-steel/rebar as it relates to concrete slab construction.
6. Furnish and install all required exterior and interior concrete work.
7. Provide all concrete footings and foundation walls.
8. Perform all excavating, backfill, and compaction required for footings and foundations.
9. Furnish and install all horizontal and vertical rigid insulation below slabs.
10. Provide reinforcing steel shop drawings and mix designs with the first submittals.
11. Furnish and install all concrete at supported slabs, including installation of metal deck furnished by others where noted.
12. Provide all interior and exterior housekeeping pads for mechanical and electrical work.
13. Provide all required sand fill and required compaction at interior depressed slab areas.
14. This bid division responsible for Keynote #2 on Drawing A21.1 in Locker Rooms.
15. Furnish and install all required vapor barriers, expansion joint materials and all interior and exterior joint sealants.
16. Furnish and install all required dowels at new to existing concrete slabs, sidewalks, curbs, footings, foundations, etc.
17. This bid division responsible for locker bases, per drawings.
18. Daily clean-up as required for this bid division.
19. Mandatory response to ALL Bulletins issued within time frame given, to include "no cost change".
20. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
21. Mandatory attendance at pre-construction meeting.
22. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
23. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.
24. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Excludes:

1. Concrete Testing
2. Floor patching for mechanical and electrical trades, beyond what is required on the demolition drawings.

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 030100

BID DIVISION 030100 - CONCRETE

Package #	Package	Number	Spec #	Spec	Title
030100 PA-001	Concrete - Start Ups	030100-01			Signed Post Bid Interview Form
030100 PA-001	Concrete - Start Ups	030100-02			Schedule of Values
030100 PA-001	Concrete - Start Ups	030100-03			Signed Contracts Returned
030100 PA-001	Concrete - Start Ups	030100-04			Payment/Performance Bonds (Original Copy)
030100 PA-001	Concrete - Start Ups	030100-05			Certificate of Insurance
030100 PA-001	Concrete - Start Ups	030100-06			Employee List
030100 PA-001	Concrete - Start Ups	030100-07			Safety Policy
030100 PA-001	Concrete - Start Ups	030100-08			SDS Sheets
030100 PA-001	Concrete - Start Ups	030100-09			Certificate of Subcontractor & Supplier
030100 PA-001	Concrete - Start Ups	030100-10			AHERA Notification and Contractor Compliance Affidavit
030100 PACO-001	Concrete - Close Outs	030100-11			Contractor (2) Year Guarantee
030100 PACO-001	Concrete - Close Outs	030100-12			Consent of Surety To Final Payment (Original Copy)
030100 PACO-001	Concrete - Close Outs	030100-13			Certificate of Substantial Completion
030100 PACO-001	Concrete - Close Outs	030100-14			Completed Punch List
030100 PACO-001	Concrete - Close Outs	030100-15			As Built Drawings
030100 PACO-001	Concrete - Close Outs	030100-16			All Processed Change Orders Returned
030100 PACO-001	Concrete - Close Outs	030100-17			Current Certificate of Insurance
030100 PACO-001	Concrete - Close Outs	030100-18			Signed Hazardous Materials Compliance Affidavit
030100 PACO-001	Concrete - Close Outs	030100-19			Signed Asbestos Free Affidavit
030100 PACO-001	Concrete - Close Outs	030100-20			All Other Warranties Required
030100 PACO-001	Concrete - Close Outs	030100-21			Operations & Maintenance Manuals
030100 PACO-001	Concrete - Close Outs	030100-22			Replacement Parts turned over to Owner
030100 PACO-001	Concrete - Close Outs	030100-23			Inspections & Certificates
030100-001	Concrete - Submittals	030100-24	033000	Cast-In-Place Concrete	Shop drawings on cast-in-place concrete (reinforcing steel).
030100-001	Concrete - Submittals	030100-25	033000	Cast-In-Place Concrete	Material certificates and material test reports on cast-in-place concrete..
030100-001	Concrete - Submittals	030100-26	072100	Thermal Insulation	Product data on thermal insulation.

Bid Division: 050000 – Metals

Bid to include:

Total Responsibility for Specification Sections:

Section 012300 - Alternates
Section 051200 – Structural Steel Framing
Section 055000 – Metal Fabrications

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

Welding, structural steel, stud joists, shoring, decking, etc., for complete operational system.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications, including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. The contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Provide all layout and measurements required to perform the work of this Bid Division.
13. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.
15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery and provide proper personnel and equipment to perform the unloading.

Bid Division: 050000 – Metals

16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. All Contractors shall have a company supervisor on site at all times when a crew is present on the job. Sub-contractors are to be supervised by the contractor company that holds the contract while on site at all times.
18. On Friday, or the last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses Web based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the SHEETS tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Division Inclusions:

1. Furnish and install roof sump pans.
2. Supply all anchor bolts to installing contractors.
3. Provide all metal fabrications to be installed by Bid Division 030100/040000, including anchor bolts and imbeds.
4. Provide prime touch-up paint and cleaning of erected steel as required for proper finish painting of all steel.
5. Maintain cleanliness of steel until erected.
6. Clean any dirt or debris from steel in a condition ready to receive paint and acceptable by painting contractor.
7. Provide all steel angle or beam lintels for all required masonry penetrations over 24" wide in addition to any listed in lintel and beam schedules.
8. Provide all special inspections required per specifications.
9. This Contractor is responsible to follow all MIOSHA standards, including, but not limited to the Revised Part 26 of the MIOSHA standard, all fall protection, site-specific planning meetings, etc.
10. Provide all perimeter roof angles.
11. Provide and install all miscellaneous steel for roof curbs and roof draining and RTU.
12. Prime all welding with primer.
13. Furnish & Install bridging, fasteners, and accessories for a complete installation.
14. Furnish bearing plates, sleeves, and guard posts for installation by others.

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however the completion dates as listed in milestone schedule will need to be achieved.
2. Provide all required temporary shoring of any new steel structural framing.
3. Furnish and install all required structural and miscellaneous steel.
4. Furnish and install all required roof opening frames.
5. Furnish and install metal per detail on Drawing S2.1, concrete division to cut opening. Coordinate accordingly.
6. Furnish and install all steel angles for supporting metal decking.
7. Furnish and install all steel angles for concrete pour stops.
8. Furnish and install any roof screen system as specified within the construction documents. Coordinate with roofing contractor as required.
9. Daily clean-up required by this bid division.
10. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
11. Mandatory attendance at all required pre-installation meetings.

Bid Division: 050000 – Metals

12. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
13. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.
14. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Excludes:

1. Installation of imbedded steel (anchor bolts, lintels, etc.)

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above-listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 050000

BID DIVISION 050000 - METALS

Package #	Package	Number	Spec #	Spec	Title
050000 PA-001	Metals - Start Ups	050000-01			Signed Post Bid Interview Form
050000 PA-001	Metals - Start Ups	050000-02			Schedule of Values
050000 PA-001	Metals - Start Ups	050000-03			Signed Contracts Returned
050000 PA-001	Metals - Start Ups	050000-04			Payment/Performance Bonds (Original Copy)
050000 PA-001	Metals - Start Ups	050000-05			Certificate of Insurance
050000 PA-001	Metals - Start Ups	050000-06			Employee List
050000 PA-001	Metals - Start Ups	050000-07			Safety Policy
050000 PA-001	Metals - Start Ups	050000-08			SDS Sheets
050000 PA-001	Metals - Start Ups	050000-09			Certificate of Subcontractor & Supplier
050000 PA-001	Metals - Start Ups	050000-10			AHERA Notification and Contractor Compliance Affidavit
050000 PACO-001	Metals - Close Outs	050000-11			Contractor (2) Year Guarantee
050000 PACO-001	Metals - Close Outs	050000-12			Consent of Surety To Final Payment (Original Copy)
050000 PACO-001	Metals - Close Outs	050000-13			Certificate of Substantial Completion
050000 PACO-001	Metals - Close Outs	050000-14			Completed Punch List
050000 PACO-001	Metals - Close Outs	050000-15			As Built Drawings
050000 PACO-001	Metals - Close Outs	050000-16			All Processed Change Orders Returned
050000 PACO-001	Metals - Close Outs	050000-17			Current Certificate of Insurance
050000 PACO-001	Metals - Close Outs	050000-18			Signed Hazardous Materials Compliance Affidavit
050000 PACO-001	Metals - Close Outs	050000-19			Signed Asbestos Free Affidavit
050000 PACO-001	Metals - Close Outs	050000-20			All Other Warranties Required
050000 PACO-001	Metals - Close Outs	050000-21			Operations & Maintenance Manuals
050000 PACO-001	Metals - Close Outs	050000-22			Replacement Parts turned over to Owner
050000 PACO-001	Metals - Close Outs	050000-23			Inspections & Certificates
050000-001	Metals - Submittals	050000-24	051200	Structural Steel Framing	Shop drawings on structural steel framing.
050000-001	Metals - Submittals	050000-25	051200	Structural Steel Framing	Welder's certificates (structural steel framing)
050000-001	Metals - Submittals	050000-26	055000	Metal Fabrications	Shop drawings on metal fabrications.
050000-001	Metals - Submittals	050000-27	055000	Metal Fabrications	Welder's certificates (structural steel framing)

Bid Division: 060000 – General Trades

Bid to Include:

Total Responsibility for Specification Sections:

Section 012300 – Alternates
Section 024119 – Selective Demolition
Section 061000 – Rough Carpentry
Section 062023 – Interior Finish Carpentry
Section 064116 – Plastic Laminate Clad Architectural Cabinets
Section 072100 – Thermal Insulation
Section 075419 – Polyvinyl-Chloride (PVC) Roofing- New Roof
Section 076200 – Sheet Metal Flashing and Trim
Section 079200 – Joint Sealants
Section 081113 – Hollow Metal Frames
Section 081416 – Flush Wood Doors
Section 087100 – Door Hardware (as it relates to HM Frames/Wood Doors)
Section 101100 – Visual Display Units
Section 102113 – Plastic Toilet Compartments
Section 102800 – Toilet Accessories
Section 105129 – Phenolic Lockers and Benches
Section 105143 – Metal Wire Grid Lockers
Section 116623 – Gymnasium Equipment
Section 123623 – Plastic Laminate Clad Countertops

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 078413 – Penetration Firestopping (As it relates to work in this bid division)

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

All required nailers, fasteners, blocking, etc for a complete operational system.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications, including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. **Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)**
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.

Bid Division: 060000 – General Trades

8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Must provide all submittals within 20 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Provide all layout and measurements required to perform the work of this Bid Division.
14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.
15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery, and provide proper personnel and equipment to perform the unloading.
16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. Contractor shall have a supervisor on site at all times when a crew is present on the job.
18. On Friday, or last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses Web based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the Drawings tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Division Inclusions:

1. Unloading, protection and record of all hollow metal doors and frames.
2. All wood nailers for roof blocking, fascia, masonry, etc.
3. Wood blocking around windows and doors.
4. All temporary shoring as required for work in this Bid Division.
5. Provide, receive, store, protect, inventory, and install all described bid items.
6. Submittal of required product data and shop drawings within two (2) weeks of Construction Contract or Owner's Letter of Intent.
7. Provide for proper legal off-site disposal off all construction debris generated by the described work.
8. Sufficient numbers of shop drawings are to be provided to the affected contractors (i.e. mason, electrician, etc.)
9. Provide wood base for lockers, if required.
10. Remove items indicated: clean, service and otherwise prepare them for reuse; store and protect against damage. Reinstall items in the same locations or in locations indicated.
11. Remove and legally dispose of items not indicated to be reinstalled, salvaged or to remain the Owner's property.
12. Install all door frames, and coordinate with mason contractor.
13. Cover all countertops with double layered corrugated cardboard.
14. Clean and dust all casework upon completion.
15. Clean, prep and adjust all equipment immediately prior to Owner occupancy.
16. Patch walls after removal of existing tack strips and tack boards that are not covered by new strips or boards. Walls shall be brought to a surface ready to receive new paint.
17. Patch all demolished areas and items affected by demolition to a condition ready to receive finishes and finish materials.

Bid Division: 060000 – General Trades

18. Furnish and install all joint sealants and fire stopping as indicated in specifications and drawings including but not limited to perimeter joints of doors and louvers at interior and exterior, perimeter joints between interior wall surfaces and frames of interior doors and all other joints indicated.
19. Contractor shall broom sweep building daily.
20. Provide all temporary enclosures as required, review demo drawings throughout the duration of construction.
21. Contractor shall furnish and install temporary insulated weather-tight closures of openings created as a result of the work in this scope in exterior surfaces to provide acceptable working conditions and protection for materials, to allow for temporary heating, and for building security. Provide doors with self-closing hardware and locks.
22. Provide all wood framing, plywood and nailers as shown and specified.
23. Review alternates.
24. Provide all wood blocking in metal stud walls for all materials that will require it, including but not limited to, casework, fixtures, toilet accessories, coat racks, signage, curtains, marker & tack boards, etc.
25. The contractor shall engage an authorized factory service representative to perform a start-up service prior to the acceptance of the doors by the owner and construction manager. The start-up service certification shall include: verification of correct motor wiring and voltage; adjusting the door for proper operation; testing, adjusting and correcting the door controls and safeties; testing the door for proper function as required by the architect's specifications; the formal training of the owner and owner's representatives for the proper operation and maintenance of the door. The authorized factory service representative shall provide a written certification with the request for final payment stating that the start-up service has been performed and that each of the above items have been verified for proper operation.

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however, the completion dates as listed in milestone schedule will need to be achieved.
2. This contractor responsible for demolition as documented, with exception of saw cutting, mechanical and electrical.
3. All floor demo to be done by either Bid Division 09300 or 096500.
4. This contractor is responsible for roofing.
5. This contractor is responsible for gymnasium equipment.
6. Furnish and install all hollow metal frames, doors, and finish hardware for these doors. Provide hollow metal frames to bid division 040000 to be installed in CMU. This contractor to ensure frames are set plumb and square.
7. Furnish and install all caulking and sealants associated with the work of this Bid Division after adjacent finish materials have been installed and approved. All unsatisfactory caulking will be required to be removed and reinstalled.
8. Furnish and install all specified materials per drawings.
9. **Include in bid proposal additional 80-man hours of general clean-up, at the direction of the CMs Field Manager.**
10. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
11. Mandatory attendance at weekly superintendent's meetings, as it relates to scope of work and schedule.
12. Mandatory attendance at pre-construction meeting.
13. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
14. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.

Bid Division: 060000 – General Trades

15. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Excludes:

1. All demolition of conduits, ducts, pipes, fixtures, etc. (demolition required for all mechanical, plumbing, and electrical work) is to be performed by the specific mechanical, pluming and electrical contractors.

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 060000

BID DIVISION 060000 - GENERAL TRADES

Package #	Package	Number	Spec #	Spec	Title
060000 PA-001	General Trades - Start Ups	060000-01			Signed Post Bid Interview Form
060000 PA-001	General Trades - Start Ups	060000-02			Schedule of Values
060000 PA-001	General Trades - Start Ups	060000-03			Signed Contracts Returned
060000 PA-001	General Trades - Start Ups	060000-04			Payment/Performance Bonds (Original Copy)
060000 PA-001	General Trades - Start Ups	060000-05			Certificate of Insurance
060000 PA-001	General Trades - Start Ups	060000-06			Employee List
060000 PA-001	General Trades - Start Ups	060000-07			Safety Policy
060000 PA-001	General Trades - Start Ups	060000-08			SDS Sheets
060000 PA-001	General Trades - Start Ups	060000-09			Certificate of Subcontractor & Supplier
060000 PA-001	General Trades - Start Ups	060000-10			AHERA Notification and Contractor Compliance Affidavit
060000 PACO-001	General Trades - Close Outs	060000-11			Contractor (2) Year Guarantee
060000 PACO-001	General Trades - Close Outs	060000-12			Consent of Surety To Final Payment (Original Copy)
060000 PACO-001	General Trades - Close Outs	060000-13			Certificate of Substantial Completion
060000 PACO-001	General Trades - Close Outs	060000-14			Completed Punch List
060000 PACO-001	General Trades - Close Outs	060000-15			As Built Drawings
060000 PACO-001	General Trades - Close Outs	060000-16			All Processed Change Orders Returned
060000 PACO-001	General Trades - Close Outs	060000-17			Current Certificate of Insurance
060000 PACO-001	General Trades - Close Outs	060000-18			Signed Hazardous Materials Compliance Affidavit
060000 PACO-001	General Trades - Close Outs	060000-19			Signed Asbestos Free Affidavit
060000 PACO-001	General Trades - Close Outs	060000-20			All Other Warranties Required
060000 PACO-001	General Trades - Close Outs	060000-21			Operations & Maintenance Manuals
060000 PACO-001	General Trades - Close Outs	060000-22			Replacement Parts turned over to Owner
060000 PACO-001	General Trades - Close Outs	060000-23			Inspections & Certificates
060000 PACO-001	General Trades - Close Outs	060000-24	075419	Polyvinyl Chloride (PVC) Roofing	2 year Contractor's Roofing Warranty
060000 PACO-001	General Trades - Close Outs	060000-25	075419	Polyvinyl Chloride (PVC) Roofing	20 Year No Dollar Manufacturer's Roof Warranty.
060000 PACO-001	General Trades - Close Outs	060000-26	075419	Polyvinyl Chloride (PVC) Roofing	Maintenance data on PVC roof.
060000 PACO-001	General Trades - Close Outs	060000-27	081113	Hollow Metal Doors and Frames	Record Documents for fire-rated door and frames regarding hollow metal doors and frames. List of door numbers and room name.
060000 PACO-001	General Trades - Close Outs	060000-28	081416	Flush Wood Doors	Record Documents for fire-rated door and frames regarding flush wood doors. List of door numbers and room name.
060000 PACO-001	General Trades - Close Outs	060000-29	081416	Flush Wood Doors	Lifetime warranty on flush wood doors.
060000 PACO-001	General Trades - Close Outs	060000-30	087100	Door Hardware	Operating and maintenance manuals on door hardware.
060000 PACO-001	General Trades - Close Outs	060000-31	087100	Door Hardware	Warranties on door hardware.
060000 PACO-001	General Trades - Close Outs	060000-32	087100	Door Hardware	Extra Materials: Special Tools for adjustment of hardware and changing of cylinders.
060000 PACO-001	General Trades - Close Outs	060000-33	101100	Visual Display Units	Operation and maintenance data on visual display units.
060000 PACO-001	General Trades - Close Outs	060000-34	101100	Visual Display Units	Life of the Building Warranty on Markerboards.
060000 PACO-001	General Trades - Close Outs	060000-35	101100	Visual Display Units	10 year warranty on writing surfaces.
060000 PACO-001	General Trades - Close Outs	060000-36	102113.19	Plastic Toilet Compartments	Maintenance data on plastic toilet compartments.
060000 PACO-001	General Trades - Close Outs	060000-37	102113.19	Plastic Toilet Compartments	Extra Materials: Door Hinges. Two hinge(s) with associated fasteners.
060000 PACO-001	General Trades - Close Outs	060000-38	102113.19	Plastic Toilet Compartments	Extra Materials: Latch and Keeper. Twp latch(es) and keeper(s) with associated fasteners.
060000 PACO-001	General Trades - Close Outs	060000-39	102113.19	Plastic Toilet Compartments	Extra Materials: Door Bumper. Twp bumper(s) with associated fasteners
060000 PACO-001	General Trades - Close Outs	060000-40	102113.19	Plastic Toilet Compartments	Extra Materials: Door Pull. Twp door pull(s) with associated fasteners.
060000 PACO-001	General Trades - Close Outs	060000-41	102113.19	Plastic Toilet Compartments	Extra Materials: Fasteners. Ten fasteners of ecah size and type.
060000 PACO-001	General Trades - Close Outs	060000-42	102800	Toilet Accessories	Maintenance data on toilet accessories.
060000 PACO-001	General Trades - Close Outs	060000-43	105129	Phenolic Lockers and Benches	Manufacturer's 20 year warranty on phenolic lockers.
060000 PACO-001	General Trades - Close Outs	060000-44	105129	Phenolic Lockers and Benches	Maintenance data on phenolic lockers.
060000 PACO-001	General Trades - Close Outs	060000-45	105129	Phenolic Lockers and Benches	Extra Materials on Phenolic Lockers Doors complete with specified door hardware.
060000 PACO-001	General Trades - Close Outs	060000-46	105129	Phenolic Lockers and Benches	Extra Materials on Hinges, Locks and Hooks.
060000 PACO-001	General Trades - Close Outs	060000-47	105143	Metal Wire Grid Lockers	Owner's manual on metal wire grid lockers.
060000 PACO-001	General Trades - Close Outs	060000-48	105143	Metal Wire Grid Lockers	10 year warranty on metal wire grid lockers.
060000 PACO-001	General Trades - Close Outs	060000-49	116623	Gymnasium Equipment	5 year warranty on gymnasium equipment (winch).
060000 PACO-001	General Trades - Close Outs	060000-50	116623	Gymnasium Equipment	Maintenance data on gymnasium equipment.
060000-001	General Trades - Submittals	060000-51	061000	Rough Carpentry	Product data and material certificates on rough carpentry.
060000-001	General Trades - Submittals	060000-52	062023	Interior Finish Carpentry	Shop drawings on interior finish carpentry.
060000-001	General Trades - Submittals	060000-53	062023	Interior Finish Carpentry	Samples on interior finish carpentry.
060000-001	General Trades - Submittals	060000-54	064116	Plastic-Laminate-Clad Architectural Cabinets	Product data on plastic-laminate-clad architectural cabinets.
060000-001	General Trades - Submittals	060000-55	064116	Plastic-Laminate-Clad Architectural Cabinets	Shop drawings on plastic-laminate-clad architectural cabinets.
060000-001	General Trades - Submittals	060000-56	064116	Plastic-Laminate-Clad Architectural Cabinets	Samples on plastic-laminate-clad architectural cabinets.
060000-001	General Trades - Submittals	060000-57	072100	Thermal Insulation	Product data on thermal insulation.
060000-001	General Trades - Submittals	060000-58	075419	Polyvinyl Chloride (PVC) Roofing	Product data on polyvinyl chloride (PVC) roofing.
060000-001	General Trades - Submittals	060000-59	075419	Polyvinyl Chloride (PVC) Roofing	Samples on polyvinyl chloride (PVC) roofing.
060000-001	General Trades - Submittals	060000-60	075419	Polyvinyl Chloride (PVC) Roofing	Shop drawings on polyvinyl chloride (PVC) roofing.
060000-001	General Trades - Submittals	060000-61	076200	Sheet Metal Flashing and Trim	Product data on sheet metal flashing and trim.
060000-001	General Trades - Submittals	060000-62	076200	Sheet Metal Flashing and Trim	Shop drawings on sheet metal flashing and trim.
060000-001	General Trades - Submittals	060000-63	076200	Sheet Metal Flashing and Trim	Samples on sheet metal flashing and trim.
060000-001	General Trades - Submittals	060000-64	076200	Sheet Metal Flashing and Trim	Product data on joint sealants.
060000-001	General Trades - Submittals	060000-65	081113	Hollow Metal Doors and Frames	Product data and door schedule on hollow metal doors and frames.
060000-001	General Trades - Submittals	060000-66	081113	Hollow Metal Doors and Frames	Shop drawings on hollow metal doors and frames.

060000-001	General Trades - Submittals	060000-67	081416	Flush Wood Doors	Product data on flush wood doors.
060000-001	General Trades - Submittals	060000-68	081416	Flush Wood Doors	Shop drawings on flush wood doors.
060000-001	General Trades - Submittals	060000-69	081416	Flush Wood Doors	Samples on flush wood doors.
060000-001	General Trades - Submittals	060000-70	087100	Door Hardware	Product data and riser and wiring diagrams on door hardware.
060000-001	General Trades - Submittals	060000-71	087100	Door Hardware	Samples on door hardware.
060000-001	General Trades - Submittals	060000-72	087100	Door Hardware	Door hardware schedule regarding door hardware.
060000-001	General Trades - Submittals	060000-73	087100	Door Hardware	Keying schedule regarding door hardware.
060000-001	General Trades - Submittals	060000-74	101100	Visual Display Units	Product data on visual display units.
060000-001	General Trades - Submittals	060000-75	101100	Visual Display Units	Shop drawings on visual display units.
060000-001	General Trades - Submittals	060000-76	101100	Visual Display Units	Samples on visual display units.
060000-001	General Trades - Submittals	060000-77	102113.19	Plastic Toilet Compartments	Product data and product schedule on solid plastic toilet compartments
060000-001	General Trades - Submittals	060000-78	102113.19	Plastic Toilet Compartments	Shop drawings on solid plastic toilet compartments.
060000-001	General Trades - Submittals	060000-79	102113.19	Plastic Toilet Compartments	Samples on solid plastic toilet compartments.
060000-001	General Trades - Submittals	060000-80	102800	Toilet Accessories	Product data on toilet accessories.
060000-001	General Trades - Submittals	060000-81	102800	Toilet Accessories	Samples on toilet accessories.
060000-001	General Trades - Submittals	060000-82	105129	Phenolic Lockers and Benches	Product data and product certificates on phenolic lockers.
060000-001	General Trades - Submittals	060000-83	105129	Phenolic Lockers and Benches	Shop drawings on phenolic lockers.
060000-001	General Trades - Submittals	060000-84	105129	Phenolic Lockers and Benches	Samples on phenolic lockers.
060000-001	General Trades - Submittals	060000-85	105143	Metal Wire Grid Lockers	Product data on metal wire grid lockers.
060000-001	General Trades - Submittals	060000-86	105143	Metal Wire Grid Lockers	Shop drawings on metal wire grid lockers.
060000-001	General Trades - Submittals	060000-87	105143	Metal Wire Grid Lockers	Samples on metal wire grid lockers.
060000-001	General Trades - Submittals	060000-88	116623	Gymnasium Equipment	Product data and shop drawings on gymnasium equipment.

Bid Division: 084000 – Glass & Glazing

Bid to Include:

Total Responsibility for Specification Sections:

Section 012300 – Alternates
Section 081740 – FRP Doors and Aluminum Frames
Section 087100 – Door Hardware (As it relates to this Bid Division)
Section 088000 – Glazing
Section 088813 – Fire-Rated Glass

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 079200 – Joint Sealants (As it relates to this Bid Division)

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

Joint sealants; finish hardware, glass, screens and fasteners, for a complete operational system.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications; including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. **Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)**
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.

Bid Division: 084000 – Glass & Glazing

12. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Provide all layout and measurements required to perform the work of this Bid Division.
14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.
15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery, and provide proper personnel and equipment to perform the unloading.
16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. Contractor shall have a supervisor on site at all times when a crew is present on the job.
18. On Friday, or last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses a web-based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the Drawings tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Division Inclusions:

1. Provide and install all hardware required for this Bid Division.
2. Field measures all openings to verify size, square, and plumb of opening.
3. Make certain all aluminum entrances conform to the Americans with Disabilities Act (as required).
4. Supply and install all glass in wood doors, hollow metal doors, frames, entrances, safety plate glass, etc.
5. Final cleaning of all installed doors. (Prior to punchlist).
6. Furnish and install all caulking and sealing associates with the work of this Bid Division.
7. Supply and install window hardware and screens (as required).
8. Completely clean all windows, frames and glass prior to occupancy.
9. Provide all shop drawings and field verification of dimensions as required.
10. All entrances, windows, doors, and frames are to conform all Fire Safety Codes.

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however, the completion dates as listed in milestone schedule will need to be achieved.
2. Furnish and install all aluminum storefront, frames, windows, doors and all associated window and door hardware associated with FRP /Aluminum Hybrid doors and windows.
3. Provide pull ropes in door frames for access control wiring installation. Consult with construction manager and access control contractor prior to installation.
4. Provide and install all glass for wood doors and hollow metal frames, per drawings.
5. Furnish and install all caulking and sealants as it pertains to this bid division.
6. When installing door frames, this contractor must consider floor finish thickness such as ceramic tile and install accordingly to ensure doors do not rub on floors.
7. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
8. Mandatory attendance at pre-construction meeting.

Bid Division: 084000 – Glass & Glazing

9. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
10. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.
11. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required

END OF BID DIVISION 084000

BID DIVISION 084000 - GLASS GLAZING

Package #	Package	Number	Spec #	Spec	Title
084000 PA-001	Glass & Glazing - Start Ups	084000-01			Signed Post Bid Interview Form
084000 PA-001	Glass & Glazing - Start Ups	084000-02			Schedule of Values
084000 PA-001	Glass & Glazing - Start Ups	084000-03			Signed Contracts Returned
084000 PA-001	Glass & Glazing - Start Ups	084000-04			Payment/Performance Bonds (Original Copy)
084000 PA-001	Glass & Glazing - Start Ups	084000-05			Certificate of Insurance
084000 PA-001	Glass & Glazing - Start Ups	084000-06			Employee List
084000 PA-001	Glass & Glazing - Start Ups	084000-07			Safety Policy
084000 PA-001	Glass & Glazing - Start Ups	084000-08			SDS Sheets
084000 PA-001	Glass & Glazing - Start Ups	084000-09			Certificate of Subcontractor & Supplier
084000 PA-001	Glass & Glazing - Start Ups	084000-10			AHERA Notification and Contractor Compliance Affidavit
084000 PACO-001	Glass & Glazing - Close Outs	084000-11			Contractor (2) Year Guarantee
084000 PACO-001	Glass & Glazing - Close Outs	084000-12			Consent of Surety To Final Payment (Original Copy)
084000 PACO-001	Glass & Glazing - Close Outs	084000-13			Certificate of Substantial Completion
084000 PACO-001	Glass & Glazing - Close Outs	084000-14			Completed Punch List
084000 PACO-001	Glass & Glazing - Close Outs	084000-15			As Built Drawings
084000 PACO-001	Glass & Glazing - Close Outs	084000-16			All Processed Change Orders Returned
084000 PACO-001	Glass & Glazing - Close Outs	084000-17			Current Certificate of Insurance
084000 PACO-001	Glass & Glazing - Close Outs	084000-18			Signed Hazardous Materials Compliance Affidavit
084000 PACO-001	Glass & Glazing - Close Outs	084000-19			Signed Asbestos Free Affidavit
084000 PACO-001	Glass & Glazing - Close Outs	084000-20			All Other Warranties Required
084000 PACO-001	Glass & Glazing - Close Outs	084000-21			Operations & Maintenance Manuals
084000 PACO-001	Glass & Glazing - Close Outs	084000-22			Replacement Parts turned over to Owner
084000 PACO-001	Glass & Glazing - Close Outs	084000-23			Inspections & Certificates
084000 PACO-001	Glass & Glazing - Close Outs	084000-24	081740	FRP Doors and Alumi	Operation and maintenance manuals on FRP Doors and Aluminum Frames
084000 PACO-001	Glass & Glazing - Close Outs	084000-25	081740	FRP Doors and Alumi	10 manufacturer's standard warranty on FRP Doors and Aluminum Frames
084000 PACO-001	Glass & Glazing - Close Outs	084000-26	081740	FRP Doors and Alumi	Limited Lifetime Warranty on FRP Doors and Aluminum Frames
084000 PACO-001	Glass & Glazing - Close Outs	084000-27	087100	Door Hardware	Operating and maintenance manuals on door hardware.
084000 PACO-001	Glass & Glazing - Close Outs	084000-28	087100	Door Hardware	Warranties on door hardware.
084000 PACO-001	Glass & Glazing - Close Outs	084000-29	087100	Door Hardware	Extra Materials: Special Tools for adjustment of hardware and changing of cylinders.
084000 PACO-001	Glass & Glazing - Close Outs	084000-30	087100	Door Hardware	Operating and maintenance manuals on door hardware.
084000 PACO-001	Glass & Glazing - Close Outs	084000-31	087100	Door Hardware	Project Record Documents: As-Builts on Door Hardware Sets.
084000 PACO-001	Glass & Glazing - Close Outs	084000-32	087100	Door Hardware	Warranties on door hardware.
084000 PACO-001	Glass & Glazing - Close Outs	084000-33	088000	Glazing	10 year warranty on coated-glass products (glazing).
084000 PACO-001	Glass & Glazing - Close Outs	084000-34	088000	Glazing	10 year manufacturer warranty on insulating glass units (glazing).
084000 PACO-001	Glass & Glazing - Close Outs	084000-35	088000	Glazing	Special warranty on laminated glass (glazing).
084000 PACO-001	Glass & Glazing - Close Outs	084000-36	088813	Fire-Rated Glazing	10 year warranty on laminated glass (fire-rated glazing).
084000-001	Glass & Glazing - Submittals	084000-37	079200	Joint Sealants	Product data on joint sealants.
084000-001	Glass & Glazing - Submittals	084000-38	081740	FRP Doors and Alumi	Product data on FRP doors and aluminum frames.
084000-001	Glass & Glazing - Submittals	084000-39	081740	FRP Doors and Alumi	Shop drawings on FRP doors and aluminum frames.
084000-001	Glass & Glazing - Submittals	084000-40	081740	FRP Doors and Alumi	Samples on FRP doors and aluminum frames.
084000-001	Glass & Glazing - Submittals	084000-41	087100	Door Hardware	Product data and riser and wiring diagrams on door hardware.
084000-001	Glass & Glazing - Submittals	084000-42	087100	Door Hardware	Samples on door hardware.
084000-001	Glass & Glazing - Submittals	084000-43	087100	Door Hardware	Door hardware schedule regarding door hardware.
084000-001	Glass & Glazing - Submittals	084000-44	087100	Door Hardware	Keying schedule regarding door hardware.
084000-001	Glass & Glazing - Submittals	084000-45	088000	Glazing	Product data, glazing schedule and product certificates on glazing.
084000-001	Glass & Glazing - Submittals	084000-46	088000	Glazing	Samples on glazing (glass).
084000-001	Glass & Glazing - Submittals	084000-47	088813	Fire-Rated Glazing	Product data and glazing schedule on fire-rated glazing.
084000-001	Glass & Glazing - Submittals	084000-48	088813	Fire-Rated Glazing	Samples on fire-rated glazing (glass).

Bid Division: 091000 – Drywall, Insulation & Acoustical

Bid to Include:

Total Responsibility for Specification Sections:

Section 012300 – Alternates
Section 092216 – Non-Structural Metal Framing
Section 092900 – Gypsum Board
Section 095100 – Acoustical Ceilings

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 078413 – Penetration Firestopping (As it relates to this scope of work)
Section 079200 – Joint Sealants (Miscellaneous caulking, control joints, etc.)

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

All required hangers, fasteners, nailers, etc.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications; including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. **Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)**
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.

Bid Division: 091000 – Drywall, Insulation & Acoustical

11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Provide all layout and measurements required to perform the work of this Bid Division.
14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.
15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery, and provide proper personnel and equipment to perform the unloading.
16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. Contractor shall have a supervisor on site at all times when a crew is present on the job.
18. On Friday, or last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses a web-based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the Drawings tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Divisions Inclusions:

1. All metal stud framing and drywall for bulkheads and light coves.
2. All building insulation except for that specifically defined in bid division 030100, 040000, and 075000.
3. Supply and install drywall and metal framing as design and specified.
4. Supply and install all gypsum board, studs and insulation as indicated.
5. Supply and install all bulkheads.
6. Coordination with mechanical and electrical trades on layout of ceiling grid.
7. Provide Owner with the amount specified of each type of ceiling tile, suspension system, and wall panels, upon completion.
8. Patch existing remodeled areas as required.
9. Supply and install fire rated gypsum board tight to roof deck as indicated.
10. Expansion and control joints as required by design or product manufacturer.
11. Prior to layout of ceilings, contractor to accept humidity and temperature levels in the building.
12. Provide all drywall and plaster on metal as well as wood as indicated.
13. The on-site foreman for this Bid Division must be able to communicate with all employees and the Construction Manager's staff.
14. Follow room finish schedule.
15. Provide all vapor barriers as required by design and product manufacturer.
16. Provide all nailers and underlayment.
17. Provide all trim as it relates to Acoustical Ceiling System.
18. Provide all fasteners.
19. Furnish and install all caulking required for the work of this Bid Division.
20. Replacement and/or repair of defective and/or misaligned material installed by this contractor.
21. To repair any adjacent material damaged in the execution of the above listed work.
22. Provide smooth transition from existing work to new work.
23. Install louvers and access panels furnished by each architectural, mechanical and electrical contractor in locations encased in this contractor's work.
24. Provide all caulking and sealants for plasterwork or drywall as required.
25. Provide all EIFS work per manufacturer recommendations.
26. All gypsum board walls, gypsum board wall systems, gypsum board ceilings and/or gypsum board ceiling systems must be constructed with expansion joints at a maximum spacing of 30'-0" on-center in both directions as manufactured by the gypsum board manufacturer regardless of the all other specification requirements.

Bid Division: 091000 – Drywall, Insulation & Acoustical

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however, the completion dates as listed in milestone schedule will need to be achieved.
2. Furnish and install all required light-gage metal framing material and drywall, glass mat sheathing, etc. at all walls, ceilings, bulkheads, parapets, etc.
3. Provide all metal framing, drywall and insulation at all walls, as documented.
4. Furnish and install all acoustical ceiling systems, per specifications.
5. Furnish and install all materials for the bulkheads as documented.
6. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
7. Mandatory attendance at pre-construction meeting.
8. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
9. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.
10. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 091000

BID DIVISION 091000 - DRYWALL, INSULATION ACOUSTICAL

Package #	Package	Number	Spec #	Spec	Title
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-01			Signed Post Bid Interview Form
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-02			Schedule of Values
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-03			Signed Contracts Returned
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-04			Payment/Performance Bonds (Original Copy)
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-05			Certificate of Insurance
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-06			Employee List
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-07			Safety Policy
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-08			SDS Sheets
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-09			Certificate of Subcontractor & Supplier
091000 PA-001	Drywall, Insulation & Acoustical - Start Ups	091000-10			AHERA Notification and Contractor Compliance Affidavit
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-11			Contractor (2) Year Guarantee
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-12			Consent of Surety To Final Payment (Original Copy)
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-13			Certificate of Substantial Completion
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-14			Completed Punch List
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-15			As Built Drawings
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-16			All Processed Change Orders Returned
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-17			Current Certificate of Insurance
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-18			Signed Hazardous Materials Compliance Affidavit
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-19			Signed Asbestos Free Affidavit
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-20			All Other Warranties Required
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-21			Operations & Maintenance Manuals
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-22			Replacement Parts turned over to Owner
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-23			Inspections & Certificates
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-24	095100	Acoustical Panel Ceilings	Maintenance manuals on acoustical panel celiings.
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-25	095100	Acoustical Panel Ceilings	10 year warranty on acoustical panels.
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-26	095100	Acoustical Panel Ceilings	10 year warranty on suspension.
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-27	095100	Acoustical Panel Ceilings	30 year warranty on ceiling system.
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-28	095100	Acoustical Panel Ceilings	Extra Materials on Acoustical Units. Quantity equal to 5 percent of total installed.
091000 PACO-001	Drywall, Insulation & Acoustical - Close Outs	091000-29	095100	Acoustical Panel Ceilings	Extra Materials on Exposed Suspension System Components.
091000-001	Drywall, Insulation & Acoustical - Submittals	091000-30	078413	Penetration Firestopping	Product data on penetration firestopping.
091000-001	Drywall, Insulation & Acoustical - Submittals	091000-31	079200	Joint Sealants	Product data on joint sealants.
091000-001	Drywall, Insulation & Acoustical - Submittals	091000-32	092900	Gypsum Board	Product data on gypsum board.
091000-001	Drywall, Insulation & Acoustical - Submittals	091000-33	095100	Acoustical Panel Ceilings	Product data on acoustical panel ceilings.
091000-001	Drywall, Insulation & Acoustical - Submittals	091000-34	095100	Acoustical Panel Ceilings	Shop drawings on acoustical ceilings.
091000-001	Drywall, Insulation & Acoustical - Submittals	091000-35	095100	Acoustical Panel Ceilings	Samples on acoustical panel ceilings.

Bid Division: 093000 – Tile

Bid to Include:

Total Responsibility for Specification Sections:

Section 093013 – Ceramic Tiling

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 079200 – Joint Sealants (As it relates to work in this Bid Division)

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

Floor prep, floor patching of base and terrazzo for a complete project.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications; including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Must provide all submittals within 20 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Provide all layout and measurements required to perform the work of this Bid Division.
14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.
15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery, and provide proper personnel and equipment to perform the unloading.

Bid Division: 093000 – Tile

16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. Contractor shall have a supervisor on site at all times when a crew is present on the job.
18. On Friday, or last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses a web-based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the Drawings tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Division Inclusions:

1. Preparation of existing areas to receive new flooring, install as shown and specified. (Floor prep is this Bid Division's responsibility.)
2. Cleaning of floor prior to occupancy per specifications.
3. Transition strips between all like and/or (per specifications) dissimilar floors and flooring material.
4. Expansion and control joints as required by design and/or product manufacturer's recommendations.
5. Follow finish schedule.
6. Clean and prepare floor including leveling and filling of voids prior to staring work, and in accordance with specifications.
7. Furnish and install all caulking required for the work of this Bid Division.
8. Provide Owner with one (1) box for each 50 boxes or fraction thereof for each type, color, pattern and size installed. (Per specifications), or a minimum of 1 box if under 50.
9. Replacement and/or repair of defective and/or misaligned material installed by this contractor.
10. To repair any adjacent material damaged in the execution of the above listed work.
11. All adhesives and grout.
12. This contractor must accept the sub floor prior to installation, if work commences before contractor approval; the contractor has assumed the approval of the sub floor.

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however, the completion dates as listed in milestone schedule will need to be achieved.
2. Grind, clean and prepare floors to receive new tile flooring, including leveling and filling of voids prior to starting work, and in accordance with specifications and manufacturer's requirements. This contractor is responsible for furnishing and installing leveling materials to create a smooth finish flooring transition at dissimilar flooring materials or new to existing slabs.
2. Furnish and install all tile per Drawings, as indicated on Finish Schedule.
3. Final preparation of existing wall/ floor is responsibility of this bid division, to include floor leveling.
4. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
5. Mandatory attendance at pre-construction meeting.
6. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
7. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.

Bid Division: 093000 – Tile

8. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Excludes:

1. Floor Demo (Carpet, terrazzo and tile by Demo Contractor)

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 093000

BID DIVISION 093000 - TILE

Package #	Package	Number	Spec #	Spec	Title
093000 PA-001	Tile - Start Ups	093000-01			Signed Post Bid Interview Form
093000 PA-001	Tile - Start Ups	093000-02			Schedule of Values
093000 PA-001	Tile - Start Ups	093000-03			Signed Contracts Returned
093000 PA-001	Tile - Start Ups	093000-04			Payment/Performance Bonds (Original Copy)
093000 PA-001	Tile - Start Ups	093000-05			Certificate of Insurance
093000 PA-001	Tile - Start Ups	093000-06			Employee List
093000 PA-001	Tile - Start Ups	093000-07			Safety Policy
093000 PA-001	Tile - Start Ups	093000-08			SDS Sheets
093000 PA-001	Tile - Start Ups	093000-09			Certificate of Subcontractor & Supplier
093000 PA-001	Tile - Start Ups	093000-10			AHERA Notification and Contractor Compliance Affidavit
093000 PACO-001	Tile - Close Outs	093000-11			Contractor (2) Year Guarantee
093000 PACO-001	Tile - Close Outs	093000-12			Consent of Surety To Final Payment (Original Copy)
093000 PACO-001	Tile - Close Outs	093000-13			Certificate of Substantial Completion
093000 PACO-001	Tile - Close Outs	093000-14			Completed Punch List
093000 PACO-001	Tile - Close Outs	093000-15			As Built Drawings
093000 PACO-001	Tile - Close Outs	093000-16			All Processed Change Orders Returned
093000 PACO-001	Tile - Close Outs	093000-17			Current Certificate of Insurance
093000 PACO-001	Tile - Close Outs	093000-18			Signed Hazardous Materials Compliance Affidavit
093000 PACO-001	Tile - Close Outs	093000-19			Signed Asbestos Free Affidavit
093000 PACO-001	Tile - Close Outs	093000-20			All Other Warranties Required
093000 PACO-001	Tile - Close Outs	093000-21			Operations & Maintenance Manuals
093000 PACO-001	Tile - Close Outs	093000-22			Replacement Parts turned over to Owner
093000 PACO-001	Tile - Close Outs	093000-23			Inspections & Certificates
093000-001	Tile - Submittals	093000-24	093013	Ceramic Tiling	Maintenance data on tile.
093000-001	Tile - Submittals	093000-25	093013	Ceramic Tiling	Extra Materials on Tile and Trim Units.
093000-001	Tile - Submittals	093000-26	093013	Ceramic Tiling	Extra Materials on Grout.
093000-001	Tile - Submittals	093000-27	093013	Ceramic Tiling	Warranty on ceramic tile.
093000-001	Tile - Submittals	093000-28	079200	Joint Sealants	Product data on joint sealants.
093000-001	Tile - Submittals	093000-29	093013	Ceramic Tiling	Product data on ceramic tiling.
093000-001	Tile - Submittals	093000-30	093013	Ceramic Tiling	Shop drawings on tile.
093000-001	Tile - Submittals	093000-31	093013	Ceramic Tiling	Samples on tile.

Bid Division: 096400 – Wood Flooring

Bid to Include:

Total Responsibility for Specification Sections:

Section 012300 – Alternates
Section 096466 – Wood Athletic Flooring

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 061000 – Rough Carpentry (As it relates to this bid division)

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

All wood flooring associated with the gym.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications; including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. **Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)**
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Provide all layout and measurements required to perform the work of this Bid Division.
14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.

Bid Division: 096400 – Wood Flooring

15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery, and provide proper personnel and equipment to perform the unloading.
16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. Contractor shall have a supervisor on site at all times when a crew is present on the job.
18. On Friday, or last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses a web-based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the Drawings tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Divisions Inclusions:

1. Clean floor immediately prior to sealing or finishing.
2. Transition and divider strips.
3. Furnish and install all caulking required for the work of this Bid Division.
4. Provide Owner with twenty-five (25) square feet of hardwood flooring upon completion of project.
5. Replacement and/or repair of defective and/or misaligned material installed by this contractor.
6. To repair any adjacent material damaged in the execution of the above listed work.
7. Arrange all electrical requirements with the electrical contractor through the Construction Manager. If adequate voltage or phase not available, provide generators for use by this contractor to perform work.
8. Coordinate with gym equipment installer to allow for the layout and installation of inserts.
9. The Contractor must meet with the Construction Manager and the Concrete Contractor prior to the concrete floor being installed to discuss construction joints & moisture issues.

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however, the completion dates as listed in milestone schedule will need to be achieved.
2. Sanding of flooring is this contractors responsibility.
3. This contractor to **INCLUDE a $10,000 Allowance** to be used for areas of floor that need wood flooring replaced. Prior approval by Wolgast Field Manager must be approved.
4. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
9. Mandatory attendance at pre-construction meeting.
10. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
11. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.
12. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Bid Division: 096400 – Wood Flooring

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other Bid Divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 096400

BID DIVISION 096400 - WOOD FLOORING

Package #	Package	Number	Spec #	Spec	Title
096400 PA-001	Wood Flooring - Start Ups	096400-01			Signed Post Bid Interview Form
096400 PA-001	Wood Flooring - Start Ups	096400-02			Schedule of Values
096400 PA-001	Wood Flooring - Start Ups	096400-03			Signed Contracts Returned
096400 PA-001	Wood Flooring - Start Ups	096400-04			Payment/Performance Bonds (Original Copy)
096400 PA-001	Wood Flooring - Start Ups	096400-05			Certificate of Insurance
096400 PA-001	Wood Flooring - Start Ups	096400-06			Employee List
096400 PA-001	Wood Flooring - Start Ups	096400-07			Safety Policy
096400 PA-001	Wood Flooring - Start Ups	096400-08			SDS Sheets
096400 PA-001	Wood Flooring - Start Ups	096400-09			Certificate of Subcontractor & Supplier
096400 PA-001	Wood Flooring - Start Ups	096400-10			AHERA Notification and Contractor Compliance Affidavit
096400 PACO-001	Wood Flooring - Close Outs	096400-11			Contractor (2) Year Guarantee
096400 PACO-001	Wood Flooring - Close Outs	096400-12			Consent of Surety To Final Payment (Original Copy)
096400 PACO-001	Wood Flooring - Close Outs	096400-13			Certificate of Substantial Completion
096400 PACO-001	Wood Flooring - Close Outs	096400-14			Completed Punch List
096400 PACO-001	Wood Flooring - Close Outs	096400-15			As Built Drawings
096400 PACO-001	Wood Flooring - Close Outs	096400-16			All Processed Change Orders Returned
096400 PACO-001	Wood Flooring - Close Outs	096400-17			Current Certificate of Insurance
096400 PACO-001	Wood Flooring - Close Outs	096400-18			Signed Hazardous Materials Compliance Affidavit
096400 PACO-001	Wood Flooring - Close Outs	096400-19			Signed Asbestos Free Affidavit
096400 PACO-001	Wood Flooring - Close Outs	096400-20			All Other Warranties Required
096400 PACO-001	Wood Flooring - Close Outs	096400-21			Operations & Maintenance Manuals
096400 PACO-001	Wood Flooring - Close Outs	096400-22			Replacement Parts turned over to Owner
096400 PACO-001	Wood Flooring - Close Outs	096400-23			Inspections & Certificates
096400 PACO-001	Wood Flooring - Close Outs	096400-24	099320	Hardward Athletic Floor Refinishing and M	Warranty on hardwood athletic flooring sanding finishing.
096400 PACO-001	Wood Flooring - Close Outs	096400-25	099320	Hardward Athletic Floor Refinishing and M	Maintenance data on hardwood athletic flooring sanding finishing.
096400-001	Wood Flooring - Submittals	096400-26	099320	Hardward Athletic Floor Refinishing and M	Product data on hardwood athletic floor sanding finishing and maintenance.
096400-001	Wood Flooring - Submittals	096400-27	099320	Hardward Athletic Floor Refinishing and M	Samples of hardwood athletic floor sanding finishing and maintenance.

Bid Division: 096500 – Flooring

Bid to Include:

Total Responsibility for Specification Sections:

Section 012300 – Alternates
Section 096513 – Resilient Base and Accessories
Section 096519.23 – Resilient Vinyl Tile Flooring
Section 096723 – Resinous Epoxy Flooring

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 079200 – Joint Sealants (As it relates to work in this Bid Division)

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

All adhesives, base, sealants, etc.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications; including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Provide all layout and measurements required to perform the work of this Bid Division.

Bid Division: 096500 – Flooring

14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.
15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery, and provide proper personnel and equipment to perform the unloading.
16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. Contractor shall have a supervisor on site at all times when a crew is present on the job.
18. On Friday, or last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses a web-based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the Drawings tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Division Inclusions:

1. Preparation of existing areas to receive new flooring, install as shown and specified. (Prep is this Bid Division's responsibility.)
2. Strip, clean and finish all floors immediately prior to the Owner's occupancy.
3. Transition strips from new VCT to existing or new ceramic and/or carpet, and/or terrazzo.
4. Expansion and control joints as required by design and/or product manufacturer.
5. Follow finish schedule.
6. Clean and prepare floor including leveling and filling of voids prior to starting work.
7. Provide all floor striping and graphics, if required.
8. Vacuum and spot clean carpet prior to Owner occupancy.
9. Provide and install all required base.
10. Transition and provider stripes.
11. Furnish and install all caulking required for the work of this Bid Division.
12. Provide Owner with additional flooring for each type, color, pattern and size installed. (Per specifications)
13. Replacement and/or repair of defective and/or misaligned material installed by this contractor.
14. To repair any adjacent material damaged in the execution of the above listed work.
15. All adhesives.
16. Provide and install thresholds as required.

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however, the completion dates as listed in milestone schedule will need to be achieved.
2. Grind, clean and prepare floors to receive new flooring for this bid division, including leveling and filling of voids prior to starting work, and in accordance with specifications and manufacturer's requirements. This contractor is responsible for furnishing and installing leveling materials to create a smooth finish flooring transition at dissimilar flooring materials or new to existing slabs.
3. Furnish and install all required transition strips.
4. Furnish and install all flooring and base per Finish Schedule.
5. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
6. Mandatory attendance at pre-construction meeting.

Bid Division: 096500 – Flooring

7. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
8. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.
9. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 091000

BID DIVISION 096500 - FLOORING

Package #	Package	Number	Spec #	Spec	Title
096500 PA-001	Flooring - Start Ups	096500-01			Signed Post Bid Interview Form
096500 PA-001	Flooring - Start Ups	096500-02			Schedule of Values
096500 PA-001	Flooring - Start Ups	096500-03			Signed Contracts Returned
096500 PA-001	Flooring - Start Ups	096500-04			Payment/Performance Bonds (Original Copy)
096500 PA-001	Flooring - Start Ups	096500-05			Certificate of Insurance
096500 PA-001	Flooring - Start Ups	096500-06			Employee List
096500 PA-001	Flooring - Start Ups	096500-07			Safety Policy
096500 PA-001	Flooring - Start Ups	096500-08			SDS Sheets
096500 PA-001	Flooring - Start Ups	096500-09			Certificate of Subcontractor & Supplier
096500 PA-001	Flooring - Start Ups	096500-10			AHERA Notification and Contractor Compliance Affidavit
096500 PACO-001	Flooring - Close Outs	096500-11			Contractor (2) Year Guarantee
096500 PACO-001	Flooring - Close Outs	096500-12			Consent of Surety To Final Payment (Original Copy)
096500 PACO-001	Flooring - Close Outs	096500-13			Certificate of Substantial Completion
096500 PACO-001	Flooring - Close Outs	096500-14			Completed Punch List
096500 PACO-001	Flooring - Close Outs	096500-15			As Built Drawings
096500 PACO-001	Flooring - Close Outs	096500-16			All Processed Change Orders Returned
096500 PACO-001	Flooring - Close Outs	096500-17			Current Certificate of Insurance
096500 PACO-001	Flooring - Close Outs	096500-18			Signed Hazardous Materials Compliance Affidavit
096500 PACO-001	Flooring - Close Outs	096500-19			Signed Asbestos Free Affidavit
096500 PACO-001	Flooring - Close Outs	096500-20			All Other Warranties Required
096500 PACO-001	Flooring - Close Outs	096500-21			Operations & Maintenance Manuals
096500 PACO-001	Flooring - Close Outs	096500-22			Replacement Parts turned over to Owner
096500 PACO-001	Flooring - Close Outs	096500-23			Inspections & Certificates
096500 PACO-001	Flooring - Close Outs	096500-24	096513	Resilient Base and Accessories	Maintenance manuals on resilient wall base and accessories.
096500 PACO-001	Flooring - Close Outs	096500-25	096513	Resilient Base and Accessories	Extra Materials on Resilient Base and Accessories.
096500 PACO-001	Flooring - Close Outs	096500-26	096519.23	Resilient Vinyl Tile Flooring	Maintenance data for each type of resilient vinyl tile flooring.
096500 PACO-001	Flooring - Close Outs	096500-27	096519.23	Resilient Vinyl Tile Flooring	Manufacturer 10 year warranty on resilient vinyl tile flooring.
096500 PACO-001	Flooring - Close Outs	096500-28	096519.23	Resilient Vinyl Tile Flooring	Extra Materials on Resilient Vinyl Tile Flooring.
096500 PACO-001	Flooring - Close Outs	096500-29	096723	Resinous Epoxy Flooring	Care and maintenance instructions on resinous epoxy flooring.
096500 PACO-001	Flooring - Close Outs	096500-30	096723	Resinous Epoxy Flooring	Manufacturer's warranty on resinous epoxy flooring.
096500-001	Flooring - Submittals	096500-31	079200	Joint Sealants	Product data on joint sealants.
096500-001	Flooring - Submittals	096500-32	096513	Resilient Base and Accessories	Product data and product schedule on resilient base and accessories.
096500-001	Flooring - Submittals	096500-33	096513	Resilient Base and Accessories	Samples on resilient base and accessories.
096500-001	Flooring - Submittals	096500-34	096519.23	Resilient Vinyl Tile Flooring	Product data on resilient vinyl tile flooring.
096500-001	Flooring - Submittals	096500-35	096519.23	Resilient Vinyl Tile Flooring	Shop drawings on resilient vinyl tile flooring.
096500-001	Flooring - Submittals	096500-36	096519.23	Resilient Vinyl Tile Flooring	Samples on resilient vinyl tile flooring.
096500-001	Flooring - Submittals	096500-37	096723	Resinous Epoxy Flooring	Product data on resinuous epoxy flooring.
096500-001	Flooring - Submittals	096500-38	096723	Resinous Epoxy Flooring	Shop drawings on resinuous epoxy flooring.
096500-001	Flooring - Submittals	096500-39	096723	Resinous Epoxy Flooring	Samples on resinous epoxy flooring.

Bid Division: 099000 – Painting

Bid to Include:

Total Responsibility for Specification Sections:

Section 012300 - Alternates
Section 099123 – Interior Painting

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 079200 – Joint Sealants (Interior Control Joints and all dissimilar products)

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

All painting of doors, frames, CMU walls, drywall, access panels, caulking and sealing of interior control joints, expansion joints and imperfections on finish surfaces.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications; including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. **Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)**
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.

Bid Division: 099000 – Painting

13. Provide all layout and measurements required to perform the work of this Bid Division.
14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.
15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery, and provide proper personnel and equipment to perform the unloading.
16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. Contractor shall have a supervisor on site at all times when a crew is present on the job.
18. On Friday, or last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses a web-based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the Drawings tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Division Inclusions:

1. Finishing of wood casings and trim.
2. Follow room finish and door schedules.
3. Painting of all electrical and mechanical lines and equipment (as specified).
4. Paint all bulkheads.
5. Paint exposed structural components as specified.
6. Provide one (1) gallon of each color used (in unopened cans) to Owner at completion of Project.
7. Remove all foreign items and substances on existing surfaces (including, but not limited to, nails, hangers, tape, screws, etc.) and patch prior to painting.
8. All surfaces to be painted, including but not limited to drywall and masonry, are to be inspected and accepted by this contractor prior to application of paint. Surface imperfections not repaired prior to painting or submitted to the construction manager in writing as existing defects prior to painting, will be repaired by the painting contractor at no additional cost.
9. Painting Contractor is responsible for removing or protecting all cover plates, trim and other pre-finished surfaces necessary for the completion of this work scope. This Contractor is responsible for replacing anything removed upon completion of work.
10. Provide final cleaning of work prior to Owner occupancy.
11. Furnish and install all caulking required for the work of this Bid Division.
12. To repair any adjacent material damaged in the execution of the above listed work.
13. All caulking of interior control joints
14. All caulking of interior joints between all dissimilar surfaces including door and window frames, CMU & Drywall.
15. Clean, dust and dirt off bar joist, deck and ductwork prior to painting.

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however, the completion dates as listed in milestone schedule will need to be achieved.
2. All surfaces to be painted, including but not limited to drywall, steel and masonry are to be inspected and accepted by this contractor prior to application of paint. Surface imperfections not repaired prior to painting or submitted to the Construction Manager in writing as existing defects prior to painting, will be repaired by the painting contractor at no additional cost.

Bid Division: 099000 – Painting

3. Provide complete prep and painting of existing surfaces as documented.
4. Provide complete prep and painting of existing and new exposed steel materials as documented.
5. Prep and paint all exposed roof framing, duct work, conduits and any other materials as documented.
6. Paint all exposed drywall and CMU as documented.
7. Paint all hollow metal frames and doors as documented.
8. Paint all bulkheads.
9. This contractor to stencil paint or install signs / stickers indicating firewalls above ceilings per code. See fire safety plan for firewall locations and ratings.
10. Provide all caulking of interior control joints in masonry, drywall, and drywall to dissimilar materials and inside masonry corners.
11. Mandatory attendance at pre-construction meeting.
12. Must provide all submittals within 15 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
14. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.
15. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 099000

BID DIVISION 099000 - PAINTING

Package #	Package	Number	Spec #	Spec	Title
099000 PA-001	Painting - Start Ups	099000-01			Signed Post Bid Interview Form
099000 PA-001	Painting - Start Ups	099000-02			Schedule of Values
099000 PA-001	Painting - Start Ups	099000-03			Signed Contracts Returned
099000 PA-001	Painting - Start Ups	099000-04			Payment/Performance Bonds (Original Copy)
099000 PA-001	Painting - Start Ups	099000-05			Certificate of Insurance
099000 PA-001	Painting - Start Ups	099000-06			Employee List
099000 PA-001	Painting - Start Ups	099000-07			Safety Policy
099000 PA-001	Painting - Start Ups	099000-08			SDS Sheets
099000 PA-001	Painting - Start Ups	099000-09			Certificate of Subcontractor & Supplier
099000 PA-001	Painting - Start Ups	099000-10			AHERA Notification and Contractor Compliance Affidavit
099000 PACO-001	Painting - Close Outs	099000-11			Contractor (2) Year Guarantee
099000 PACO-001	Painting - Close Outs	099000-12			Consent of Surety To Final Payment (Original Copy)
099000 PACO-001	Painting - Close Outs	099000-13			Certificate of Substantial Completion
099000 PACO-001	Painting - Close Outs	099000-14			Completed Punch List
099000 PACO-001	Painting - Close Outs	099000-15			As Built Drawings
099000 PACO-001	Painting - Close Outs	099000-16			All Processed Change Orders Returned
099000 PACO-001	Painting - Close Outs	099000-17			Current Certificate of Insurance
099000 PACO-001	Painting - Close Outs	099000-18			Signed Hazardous Materials Compliance Affidavit
099000 PACO-001	Painting - Close Outs	099000-19			Signed Asbestos Free Affidavit
099000 PACO-001	Painting - Close Outs	099000-20			All Other Warranties Required
099000 PACO-001	Painting - Close Outs	099000-21			Operations & Maintenance Manuals
099000 PACO-001	Painting - Close Outs	099000-22			Replacement Parts turned over to Owner
099000 PACO-001	Painting - Close Outs	099000-23			Inspections & Certificates
099000 PACO-001	Painting - Close Outs	099000-24	099123	Interior Painting	Maintenance data on interior paint.
099000 PACO-001	Painting - Close Outs	099000-25	099123	Interior Painting	Extra Materials on Interior Paint.
099000-001	Painting - Submittals	099000-26	079200	Joint Sealants	Product data on joint sealants.
099000-001	Painting - Submittals	099000-27	099123	Interior Painting	Product data and product list on interior paint.
099000-001	Painting - Submittals	099000-28	099123	Interior Painting	Samples on interior paint.

Bid Division: 222300 – Plumbing & HVAC Systems

Bid to Include:

Total Responsibility for Specification Sections:

Section 012300 – Alternates
Section 220500 – Common Work Results for Plumbing
Section 220719 – Plumbing Piping Insulation
Section 221116 – Domestic Water Piping
Section 221119 – Domestic Water Piping Specialties
Section 221316 – Sanitary Waste and Vent Piping
Section 221319.13 – Sanitary Drains
Section 224213.13 – Commercial Water Closets
Section 224213.16 – Commercial Urinals
Section 224216.13 – Commercial Lavatories
Section 224223 – Commercial Showers
Section 230100 – General Mechanical Provisions
Section 230500 – Common Work Results for HVAC
Section 230553 – Identification for HVAC Piping and Equipment
Section 230593 – Testing, Adjusting and Balancing for HVAC
Section 230713 – Duct Insulation
Section 230719 – HAC Piping Insulation
Section 230923 – Building Automation Systems for HVAC
Section 231123 – Facility Natural-Gas Piping
Section 232113 – Hydronic Piping
Section 232116 – Hydronic Piping Specialties
Section 232123 – Hydronic Pumps
Section 233113 – Metal Ducts
Section 233300 – Air Duct Accessories
Section 233346 – Flexible Ducts
Section 233439 – Air Destratification Fans
Section 237416 – Packaged Rooftop Air-Conditioning Units
Section 237433 – Dedicated Outdoor-Air Units

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 024119 – Selective Demolition
Section 078413 – Penetration Firestopping
Section 079200 – Joint Sealants

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

Plumbing, heating, ventilating, air conditioning, balancing, temperature control, etc., for a complete operational system.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a “general contractor” related to the work of this bid division shall be understood to mean the contractor of this bid division.

Bid Division: 222300 – Plumbing & HVAC Systems

2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications, including tables, schedules, and notes.
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. **Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.)**
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.
9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Must provide all submittals within 20 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Provide all layout and measurements required to perform the work of this Bid Division.
14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.
15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery, and provide proper personnel and equipment to perform the unloading.
16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. Contractor shall have a supervisor on site at all times when a crew is present on the job.
18. On Friday, or last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses Web based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the Drawings tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Division Inclusions:

1. Concrete Patching for mechanical and electrical trades by Bid Division 15000 and 16000
2. Selective Demolition (concrete floors, etc.).
3. No concrete is to be installed until verification of acceptable density testing. Any concrete installed without density verification will become the sole responsibility of the Contractor and may be required to be replaced at the Contractor's expense.
4. Provide all blocking required for plumbing fixture mounting.
5. Perform all connections between site utilities and building, coordinate with site contractor on utilities.
6. Patch floors with concrete, where existing fixtures and pipe are removed and capped.
7. Removal of all plumbing and heating fixtures.

Bid Division: 222300 – Plumbing & HVAC Systems

8. Provide proper repair of all ceilings, walls, floors, etc., when installing new piping fixtures and hangers.
9. Furnish and install all fixtures in cabinetry as required.
10. Provide all final connections and hook-ups for kitchen equipment.
11. Furnish all louvers and access panels to masonry and drywall contractors for installation.
12. Provide shop drawings to State Fire Marshall for Plan Review (allowing sufficient time for changes that may be made and must be completed prior to beneficial occupancy).
13. Patch all demolished areas and items affected by HVAC & plumbing demolition to a condition ready to receive finishes and finish materials (finish materials by others, i.e. carpet, tile paint, etc.).
14. Perform all excavating, backfill, and compaction required for the work of this bid division.
15. Furnish and install duct detectors, back draft dampers, etc. as shown and specified, and/or required by Code.
16. Perform all demolition necessary for the completion of the work of this Bid Division as shown and specified.
17. Provide all final plumbing hook-ups to all plumbing related fixtures and equipment.
18. Provide coordination with roofing and metal contractors for roof penetrations, equipment rails and pipe boots including layouts.
19. Maintain fire rating in all walls penetrated.
20. Remove spoils from site.
21. Provide all required layout and verify that no conflict occurs with other trades.
22. Furnish operating and maintenance manuals.
23. Provide record and as-built drawings.
24. Provide all necessary connection between temperature control and instrumentation devices and equipment to be controlled.
25. Provide roof curbs for rooftop equipment.
26. Provide all permits required.
27. Provide all required work to prepare each piece of equipment to receive and allow for proper installation and operation of the temperature control modules and related automatic temperature control devices.
28. Provide temporary water distribution as required.
29. Provide all State Certification for equipment (boilers, etc.).
30. Refer to all equipment schedules for additional equipment to be furnished and installed (including kitchen equipment and kitchen equipment schedules).
31. Abandoning of retired plumbing.
32. Furnish test and balance reports.
33. Contractor shall coordinate phased delivery of all pre-purchased equipment with supplier.
34. Contractor shall maintain existing HVAC systems in fully functional order in occupied areas of the building throughout the duration of the project.
35. Contractor shall furnish and install temporary insulated weather-tight closures of openings created as a result of the work in this scope in exterior surfaces to provide acceptable working conditions and protection for materials, to allow temporary heating, and building security.
36. Remove, clean and reinstall all existing grids, vents, registers and diffusers including those mounted in metal ceiling grid systems.
37. All HVAC equipment is to be completed with all motor starters, disconnects or other items to allow for the proper operation of the system.
38. Disconnect all roof top units to allow roofing contractor to raise and replace flashings as required.
39. Provide start-up training with Owner Representative, Architect and Construction Manager for all equipment installed.
40. Final installation and all work by this bid division must comply with governing building and life safety codes.
41. Provide water test approval two weeks prior to Owner Occupancy.

Bid Division: 222300 – Plumbing & HVAC Systems

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however the completion dates as listed in milestone schedule will need to be achieved.
2. Include cost for all required permits in bid proposal and coordinate all required inspections.
3. Provide all required plumbing and HVAC demolition as documented.
4. Furnish and install all new and temporary water and gas piping and connections as required by this project.
5. All plumbing and HVAC installations to meet all required governing requirements.
6. Furnish and install all pre-fabricated curbs and/or wood material as required for mechanical equipment curbing
7. Furnish and install all required gas piping.
8. Furnish and install all required hydronic piping.
9. Furnish and install all required refrigerant lines.
10. Furnish and install all required waste, water supply and vent piping.
11. Final installation of all casework gas, domestic water and sanitary hook-ups.
12. Provide all required plumbing and HVAC insulation.
13. Provide all required test and balance work.
14. Furnish and install duct detectors. Final connection and certification will be by fire alarm contractor under bid division 260000 contractor.
15. Fire seal any penetrations to maintain wall integrity. All corridor walls shall be considered rated walls.
16. Furnish and install all required fire dampers.
17. Provide all required temperature control work for a complete operational system.
18. Provide complete Owner's Training of Temperature Control System.
19. This contractor will be required to provide information pertaining to the energy incentive program of the utility company.
20. Coordinate with Bid Division 050000 for location of ALL roof mounted units.
21. Daily clean-up is required, as it pertains to this bid division.
22. Must provide all submittals within 20 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
28. Mandatory attendance at pre-Construction meeting.
29. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
30. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.
31. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 222300

BID DIVISION 222300 - PLUMBING HVAC SYSTEMS

Package #	Package	Number	Spec #	Spec	Title
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-01			Signed Post Bid Interview Form
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-02			Schedule of Values
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-03			Signed Contracts Returned
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-04			Payment/Performance Bonds (Original Copy)
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-05			Certificate of Insurance
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-06			Employee List
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-07			Safety Policy
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-08			SDS Sheets
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-09			Certificate of Subcontractor & Supplier
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-10			AHERA Notification and Contractor Compliance Affidavit
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-11			Plumbing Permit
222300 PA-001	Plumbing & HVAC Systems - Start Ups	222300-12			Mechanical Permit
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-13			Contractor (2) Year Guarantee
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-14			Consent of Surety To Final Payment (Original Copy)
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-15			Certificate of Substantial Completion
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-16			Completed Punch List
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-17			As Built Drawings
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-18			All Processed Change Orders Returned
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-19			Current Certificate of Insurance
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-20			Signed Hazardous Materials Compliance Affidavit
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-21			Signed Asbestos Free Affidavit
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-22			All Other Warranties Required
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-23			Operations & Maintenance Manuals
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-24			Replacement Parts turned over to Owner
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-25			Inspections & Certificates
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-26			Plumbing Certificate of Acceptance
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-27			Mechanical Certificate of Acceptance
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-28			Final/Certified TAB Report
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-29	221119	Domestic Water Piping Specialties	Operation and maintenance data on domestic water piping specialties.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-30	221316	Sanitary Waste and Vent Piping	Warranty on sanitary waste and vent piping.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-31	224213.13	Commercial Water Closets	Operation and maintenance data on commercial water closets.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-32	224213.16	Commercial Urinals	Operation and maintenance data on commercial urinals.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-33	224216.13	Commercial Lavatories	Operation and maintenance data on commercial lavatories.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-34	224223	Commercial Showers	Maintenance data on commercial showers.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-35	230923	Building Automation Systems (BAS) for HVAC	Owner's Training on Building Automation Systems (BAS) for HVAC.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-36	230923	Building Automation Systems (BAS) for HVAC	Warranty on Building Automation Systems (BAS) for HVAC. Please see technical specifications for more details.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-37	230923	Building Automation Systems (BAS) for HVAC	Operation and maintenance data on building automation systems (BAS) for HVAC.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-38	230923	Building Automation Systems (BAS) for HVAC	As-Builts on Building Automation Systems (BAS) for HVAC.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-39	231123	Facility Natural-Gas Piping	Operation and maintenance data on facility natural-gas piping.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-40	232116	Hydronic Piping Specialties	Operation and maintenance data for hydronic piping specialties.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-41	232123	Hydronic Pumps	Operation and maintenance data for hydronic pumps.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-42	233300	Air Duct Accessories	Operation and maintenance data on air duct accessories.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-43	233439	Air Destratification Fans	Operation and maintenance data on air destratifaction fans.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-44	233439	Air Destratification Fans	3 year warranty on air destratification fans.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-45	233439	Air Destratification Fans	Owner's training on air destratification fans.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-46	237416	Packaged Rooftop Air-Conditioning Units	Operation and maintenance data on packaged rooftop air-conditioning units.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-47	237416	Packaged Rooftop Air-Conditioning Units	Extra Materials on Filters regarding Packaged Rooftop Air-Conditioning Units. One set of filters for each unit.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-48	237416	Packaged Rooftop Air-Conditioning Units	5 year warranty on compressor and parts regarding packaged rooftop air-conditioning units. One year warranty for labor.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-49	237416	Packaged Rooftop Air-Conditioning Units	Owner's training on packaged, rooftop air-conditioning units.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-50	237433	Dedicated Outdoor-Air Units	Operation and maintenance data on dedicated outdoor-air units.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-51	237433	Dedicated Outdoor-Air Units	2 year warranty on dedicated outdoor-air handing units.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-52	237433	Dedicated Outdoor-Air Units	5 year warranty on compressor regarding dedicated outdoor-air units.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-53	237433	Dedicated Outdoor-Air Units	10 year warranty on static-plate core heat exchanger regarding dedicated outdoor-air units.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-54	237433	Dedicated Outdoor-Air Units	Owner's training on dedicated outdoor-air units.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-55	238126	Split-System Air-Conditioners	Operation and maintenance data on split-system air-conditioning units.
222300 PACO-001	Plumbing & HVAC Systems - Close Outs	222300-56	238126	Split-System Air-Conditioners	5 year warranty on compressor regarding split system air conditioners along with 5 years for parts and 1 year for labor.
222300-001	Plumbing & HVAC Systems - Submittals	222300-57	078413	Penetration Firestopping	Product data on penetration firestopping.
222300-001	Plumbing & HVAC Systems - Submittals	222300-58	220719	Plumbing Piping Insulation	Product data on plumbing piping insulation.
222300-001	Plumbing & HVAC Systems - Submittals	222300-59	221116	Domestic Water Piping	Product data on domestic water piping.
222300-001	Plumbing & HVAC Systems - Submittals	222300-60	221119	Domestic Water Piping Specialties	Product data on domestic water piping specialties.
222300-001	Plumbing & HVAC Systems - Submittals	222300-61	221316	Sanitary Waste and Vent Piping	Product data on sanitary waste and vent piping.
222300-001	Plumbing & HVAC Systems - Submittals	222300-62	221319.13	Sanitary Drains	Product data on sanitary drains.
222300-001	Plumbing & HVAC Systems - Submittals	222300-63	224213.13	Commercial Water Closets	Product data on commercial water closets.
222300-001	Plumbing & HVAC Systems - Submittals	222300-64	224213.16	Commercial Urinals	Product data on commercial urinals.
222300-001	Plumbing & HVAC Systems - Submittals	222300-65	224216.13	Commercial Lavatories	Product data on commercial lavatories.
222300-001	Plumbing & HVAC Systems - Submittals	222300-66	224223	Commercial Showers	Product data on commercial showers

BID DIVISION 222300 - PLUMBING HVAC SYSTEMS

222300-001	Plumbing & HVAC Systems - Submittals	222300-67	230553	Identification for HVAC Piping and Equipment	Product data, equipment label schedule, valve numbering scheme, and valves schedules regarding ID for HVAC piping and equipment.
222300-001	Plumbing & HVAC Systems - Submittals	222300-68	230713	Duct Insulation	Product data on duct insulation.
222300-001	Plumbing & HVAC Systems - Submittals	222300-69	230719	HVAC Piping Insulation	Product data on HVAC piping insulation.
222300-001	Plumbing & HVAC Systems - Submittals	222300-70	230923	Building Automation Systems (BAS) for HVAC	Product data on building automation systems (BAS) for HVAC.
222300-001	Plumbing & HVAC Systems - Submittals	222300-71	230923	Building Automation Systems (BAS) for HVAC	Shop drawings on building automation systems (BAS) for HVAC.
222300-001	Plumbing & HVAC Systems - Submittals	222300-72	230923	Building Automation Systems (BAS) for HVAC	Software submittal on building automation systems (BAS) for HVAC.
222300-001	Plumbing & HVAC Systems - Submittals	222300-73	231123	Facility Natural-Gas Piping	Product data on facility natural-gas piping.
222300-001	Plumbing & HVAC Systems - Submittals	222300-74	232113	Hydronic Piping	Product data on hydronic piping.
222300-001	Plumbing & HVAC Systems - Submittals	222300-75	232116	Hydronic Piping Specialties	Product data on hydronic piping specialties.
222300-001	Plumbing & HVAC Systems - Submittals	222300-76	232123	Hydronic Pumps	Product data and shop drawings on hydronic pumps.
222300-001	Plumbing & HVAC Systems - Submittals	222300-77	233113	Metal Ducts	Product data and shop drawings on metal ducts.
222300-001	Plumbing & HVAC Systems - Submittals	222300-78	233300	Air Duct Accessories	Product data on air duct accessories.
222300-001	Plumbing & HVAC Systems - Submittals	222300-79	233346	Flexible Ducts	Product data on flexible ducts.
222300-001	Plumbing & HVAC Systems - Submittals	222300-80	233439	Air Destratification Fans	Product data on air destratification fans.
222300-001	Plumbing & HVAC Systems - Submittals	222300-81	233439	Air Destratification Fans	Shop drawings on air destratification fans.
222300-001	Plumbing & HVAC Systems - Submittals	222300-82	237416	Packaged Rooftop Air-Conditioning Units	Product data on packaged rooftop air conditioning units.
222300-001	Plumbing & HVAC Systems - Submittals	222300-83	237416	Packaged Rooftop Air-Conditioning Units	Shop drawings on packaged rooftop air conditioning units.
222300-001	Plumbing & HVAC Systems - Submittals	222300-84	237433	Dedicated Outdoor-Air Units	Product data on dedicated outdoor-air units.
222300-001	Plumbing & HVAC Systems - Submittals	222300-85	237433	Dedicated Outdoor-Air Units	Shop drawings on dedicated outdoor-air units.
222300-001	Plumbing & HVAC Systems - Submittals	222300-86	238126	Split-System Air-Conditioners	Product data on split system air conditioners.
222300-001	Plumbing & HVAC Systems - Submittals	222300-87	238126	Split-System Air-Conditioners	Shop drawings on split system air conditioners.

Bid Division: 260000 – Electrical

Bid to Include:

Total Responsibility for Specification Sections:

Section 012300 – Alternates
Section 260500 – Basic Electrical Requirements
Section 260505 – Selective Demolition for Electrical
Section 260519 – Low-Voltage Electrical Power Conductors and Cables
Section 260526 – Grounding and Bonding for Electrical Systems
Section 260529 – Hangers and Supports for Electrical Systems
Section 260533 – Raceway and Boxes for Electrical Systems
Section 260553 – Identification for Electrical Systems
Section 262416 – Panelboards
Section 262726 – Wiring Devices
Section 262816 – Enclosed Switches and Circuit Breakers
Section 265100 – Interior Lighting
Section 265600 – Exterior Lighting

Limited Responsibility for Specification Sections (as it relates to work in this Bid Division):

Section 024116 – Selective Demolition (Demolition of electrical components)
Section 078413 – Penetration Firestopping
Section 079200 – Joint Sealants

Provide all labor, materials, tools, and equipment necessary to perform the work of the specified bid sections. The contractor must also furnish, deliver, unload, store, protect, erect and install all items required for the completion of the work of this bid division in compliance with all drawings and specifications for a complete operational system including but not limited to:

All conduit, boxes, switches, etc., for a complete operational system.

General Inclusions:

1. There is no general contractor associated with this project; any and all reference to a "general contractor" related to the work of this bid division shall be understood to mean the contractor of this bid division.
2. The contractor for this bid division work is required to include but is not limited to all items, services, tasks, materials, personnel, equipment, etc. identified in this bid division description regardless of the presence of language in other bid division descriptions that is the same or is similar to that found in this contractor's bid division description.
3. Coordination of the work of this bid division with any and all work of other bid division contractors for the scheduling and integration of the work of this contractor.
4. All contractors are responsible for the entire set of plans and specifications, including tables, schedules, and notes
5. Provide continuous housekeeping and clean-up, and proper legal off-site disposal of any debris generated by this Bid Division's work.
6. Contractor is responsible for own dumpster(s) and all removal and disposal charges thereof. (Use of the Owner's dumpsters is strictly prohibited.
7. All Contractors are required to inspect the existing project components and are to include all work necessary to complete the work to deliver a fully operational system in compliance with all governing codes.
8. This Contractor shall be responsible for performing all work in full compliance with all health and safety standards including Asbestos Awareness and Notification, Lead Paint Abatement, and all MIOSHA Standards. This Contractor shall also be responsible for satisfying all safety violations and/or fines resulting from the actions or lack of action by this Contractor at the sole expense of this Contractor.

Bid Division: 260000 – Electrical

9. Any contractor who compounds a mistake by installing their product on another Contractor's obvious faulty work will assume responsibility for repair of said work.
10. This contractor shall repair and restore any damaged area to an original or better condition with no detectable evidence that the area has been repaired. Repairs must be done by personnel qualified in the execution of the work skilled and licensed in that trade. Whenever possible, repairs to work shall be done by the original installer of the work.
11. Submittal of all insurance, unit pricing, schedule of values, required product data and shop drawings within (2) two weeks of Owner's Notice to commence work.
12. Must provide all submittals within 20 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
13. Provide all layout and measurements required to perform the work of this Bid Division.
14. The Owner reserves the right to salvage any materials removed from the site during the duration of the project.
15. Coordinate delivery of materials with Construction Manager (48 hours) in advance of the delivery, and provide proper personnel and equipment to perform the unloading.
16. Contractor shall submit to the field construction manager a complete written daily field report stating the work being done on site and the number of employees performing the work for each day the Contractor has representatives on site.
17. Contractor shall have a supervisor on site at all times when a crew is present on the job.
18. On Friday, or last workday of each week, the Contractor must update the Master Copy of As-Builts, as it applies to the work of their Bid Division.
19. **Wolgast uses Web based construction software. Please note: We will upload all drawings, and drawing revisions as they are approved, to the Drawings tool. However, it is each contractor's responsibility to verify that they are working from the most up-to-date, approved, drawings.**

Division Inclusions:

1. Contractor shall maintain existing electrical systems in fully functional order in all areas of the building during the duration of the project.
2. Contractor shall coordinate with utility company for purchase and installation of exterior transformers and associated work, if required.
3. Contractor shall coordinate with concrete contractor for locations of housekeeping pads and transformer pads. Concrete is by concrete contractor, layout and coordination is by electrical contractor.
4. Contractor shall furnish and install temporary insulated weather-tight closures of openings created as a result of the work in this scope in exterior surfaces to provide acceptable working conditions and protection for materials, to allow temporary heating, and building security.
5. Contractor is responsible for disconnecting, removing and legal and proper off site disposal of all indicated existing light fixtures including ballasts and bulbs. Ballasts shall be assumed to contain PCB's. Provide Owner with appropriate documentation of disposal.
6. Remove, clean and reinstall light fixtures where indicated.
7. Removal of electrical line power pole to old portable location.
8. Concrete Patching for mechanical and electrical trades by Bid Division 15000 and 16000.
9. Selective Demolition.
10. No concrete is to be installed until verification of acceptable density testing. Any concrete installed without density verification will become the sole responsibility of the Contractor and may be required to be replaced at the Contractor's expense.
11. Provide hook-up, final connection and interlocks for kitchen exhaust fan and kitchen make-up air units to hood controls.
12. Provide all permits required.
13. Supply and install exterior lights. (Including parking lot light bases.)
14. Remove spoils from site.
15. Provide all means necessary to provide temporary transformers to keep the school in operation before the final power turnover is complete.

Bid Division: 260000 – Electrical

16. Provide all cutting and patching required for existing tie-ins.
17. Maintain fire rating at all walls penetrated.
18. All excavation, backfill, compaction, and disposal of spoil for any electrical work placed below finish grade.
19. Coordinate with other trades for rough-in locations.
20. Provide temporary lighting and power distribution. A minimum of 100 watts of temporary lighting per 250 SF of floor area.
21. Provide all plywood or nailers required for mounting of electrical, audio, fire alarm or phone equipment.
22. Furnish any access hatches to mason and drywall contractors for installation required for electrical work.
23. Final hook-up of all equipment for other disciplines of work.
24. Patch all demolished areas affected by the electrical demolition to a condition ready to receive finish materials (finish materials by others, i.e. tile, carpet, etc.).
25. Perform all required demolition required for this trade as shown and specified.
26. Furnish and install all light and power fixtures in cabinetry.
27. Provide all final connection for kitchen equipment.
28. Supply and install a complete & operational fire protection alarm system.
29. Contractor is responsible for complete code compliance of Fire Alarm System.
30. Provide "As Built" Drawings for work.
31. Provide shop drawings to State Fire Marshal Plan Review or governing authority (allowing sufficient time for changes that may be made and must be completed prior to beneficial occupancy.)
32. Provide proper repair of all damaged ceilings, walls, floors, etc., when installing new fixtures.
33. Install pull box and chase conduit for temp control.
34. Provide Owner with training of new equipment.

Project Inclusions:

1. Review the milestone schedules. This bid division's work will be required to be completed at multiple locations and concurrently for some of the work. Prepare your bid proposal accordingly to allow for sufficient manpower and resources to meet the completion date. If overtime work is required to keep the project on schedule, this contractor shall include any overtime or premium rates in their bid proposal as necessary. Note that the timing of all tasks may change as required to stay on schedule and no contractor shall cause a delay in meeting their own or any other contractor's obligations as it pertains to the milestone schedule. The milestone schedule will be used as a template to create the construction schedule once input has been received from all awarded contractors, however the completion dates as listed in milestone schedule will need to be achieved.
2. Include costs for all required permits in bid proposal. This bid division will be in Elementary as well as HS/MS.
3. Provide all required electrical demolition work as documented and for the completion of the new work.
4. Provide all required temporary power and lighting.
5. Provide all required power disconnection at existing mechanical equipment and new power connections for new mechanical equipment.
6. This bid division responsible for Fire Alarm System, IF this needs any attention during the project.
7. Provide final electrical connection for all equipment.
8. Contractor responsible for ALL firestopping, as it pertains to this bid divisions work.
9. This contractor to **INCLUDE a $6,000.00 allowance** for above grid electrical tie-ups. All work must be approved by Wolgast Field Manager prior to work being done.
10. Daily clean-up is required, as it pertains to this bid division.
11. Must provide all submittals within 20 working days of contract award or sooner, unless specifically clarified with the construction manager prior to contract award.
12. Mandatory attendance at pre-construction meeting.
13. Completion of all punch list work within 5 working days or less upon receipt of punch list items, unless specific circumstances occur that are out of control of this bid division contractor dictate otherwise.
14. Project Inclusions are provided as assistance for contractors that are bidding and are not an all-inclusive scope of work. It is every contractor's responsibility to review all the construction documents and prepare their bid accordingly.

Bid Division: 260000 – Electrical

15. **Provide required manpower along with required work hours (including weekends if required) to meet the indicated schedule. There will be no cost compensation to meet schedule, if this contractor is behind the published milestone schedule.**

Consideration for award:

The ability to begin as soon as areas of work become available. To have proper equipment and responsible personnel to complete the above list of work. To repair any adjacent materials damaged in the execution of the above listed work. Close cooperation with the Construction Manager and other bid divisions to provide input to develop a working schedule. An approved schedule of values will be required before approval is granted for the first payment request. Expediting communication and follow-up as required.

END OF BID DIVISION 260000

BID DIVISION 260000 - ELECTRICAL

Package #	Package	Number	Spec #	Spec	Title
260000 PA-001	Electrical - Start Ups	260000-01			Signed Post Bid Interview Form
260000 PA-001	Electrical - Start Ups	260000-02			Schedule of Values
260000 PA-001	Electrical - Start Ups	260000-03			Signed Contracts Returned
260000 PA-001	Electrical - Start Ups	260000-04			Payment/Performance Bonds (Original Copy)
260000 PA-001	Electrical - Start Ups	260000-05			Certificate of Insurance
260000 PA-001	Electrical - Start Ups	260000-06			Employee List
260000 PA-001	Electrical - Start Ups	260000-07			Safety Policy
260000 PA-001	Electrical - Start Ups	260000-08			SDS Sheets
260000 PA-001	Electrical - Start Ups	260000-09			Certificate of Subcontractor & Supplier
260000 PA-001	Electrical - Start Ups	260000-10			AHERA Notification and Contractor Compliance Affidavit
260000 PA-001	Electrical - Start Ups	260000-11			Electrical Permit
260000 PACO-001	Electrical - Close Outs	260000-12			Contractor (2) Year Guarantee
260000 PACO-001	Electrical - Close Outs	260000-13			Consent of Surety to Final Payment (Original Copy)
260000 PACO-001	Electrical - Close Outs	260000-14			Certificate of Substantial Completion
260000 PACO-001	Electrical - Close Outs	260000-15			Completed Punch List
260000 PACO-001	Electrical - Close Outs	260000-16			As Built Drawings
260000 PACO-001	Electrical - Close Outs	260000-17			All Processed Change Orders Returned
260000 PACO-001	Electrical - Close Outs	260000-18			Current Certificate of Insurance
260000 PACO-001	Electrical - Close Outs	260000-19			Signed Hazardous Materials Compliance Affidavit
260000 PACO-001	Electrical - Close Outs	260000-20			Signed Asbestos Free Affidavit
260000 PACO-001	Electrical - Close Outs	260000-21			All Other Warranties Required
260000 PACO-001	Electrical - Close Outs	260000-22			Operations & Maintenance Manuals
260000 PACO-001	Electrical - Close Outs	260000-23			Replacement Parts turned over to Owner
260000 PACO-001	Electrical - Close Outs	260000-24			Inspections & Certificates
260000 PACO-001	Electrical - Close Outs	260000-25			Electrical Certificate of Acceptance
260000 PACO-001	Electrical - Close Outs	260000-26	262416	Panelboards	Extra Materials on Keys regarding Panelboard. Furnish 2 of each to Owner.
260000-001	Electrical - Submittals	260000-27	260526	Grounding and Bonding for Electrical Systems	Product data and test reports on grounding and bonding for electrical systems.
260000-001	Electrical - Submittals	260000-28	262416	Panelboards	Shop drawings on panelboards.
260000-001	Electrical - Submittals	260000-29	262726	Wiring Devices	Product data on wiring devices.
260000-001	Electrical - Submittals	260000-30	262816	Enclosed Switches and Circuit Breakers	Product data and shop drawings on enclosed switches and circuit breakers.
260000-001	Electrical - Submittals	260000-31	265100	Interior Lighting	Product data and shop drawings on interior lighting.
260000-001	Electrical - Submittals	260000-32	265600	Exterior Lighting	Product data and shop drawings on exterior lighting.

PART 1 – GENERAL

1.01 DEFINITION

A. Clarification Request forms shall be used to document all questions regarding bidding documents and technical specifications. Please use **ONE** Clarification Form for each item.

B. The Clarification Request form follows as page 2 of this Section.

1.02 PREPARATION OF CLARIFICATION REQUEST FORM

A. The Contractor shall complete the following items on the Clarification Request form:

1. Date
2. Contractor Name
3. Contractor contact person
4. Contractor email, phone, and fax number
5. Item(s) for clarification

B. The Contractor shall forward the Clarification Request form, via fax or email, to the Construction Manager **no later than 5 days prior to bid due date.** Request from bidders for clarification, or interpretation of the bidding documents must reach the Project Team five days before the bid date, or by the date addressed in the pre-bid agenda. Any bidder clarifications which reach the project team after such dates have passed will not be considered.

1.03 RESPONSIBILITIES FOR COMPLETION OF CLARIFICATION REQUEST FORMS

A. The Construction Manager shall review and number Clarification Request forms as they are received.

B. Clarification Requests regarding BIDDING INSTRUCTIONS OR PROCEDURES shall be answered by the Construction Manager.

C. Clarification Requests regarding the DESIGN and/or TECHNICAL SPECIFICATIONS shall be answered by the Architect. The Construction Manager shall forward technical specification clarifications to the Architect, via fax or mail, as they are received.

1.04 RESPONSE TO CLARIFICATION REQUEST FORMS

A. The Architect shall review each Clarification Request form received, and return responses to the Construction Manager.

B. As noted in Items 1.03.B and 1.03.C above, it is the responsibility of both the Construction Manager and the Architect to respond to Clarification Request forms.

C. Responses shall be issued via the “Response” section of the Clarification Request form or Addenda.

CLARIFICATION REQUEST FORM

Date: _____

Wolgast Clarification Request #:_____

To: Wolgast Corporation
Craig Myers (cra.mye@wolgast.com) and **Judy Rauch** (jrauch@wolgast.com)
4835 Towne Centre Road, Suite 203
Saginaw, MI 48604
Phone (989) 790-9120, Fax (989) 790-9063

From: _____
Contractor Name

_____
Contact Name

_____
Email Address

_____
Phone # Fax #

Bid Division # and Name: _____

CSI Code (If Applicable): _____

Drawing #: _____ Detail or Item #:_____

Reason for Request: ☐ More Detail Needed ☐ Engineering Clarification ☐ Alternate Proposal ☐ Other

Project: **2026 Renovation Projects**

Site Location: **Coleman Community Schools**

ITEM(S) FOR CLARIFICATION OF BID: (Please use one form for each item)
Please review and respond to the following item(s) for clarification:

_____

_____

_____

_____

RESPONSE: ☐ **ITEM TO BE INCLUDED IN ADDENDUM**

_____

_____

_____

_____

Construction Manager:_____
Signature Date

Architect:_____
Signature Date

END OF SECTION 00310

PART 1 – GENERAL

1.01 BID SECURITY

A. Each Proposal shall be accompanied by Bid Security pledging that the Bidder will enter into a contract with the Owner on the terms stated in the Proposal, and will, if required, furnish bonds as described in Section 00600. Should the Bidder refuse to enter into such contract or fail to furnish such Bonds, the amount of the Bid Security shall be forfeited to the Owner as liquidated damages, not as a penalty.

B. Bid Security shall be in the amount of five percent (5%) of the Base Bid(s).

C. Bid Security for each Proposal containing Bids for multiple Bid Divisions shall be in the amount of five percent (5%) of the total Base Bids for the highest-priced combination of Bid Divisions included in the Proposal

D. Bid Security may take the form of a **Bid Bond, a Cashier's Check, or a Money Order made payable to the Owner.** When submitting a Cashier's Check or Money Order a separate check or money order must accompany each Bid Division.

E. Bid Security that is in the form of a Cashier's Check or Money Order will be returned to Bidders within a reasonable period after construction contracts have been executed, returned and approved by the Owner.

END OF SECTION 00410

PART 1 – GENERAL

1.01OWNER/CONTRACTOR AGREEMENT

A. The Agreement between the Owner and the Contractor will be written on the Owner's standard Owner/Contractor Agreement Form. A sample of this Form appears as Section 00510.

B. The Owner/Contractor Agreement Form will be filled in by the Owner, as appropriate for each Contractor and will be sent to each Contractor.

C. The executed Owner/Contractor Agreement, the General Conditions and the other Contract Documents will be the entire, integrated Contract between the Owner and each Contractor.

D. Upon receipt of an Owner/Contractor Agreement, each successful Bidder shall review it for completeness and accuracy, execute it and return it to the Owner's Representative for delivery to the Owner.

E. Each successful Bidder shall submit all required post-bid documents, including Labor and Material Payment Bond and Performance Bond (Section 00600) unless waived by the Owner, Certificates of Insurance (Section 00650), Schedule of Values (Section 00670), Subcontractor and Supplier Listing (Section 00680), and Employee Listing (Section 00690) as a prerequisite to execution of the Owner/Contractor Agreement

F. The Owner will execute each Owner/Contractor Agreement after it has been properly executed by the Bidder and after all required post-bid documents have been submitted.

1.02 NOTICE TO PROCEED

A. The Owner may elect to issue Notices to Proceed prior to the execution of Owner/Contractor Agreements.

B. Upon receipt of Notice to Proceed, each Contractor shall commence work in accord with the conditions contained in the Notice to Proceed

C. Regardless of the provisions of any Notice to Proceed or of this Section, no Contractor shall commence work until all required insurance is in force and Certificates of Insurance (Section 00650) have been submitted to the Owner's Representative for delivery to the Owner.

D. Prior to commencement of work, Contractors shall submit evidence satisfactory to the Owner that required bonds will be furnished and shall deliver the Bonds by the date the Contractor executes the Owner/Contractor Agreement.

E. The Owner may include Notice to Proceed in Purchase Orders.

1.03 COMMENCEMENT OF WORK

A. Each Contractor shall commence work immediately upon receipt of Notice to Proceed under the conditions contained in the Notice to Proceed or upon execution of an Owner/Contractor Agreement, whichever is earlier.

END OF SECTION 00500

SAMPLE OWNER-CONTRACTOR CONTRACT ON FOLLOWING PAGE

END OF SECTION 00510

AIA® Document A132™ - 2019

Standard Form of Agreement between Owner and Contractor, Construction Manager as Adviser Edition

AGREEMENT made as of the «Day» of «Month» in the year «Year»
(in words, indicate day, month and year)

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

This document is intended to be used in conjunction with AIA Documents A232™-2019, General Conditions of the Contract for Construction. Construction Manager as Adviser Edition: B132™-2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™-2019, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

AIA Document A232™-2019 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

BETWEEN the Owner:
(Name, legal status, address and other information)
«Owner_Name»
«Owner_Address»
«Owner_CSZ»
Telephone:
Facsimile:

and the Contractor:
(Name, legal status, address and other information)
«Contractor»
«Address»
«CSZ»
Telephone:
Facsimile:

for the following Project:
(Name, legal status, address and other information)
«Project_Description»
«Project_Name»
«Project_Address»
«Project_CSZ»

«Bid_Division» - «Description»

The Construction Manager is:
(Name, legal status, address and other information)
Wolgast Corporation
4835 Towne Centre Road, Suite 203
Saginaw, MI 48604
Telephone: (989) 790-9120
Facsimile: (989) 790-9063

The Architect is:
(Name, legal status, address and other information)
«Architect_Name»
«Architect_Address»
«Architect_CSZ»
Telephone:
Facsimile:

The Owner and Contractor agree as set forth below.

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to the execution of this Agreement, bid specifications, Owner-accepted portions of bid responses and attachments, thereto, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

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

§ 2.1 Provide all work described by but not limited to Bidding Requirements, Contract Forms and Conditions of the Contract, Additional Conditions of the Contract, General Conditions of the Contract for Construction, Division 1 General Requirements and:

BID DIVISION: «Bid_Division» - «Description»

Provide all labor, materials, tools and equipment necessary to perform the work of the specified bid sections. The Contractor must also furnish, deliver, unload, store, protect erect and install all items required for the satisfactory completion of the work of this bid division (as indicated on drawings and associated specifications.) Including but not limited to:

«Written_Description»

INCLUDING SECTIONS: «Including_Sections1»

Limited Responsibility: «Limited_Responsibility»

§ 2.2 Pre-Bid Meeting Agenda and Meeting Minutes dated: «Pre_Bid_Date»
§ 2.3 Bid Opening dated: «Bid_Opening»
§ 2.4 Post-Bid Interview dated: «Post_Bid_Interview_Date»
§ 2.5 Pre-Construction Meeting Agenda and Meeting Minutes dated: «Pre_Con_Date»
§ 2.6 Performance Bond and Labor and Material Payment Bond required: «Bond_Required»
§ 2.7 Project Start Date: «Project_Start_Date»

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§ 2.8 Completion Date: «Completion_Date»

§ 2.9 All submittals and shop drawings required by the specifications must be submitted by: «Submittals_Due_By»

§ 2.10 Provide all clean-up and legal off-site disposal of all debris generated by any work performed by this Contract including general housekeeping of employee generated trash and garbage (i.e. drink cups, food wrappers, bag, etc.).

§ 2.11 The Bid Division Description(s) identify the scope of work, areas of responsibility and specific work to be included in the Contract Amount. If any conflict is found between the architect/engineer specifications and the Bid Division Descriptions regarding the scope of work to be performed, the Bid Division Description(s) shall govern. Further, if a conflict occurs between the Bidding Requirements, the General Requirements, the Specifications, the Bid Division Description(s), the Drawings, or the Addenda(s), the most stringent requirement shall apply.

§ 2.12 Other Special provisions: Article 8.6

§ 2.13 Compliance with EPA AHERA for Asbestos: The Contractor must adhere to all EPA AHERA and Michigan State Asbestos Regulations for Asbestos and other hazardous materials.

§ 2.14 Compliance with Lead-Containing Materials: All Contractors, Subcontractors and Sub-Subcontractors shall adhere to the Environmental Protection Agency (EPA) lead-based paint regulation titled the "Renovation, Repair and Painting (RRP) Rule". Included under this law are "Child Occupied Facilities" (COFs). COFs encompass locations of pre-1978 constructed buildings where children under age six (6) regularly visits, such as kindergarten rooms, 1st grade classrooms, applicable restrooms, pre-school and day care centers. Therefore, portions of each pre-1978 constructed school building falls under the RRP Rule. Any contractor working on this project who disturbs painted surfaces in COF spaces shall ensure that they adhere to all aspects of the RRP Rule. This includes but is not limited to meeting the requirements for being a Certified Firm, having a Certified Lead Renovator involved and following applicable lead safe work practices. Furthermore, all Contractors shall be responsible to comply with all applicable Federal and Michigan State lead regulations including, but not limited to, 29 CFR Part 1926.62 of the OSHA Lead Construction Standards, (Part 603 of the Michigan State Standards). All costs associated with regulatory compliance shall be borne by the Contractor.

§ 2.15 This Contractor is responsible for all safety issues for all work that he has effected until this project is complete.

ARTICLE 3 DATE OF COMMENCEMENT AND DATES OF SUBSTANTIAL COMPLETION

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

[X] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

_____, 202__

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

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

§ 3.3 Substantial Completion of the Project or Portions Thereof

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

«Substantial_Completion_Date»

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§ 3.3.2 The Contractor agrees that time is of the essence and to start work when directed by the Construction Manager and to furnish sufficient materials and a sufficient number of properly skilled works, so as not to delay the work of any other Contractor or completion of the project.

ARTICLE 4 CONTRACT SUM

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

☒ Stipulated Sum, in accordance with Section 4.2 below:

(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below.)

§ 4.2 Stipulated Sum

§ 4.2.1 The Stipulated Sum shall be «Contract_Amount» Dollars ($«Contract_Amount_»), subject to additions and deductions as provided in the Contract Documents. The Contract Sum includes Base Bid, PLM Bonds, and Alternates.

Contract amount includes: Base Bid $«Base_Bid», PLM Bond Amount $«Bond_Amount», Alternates $«Alternate» totaling $«Contract_Amount_».

§ 4.2.2 Alternates

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

Item	Price
«Alternate_Description»	

§ 4.2.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner in writing following execution of this Agreement. Upon the Owner's written acceptance, the accepted alternate shall constitue Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

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

Item	Price

§ 4.2.4 Unit Prices, if any:
(Identify the item and state the unit price, and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)

To the extent this Agreement includes unit prices, those unit prices shall be fixed for the entire term of this Agreement through Final Completion. Any increase in any unit price or any price in labor or materials shall be borne by the Contractor and shall not be passed on to the Owner or submitted to the Owner as a Change Order or otherwise reimbursed by the Owner. No additional mark-ups shall apply to unit prices.

§ 4.3 Contract Sum

The Owner agrees to pay and the Contractor agrees to accept the sum set forth in the Contract Sum as full compensation for all labor, supervision, equipment, home office and field overhead, materials, administrative and incidental expense required in executing all of the Work contemplated in this Agreement as set forth in the plans and specifications, including all loss or damage arising out of the Work, as impacted by the elements or from any

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obstruction, delay or difficulties which may be encountered. It is further agreed that the Work may be modified only in accordance with the Contract Documents. No claims for extra compensation or adjustments in the Contract Sum will be made by or due to the Contractor on account of delay, costs incurred as a result of variations within the as-planned schedule, or the failure of others to complete any of the Work as scheduled.

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 The Construction Manager will provide a Contractor Invoice Form to the Contractor for submitting the Contractor's request for payment each month. All reference to "Application for Payment" or "Progress Payment Request" shall mean "Contractor Invoice Form". Based upon Applications for Payment submitted to the Construction Manager by the Contractor and upon certification of the Application for Payment by the Construction Manager and Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor, as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

See Contractor Invoice Form Due Date on Attachment "A"

§ 5.1.3 Provided an Application for Payment is received by the Construction Manager not later than the "Contractor Invoice Form Due Date" found on Attachment "A", the Owner shall make payment of the amount certified in the Application for Payment to the Contractor for all undisputed amounts not later than forty-five (45) days after the "Owner Approves Invoice" date found on Attachment "A". If an Application for Payment is received by the Construction Manager after the application date fixed above, payment for all undisputed amounts shall be made by the Owner after the Construction Manager receives the Application for Payment and at the payment date for the Applications for Payment of the following month.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Progress Payments Where the Contract Sum is Based on a Stipulated Sum

§ 5.1.4.1 Each Contractor Invoicing Form and Construction Manager prepared Progress Payment Request Form shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Construction Manager and Architect may require. This schedule of values, unless objected to by the Construction Manager, shall be used as a basis for reviewing the Contractor's Invoicing Form and Construction Manager prepared Progress Payment Form.

§ 5.1.4.2 The Contractor Invoicing Form shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.4.3 In accordance with AIA Document A232™-2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as modified, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.4.3.1 The amount of each progress payment shall first include:

.1 That portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of ten percent (10%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included as provided in Section 7.3.9 of the General Conditions; and

.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing, less retainage of ten percent (10%); and

.3 Add that portion of Construction Change Directives that the Owner determines, after advice and consent from the Architect in the Architect's professional judgment, to be reasonably justified; and

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.4 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to ninety percent (90%) of the Contract Sum, less such amounts as the Construction Manager and Owner recommends and the Owner determines for incomplete Work and unsettled claims; and

.5 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of the General Conditions.

§ 5.1.4.3.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner.

.2 The amount, if any, for Work that remains uncorrected and for which the Construction Manager or Architect has previously withheld or nullified a Certificate for Payment;

.3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay.

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, refuse to certify in the Certificate for Payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A232-2019;

.5 Any amount for which the Owner withheld payment, and

.6 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.4.4 The Contractor shall submit to the Construction Manager an itemized progress payment request by the date required in Section 01045 of the Project Manual. The progress payment request is referred to as the Contractor Invoice Form. After the schedule of values is submitted to and approved by the Construction Manager, the Construction Manager will prepare a Contractor Invoice Form master template in accordance with the approved schedule of values and provide it to the Contractor for use to prepare all progress payment requests. The Contractor shall submit a signed and notarized original Contractor Invoice Form for each monthly progress payment request. It shall be accompanied by such supporting data and documents the Owner, Construction Manager and Architect may require substantiating the Contractor's right to payment.

1. Contractor Invoice Form as defined as: See Section 1045 (Contractors Application for Payment)
2. Cost Control Manual as defined as: See Section 1045 (Contractors Application for Payment)
3. Progress Payment Request as defined as: See Section 1045 (Contractors Application for Payment)

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to when the Work of this Contract is substantially complete, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Ten percent (10%) retainage

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to when the entire Work of this Contract is substantially complete, including modifications for completion of portions of the Work as provided in Section 3.4.2, insert provisions for such modifications.)

Ten percent (10%) retainage shall be held back until the project is complete.

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, when the Work of this Contract is finally complete, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Application for Payment pursuant to this Section 5.1.7. The Application for Payment submitted when the Work of this Contract is finally complete shall not include retainage as follows:
(Insert any other conditions for release of retainage when the Work of this Contract is substantially complete, or upon Substantial Completion of the Work of all Contractors on the Project or portions thereof.)

Damages incurred by the Owner due to the Contractor's negligence or breach of this Agreement.

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§ 5.2 Final Payment

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

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

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A232-2019, as modified, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment or Project Certificate for Payment has been issued by the Architect.

§ 5.2.1.2 The Owner's final payment to the Contractor shall be made no later than 30 days after Owner's receipt of the final executed Certificate for Payment or Project Certificate for Payment, or as follows:

If amounts are withheld from the final payment to cover any incomplete work, such withheld amounts are not considered retainage and shall not be paid to the Contractor until the work is actually completed and accepted. Such withholdings shall not be less than 150% of the estimated cost to complete the work.

§ 5.2.1.3 The following must be submitted to the Construction Manager before the acceptance and submission of final payment in addition to requirements of other sections:

.1 All required closeout documents including warranties, guarantees, operation and maintenance documents, and training;

.2 As-Builts Drawings;

.3 Itemized lists of all surplus and extra materials required per specifications at which time the Construction Manager will schedule the delivery of such materials to the Owner by the Contractor;

.4 Consent of Surety to Final Payment;

.5 Submit Releases and Final Unconditional Waivers of Lien from all suppliers and subcontractors;

.6 Submit certification stating that no materials containing asbestos were incorporated into the Work;

.7 Submit certification that all punch list items have been completed.

§ 5.3 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

Five Percent (5%) per annum % See MCL 438.31

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Section 15 of AIA Document A232-2019, as modified.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

N/A

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Section 15 of AIA Document A232-2019, as modified, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.).

☐ Arbitration pursuant to Section 15 of AIA Document A232-2019

☒ Litigation in a court of competent jurisdiction

☐ Other: *(Specify)*

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If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

§ 6.2.1 The Owner and the Contractor agree that all disputes between them arising out of or relating to this Agreement shall be submitted to non-binding mediation, unless the parties mutually agree otherwise. All parties shall endeavor to settle disputes by mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Demand for mediation shall be filed in writing with the other party of this Agreement and with the American Arbitration Association. A demand for mediation shall be made within a reasonable time after the claim, dispute, or other matter in writing to the other party. In the event non-binding mediation fails to resolve any or all of the disputes or claims, the parties may pursue relief through any other legal and/or equitable means.

§ 6.2.2 The Owner reserves the right in its discretion to require consolidation or joinder of any mediation relating to this Agreement with another mediation involving an independent contractor or consultant engaged by the Owner in connection with the Project. Agreement in the event the Owner believes such consolidation or joinder is necessary in order to resolve a dispute or avoid duplication of time, expense, or effort.

§ 6.2.3 In the event the Owner is involved in a dispute which is not subject to mediation involving a person or entity not a party to this Agreement, the mediation provision of this Article shall be deemed to be void and nonexistent in the event the Owner, in its discretion, determines the Contractor should become a part to that dispute by joinder or otherwise.

§ 6.2.4 The Owner reserves the right to require any mediation to be held near the Owner's principal place of business.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232-2019, as modified.

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232-2019, as modified.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232-2019 or another Contract Document, the reference refers to that provision as modified by the Owner and as amended or supplemented therein, or as amended or supplemented by other provisions of the Contract Documents. All references to AIA Document A232-2019 refer to that document as modified by the Owner, which modified document is incorporated into this Agreement as modified. The Contractor may request a copy of that document from the Construction Manager.

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

«Owner_Name»
«Owner_Address»
«Owner_CSZ»

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

«Contractor»
«Address»
«CSZ»

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§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A132™-2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition, and elsewhere in the Contract Documents.

Type of Insurance	Limit of Liability ($0.00)
	Per Specifications

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A132™-2019, and elsewhere in the Contract, as required by MCL 129.201, et seq.

§ 8.8 Other provisions:

§ 8.8.1 The Project Team is comprised of the Owner, Construction Manager, Owner's Representative and Architect.

§ 8.8.2 The Bid Division Description(s) outline the work items that the Contractor is responsible to provide for the Project regardless of any customary practices or agreements of that trade.

§ 8.8.3 If a Project Team member has reasonable objection to the actions of or the manner by which work is performed by a person directly employed by the Contractor or by any subcontractor of the Contractor, the Contractor shall propose another to whom the Project Team has no reasonable objection. Any cost associated with the removal and replacement of such a person shall be at the expense of the Contractor. Nothing herein shall be interpreted to modify the independent contractor relationship between Owner and Contractor.

§ 8.8.4 All Change Orders and Change Directives will be initiated by a Change Event. (Reference Sections 01051, and 01053 of the Project Manual). The Change Event will be the instrument by which the Contractor will submit a detailed and itemized cost proposal for a proposed change for review by the Construction Manager, Owner's Representative and Architect, and the approval by the Owner, before the contract change is issued. A Change Event shall not alter the Contractor's obligation to comply with the process of filing claims in accordance with other provisions of this agreement.

§ 8.8.5 All Contractors must conform to the provisions of the Michigan Right-To-Know Law, 1986 PA 80. All Contractors must have available on site a copy of all Safety Data Sheets and in addition provide a copy to the Construction Manager. The Construction Manager will return the copy of the Contractor's Safety Data Sheets at the completion of the project.

§ 8.8.6 The Contractor shall include similar dispute resolution provisions in all agreements with subcontractors, sub-consultants, suppliers, or fabricators so retained, thereby providing for a consistent method of dispute resolution among the parties to those agreements.

§ 8.8.7 In the event of any inconsistency between this agreement and the General Conditions of the Contract for Construction (the "General Conditions"), the terms of this agreement shall govern.

§ 8.8.8 Claims or causes of action by the Owner arising under this Agreement shall be subject to the limitations provisions defined in Michigan law, except that in no event shall a claim or cause of action by the Owner be deemed untimely if filed within six (6) years of the final project completion. This provision is acknowledged to apply notwithstanding any other and shorter time frames contractually applicable to claims of the Contractor.

§ 8.8.9 The Agreement shall be governed by the laws of the State of Michigan.

§ 8.8.10 The Owner, being a governmental unit, is protected by the Michigan Void Construction Contracts Act, MCL 691.991.

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§ 8.8.11 Notwithstanding any provisions within the Contract Documents, nothing shall be deemed a waiver of any immunity granted to Owner by law or statue, including but not necessarily limited to, governmental immunity under MCL 691.3407. The provisions of the General Conditions related to any waiver of subrogation are hereby deleted from the document and shall be deemed to have no effect. Further, any provision interpreted as the Owner waiving consequential or other indirect damages shall be ineffective and void.

§ 8.8.12 The Contractor agrees that neither it nor its Subcontractors will discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to hire, tenure, conditions or privilege of employment, or any matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, sexual orientation, gender identity or expression, height, weight, or marital status. Breach of this covenant may be regarded as a material breach of this Agreement.

§ 8.8.13 All Contractor employees assigned to work under this Agreement may, at Owner's discretion, be subject to a background check and clearance by the Owner. Failure to obtain such clearance from the Owner may result in mandatory dismissal from the Owner's property and/or termination of the Agreement.

§ 8.8.14 The Contractor shall indemnify and hold harmless the Owner and its board members, officers, administrators, employees, and agents ("Indemnified Parties") from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees arising out of, or resulting from, this Agreement or Contractor's performance of the Work. The Contractor shall defend any and all suits brought against the Indemnified Parties by any party for damage to property and/or injury or death to persons claimed to have been caused by Contractor's performance of the Work. In the event of any such injury, death, loss, damage, or claim (or notice of any claim related to same). Contractor shall immediately give written notice to Owner regarding same.

§ 8.8.15 The modifications made to AIA Document A232-2019 Edition by the Owner are hereby incorporated into this Agreement.

§ 8.8.16 All specified insurance certificates and/or insurance policies must be received by the Construction Manager prior to the Contractor commencing work. The Contractor agrees to furnish a performance bond, and labor and materials payment bond for the full amount of this contract, including change orders.

ARTICLE 9 ENUMERATIONS OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A132™-2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition, as modified.

.2

.3 AIA Document A232™-2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as modified. See Section 8.1.

.4

.5 The Drawings are as follows, and are dated «Drawings_Dates» unless a different date is shown below: See Attachment "C"

Number	Title	Date

.6 The Specifications are those contained in the Project Manual dated «Manual_Dated» unless a different date is shown below: See Attachment "B"

Section	Title	Date	Pages

.7 The Addenda, if any:

Number	Date	Pages
«Addendum_1»	«Adm_Date»	

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«Addendum_2»	«Adm_2_Date»
«Addendum_3»	«Adm_3_Date»

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

.8 Other Exhibits:
Supplementary and other Conditions of the Contract: Those contained in the Project Manual dated «Manual_Dated» unless a different date is shown below: See Attachment "B"

Document	Title	Date	Pages

.9 Other documents, if any listed below:
(List here any additional documents that are intended to form part of the Contract Documents.)

Pre-Bid Meeting and Agenda
Post-Bid Interview Form
Pre-Construction Meeting and Agenda

In the event of any inconsistency or ambiguity within, between or among the various Contract Documents, the terms most beneficial to the Owner (as determined in the Owner's sole discretion) shall govern.

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

OWNER	CONTRACTOR
«Owner_Name»	«Contractor»
(Signature)	(Signature)
«Owner_and_Title»	
(Printed name and title)	(Printed name and title)
(Date)	(Date)

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PART 1 – GENERAL

1.01BID BONDS

A. Bid Security must be in the form of a Bid Bond or a certified-check made payable to the Owner.

B. When a Bid Bond is submitted, the Owner shall be listed as oblige.

C. When a Bid Bond is submitted, the attorney-in-fact that executes the bond on behalf of the Surety shall attach to the Bond a certified, current copy of their Power of Attorney.

D. **THE BID BOND AND ALL OTHER BONDS MUST BE ISSUED BY A SURETY COMPANY LICENSED AS SUCH TO DO BUSINESS IN THE STATE OF MICHIGAN.**

1.02LABOR & MATERIAL PAYMENT BONDS AND PERFORMANCE BONDS

A. The Owner reserves the right to require any successful Bidder to furnish both a Labor and Material Payment Bond, and a Performance Bond, each in the amount of one hundred percent (100%) of their contract amount.

B. **THE LABOR & MATERIAL PAYMENT BOND AND THE PERFORMANCE BOND MUST BE ISSUED BY A SURETY COMPANY LICENSED AS SUCH TO DO BUSINESS IN THE STATE OF MICHGIAN.**

C. When required, Labor and Material Payment Bonds and Performance Bonds must be separate. The combined form will not be accepted. Labor & Material Payment Bonds and Performance Bonds must be submitted on AIA Document A312, 2010 edition, without modifications.

D. When submitted, Labor and Material Payment Bonds and Performance Bonds shall include:
1. Full name and address of Contractor Surety and Owner.
2. The proper Contract Date.
3. The exact amount of the Contract.
4. A description of the contract work / project.
5. The Owner's name and address.
6. An incorporation by reference of the contract terms.
7. Language obligating the Surety, jointly and severally, with the Contract to the Owner
8. The condition for discharge to the Surety.
9. Signature.
10. Corporate Seal, if applicable.
11. Notarization.
12. Power of Attorney.

1.03SUPPLY BONDS

A. The Owner reserves the right to require any direct supplier to furnish a Supply Bond in the amount of one hundred percent (100%) of their contract amount.

B. Supply Bonds shall include all information required above (reference 1.02C above) for Labor and Material Payment Bonds and Performance Bonds.

C. **ALL SUPPLY BONDS SHALL BE LEGAL AND ENFORCEABLE IN THE STATE OF MICHIGAN.**

1.04BOND COSTS IN BIDS

A. Do not include costs for Labor and Material Payment Bond(s), Performance Bond(s), or Supply Bond(s) in Base bid. State the cost of such Bond(s) separately, in the space(s) provided on the Proposal Form (Section 00300).

1.05SUBMISSION OF BONDS

A. Bonds shall be submitted to the Construction Manager for delivery to the Owner within fifteen (15) days following the date of issue of the Contract.

B. Bonds must be submitted prior to contract execution and accepted by the Owner before work may begin on-site.

C. If the work is commenced prior to contract execution in response to a Notice to Proceed (reference Section 00500), the Contractor shall, prior to commencement of the work, submit evidence satisfactory to the Owner that required bonds will be furnished, and shall deliver the Bonds by the date the Bidder executes the Owner/Contractor Agreement (reference Section 00510).

END OF SECTION 00600

PART 1 – GENERAL

1.01 INSURANCE CERTIFICATES

A. Each Contractor shall provide, prior to beginning of Work, a certificate of insurance for delivery to the Owner indicating that all required insurance coverage is in force.

B. Use standard Insurance Certificate Form. The Accord Form 25 (2016/03) are preferable forms. These forms should be obtained from your Insurance agent.

C. Issue all certificates to: **Coleman Community Schools**
4823 North Coleman Schools Drive
Coleman, MI 48618

D. Certificates must show as 'additional insured' the Owner, **Coleman Community Schools,** the Architect, **Integrated Designs, Inc.**, and the Construction Manager, **WOLGAST CORPORATION**.

E. A "Letter of Compliance" must be completed and submitted along with the certificate of insurance. The "Letter of Compliance" form is Page 3 of this section.

F. **Insurance certificates must be completed as follows: (please refer to corresponding numerals on the sample certificate (following instructions) and also reference the "Section 00700 - General Conditions of the Contract for Construction."**

1. This blank is to be dated the date the certificate of insurance is issued.
2. This blank is to provide the complete name and address of the insurance agency issuing the certificate.
3. This blank is to provide the full name and address of the "prime contractor."
4. These blanks are to provide the name (or names) of the insurance company (ies) providing coverage for the specific coverage issued on the certificate.
5. General Liability
    a. General Liability – All blanks must be checked in this section and policies must be on an "occurrence" basis.
    b. Policy Number – A policy number must be listed here.
    c. Policy "effective" and "expiration" dates must be listed in these two blanks.
    d. This section must be filled in with dollar amounts (listed in thousands). Please refer to the example on the following page.
6. Automobile liability
    a. These blanks must be filled in with either:
        Option 1: Any Auto, Hired, and Non-Owned automobiles OR
        Option 2: All Owned Autos (Priv. Pass.), All Owned Autos (Other than Priv. Pass.), Hired Autos, and Non-Owned Autos.
    b. Policy Number – A policy number must be listed here.
    c. Policy Effective and Expiration dates must be listed in these two blanks.
    d. This Section must be filled in with dollar amounts (in thousands).
7. Excess Liability (Provide $2 million Excess Liability Umbrella policy):
    a. This blank must be checked with the "Umbrella Form."
    b. Policy Number – A policy number must be listed here.
    c. Policy Effective and Expiration dates must be listed in these blanks.
    d. If this section is required (see Item 7 above), both of these blanks must be filled in with a minimum of $2,000,000 and $2,000,000.

8. Worker's Compensation
   a. Nothing needs to be checked here.
   b. Policy Number – A policy number must be listed here.
   c. Policy Effective and Expiration dates must be listed in these blanks.
   d. These blanks must be filled in with minimum limits as follows:
      $500,000 (each accident)
      $500,000 (disease policy limits)
      $500,000 (disease each employee)
9. This section need not be completed unless some unique coverage is required for a certain type of job.
10. This section should contain the listing of the additional insured as in 1.01D. The names of the Owner, Architect, and Construction Manager must be listed here.
11. The Owner should be listed here, as this is the actual Certificate Holder. List the Owner as follows:

Coleman Community Schools

12. This blank must show the number thirty (30), indicating that the Owner and all additional insured parties will receive at least thirty (30) days' notice of cancellation of any of the policies listed on the certificate.
13. The certificate must be signed by a licensed insurance agent or representative of the insurance company in order to be valid.

NOTE: Sample Certificate of Liability and Letter of Compliance follows.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) (1)

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

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

PRODUCER	CONTACT NAME:	
(2)	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: (4)	
INSURED	INSURER B:	
(3)	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	X COMMERCIAL GENERAL LIABILITY (5A)						EACH OCCURRENCE (5D)	$ 1,000,000.00
	CLAIMS-MADE OCCUR			(5B)	(5C)		DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000.00
							MED EXP (Any one person)	$ 5,000.00
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 1,000,000.00
	POLICY PRO-JECT LOC						GENERAL AGGREGATE	$ 1,000,000.00
	OTHER:						PRODUCTS - COMP/OP AGG	$ 1,000,000.00
								$
	AUTOMOBILE LIABILITY (6A)						COMBINED SINGLE LIMIT (Ea accident) (6D)	$ 1,000,000.00
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS			(6B)	(6C)		BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	X UMBRELLA LIAB OCCUR (7A)						EACH OCCURRENCE (7D)	$ 2,000,000.00
	EXCESS LIAB CLAIMS-MADE			(7B)	(7C)		AGGREGATE	$ 2,000,000.00
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY (8A) Y/N						PER STATUTE OTH-ER (8D)	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N/A			(8B)	(8C)		E.L. EACH ACCIDENT	$ 500,000.00
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000.00
							E.L. DISEASE - POLICY LIMIT	$ 500,000.00
	(9)							

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

(10) LIST THE OWNER, ARCHITECT AND CONSTRUCTION MANAGER AS ADDITIONAL INSURED

CERTIFICATE HOLDER	CANCELLATION
(11) INSERT THE OWNER'S NAME HERE NOTE: PLEASE HAVE YOUR INSURANCE COMPANY MAIL THIS DOCUMENT TO THE CONTRUCTION MANAGER	(12) SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE (13)

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POLICY NUMBER: COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN CONSTRUCTION AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **Section II - Who Is An Insured** is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
   a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
   b. Supervisory, inspection, architectural or engineering activities.

   This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.
2. "Bodily injury" or "property damage" occurring after:
   a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
   b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

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1. Required by the contract or agreement you have entered into with the additional insured; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

POLICY NUMBER: **COMMERCIAL GENERAL LIABILITY**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) And Description Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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END OF SECTION 00650

PART 1 – GENERAL

1.01 DESCRIPTION

A. Within fifteen (15) days following the date of the issue of the Notice to Proceed (Section 00500), each Contractor shall submit to the Construction Manager for delivery to the Owner, a Schedule of Values showing accurate costs for the elements of their Work.

B. The Schedule of Values shall be typed or printed on Contractor's letterhead, identify the project and work division, and must be dated and signed.

C. The Schedule of Values shall divide the Work into a sufficient number of individual cost elements to serve as an accurate basis for Contractor's Application for Payment.

D. Each work element shall be listed identifying labor and material as separate line items. Each work element shall include its prorated share of profit, overhead, and retainage.

1.02 SPECIAL ITEMS

A. As a part of the schedule of values the Contractor shall designate specific line items and associated values identified as:

1. Performance Bond and Labor & Material Payment Bond (when required by Owner).
   Value: Actual Cost of Bonds
2. Daily housekeeping and clean-up inclusive of any special cleaning and preparation required by the specification for delivering the building for the Owners occupancy.
   Value: Two percent (2%) of the total Contract Amount
3. Retainage / Punch List
   Value: Ten percent (10%) of the total Contract Amount

B. A request for payment of any special item amount contained in the Contractor's approved Schedule of Values or a portion thereof may be submitted for payment once the work for that item has been completed to the satisfaction of the Owner, Architect and Construction Manager

C. Upon the completion of the Contractor's work exclusive of any punch list work, a Contractor may submit a separate Application for Payment requesting the Retention / Punch List line item be reduced to (5%). This request must be submitted to the Construction Manager along with a Partial Consent of Surety. Once received, the Construction Manager will forward to the Owner for approval and notify the contractor when fully executed. The Owner shall reserve the right to accept or reject all requests for Retention / Punch List reduction.

D. The Schedule of Values shall be submitted and approved prior to Contract execution and receipt of any payment.

E. Absolutely NO CHANGES may be made to an approved Schedule of Values.

F. Increases or decreases in the Contract Amount shall be through change orders.

G. Each Change Order shall be listed as a new line item on the Contractor Invoicing Form.

END OF SECTION 00670

PART 1 – GENERAL

1.01 DESCRIPTION

A. Within fifteen (15) days following the date of the issue of the Contract, each Contractor shall submit to the Construction Manager for delivery to the Owner, a list of all subcontractors that they intend to utilize in their performance of the Work, and all suppliers who will be providing materials and/or equipment to be incorporated into the Work.

B. All SUBCONTRACTORS' names, addresses, telephone numbers, and types of Work shall be included on the list.

C. All SUPPLIERS' names, addresses, telephone number, and items provided shall be included on the list.

D. All items of material and equipment include in the Work shall be listed. Each items shall be listed with its manufacturer, supplier, and installing subcontractor, if applicable.

E. Subcontractor / Supplier / Material / Equipment listings shall be submitted prior to contract execution.

F. Prior to award of a contract, the Construction Manager will notify the contractor if the Owner has reasonable and substantial objection to any person, organization, material and/or equipment listed by the Contractor. If the Owner has a reasonable and substantial objection, the Contractor shall amend their Proposal by providing an acceptable substitute. The Owner may, at their discretion, accept such a substitute or they may disqualify the Proposal.

G. **Suppliers, Subcontractors, Material, and Equipment proposed by the Contractor and accepted by the Owner shall be used in the Work for which they are proposed and accepted, and shall not be changed except with prior written approval by the Construction Manager and Owner.**

END OF SECTION 00680

PART 1 – GENERAL

1.01 DESCRIPTION

A. Within fifteen (15) days following the date of issue of a Contract, each Contractor shall submit to the Construction Manager, for delivery to the Owner, a list of all supervisory employees whom the Contractor proposes to employee to accomplish the Work

B. This list shall include supervisory employees' names, titles, and duties.

C. Employee listings shall be submitted prior to contract execution.

1.02 OWNER'S APPROVAL

A. Contractors are required to establish, to the satisfaction of the Owner, the reliability and responsibility of proposed employees.

B. Prior to the award of a contract, the Construction Manager will notify the Contractor if the Owner has reasonable and substantial objection to any person listed by the Contractor. If the Owner has reasonable and substantial objection, the Contractor may amend their Proposal by providing an acceptable substitute. The Owner may, at their discretion, accept such a substitute or they may disqualify the Proposal.

C. Employees proposed by the Contractor and accepted by the Owner shall be employed on the Work for which they are proposed and accepted, and shall not be changed except with written approval of the Owner.

END OF SECTION 00690

PROJECT GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ON FOLLOWING PAGE(S)

END OF SECTION 00700

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AIA® Document A232® – 2019

General Conditions of the Contract for Construction, *Construction Manager as Adviser Edition*

for the following PROJECT:
(Name, and location or address)

Coleman Community Schools, 2024 School Bond Construction Program – including remodeling, furnishing and refurnishing, and equipping and re-equipping the Coleman Junior/Senior High School building; acquiring, installing and equipping ore re-equipping school buildings for instructional technology; all in accordance with the relevant application for preliminary qualifications of bonds, the approved project scopes, applicable laws, the applicable plans and specifications, the Owner's fixed budget, and as otherwise approved by the Owner.

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Wolgast Corporation
4835 Towne Centre Road, Suite 203
Saginaw, Michigan 48604
Telephone: (989) 790-9120
Facsimile: (989) 790-9063

THE OWNER:
(Name, legal status, and address)

Coleman Community Schools
4823 North Coleman Schools Drive
Coleman, Michigan 48618
Telephone: (989) 465-6060
Facsimile: (989) 465-9853

THE ARCHITECT:
(Name, legal status, and address)

Integrated Designs, Inc.
1021 West Baraga Avenue
Marquette, Michigan 49855
Telephone: (906) 228-4480
Facsimile: (906) 228-7524

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

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

This document is intended to be used in conjunction with AIA Documents A132™–2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition; B132™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2019, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents. The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement as to contractors, the Contract Documents also include the advertisement or invitation to bid, Instructions to Bidders, other information furnished by the Owner in anticipation of receiving bids or proposals, Owner-accepted portions of the Contractor's bid or proposal, and portions of addenda relating to bidding or proposal requirements but do not include sample forms. The Architect's execution of the Owner/Architect Agreement and the Construction Manager's execution of the Owner/Construction Manager Agreement shall constitute their acceptance of all terms herein related to the respective parties.

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

§ 1.1.3 The Work. The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project. The Contractor acknowledges and agrees that the Contract Documents are sufficient to provide for the completion of the Work and that the Contract Documents include work (whether or not shown or described) which reasonably may be inferred to be required or useful for the completion of the Work in accordance with applicable laws, codes, and customary standards of the construction industry.

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

§ 1.1.5 Contractors. Contractors are persons or entities, other than the Contractor or Separate Contractors, who perform Work under contracts with the Owner that are administered by the Architect and Construction Manager.

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

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

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

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

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§ 1.1.10 Initial Decision Maker. The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not be liable for results of interpretations or decisions rendered in good faith and without negligence.

§ 1.1.11 Products. The term "Product(s)" as used in the Contract Documents refers to the materials, systems, and equipment provided by the Contractor for use in the Work of the Project.

§ 1.1.12 Warranty. The terms "Warranty" and "Guarantee" as used in the Contract Documents shall have the same meaning and shall be defined as "legally enforceable assurance of satisfactory performance or quality of a product or Work".

§ 1.1.13 Materials. Where materials, systems, and equipment items are referred to in the singular, such reference shall not serve to limit the quantity required. The Contractor shall furnish quantities as required by the Contract Documents to complete the Work. Unless specifically limited in the Contract Documents, the words "furnish", "install", and "provide", or any combination thereof mean to furnish and incorporate into the Work, including all necessary labor, materials, and equipment and other items required to perform the Work indicated.

§ 1.1.14 Project Manual. The Project Manual is a volume assembled for the Work which may include the bidding requirements, sample forms, Conditions of the Contract, and Specifications.

§ 1.2 Correlation and Intent of the Contract Documents

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

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

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade. Where responsibility for particular Work is required of the Contractor, the Contractor shall not be released from that responsibility by reason of the specification or drawing which establishes the responsibility. Thus, the Contractor shall be responsible for all Work required of it, even though that responsibility may be shown only in that portion of the documents typically pertaining to another contractor or trade.

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

§ 1.2.4 If there should be a conflict between two or more of the Contract Documents then the following order of interpretation shall apply:

.1 Where requirements specifically set forth in the applicable Agreement are in conflict with other Contract Documents, including but not limited to these General Conditions, the Agreement shall govern.

.2 In all other instances, the conflict shall be resolved by complying with the provision that is most favorable to the Owner (as determined by the Owner in the Owner's sole discretion).

.3 When a duplicate of material or equipment occurs in the Drawings, the Specifications or other Contract Documents, each Contractor shall be deemed to have bid on the basis of each furnishing such material or equipment. The Owner, with the assistance of the Architect and Construction Manager, will decide which Subcontractor(s) shall furnish the same.

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

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

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service
§ 1.5.1 Unless otherwise indicated in the Contract Documents or the Owner/Architect Agreement, the Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and unless otherwise indicated in the Contract Documents or the Owner/Architect Agreement, the Architect and respective consultants will retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

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

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

Wherever the Contract Documents require the Contractor to give "Notice" or "Timely Notice" to the Architect, Public Authority, and/or others, it shall be the Contractor's responsibility to furnish all such notices sufficiently in advance to allow the party receiving the notice reasonable time to react to such notice, including travel time on the job site as necessary, when such notices require the on-site presence of the Architect, Public Authority, their authorized representatives, or others for field observation of inspections, testing or approvals. Reasonable time shall be defined as no less than 24 hours plus normal travel time from the home office of the party being notified to the job site and must also accommodate known, standard, or reasonable processing periods.

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

§ 1.7 Digital Data Use and Transmission
The parties may agree upon protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

(Paragraphs deleted)

ARTICLE 2 OWNER
§ 2.1 General
§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization subject to

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parameters of authority established by Owner's board of education. Except as otherwise provided in Section 4.2.1, the Construction Manager and the Architect do not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

(Paragraph deleted)

§ 2.2 Evidence of the Owner's Financial Arrangements

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

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner's information is"confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including, but not limited to, those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities. Unless otherwise provided under the Contract Documents, the Owner, assisted by the Construction Manager, shall secure and pay for the building permit.

§ 2.3.2 The Architect is the person lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located, if licensed architecture is required by law for the Project. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Architect," "Architect/Engineer," "Engineer," or "Design Professional" as used herein means the Architect or the Architect's authorized representative.

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

§ 2.3.4 If the employment of the Construction Manager or Architect terminates, the Owner shall employ a successor construction manager or architect whose status under the Contract Documents shall be that of the Construction Manager or Architect, respectively.

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§ 2.3.5 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. Taking into account the Contractor's experience and expertise, and exercise of professional caution, the Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work. The Contractor shall not be entitled to additional compensation resulting from its failure to confirm the location of the site utilities or existing structures prior to bid opening.

§ 2.3.6 Upon specific written request of the Contractor, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services. Contracts with other Contractors alone shall not constitute sufficient Owner control for purposes of this section.

§ 2.3.7 Unless otherwise provided in the Contract Documents, the Contractor will receive at least one copy of the Contract Documents in pdf format (or another format reasonably approved by the Owner) for purposes of making reproductions pursuant to Section 1.5.2.

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

§ 2.4 Owner's Right to Stop the Work

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

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a three-day period after receipt of notice from the Owner or the Owner's designee (or immediately in the case of a threat to the safety of persons or property) to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, including any claim against the Contractor's Performance Bond, correct such default or neglect. In such case, the Owner may deduct from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses, including any and all legal expenses incurred to effectuate and enforce this provision and compensation for the Construction Manager's and Architect's and their respective consultants' additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

If the Architect, Construction Manager, Owner, or other contractors or consultants are required to provide additional services due to defects or deficiencies in the Contractor's work or by failure of the Contractor to perform under its agreement, the Contractor shall be responsible for all such costs and fees (including attorney fees), which shall promptly be paid to the Owner. The Owner, Contractor, Architect, and Construction Manager acknowledge that the Owner's receipt of such payment from the Contractor is a condition precedent to the Owner's obligation to make payment to those adversely affected.

This Section 2.5 allows the Owner to withhold payments from a non-performing Contractor irrespective of the termination procedure identified in Section 14.2, and the Owner may pursue either remedy, or both.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction

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where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.1.1 Possession, sale, or consumption of alcoholic beverages on the construction site is strictly prohibited. The unlawful manufacture, distribution, dispensation, possession or use of drugs is prohibited on the construction site.

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

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

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

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

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

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Construction Manager and Architect any nonconformity discovered by or made known to the Contractor as a request for information submitted to Construction Manager in such form as the Construction Manager and Architect may require.

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

§ 3.2.5 Prior to submitting its bid, the Contractor shall have studied and compared the Contract Documents and shall have reported to the Architect any error, inconsistency, or omission in the Contract Documents related to its work. It will be presumed that the Contractor's bid and the Contract Sum include the cost of correcting any error, inconsistency, or omission, which could have been discovered by the exercise of reasonable diligence. Unless the Contractor establishes that such error, inconsistency, or omission could not have been discovered by the exercise of reasonable diligence, the Contractor will make such corrections without additional compensation so that the Work is fully functional.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give

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specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner, the Construction Manager, and the Architect, and shall propose alternative means, methods, techniques, sequences, or procedures, specifically including any delays that could impact timely coordination and completion of the Work. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. The Construction Manager shall review the proposed alternative for sequencing, constructability, and coordination impacts on the other Contractors. Unless the Architect or the Construction Manager objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures. The Contractor shall immediately notify the Construction Manager of delays of other contractors that could impact timely coordination and completion of the Work.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

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

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. Such provision of labor and materials shall occur in sufficient time to satisfy the existing Project schedule. The Contractor bears the risk of any failure to timely provide such labor and materials for any reason. The Contractor agrees to execute the appropriate UCC forms to effectuate the Owner's ownership of the material and equipment furnished pursuant to this Agreement.

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

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

§ 3.4.4 The Contractor, Construction Manager, and Architect each respectively agree that neither they nor their subcontractors will discriminate against any employee or applicant for employment, to be employed in the performance of this contract, with respect to hire, tenure, conditions or privilege of employment, or any matter directly or indirectly related to employment, because of race, age, sex, color, religion, national origin, ancestry or physical disability. Breach of this covenant may be regarded as a material breach of this contract.

§ 3.4.5 Asbestos-Free Product Installation

§ 3.4.5.1 Asbestos may be present within the construction areas. The Contractor is required to obtain, review, and understand the Owner's hazardous material report and/or asbestos management plan prior to performing construction work that disturbs the site. The Contractor is not to disturb any in-place hazardous materials, except as required to perform the Contractor's authorized scope of work and only as permitted by law, available hazardous materials information, and the Owner or its authorized agents. The Contractor must immediately stop all Work and notify the Owner if they reasonably suspect the presence of unknown hazardous materials and/or have unwittingly disturbed any materials reasonably suspected to be hazardous materials.

§ 3.4.5.2 It is hereby understood and agreed that no product and/or material containing asbestos including chrysolite, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos and any combination of these materials that have been chemically treated and/or altered shall be installed or introduced into the Work by the contractor or his employees, agents, subcontractors, or other individuals or entities over whom the Contractor has

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control. If applicable, the Contractor shall be required to provide a signed certification statement ensuring that all products or materials installed or introduced into the work all be asbestos-free.

§ 3.4.5.3 The Contractor shall also be required to furnish certified statements from the manufacturers of supplied materials used during construction verifying their products to be asbestos-free in accordance with the requirements of Section 3.4.5.1.

§ 3.4.5.4 The Contractor shall complete and submit to the Owner a certification evidencing asbestos-free product installation prior to issuance of the final Certificate for Payment, in a form acceptable to the Owner.

§ 3.5 Warranty
§ 3.5.1

In addition to any other warranties, guarantees or obligations set forth in the Contract Documents or applicable as a matter of a law and not in limitation of the terms of the Contract Documents, the Contractor warrants and guarantees that:

.1 The Owner will have good title to the Work and all materials and equipment incorporated into the Work and, unless otherwise expressly provided in the Contract Documents, will be of good quality and new;
2. The Work and all materials and equipment incorporated into the Work will be free from all defects, including any defects in workmanship or materials;
3. The Work and all equipment incorporated into the Work will be fit for the purpose for which they are intended;
4. The Work and all materials and equipment incorporated into the Work will be merchantable; and
5. The Work and all materials and equipment incorporated into the Work will conform in all respects to the Contract Documents.

If required by the Construction Manager or Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. Work, materials, or equipment not conforming to these requirements may be considered defective.

Upon notice of the breach of any of the foregoing warranties or guarantees or any other warranties or guarantees under the Contract Documents, the Contractor, in addition to any other requirements in the Contract Documents, will commence to correct such breach within seventy-two (72) hours after written notice thereof and thereafter will use its best efforts to correct such breach to the satisfaction of the Owner; provided that if such notice is given after final payment hereunder, such seventy-two (72) hour period shall be extended to seven (7) days. The foregoing warranties and obligations of the Contractor shall survive the final payment and/or termination of the Contract.

The Contractor shall, at the time of final completion of the Work and as a condition precedent to final payment to the Contractor, assign to the Owner all manufacturers' warranties related to the materials and labor used in the Work. The Contractor further agrees to perform the Work in such manner as to preserve any and all such manufacturers' warranties and deliver to the Owner the warranties, project manuals, operating procedures, and other materials related to each of the building systems and materials included in the Contractor's Work and as required by the Specifications.

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

§ 3.6 Taxes
The Contractor shall pay sales, consumer, use and similar taxes for the Work or portions thereof provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect. The Contractor shall also pay all state and federal taxes levied on its business, income or property and shall make all contributions for social security and other wage or payroll taxes. The Contractor shall be solely responsible for such payments and shall hold the Owner harmless from same.

§ 3.7 Permits, Fees, Notices, and Compliance with Laws
§ 3.7.1 Unless otherwise provided in the Contract Documents, the Owner, assisted by the Construction Manager, shall secure and pay for the building permit. The Contractor shall secure and pay for other permits, fees, licenses, and

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inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

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

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

§ 3.7.4 **Concealed or Unknown Conditions.** If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide written and dated notice to the Owner, Construction Manager, and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect and Construction Manager will promptly investigate such conditions and, if the Owner and the Architect, in consultation with the Construction Manager, determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, they will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Owner and the Architect, in consultation with the Construction Manager, determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner, Construction Manager, and Contractor, stating the reasons. If the Contractor disputes the Architect's determination or recommendation, the Contractor shall submit a Claim as provided in Article 15. The requirements of Section 2 of 1998 PA 57 (MCL 125.1592), as amended, are hereby incorporated into this document. The Contractor shall be alert to any indication or evidence of existing underground or concealed utilities or structures not shown on the Contract Documents and shall immediately notify the Owner of discovery of such evidence. If the Contractor encounters such utilities or structures, it shall cease operations immediately to minimize damage and shall notify the Owner and Architect. The Contractor shall bear the cost of damage resulting from its failure to exercise reasonable care in its construction activity or from continuing operations without notifying the Owner.

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

§ 3.8 Allowances

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

§ 3.8.2 Unless otherwise provided in the Contract Documents:

.1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

.2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and

.3 whenever costs are less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

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

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§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor. The superintendent and any other personnel shall be satisfactory to the Owner in all respects, and the Owner shall have the right to require the Contractor to remove any superintendent or any other personnel from the Project whose performance is not satisfactory to the Owner and to replace such superintendent or other personnel with another who is satisfactory to the Owner.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect, through the Construction Manager, of the name and qualifications of a proposed superintendent. The Owner and/or the Construction Manager may reply within 14 days of receipt of the information, stating whether the Owner, the Construction Manager, or the Architect (1) has reasonable objection to the proposed superintendent or (2) require additional time for review.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner, Construction Manager, or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information, and the Construction Manager's use in developing the Project schedule, a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. In no event shall the Contractor's Construction Schedule be extended due to action or inaction of the Contractor, except with prior written approval of the Owner within the Owner's sole discretion. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project. The Contractor shall cooperate with the Construction Manager in scheduling and performing the Contractor's Work to avoid conflict with, and as to cause no delay in, the work or activities of other Contractors, or the construction or operations of the Owner's own forces or Separate Contractors.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Owner's, Construction Manager's and Architect's approval which approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, (2) allow the Construction Manager and Architect reasonable time to review submittals, and (3) provide for expeditious and practical execution of the Work. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

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

§ 3.10.4 The Contractor shall perform the Work in accordance with the most recent approved project schedule and the most recent work schedule.

§ 3.10.5 The Contractor shall cooperate with the Construction Manager in scheduling and performing its Work to avoid conflict or interference with the Work of others, and the Contractor shall be responsible for any conflict or interferences that it causes. The Construction Manager and the Contractor acknowledge and understand that the work schedule will be modified from time-to-time with the Owner's approval to coordinate with the work of others and that such schedule changes do not give rise to a claim for damages or additional compensation by the Contractor for delay or otherwise. The Contractor shall be required to conform to the most recent Owner-approved schedule and acknowledges that fact was taken into account when it agreed to the Contract Sum and entered into this Contract.

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§ 3.10.6 The Contractor shall cooperate with the Construction Manager in working out and following the proper sequence of operations between the Work of the Contractor and that of other trades on the site.

§ 3.10.7 The Contractor shall prosecute the Work undertaken in a prompt and diligent manner whenever the Work (or a part thereof) becomes available, or at such other time as the Owner and/or Construction Manager may direct so as to promote the general progress of the entire construction. The Contractor shall not, by delay or otherwise, interfere with or hinder the Work of the Construction Manager or any other Contractor. Any materials that are to be furnished by the Contractor shall be furnished in sufficient time to enable the Contractor to perform and complete its Work within the time or times provided in the schedule. If the Contractor shall, through its action or inactions, including the actions or inactions of its' subcontractors or suppliers, fall behind in furnishing necessary labor and/or materials to meet the construction needs in accordance with the established schedule, then it shall increase its forces or work such overtime as may be required, at its own expense, to bring its part of the work up to the proper schedule. In the event that the Contractor does not take such action necessary to bring its part of the work up to schedule, as determined by the Construction Manager, then the Owner may supplement the Contractor's forces or take other action permitted under Section 2.4 or Section 2.5. The Contractor shall be responsible for any and all costs of performing or completing the Work and shall pay any such sums within ten (10) days of an invoice. If not paid within ten (10) days, the amount will be withheld from the Contractor's next payment and paid to the relevant parties. If the amounts withheld from payments then or thereafter due Contractor are insufficient to cover such costs, the Owner may bill these costs to the Contractor, and the Contractor shall pay any such sums within ten (10) days of an invoice. Exercise of such rights shall in no way limit or jeopardize the Owner's right to any other remedy, including but not limited to a claim against the Performance Bond of the Contractor.

§ 3.11 Documents and Samples at the Site

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

§ 3.12 Shop Drawings, Product Data, and Samples

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

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor for submittal to and review by the Architect to illustrate materials or equipment for some portion of the Work. All Work shall be furnished and installed in accordance with the Drawings, Specifications and as additionally required by the manufacturer's printed instructions. The Contractor shall review the manufacturer's instructions, and where conflict occurs between the Drawings or Specifications and the manufacturer's instructions, the Contractor shall request clarification from the Architect prior to commencing the Work.

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

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

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Construction Manager, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the Project submittal schedule approved by the Construction Manager and Architect

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

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

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been reviewed and approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's review and approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Construction Manager and Architect in a detailed writing of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

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

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

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

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

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§ 3.13 Use of Site

§ 3.13.1 The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, permits, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment. Only materials and equipment which are to be used for the Project or to carry out the Work shall be stored at the Project site(s). Protection of such materials and equipment shall be the sole responsibility of the Contractor.

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

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

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

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor and its Subcontractors shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

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

§ 3.15.3 Any areas and/or concurrently occupied space both occupied by the Owner and used in the progress of the Work, whether within the limits of the construction site or the adjacent areas leading to it, shall be maintained in a clean and safe condition and open to travel. Failure by the Contractor to maintain said areas will result in the Owner's cleaning of same, at the expense of the Contractor.

§ 3.16 Access to Work

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

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall indemnify and hold harmless the Owner, Construction Manager, and Architect from any and all cost, damage, and loss on account thereof, including, but not limited to actual attorneys' fees, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner, Architect, or Construction Manager. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect through the Construction Manager. The review by the Owner of any method of construction, invention, appliance, process, article, device or materials of any kind shall be for its adequacy as integrated into the Work and shall not be an approval for the use thereof by the Contractor in violation of any patent or other rights of any third person.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Construction Manager, Architect, Construction Manager's and Architect's consultants, and agents and employees of

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any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or in any way related to performance of the Work, or the duties or obligations of this Agreement or the failure of the Contractor or the Work to conform with the Contract Documents, caused in whole or in part by any acts or omissions of the Contractor, a Subcontractor, or anyone directly or indirectly employed by them or anyone for whose acts of any of them may be liable. The Contractor shall not be obligated to indemnify a party for that party's sole negligence but shall remain liable to the fullest extent of its fault or the fault of a person for whom the Contractor is responsible (e.g., a Subcontractor). The Contractor shall be responsible to the Owner, Construction Manager, Architect, Architect's consultants and agents and employees of any of them from and against all amounts such parties may be required to pay in attorney fees in order to pursue enforcement of this provision against the Contractor or otherwise obtain indemnification from the Contractor provided under the terms of this Section 3.18 or any other applicable Contract Document. Such obligation shall not be construed to negate, abridge or reduce any other rights or obligations of indemnity which would otherwise exist as to any party or person set forth in this section. To the fullest extent permitted by law, the Contractor shall indemnify the Owner and save the Owner harmless against all loss by fines, penalties or corrective measures resulting from negligent or wrongful acts or omissions by the Contractor, its Subcontractors, agents, employees or assigns, with respect to the violation of safety requirements of this Contract, including reasonable attorney fees.

§ 3.18.2 In addition to and not in limitation of the Contractor's other indemnity obligations, the Contractor hereby accepts and assumes exclusive liability for and shall indemnify and save harmless the Owner, Construction Manager and Architect from and against the payment of the following:

All contributions, taxes, or premiums (including interest and penalties thereon) which may be payable under the unemployment insurance law of any state, the federal Social Security Act, federal, state, county and/or municipal tax withholding laws, or any other law, measured upon the payroll of or required to be withheld from employees by whomsoever employed, engaged in the Work to be performed and furnished under the Contract Documents.

All sales, use, personal property and other taxes (including interest and penalties thereon) required by any federal, state, county, municipal or other law to be paid or collected by the Contractor or any of its Subcontractors or vendors or any other person or persons acting for, through or under it or any of them, by reason of the performance of the Work or the acquisition, ownership, furnishing, or use of any materials, equipment, supplies, labor, services or other items for or in connection with the Work;

All pension, welfare, vacation, annuity and other benefit contributions payable under or in connection with respect to all persons by whomsoever employed, engaged in the Work to be performed and furnished under the Contract Documents.

The Contractor shall indemnify and hold the Owner harmless from any claim, damage, loss or expense, including but not limited to actual attorney fees, incurred by the Owner related to any hazardous material or waste, toxic substance, pollution or contamination brought into the Project site or caused by the Contractor or used, handles, transported, stored, removed, remediated, disturbed or dispersed of by Contractor.

§ 3.18.3 In the event that any claim is made or asserted, or lawsuit filed for damages or injury arising out of or resulting from the performance of the Work, whether or not the Owner is named as a party, the Contractor shall immediately advise the Owner, in writing, of such claim or lawsuit and shall provide a full and complete copy of any documents or pleadings thereto, as well as a full and accurate report of the facts involved.

ARTICLE 4 ARCHITECT AND CONSTRUCTION MANAGER

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement. The term "Architect," "Architect/Engineer," "Engineer," or "Design Professional" as used herein means the Architect or the Architect's authorized representative.

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

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§ 4.1.3 Duties, responsibilities, and limitations of authority of the Construction Manager and Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner and the Construction Manager or Architect, respectively. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

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

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or more frequently, as agreed with the Owner or as required by law, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. Subject to the Owner/Architect Agreement, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect will keep the Owner and the Construction Manager reasonably informed about the progress and quality of the portion of the Work completed, will guard the Owner against defects and deficiencies in the work, and promptly report to the Owner and Construction Manager known deviations from the Contract Documents, the Project schedule and defects and deficiencies observed in the Work.

§ 4.2.3 The Construction Manager shall provide one or more representatives who shall be in attendance at the Project site whenever the Work is being performed. The Construction Manager will determine in general if the Work observed is being performed in accordance with the Contract Documents, will keep the Owner and Architect reasonably informed of the progress of the Work, and will promptly report to the Owner and Architect known deviations from the Contract Documents and the most recent Project schedule, and defects and deficiencies observed in the Work.

§ 4.2.4 The Construction Manager will schedule and coordinate the activities of the Contractor and other Contractors in accordance with the latest approved Project schedule and shall supervise construction as required by 1937 PA 306 (MCL 388.851 et seq.).

§ 4.2.5 The Construction Manager and Architect, except to the extent required by Section 4.2.4 or by 1937 PA 306 and/or 1980 PA 299, as applicable, will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the Contractor's safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents. Except as required by their respective agreements with the Owner, neither will be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents and neither will have control over or charge of, or be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or of any other persons or entities performing portions of the Work. The Construction Manager will schedule and coordinate the work of all Contractors on the Project, including the Contractors' use of the site. The Construction Manager will keep the Contractors informed of the Project Construction Schedule to enable the Contractors to plan and perform the Work in a timely manner.

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

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

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

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

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

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

§ 4.2.12 Review of the Contractor's submittals by the Construction Manager and Architect is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Construction Manager and Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Construction Manager and Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component. However, should the Construction Manager or Architect discover during the course of such review any inaccuracies, incompleteness, or other irregularities, they shall immediately notify the Owner of the same to determine an appropriate corrective course of action or notify the Contractor of the same to correct the irregularities.

§ 4.2.13 The Construction Manager will prepare Change Orders and Construction Change Directives.

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

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§ 4.2.15 The Construction Manager will maintain at the site for the Owner one copy of all Contract Documents, approved Shop Drawings, Product Data, Samples, and similar required submittals, in good order and marked currently to record all changes and selections made during construction. These will be available to the Architect and the Contractor, and will be delivered to the Owner in good condition and reasonably organized upon completion of the Project.

§ 4.2.16 The Construction Manager will assist the Architect in conducting inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion in conjunction with the Architect pursuant to Section 9.8; and receive and forward to the Owner written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10. The Construction Manager will forward to the Architect a final Application and Certificate for Payment or final Project Application and Project Certificate for Payment upon the Contractor's compliance with the requirements of the Contract Documents.

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

§ 4.2.18 The Architect will interpret matters concerning performance under, and requirements of, the Contract Documents on written request of the Construction Manager, Owner, or Contractor through the Construction Manager. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.19 Interpretations of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations, the Architect will endeavor to secure faithful performance by Contractor, and will not be liable for results of interpretations or decisions so rendered in good faith and without negligence.

§ 4.2.20 The Architect's interpretations on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents and acceptable to the Owner.

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

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

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

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

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

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Construction Manager, for review by the Owner, Construction Manager and Architect, of the persons or entities proposed for each principal portion of the Work, including those who are to furnish supplies, materials or equipment, including those fabricated to a special design. Within 14 days of receipt of the information, the Construction Manager will notify the Contractor whether the Owner, the Construction Manager or the Architect (1) has reasonable objection to any such proposed person or entity or, (2) requires additional time for review. The

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Contractor shall remain, in all instances, jointly and severally liable to the Owner for all acts or omissions of its Subcontractor. All contractual agreements with additional persons or entities serving as a subcontractor shall incorporate the Contract Documents, expressly identify the Owner as a third-party beneficiary, give the Owner all rights against the Subcontractor that it would have against the Contractor and state that the Owner shall enjoy all third-party beneficiary rights not prohibited by law.

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

§ 5.2.3 If the Owner, Construction Manager or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner, Construction Manager or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner, Construction Manager or Architect makes reasonable objection to such substitution. The Contractor shall notify the Owner, the Architect, and the Construction Manager of any proposed subcontractor substitution a minimum of 10 days prior to such proposed change.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, that the Contractor, by these Contract Documents, assumes toward the Owner, Construction Manager and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner, Construction Manager and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

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

.1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and

.2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

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

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation may be equitably adjusted as negotiated by the parties.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor Contractor or other entity.

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ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

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

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance. The Construction Manager and Contractor shall be responsible for coordinating the Work with the work of other Contractors, including the Owner's own forces or Separate Contractors so as to complete the Work in accordance with the Project schedule.

§ 6.1.2 When the Owner performs construction or operations with the Owner's own forces or Separate Contractors, the Owner shall provide for coordination of such forces and Separate Contractors with the Work of the Contractor, who shall cooperate with them.

(Paragraph deleted)

§ 6.2 Mutual Responsibility

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

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

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs, including costs that are payable to a Separate Contractors or to other Contractors, because of the Contractor's delays, improperly timed activities or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction, or to property of the Owner, Construction Manager, Separate Contractors, or other Contractors as provided in Section 10.2.5. Should a claim be made that the Contractor wrongfully delayed or caused damage to the Work or property of another contractor (including the Owner's own forces, other Contractors, or Separate Contractors), the Contractor shall promptly settle the dispute with such other contractor. If such other contractor sues the Owner on account of any delay or damage alleged to have been caused by the Contractor, the Construction Manager will notify the Contractor who shall defend such proceedings at the Contractor's sole expense. If any judgment or award against the Owner arises therefrom, the Contractor shall pay or satisfy it and shall reimburse the Owner for all costs, including attorneys' fees and court costs, which the Owner may have incurred.

§ 6.2.5 The Owner, Separate Contractors, and other Contractors shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, other Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and allocate the cost among those responsible. The Owner's right to clean up shall in no event be deemed a duty, and should the Owner choose not to pursue this remedy, the Contractor necessitating such action shall remain fully responsible for the same.

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ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

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

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

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

§ 7.2 Change Orders

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

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

§ 7.2.3 The Contractor's agreement on any Change Order shall constitute its final settlement of all matters relating to the direct and indirect costs associated with such change and any and all related adjustments to the Contract Sum and the Contract Time.

§ 7.3 Construction Change Directives

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

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

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

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

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Construction Manager shall determine, with the Owner's approval, the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Construction Manager may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to a reasonable amount of the following:

.1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Construction Manager and Architect;

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.2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;

.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;

.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and

.5 Costs of supervision and field office personnel directly attributable to the change.

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

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Construction Manager of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time. Contractor agreements to a Construction Change Directive shall require a follow-up writing or signature as contemplated in Section 7.3.7.

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

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

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

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

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Owner and Construction Manager and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Owner and Construction Manager that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

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

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

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

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

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for obtaining all supplies, materials, tools and equipment necessary to perform the Work and for properly performing the Work.

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

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time. All work shall be completed in sufficient time to allow for clean-up and preparation for Owner move-in prior to the date of Substantial Completion.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 Provided the Contractor submits a written request for an extension not more than fourteen days after the occurrence that gives rise to the delay, if the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner, Architect, Construction Manager, or an employee of any of them, or of the Owner's own forces, Separate Contractors, or other Contractors; (2) by changes ordered in the Work; (3) by fire, government-declared emergencies, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending litigation, mediation, or arbitration, as applicable; or (5) by other causes that the Contractor asserts and the Architect, based on the recommendation of the Construction Manager, determines justify delay, then the Contract Time may be extended by Change Order. Failure of the Contractor to submit a timely request for an extension shall irrevocably waive the Contractor's right to such an extension of time. If the contract time is subject to extension pursuant to this subparagraph, such extension shall be the exclusive remedy of the Contractor and the Contractor shall not be entitled to recover damages from the Owner. Further, minor modifications in Contract time resulting from adjustments in the Project construction schedule shall not be deemed a sufficient cause for an extension of time under this Section.

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

(Paragraph deleted)

§ 8.4 Delay Damage Claims

§ 8.4.1 If the Contractor fails to complete its Work on time resulting in loss or damage to the Owner, the Owner shall be entitled to recover any damages caused by the Contractor's breach, including overhead, profit, extended general conditions, actual attorney fees, etc.

§ 8.4.2 In the event the Contractor is delayed or hindered in the commencement or progress of the Work, including but not limited to those delays caused by the Work or lack of Work of another contractor or subcontractor on the Project, and the Contractor claims monetary damages as a direct and proximate consequences thereof (including, but not limited to, extended general conditions, overhead, profit, overtime, interest, supervisions or other costs or profits whatsoever), then the Contractor shall not assert such claims against the Architect, Construction Manager or Owner and, as to the Architect, Construction Manager and Owner, the Contractor's claims of such delay damages are hereby waived. The Contractor's sole and exclusive remedy regarding claims for monetary delay damages shall be to pursue such claims directly against any contractor(s) and/or subcontractors on the job which may have caused the delay, and with regard to such claims asserted against the Contractor by any other contractor(s) and/or subcontractors, the Contractor hereby waives the defense of absence of contractual privity and hereby assumes liability to other contractor(s) and/or subcontractors arising out of the Contractor's actions or inactions resulting in such delay and claim.

§ 8.4.3 For any delay claims raised against the Owner, the Contractor's sole and exclusive remedy is an extension of time to perform the Work not to exceed the time frame of any proven delay. Under no circumstances is the Contractor entitled to monetary delay damages from the Owner.

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ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

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

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

§ 9.2 Schedule of Values

Before the first Application for Payment, the Contractor shall submit a schedule of values allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Construction Manager and the Architect. This schedule, unless objected to by the Owner, Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. The Construction Manager shall forward to the Owner and Architect the Contractor's schedule of values. Any changes to the schedule of values shall be submitted to the Construction Manager and supported by such data to substantiate its accuracy as the Construction Manager and the Architect may require, and unless objected to by the Construction Manager or the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

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

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Construction Manager and Architect, but not yet included in Change Orders. A Contractor's request for payment of sums related to work regarding Construction Change Directive shall, unless qualified in writing at the time of request, constitute full and complete consent to the Construction Change Directive(s) and to the issuance of a Change Order.

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

§ 9.3.1.3 The Contractor shall submit with each monthly Application for Payment (1) an Affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the previous application was submitted and the Owner might in any way be responsible have been paid or otherwise satisfied, and (2) a release or waiver of liens arising out of the Contract from each Contractor and/or Subcontractor, materialman, supplier and laborer or the Contractor addressing all previous Applications for Payment submitted for the Project.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site. Payment to Contractor for materials stored off site is discouraged. When circumstances indicate that the Owner's best interest is served by off-site storage, the Contractor shall make written request to the Owner and Construction Manager for approval to include such material costs in its next progress payment. The Contractor's request shall include the following information:

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.1 A list of the fabricated materials consigned to the Project (which shall be clearly identified, giving the place of storage, together with copies of invoices and reasons why materials cannot be delivered to the site.

.2 Certification that items have been tagged for delivery to the Project and that they will not be used for another purpose.

.3 A letter from the Contractor's Surety indicating agreement to the arrangements and that payment to the Contractor shall not relieve either party of their responsibility to complete the Work.

.4 Evidence of adequate insurance covering the material in storage, which shall name the Owner as additionally insured.

.5 Costs incurred by the Owner, Construction Manager and Architect to inspect material in off-site storage shall be paid by the Contractor.

.6 Subsequent pay requests shall itemize the materials and their cost which were approved on previous pay requests and remain in off-site storage.

.7 When a partial payment is allowed on account of material delivered on the site of the Work or in the vicinity thereof or under possession and control of the Contractor, but not yet incorporated therein, such material shall become the property of the Owner, but if such material is stolen, destroyed or damaged by casualty before being used, the Contractor will be required to replace it at its own expense.

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

§ 9.4 Certificates for Payment

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

§ 9.4.2 Where there is more than one Contractor performing portions of the Project, the Construction Manager will, within seven days after the Construction Manager receives all of the Contractors' Applications for Payment: (1) review the Applications and certify the amount the Construction Manager determines is due each of the Contractors; (2) prepare a Summary of Contractors' Applications for Payment by combining information from each Contractor's application with information from similar applications for progress payments from the other Contractors; (3) prepare a Project Application and Certificate for Payment; (4) certify the amount the Construction Manager determines is due all Contractors; and (5) forward the Summary of Contractors' Applications for Payment and Project Application and Certificate for Payment to the Architect.

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

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the Owner of a withheld certification does not render such withholding ineffective, and the Owner shall have no obligation to pay a Contractor for uncertified amounts or amounts for which no Certificate for Payment has been issued. If the Contractor does not receive notice of a withheld certification, it shall proceed as provided in Section 9.7.

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

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

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

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

§ 9.5 Decisions to Withhold Certification

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

.1 defective Work not remedied or the Contractor is in breach of the Agreement;
.2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
.3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
.5 damage to the Owner or a Separate Contractor or other Contractor;
.6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;
.7 failure to carry out the Work in accordance with the Contract Documents.
.8 the Work not having progressed to the extent set forth in the Application for payment; or
.9 representations of the Contractor are untrue.

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

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

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

§ 9.5.5 If the Contractor disputes any determination by the Owner, Architect, or Construction Manager with regard to any Certificate for Payment, the Contractor shall nevertheless continue to expeditiously perform the Work and such dispute shall provide no basis for any manner of suspension of the Contractor's performance of the Work.

§ 9.6 Progress Payments

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

§ 9.6.1.1 The Owner may, in its sole discretion, choose to make payments to Contractors through the Construction Manager. More particularly, the Owner may distribute funds to the Construction Manager for the Construction Manager to then provide payment to each respective and applicable Contractor. The Owner may discontinue this practice at any time in its sole discretion.

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

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

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

§ 9.6.5 The Owner may, in its sole discretion, after providing Contractor with ten (10) days prior written notice, make direct payments to the Contractor's Subcontractors, material men, laborers or claimants relating to labor or material provided to the Contractor in the event the Subcontractors, material men, laborers or claimants threaten to or actually cease providing labor and/or materials for the Project due to nonpayment such that, in the Owner's determination, progress of the Project and the Project's schedule are jeopardized. All payments made pursuant to this section shall be considered the same as if paid directly to the Contractor and shall constitute partial payment of the Contract Sum. In the event the Contractor disagrees with the amount proposed to be paid to one or more Subcontractors, material men, laborers or claimants, the Contractor shall provide a bond in the amount the Contractor believes the Owner will overpay, within ten (10) days of receipt of notice, or be barred from making any claim that the amount of the direct payment was incorrect. Payment under this provision shall not jeopardize any other remedy available to the Owner.

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

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§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

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

§ 9.6.9 Subject to applicable law, if a petition in bankruptcy or any other arrangement or proceeding regarding insolvency, assignment for the benefit of creditors, trust, chattel mortgage, or similar state or federal proceeding, whether voluntary or involuntary, shall be filed with respect to the Contractor, the Owner may withhold the final balance, or any other payments, whether or not an application for progress payment has been properly filed, until expiration of the period of any guarantees or warranties required for the Contractor, and the Owner may pay out such funds the amount necessary to satisfy any claims or costs that otherwise would have been covered by such guarantees or warranties.

§ 9.7 Failure of Payment

If the Construction Manager and Architect do not issue a Certificate for Payment or a Project Certificate for Payment, through no fault of the Contractor and without justifiable basis under the Contract Documents, within fourteen days after the Construction Manager's receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Construction Manager and Architect or awarded by binding dispute resolution, unless the Owner, in good faith, disputes the amount certified, then the Contractor may, upon twenty-one additional days' notice to the Owner, Construction Manager and Architect, stop the Work until (1) the Contractor receives payment of the amount owing, or (2) the Contractor receives notice from the Architect, Construction Manager, or Owner or a full or partial withheld certification as provided herein. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents. The Owner shall have no obligation to pay the Contractor unless it receives a Certificate for Payment for the amount certified. The Owner may withhold payment from a non-performing Contractor irrespective of the issuance of a Certificate for Payment.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents and when all required occupancy permits, if any, have been issues, so the Owner can occupy or utilize the Work for its intended use.

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

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

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

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

§ 9.8.6 Notwithstanding Sections 9.8.1 and 9.8.2, as a condition precedent to establishing the date of Substantial Completion, the Contractor shall prepare and submit to the Architect and Construction Manager a comprehensive list of items to be completed or corrected (a "punch list"). The Contractor shall respond immediately to correct Work deficiencies and/or punch list items. Should the Contractor fail to make corrections in a timely fashion, but not later than thirty (30) calendar days from the date of Substantial Completion or notification of the required corrections, whichever is earlier, such Work may be corrected by the Owner at the Contractor's sole expense, and the Contract Sum may be adjusted accordingly.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete. The Contractor shall proceed with the work in such a manner as reasonably directed and shall cooperate with the Owner to limit interruptions.

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

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

§ 9.10 Final Completion and Final Payment

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

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect through the Construction Manager (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written

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statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) an affidavit that states the Work is fully completed and performed in accordance with the Contract Documents and is satisfactory to the Architect and the Owner, (6) in the event of Contractor bankruptcy, at the Owner's option, an order entered by the court having jurisdiction of the Contractor's insolvency proceeding authorizing such payment, (7) a general release executed by the Contractor on a form provided by the Construction Manager, (8) all close-out documents and warranties have been provided in a reasonable and acceptable manner, (9) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (10), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and actual attorneys' fees.

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

§ 9.10.4 The making of final payment shall
(Paragraphs deleted)
not constitute a waiver of any Claims by the Owner.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of all claims by that payee except those previously made in writing and identified by that payee as being unsettled and being an exception to the waiver of this section at the time of final Application for Payment.

§ 9.10.6 All architectural costs incurred after the specified Final Completion date resulting from the Contractor's failure to complete the Work as agreed shall be paid by the Contractor to the Owner prior to the authorization of final payment. Charges to the Contractor shall be made at such times and in such amounts as the Architect invoices the Owner under the current rate schedule in effect at the time of service, for services provided in connection with the Work. The architectural costs incurred after the final completion date will be deducted from the Contractor's progress payment or final payment as applicable.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

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

§ 10.2 Safety of Persons and Property

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

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

.2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor;

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.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction; and

.4 construction or operations by the Owner, Separate Contractors, or other Contractors.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss. The Contractor shall take all reasonable safety precautions with respect to its Work and the work of others, shall comply with all standard industry safety measures and shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority and all other requirements of the Contract Documents, including those applicable to the safety of persons or property. The Contractor shall be responsible for the safety of all of the Contractor's employees and the safety of all of the Contractor's Subcontractors, suppliers, and their employees. The Contractor shall report in writing to the Construction Manager any injury to any of Contractor's or its Subcontractors' employees at the site within one (1) day after the occurrence of such injury. The Contractor acknowledges receiving, or having access to an opportunity to review, health and safety information about the Project site(s), including any applicable asbestos management plan and any other environmental information it deems necessary to perform the work.

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

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel. The Contractor shall be solely and fully responsible for any and all damage claims and for defense of all actions against the Owner relating to such explosives, hazardous materials and/or unusual methods.

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

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

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

§ 10.2.8 Injury or Damage to Person or Property

If the Contractor suffers injury or damage to person or property because of an act or omission of theOwner, or of others for whose acts the Owner is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the Owner within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the Owner to investigate the matter. The Contractor's failure to do so shall be an irrevocable waiver of any claim against the Owner arising out of such injury or damage. Injury or damage to persons or property suffered by the Owner because of an act or omission of the Contractor or others for whose acts the Contractor is legally responsible shall be subject to the limitations provisions established by Michigan law.

§ 10.2.8.1 The Contractor causing damage to the Work of another Contractor shall be responsible for the repair and replacement of such damaged Work. Back charges may be made against the Contract sum of the damaging Contractor when corrections are not made promptly.

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§ 10.2.8.2 The Owner reserves the right to pay the Contractor suffering damage from monies due the Contractor who is responsible for the Work required by same and shall deduct it from the Contract amount due the said responsible Contractor.

§ 10.2.9 If the Contractor or any Subcontractor chooses to use any systems, equipment, facilities, or services which have been incorporated in the Project as a permanent part thereof by any other, the Contractor shall assume full responsibility for damages caused to said systems, equipment, facilities or services, and have damages repaired as required, so that in no case will the performance of the used systems, equipment, facilities or services be diminished from the specified criteria as a result of such use.

§ 10.2.10 The Contractor acknowledges that the safety of the Owner's students, employees and guests is of the utmost importance. The Contractor will take no action which would jeopardize the safety of the Owner's students, employees and guests and, without the Owner's written approval, shall take no action which would interfere with the Owner's activities. Without limiting the foregoing provisions, the Contractor shall comply with all laws applicable to students and/or school safety.

§ 10.3 Hazardous Materials

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

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner in its discretion shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall, as a courtesy, furnish in writing to the Contractor, Construction Manager and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately to address shutdown, delay, and start-up.

(Paragraph deleted)

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site. To the extent the Contract requires the removal, transport and disposal of hazardous materials, the Contractor agrees that it assumes responsibility for said tasks as a part of the Agreement.

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

(Paragraph deleted)

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's reasonable discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7. Nothing in this section will be construed as relieving Contractor from the cost and responsibilities for emergencies covered hereby.

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§ 10.5 Notification of Utility Companies

§ 10.5.1 At least five (5) working days prior to the start of work in areas which may involve existing utility lines, the Contractor shall notify the MISS DIG notification system of the planned work.

§ 10.5.2 The utility company should, upon receipt of notice, stake, mark or otherwise designate the location (and depth) of their lines, or temporarily move the line(s).

§ 10.5.3 The Contractor shall immediately report to the respective utility company any break or leak in its lines, or any dent, gouge, groove or other damage to the utility line or to its coating or cathodic protection made or discovered in the course of the Work.

§ 10.5.4 The Contractor shall immediately alert the Owner, Construction Manager, Architect and occupants of nearby premises of any and all emergencies caused or discovered in the utility lines(s) in the course of the Work.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement, as described elsewhere in the Contract Documents, as required by law, or as reasonably required by the Owner in light of the nature of services performed and insurance obligations of its other contractors and consultants. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Construction Manager and Construction Manager's consultants, and the Architect and Architect's consultants, shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents. On all insurance contracts under which the Contractor is obligated to have its insurance company name the Owner as additional insured, the Contractor shall require such insurance company to add to the policy the following clause: "The insurance afforded to the Additional Insured is primary insurance. If the Additional Insureds have other insurance which is applicable to the loss on an excess or contingent basis, the amount of the insurance company's liability under this policy shall not be reduced by the existence of such other insurance." Certificates of insurance acceptable to the Owner shall be submitted by Contractor to the Owner and Construction Manager prior to commencement of Work and thereafter upon renewal or replacement of each required policy of insurance.

§ 11.1.2 The Contractor shall provide bonds covering faithful performance of 100% of the Contract and payment of 100% of the obligations arising thereunder as stipulated in bidding requirements or specifically required by the Contract Documents or by law on the date of the Contract. The Contractor shall provide such additional surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located and that are reasonably acceptable to the Owner. The Construction Manager shall obtain copies of the Performance Bond and Payment Bond required by the Agreement from the Contractor prior to Contractor beginning performance pursuant to the Agreement. The Contractor's obligation to provide such bonds shall not be waived in any fashion, including any failure to secure such bonds prior to Contractor beginning performance pursuant to the Agreement.

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

§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance. Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice directly to the Owner, and separately to the Construction Manager, of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

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§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 Failure to Purchase Required Property Insurance. If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform both the Contractor and the Construction Manager, separately and in writing, prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. The cost of the insurance shall be charged to the Owner by a Change Order.

§ 11.2.2.1 The Contractor shall at the Contractor's own expense provide insurance coverage for materials stored off the site after written approval of the Owner at the value established in the approval, and also for portions of the Work in transit until such materials are permanently attached to the Work.

§ 11.2.2.2 The insurance required by Section 11.2 is not intended to cover machinery, tools or equipment owned or rented by the Contractor that are utilized in the performance of the Work, but not incorporated into permanent improvements. The Contractor shall, at the Contractor's own expense, provide insurance for owned or rented machinery, tools or equipment.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice directly to the Contractor, and separately to the Construction Manager, of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; and (2) the Contract Time and Contract Sum may be adjusted negotiation between the parties. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner is not waiving any rights its insurer(s) may have to subrogation. To the extent any terms in the General Conditions or any other Contract Documents are contrary to the aforementioned, such terms shall be deemed void and unenforceable.

(Paragraph deleted)

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss.

§ 11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds. The Owner shall use its best efforts, with consultation of the Construction Manager, to reach a quick and fair settlement for all interested parties, with the insurance companies after a loss.

(Paragraph deleted)

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ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

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

§ 12.1.2 If a portion of the Work has been covered that the Construction Manager or Architect has not specifically requested to examine prior to its being covered, the Construction Manager or Architect may request, with the Owner's consent, to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Owner shall reasonably adjust the Contract Sum and Contract Time as appropriate. At the time, Owner's consent is sought as described herein, the Architect and/or Construction Manager shall notify the Owner that additional costs may apply if the Work is in accordance with the Contract Documents. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Construction Manager or Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion, and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Construction Manager's and Architect's services and expenses made necessary thereby, shall be at the Contractor's expense. If any portion of the Work is determined by the Owner, Construction Manager or Architect, either during performance of the Work or during any applicable warranty period, to be defective or not in compliance with the contract requirements, the Construction Manager or Owner shall notify the Contractor in writing that such Work is rejected. Thereupon, the Contractor shall immediately replace and/or correct such Work by making the same comply strictly with all the requirements therefor. The Contractor shall bear all costs of correcting such rejected Work, including work of other Subcontractors and including compensation for the Architect's and Construction Manager's additional services and any delay or related damage to the Owner made necessary thereby. The Construction Manager shall have the right to charge the Contractor for any compensation payable for the Architect's or Construction Manager's additional services required by the Contractor's rejected Work and deduct the payment from the next payment due the Contractor.

§ 12.2.2 After Substantial Completion

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

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

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

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

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

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

§ 12.2.6 The Contractor shall respond immediately to correct Work deficiencies and/or punch list items. Failure to correct Work deficiencies and/or punch list items in a timely fashion shall be a substantial breach, and the Owner may terminate the Contract immediately without following the procedure identified in Section 14.2. As used in this Section 12.2.6, "timely" means the Contractor shall begin correction within three days of receiving the punch list or notice of work deficiency, and correction will be completed in a commercially reasonable time in accordance with the direction of the Construction Manager. Whether or not the Contract is terminated, if the Contractor fails to make corrections in a timely fashion, such Work may be corrected by the Owner, in its sole discretion, at the Contractor's expense and the Contract Sum may be adjusted by backcharge accordingly. The Contractor shall promptly notify the Construction Manager, in writing, when the Work deficiencies and/or punch list items are completed. Upon the review of the Work by the Construction Manager after such notification by the Contractor, if Work deficiencies and/or punch list items shall continue to exist, the Contractor shall reimburse any cost incurred by the Owner, including the Construction Manager's and Architect's fees for reinspections of the Work. Failure to pay such costs within ten (10) days of receipt of a demand regarding the same shall permit the Owner to withhold such amounts from the unpaid portion of the Contractor's contract.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made. The acceptance of nonconforming Work by the Owner shall be by written Change Order, specifically referencing that it addresses nonconforming work, acceptable to the Owner's authorized representative, and signed by all parties. Acceptance of nonconforming Work may only occur pursuant to such written Change Order.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the State of Michigan in all respects, except that claims and causes of action brought by the Owner shall not be deemed untimely if filed within six (6) years of substantial completion of the entire (and all) Project(s).

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

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

§ 13.3 Rights and Remedies

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

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

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§ 13.4 Tests and Inspections

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

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

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Construction Manager's and Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Construction Manager for transmittal to the Architect.

§ 13.4.5 If the Construction Manager or Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Construction Manager or Architect will do so promptly and, where practicable, at the normal place of testing.

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

§ 13.5 Interest

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

§ 13.6 The Contractor agrees that time is of the essence and to start work when directed by the Construction Manager and to furnish sufficient materials and a sufficient number of properly skilled workers, so as not to delay the work of any other Contractor or completion of the Project.

§ 13.7 Notwithstanding any provisions within the Contract Documents, nothing shall be deemed a waiver of any immunity granted to Owner by law or statute, including but not necessarily limited to, governmental immunity under MCL 691.1407.

§ 13.8 The Owner, being a governmental unit, is protected by the Michigan Void Construction Contracts Act, MCL 691.991.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

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

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.1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

.2

.3 Because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents, subject to justifiable withholding of payment as described herein or in the Contract Documents; or

.4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

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

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and direct costs on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days, for reasons within the Owner's control and through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees, or any other persons performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3. The Contractor may not terminate the Contract unless it has submitted claims for the delays and sought an extension of time for each delay.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

.1 refuses or fails to supply enough properly skilled workers or proper materials to the point of negatively impacting the Project and/or the related schedule;

.2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;

.3 disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority;

.4 otherwise is guilty of substantial breach of a provision of the Contract Documents; Or

.5 fails to prosecute the Work or any part thereof with promptness and diligence or fails to perform any provisions of this Contract, or goes into bankruptcy, liquidation, makes an assignment for the benefit of creditors, enters into a composition with its creditors, or becomes insolvent.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, after consultation with the Construction Manager, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, three days' notice, terminate the Contractor's right to proceed with the Work, or such part of the Work as to which such defaults have occurred, and may take any one or more of the following actions;

.1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;

.2 Accept assignment of subcontracts pursuant to Section 5.4; and

.3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

The notice required by this Section 14.2.2 shall not give the Contractor a right to cure defective Work or to cure other grounds for termination under Section 14.2.1. Further, the Owner's failure to strictly comply with the formal requirements of termination (e.g., by providing less than three days' notice of termination) shall not be a substantial breach by the Owner. The Owner may terminate the Contractor immediately if the Contractor endangers persons or property or has breached Project safety requirements).

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In the event, the Contractor's surety bond requires notice of intent to declare a default of the Contractor and if such bond notice is provided by the Owner, such notice shall be adequate to satisfy the three (3) day written notice described above in this section.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Construction Manager's and Architect's services and expenses made necessary thereby, and other damages incurred by the Owner in pursuing termination and completion of the Work, including actual attorney and legal fees and costs, and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall, upon application, be certified by the Initial Decision Maker after consultation with the Construction Manager, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and the Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent:

.1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or

.2 that an equitable adjustment is made or denied under another provision of this Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

.1 cease operations as directed by the Owner in the notice;

.2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and

.3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition. A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract, including but not limited to additional sums, additional time for performance, or damages for delay. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents. The Contractor shall not knowingly (as "knowingly" is defined in the Federal False Claims Act, 31 USC 3729, *et seq.*) present or cause to be presented a false or fraudulent Claim. As a condition precedent to making a Claim by the Contractor, the Claim shall be accompanied by an affidavit sworn to before a notary public or other person authorized to administer oaths in the State of Michigan and executed by an authorized representative of the Contractor, which states that: "The Claim which is submitted herewith complies with subparagraph 15.1.1 of the General Conditions, as amended, which provides that the Contractor shall not knowingly present or cause to be presented a false or fraudulent claim." Claims of the Owner shall be governed by the relevant Michigan statutory limitations period.

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§ 15.1.2.1 Regardless of any provisions to the contrary, the statute of limitations with respect to any defective or nonconforming Work which is not discovered by the Owner shall not commence until the discovery of such defective or nonconforming Work by the Owner. See also Section 13.1.

§ 15.1.2 Time Limits on Claims

The Owner shall commence all Claims and causes of action accordance with Section 13.1 and Section 15.1.21.1, regardless of any other time frames identified in this Agreement. The Contractor shall commence all claims and causes of action in accordance with Section 15.1 and, if shorter, any other provisions of this Agreement and Michigan law.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by the Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by written notice to the Owner and to the Initial Decision Maker with a copy sent to the Construction Manager and Architect, if the Architect is not serving as the Initial Decision Maker. Claims by The Contractor under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the Contractor first recognizes the condition giving rise to the Claim, whichever is later. Failure to timely and properly initiate a claim shall be an irrevocable waiver of such claim. Claims by the Owner shall be governed by the applicable statute of limitations period, except as such time frame may be longer in accordance with Section 13.1 and Section 15.1.2.1.

§ 15.1.3.2 Claims by Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by written notice to the other party. In such event, no decision by the Initial Decision Maker is required. Claims by the Contractor under this Section 15.1.3.2 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the Contractor first recognizes the condition giving rise to the Claim, whichever is later. Failure to timely and properly initiate a claim shall be an irrevocable waiver of such claim. Claims by the Owner shall be governed by the applicable statute of limitations period, except as such time frame may be longer in accordance with Section 13.1 and Section 15.1.2.1.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, including by mediation and/or litigation, as applicable, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make undisputed payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time may be adjusted as mutually agreed by the Owner and Contractor. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost. If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Failure to provide such notice shall serve as an absolute bar against a claim for such an increase in the Contract Sum. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4. A Project delay shall not be a basis for a Claim for additional cost. Delay claims against the Owner may be remedied only through an extension of time per Section 8.4.2 and Section 8.4.3.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, additional notice as provided in Section 15.1.3 shall be given in addition to the general requirements for filing a claim. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work due to the increase in Contract Time sought. In the case of a continuing delay only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction.

§ 15.1.7 Waiver of Claims for Consequential Damages. The Contractor waives Claims against the Owner for consequential damages arising out of or relating to this Contract. This waiver includes

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damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This waiver is applicable, without limitation, to all consequential damages due to the Owner's termination of the Contractor in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages in favor of the Owner, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial interpretation. The Architect will serve as the Initial Decision Maker. Except for those Claims excluded by this Section 15.2.1, an initial interpretation shall be required as a condition precedent to mediation or litigation of any Claim brought by the Contractor against the Owner. If an initial interpretation has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without an interpretation having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not interpret disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to interpret the Claim. Within ten (10) days of a written request, the Contractor shall make available to the Owner or its representative all of its books, records, or other documents in its possession or to which it has access relating to a Claim and shall require its subcontractors, regardless of tier, and materialmen to do the same.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will, based on its interpretation, either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial interpretation approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial interpretation shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties, the Construction Manager, and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial interpretation shall be subject to the parties' agreed upon binding dispute resolution process.

§ 15.2.6 Regardless of any other time frames identified herein, claims and causes of action brought by the Owner shall be governed in accordance with the statute of limitations periods under Michigan law, except for such longer periods of time as may be permitted in Section 13.1 and Section 15.1.2.1.

(Paragraph deleted)

§ 15.2.7 SURETY NOTICE AND PRIOR APPROVAL

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Except where otherwise expressly required by the terms of the Agreement, the Contract Documents or the General Conditions, exercise by the Owner of any contractual or legal right or remedy without prior notice to or approval by the Contractor's surety shall in no way bar or prohibit the Owner's ability to pursue such right or remedy. Further, pursuit of such a right or remedy without prior notice to or approval of surety shall in no way compromise, limit or bar any claim by the Owner against a surety bond of the Contractor. The Owner's claims against a Contractor's surety bond shall be governed by Section 13.1 with respect to any limitations periods.

(Paragraph deleted)

§ 15.3 Mediation

§ 15.3.1 Except as otherwise agreed in writing by the parties, claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the commencement of the parties' agreed upon binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

§ 15.3.3

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

(Paragraphs deleted)

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 The Owner, at is sole discretion, may consolidate mediation conducted under this Agreement with any other mediation to which it is a party provided that (1) the mediation agreement governing the other mediation permits consolidation, (2) the mediations to be consolidated substantially involve common questions of law or fact, and (3) the mediations employ materially similar procedural rules and methods for selecting mediator(s).

§ 15.4.4.2 The Owner, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded inmediation, provided that the party sought to be joined consents in writing to such joinder. Consent to mediation involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Contractor further agrees to include similar dispute resolution provisions in all agreements with the independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include similar dispute resolution provisions in all agreements with subcontractors, all subconsultants, suppliers or fabricators so retained, thereby providing for a consistent method of dispute resolution between the parties to those agreements. Subject to the other limitations periods identified in these General Conditions which are understood to govern over this sentence, no demand for mediation shall be made after the date when the applicable statutes of limitations would bar legal or equitable proceedings. During the pendency of any mediation, all applicable limitations periods shall be tolled until the conclusion of that process.

The Owner reserves the right in its discretion to require consolidation or joinder of any mediation arising out of or relating to this Agreement with another mediation involving a person or entity not a party to this Agreement in any event the Owner believes such consolidation or joinder is necessary in order to resolve a dispute or avoid duplication of time, expense or effort. In the event the Owner is involved in a dispute which is not subject to mediation involving

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a person or entity not a party to this Agreement, the mediation provisions applicable to the parties shall be deemed to be void and nonexistent in the event Owner, in its discretion, determines the Contractor should become a party to that dispute by joinder or otherwise. Any mediation hearing shall be held in the general location where the Project is located unless another location is mutually agreed upon.

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PART 1 – GENERAL

1.*01* ***DESCRIPTION***

A. Addenda are written or graphic instruments issued prior to execution of construction contracts which add to, delete from, clarify, or correct the Bidding Documents and/or the Contract Documents.

B. Addenda may be included in the Bidding Documents and may be included in the Contract Documents.

C. Addenda may be issued by either the Architect or the Construction Manager as deemed necessary to facilitate the building and construction of the Project.

1.01 BIDDERS' AND CONTRACTORS' RESPONSIBILITES

A. Each Bidder shall be responsible for taking the provisions of all Addenda issued prior to the Bid Date into account during the presentation of his Proposal.

B. Each Bidder shall be responsible for obtaining all Addenda, and for ascertaining that all Addenda issued prior to the Bid Date have been considered in preparing his Proposal.

C. Each Contractor shall perform his work in accordance with all Addendums issued.

END OF SECTION 00900

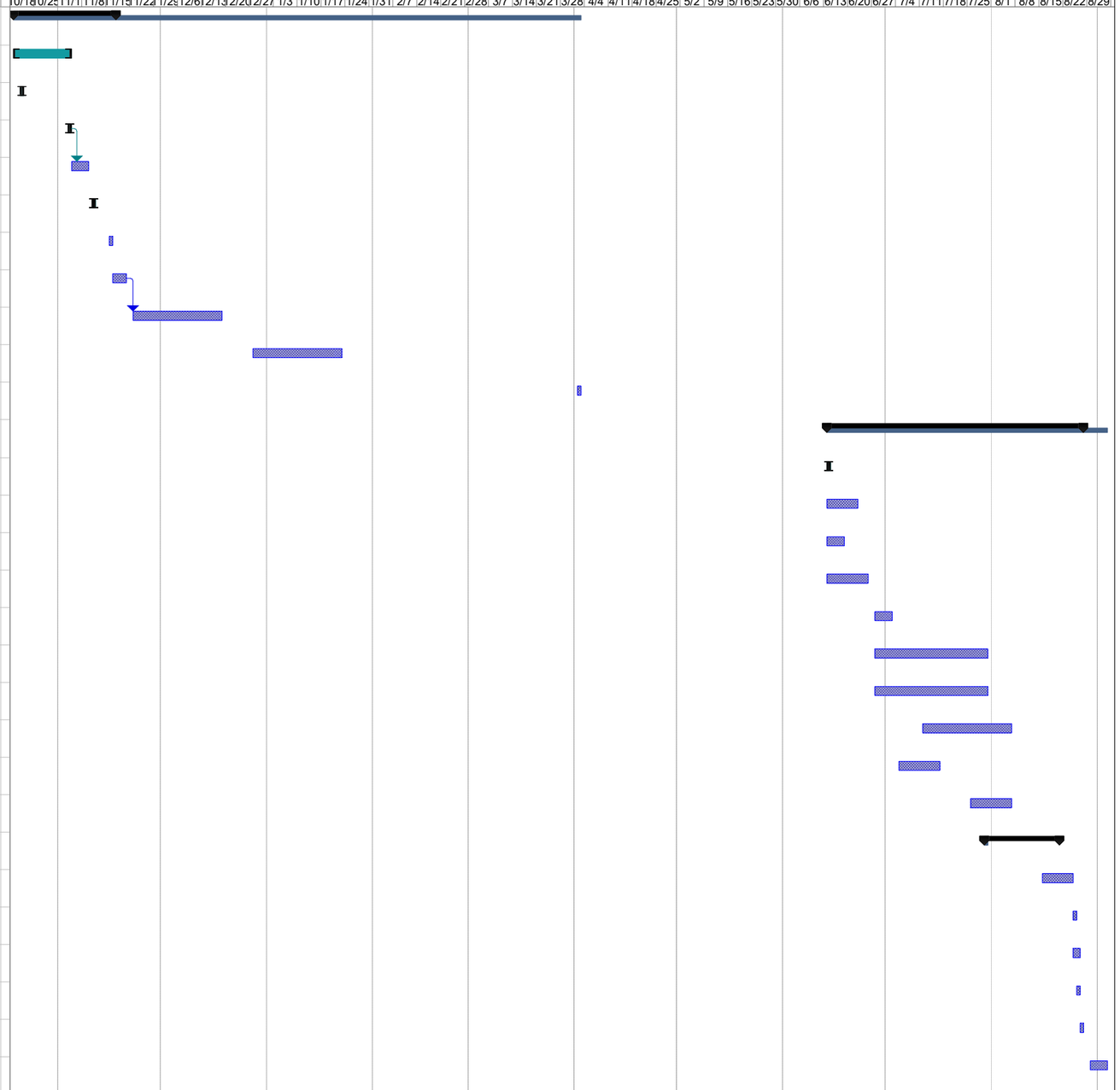
MILESTONE SCHEDULE ON FOLLOWING PAGE(S)

END OF SECTION 00999

Coleman Community Schools
2026 Renovation Project
Milestone Schedule 2027

Wed 10/14/26

ID	Task Name	Duration	Start	Finish	Pred	R N
1	**Bidding**	**22 days**	**Mon 10/19/26**	**Tue 11/17/26**		
2	Bid Period	13 days	Mon 10/19/26	Wed 11/4/26		
3	Pre-Bid Meeting	1 day	Wed 10/21/26	Wed 10/21/26		
4	Bid Due Date	1 day	Wed 11/4/26	Wed 11/4/26		
5	Post Bid Interviews	3 days	Thu 11/5/26	Mon 11/9/26	4	
6	Award Recommendation	1 day	Wed 11/11/26	Wed 11/11/26		
7	Owner Approval of Contracts	1 day	Mon 11/16/26	Mon 11/16/26		
8	Prepare and Issue Contracts	4 days	Tue 11/17/26	Fri 11/20/26		
9	Submittal Process	20 days	Mon 11/23/26	Fri 12/18/26	8	
10	Material Ordered	20 days	Mon 12/28/26	Fri 1/22/27		
11	Pre-Construction Meeting (Tentative)	1 day	Fri 4/2/27	Fri 4/2/27		
12	**HS/MS Renovations**	**55 days**	**Mon 6/14/27**	**Fri 8/27/27**		
13	Mobilize	1 day	Mon 6/14/27	Mon 6/14/27		
14	Interior Demolition	7 days	Mon 6/14/27	Tue 6/22/27		
15	Electrical Demolition	5 days	Mon 6/14/27	Fri 6/18/27		
16	Mechanical Demolition	10 days	Mon 6/14/27	Fri 6/25/27		
17	Tiling	5 days	Mon 6/28/27	Fri 7/2/27		
18	Mechanical Work	25 days	Mon 6/28/27	Fri 7/30/27		
19	Electrical Work	25 days	Mon 6/28/27	Fri 7/30/27		
20	Paint	20 days	Mon 7/12/27	Fri 8/6/27		
21	Casework	10 days	Mon 7/5/27	Fri 7/16/27		
22	Ceiling Tiles	10 days	Mon 7/26/27	Fri 8/6/27		
23	Flooring	16 days	Fri 7/30/27	Fri 8/20/27		
25	Gym Flooring	7 days	Mon 8/16/27	Tue 8/24/27		
26	Final Inspections	1 day	Wed 8/25/27	Wed 8/25/27		
27	Final Cleaning	2 days	Wed 8/25/27	Thu 8/26/27		
28	Punch List by Architect/Owner	1 day	Thu 8/26/27	Thu 8/26/27		
29	Turnover to Owner	1 day	Fri 8/27/27	Fri 8/27/27		
30	Punch List Work by All Contractors	5 days	Mon 8/30/27	Fri 9/3/27		



Wolgast Corporation reserves the right to make changes to this construction schedule as the project progress warrants.

PART 1 – GENERAL

1.01 PROJECT DESCRIPTION

A. Coleman Community Schools – 2026 Renovation Projects

1.02 CONTRACTORS USE OF PREMISES

A. Contractors shall limit their use of the Project site for Work and for storage, to allow for:

1. Work by other Contractors.

B. Contractors shall coordinate their use of the Project site under the direction of the Construction Manager.

C. Contractors shall assume full responsibility for the protection and safekeeping of materials and equipment stored on the site. No security will be employed.

D. Each Contractor shall move any stored material or equipment under their control if it interferes with operations of the Owner or other Contractors, as directed by the Construction Manager.

E. Contractors shall obtain and pay for additional storage or work areas needed for operations not allowed on the site.

1.03 OWNER OCCUPANCY

A. The owner intends to occupy the Project by **August 27, 2027.** All contractors must comply with this requirement.

1.04 OWNER FURNISHED PRODUCTS

A. Products furnished and paid for by the Owner are described in the Specifications and in the Bid Division List (Section 00309).

B. Owner's Responsibilities Regarding Owner-Furnished Products:

1. Arrange for and deliver necessary shop drawings, product data and samples to the installing contractor,
2. Arrange and pay for product delivery to the site, in concert with the Short Term Construction Activities Plan,
3. Arrange for the suppliers to submit bills of materials to Contractors,
4. Inspect deliveries jointly with Contractors,
5. Submit claims for transportation damage,
6. Arrange for replacement of damaged, defective, or missing items,
7. Arrange for manufacturer's warranties, bonds, service, and inspections, as required.

C. Contractor's Responsibilities Regarding Owner-Furnished Products:

1. Designate needed delivery dates for each product in the Short Term Construction Activities Plan,
2. Review shop drawings, product data and samples,
3. Review and return Owner-Furnished shop drawings, data and samples with notification of any discrepancies or problems anticipated in use of the product, within 2 weeks,
4. Promptly inspect products jointly with the Owner, and record shortages, damaged items and defective items,
5. Handle products at the site, including uncrating and storage,
6. Protect products from exposure to elements, and other forms of damage,
7. Assemble, install, connect, adjust and finish products as stipulated in the Specification,
8. Repair or replace items damaged by Contractor,
9. Dispose of all crating, wrapping, and trash related to the material.

END OF SECTION 01010

PART 1 – GENERAL

1.01 NORMAL WORK HOURS

A. 7 a.m. to 5 p.m., Monday through Friday.

1.02 EXCEPTIONS

A. Necessary variations of normal work hours shall only occur with the express approval of the Construction Manager on the Owner's behalf.

B. As a condition to the contract, the Contractor agrees that no premium-time, over-time or other special rae shall be charged for the scheduled completion of the project for any reason or cause.

C. It will be the responsibility of each Contractor to provide an adequate work force to assure the timely completion of all Work.

D. The Contractor will work whatever hours required (overtime, weekends, holidays) to complete their work and allow for the completion of all other work to achieve final completion in the time frames required by the Owner.

END OF SECTION 01030

PART 1 – GENERAL

1.01 CONSTRUCTION MANAGEMENT

A. This is a Construction Management project. There is no General Contractor. All Contractors on this Project are Prime Contractors. The Owner will award contracts for all Bid Divisions involved in the Project. The Project will be controlled and administered by a Construction Manager.

1.02 WORK ASSIGNMENTS

A. Nothing contained on the Contract Documents, and especially in the work scope of any Bid Division, shall be construed as a Work assignment to any construction trade industry. Each Contractor is responsible for their own decisions on Work assignments, and shall make them in accord with the prevailing practice in the areas of the Project, and in such a way that neither their progress nor the progress of others will be adversely affected.

B. Disputes that may arise over improper assignments or over assignments claimed by more than one Contractor shall be settled immediately by the Contractors and shall in no case result in a slow down or stoppage of Work of any Contractor.

1.03 RETAINAGE ON OWNER PURCHASED ITEMS

A. The Owner may retain an amount of Five Thousand ($5,000.00) or ten percent (10%); whichever is the larger amount, on material and/or equipment purchased from suppliers for inclusion in the Work, until such time as it is satisfactorily installed. The purpose of this provision is to ensure proper conformance to the Contract Documents.

1.04 PERFORMANCE OF WORK

A. All Contractors shall provide weekly input to aid in the preparation of the Look Ahead Schedule by which the Project will be built. Consequently, it is the responsibility and obligation of each Contractor to utilize their manpower and resources according to the commitments made under the Look Ahead Schedule.

1.05 PROMPTNESS OF EXECUTION

A. It is the intention of the Owner to complete the Project in the fastest practical time frame. Whereas varying conditions inherent in the construction process will affect the progress of the Work, it is the intent of each construction contract that the Contractor maintain the progress pace set forth in the CAP schedule.

1.06 PROGRESS PAYMENTS

A. It is the intention of the Owner to recognize timely performance prescribed in the CAP. Contractors who maintain specified progress will be eligible for 100% Progress Payments.

B. Contractors who fail to maintain specified progress may be subject to retainage up to 100% of Progress Payments, at such times as those Contractors are judged by the Construction Manager, and/or the Project Architect, to be behind schedule.

1.07 PAYMENT FOR STORED MATERIALS

A. As a means of eliminating cost escalation on available items of material and equipment, and in the interest of obtaining competitive Bids, the Owner will provide payment for contract items purchased early and stored on site, and in specific pre-approved instances, off the Project site as well. In order to qualify for such payment, the material or equipment must be safely stored, protected, and insured against loss or damage, inspected and dedicated to this Project only. Any extra cost of off-site storage is to be included as part of the Bid Proposal.

B. Materials stored on the site shall be in the area designated by the Construction Manager. Materials or equipment lost through theft, or mishandling, shall be replaced by the Contractor, without cost to the Owner. The Contractor receiving materials shall provide and maintain protection of stored materials at no additional cost to the Owner. The contractor shall retain responsibility for any loss, damage or replacement costs of any and all stored materials.

C. Requests for payment for materials delivered and stored at the site must have acceptable itemized bills attached and available at the time of delivery.

1.08 SCHEDULE OF VALUES

A. The Schedule of Values (Section 00670) shall include the following mandatory items for any Contractor who provides on-site labor as a part of their Contract:

1. Labor for each portion of the work to be performed.
2. Materials for each portion of the work to be performed.
3. Performance Bond and Labor & Material Payment Bond (when required by Owner).
   Value: Actual Cost of Bonds
4. Daily housekeeping and clean-up inclusive of any special cleaning and preparation required by the specifications for delivering the building for the Owners occupancy.
   Value: Two percent (2%) of the total Contract Amount
5. Retainage / Punch List
   Value: Ten percent (10%) of the total Contract Amount

B. Monthly allocations shall be made to each item as appropriate and as directed by the Construction Manager.

C. The value of the Housekeeping/Final Clean-Up item shall be two percent (2%) of the Contract value, or as described by the Construction Manager.

1.09 MATERIAL AND EQUIPMENT EXPEDITING

A. The Construction Manager will initiate and coordinate an expediting program on the Owner's behalf in cooperation with each Contractor, incorporating all critical items of material and/or equipment provided under the various Bid Division contracts.

B. Each Contractor shall provide the Construction Manager with a completed Material and Equipment Purchase/Delivery list and as a part of the Bid Division Descriptions. The Contractor's purchase order issue date, supplier name and phone number and the delivery date for each material and equipment item required for the project must be provided.

C. Each Contractor shall further cooperate by keeping the Construction Manager informed of all changes in the commitments previously indicated in the Material and Equipment Purchase/Delivery list and when deemed necessary by the Construction Manager, provide source contacts for direct expediting by the Construction Manager.

D. The Contractor must require all suppliers to notify the Contractor's office a minimum of twenty-four (24) hours prior to the delivery of any materials or equipment so the Contractor is present to receive and unload the delivery.

E. If a Contractor is not present on the job site to receive and unload the Contractor's material or equipment the Construction Manager may have the owner authorize others to perform the work. All costs associated with such actions will be deducted from the payments due the Contractor.

1.10 PROTECTION OF THE WORK OF OTHERS

A. Contractors shall consider protection of finished Work of prime importance. Care shall be taken by Contractors not to damage completed Work of other Contractors, and to provide adequate protection to their own completed Work. Contractors who damage the work of others or existing finishes shall be back charged all costs associated with repairing or replacing the damaged work.

B. When moving laborers and/or materials across floors, grades, roofs, other vulnerable surfaces, or through occupied areas, the Contractor shall provide adequate surface protection to prevent damage to surfaces.

1.11 MANDATORY ATTENDANCE AT MEETINGS

A. Each Contractor shall provide a representative of the Contractor authorized and empowered to enact decisions regarding schedule compliance, manpower commitments and cost changes at all Project and Progress Meetings.

1.12 PRE ON-SITE ACTIVITY MEETING

A. Each Contractor is required to meet on the site with the Field Construction Manager prior to beginning their Work. The purpose of this meeting is to review the intent of the Contract Documents as they pertain to the Contractor's Work, and to integrate the Contractor's schedule into the Short Term Construction Activities Plan for the Project.

1.13 RETURN ACTIVITIES

A. Each Contractor is required to report to the Field Construction Manager prior to resuming Work on the Project after an absence from the site of one or more working days. The purpose of reporting is to make the Field Construction Manager aware of the Contractor's re-involvement with the Project, and to provide an update regarding any conditions that could affect the continuing Work of the Contractor.

1.14 CUTTING AND PATCHING

A. Each Contractor shall make arrangements with the Construction Manager for fitting their Work into the Project, and shall coordinate all fitting with other Contractors. Whenever any contractor has been given sufficient information as to required openings prior to beginning their Work, they shall pay the cost for cutting and/or restoring if they fail to provide proper required openings.

B. Each Contractor shall be responsible for any cutting, fitting and patching that may be required to complete their Work if they have failed to properly notify the Construction Manager and preceding Contractors of any openings required. Contractors shall not endanger the Work of any other Contractor by cutting, excavating or otherwise altering any Work, and shall not cut or alter the Work of any other contractor except with the consent of the Construction Manager. Any costs caused by defective or ill-timed Work shall be borne by the party responsible for such Work.

C. Cutting or restoring performed by any Contractor, for work that is rejected by the Architect shall be corrected under the direction of the Construction Manager, as instructed by the Architect. The Contractor responsible for the defective restoration shall incur the cost of such Work.

D. Openings over six inches in diameter must be formed by the concrete contractor(s).

E. Cutting and patching of concrete floors and decks shall be performed in a neat and workman like manner, using a coring machine. After coring, each Contractor shall pack and grout openings around sleeves or other Work penetrating floors and decks.

F. No Contractor shall do any cutting that may impair the strength of any building or its components. No holes, except for small screws or bolts, may be drilled in beams or other structural members for the purpose of supporting or attaching Mechanical Work, without prior approval from the Architect.

G. Each Contractor shall be responsible for the cutting and patching of holes and openings through existing walls, partitions, floors, ceilings, and roofs necessary for the installation of their work. If the location for a hole or opening is through an existing joist, beam, or column, the Contractor shall notify the Construction Manager who, after consultation with the Architect, will instruct the Contractor how to proceed.

H. Each Contractor shall be responsible for the closing and patching of holes and openings through existing walls, partitions, floors, ceilings, and roofs created by demolition work they are shown to complete unless noted otherwise.

I. Temporary removal and replacement of all ceilings not scheduled to be replaced shall be the responsibility of the Contractor requiring access.

J. The Contractor responsible for patching shall provide both the rough (substrate) and finish surfaces. They shall employ only qualified tradesmen to assure that all work is done in a neat and workmanlike manner. All patching shall match adjacent surfaces.

1.15 BLOCKING, BACKING AND GROUNDS

A. Each Contractor shall be responsible for providing the blocking, backing and grounds necessary for the installation of their work unless specifically noted on the drawings in which case said blocking, backing, and grounds shall be provided by the Bid Division supplying shown backing material.

1.16 ACCESS PANELS

A. Each Contractor shall be responsible for furnishing the necessary access panels for items of work installed under their contract.

B. Installation of all access panels shall be the responsibility of the contractor erecting the wall or ceiling system.

C. If not specified, these access panels shall be approved by the Architect prior to installation.

END OF SECTION 01040

PART 1 – GENERAL

1.01 DESCRIPTION

A. All Applications for Payment must be submitted on a "Contractor Invoice Form."

B. Contractor Invoice Form(s) will be sent to contractors each month by the Construction Manager. The Contractor Invoice Form must be returned to the Construction Manager by the due date (located in the upper left hand corner of the form) in order to be included in the current month Cost Control Manual to be submitted to the Owner. The due date can also be found on **"Attachment A**" of the Owner-Contractor contract.

C. Any completed Contractors Invoice Form received by the Construction Manager **later** than the contract established due date **will not** be accepted and **will need to be re-billed the following month**.

1.02 SWORN STATEMENTS AND WAIVERS

A. All Applications for Payment must be accompanied by a Sworn Statement and applicable waivers.

B. For complete instructions on preparing Sworn Statements and Waivers, please reference Section 01050 – Sworn Statements and Lien Waivers.

C. Final Sworn Statement and Full Unconditional Lien Waivers must be provided prior to the release of the final payment or exchanged for final payment by presenting them in person.

1.03 SCHEDULE OF VALUES

A. All billings are processed on the basis of approved Schedules of Values. Absolutely NO CHANGES may be made to approved Schedule of Values.

1.04 CHANGE ORDERS

A. Increases or decreases in the Contract Amount shall be through change orders.

B. Each Change Order shall be listed as a new line item on Contractor Invoice Form. This is the only way a change order will be processed for payment.

1.05 APPROVAL OR REJECTION OF APPLICATION FOR PAYMENT

A. Approved Applications for Payment will be included in the current month Cost Control Manual submitted to the Owner for their approval and payment. Following approval the Owner will process payments and forward them to the Construction Manager for accompaniment of appropriate waiver(s), and payment will be sent on to Contractor.

B. Contractors with Applications for Payment that were adjusted or rejected will be contacted by Wolgast for explanation.

C. No payment will be issued through the Owner for any progress payment when the substantiating sworn statement and lien waiver(s) from the previous payment have not been received by the Construction Manager.

END OF SECTION 01045

PART 1 – GENERAL

1.01 DESCRIPTION

A. Sworn Statement shall be included with each Application for Payment.

B. A sample Sworn Statement follows as Pages 2 and 3 of this Section.

C. Page 1 of the Sworn Statement shall contain all necessary Project information, including

1. Date of Sworn Statement.
2. County in which the deponent is at the time of the completion of the Sworn Statement.
3. Deponent name.
4. Contractor name on whose behalf the deponent is making statement.
5. County in which the Project is situated.
6. Project name and site location.
7. Deponent signature and typewritten name.
8. Notary name, signature, and commission expiration date.

D. Page 2 of the Sworn Statement shall contain all necessary Project information, including:

1. Project name and site location.
2. Subcontractor/Supplier listings as submitted for approval at the beginning of the Project.
3. Description of work to be completed by each subcontractor/supplier.
4. Total contract amount for each subcontractor/supplier.
5. Listings of amounts paid, amounts owing, retentions held, and balances to complete.

1.02 WAIVERS

A. All Applications for Payment must be accompanied by a Sworn Statement and applicable waivers.

B. Sample “partial” and “full” waivers follow as Pages 4 and 5 of this Section.

1.03 APPLICATION AND CERTIFICATE FOR PAYMENT

A. No payment will be issued through the Owner for any progress payment when the substantiating sworn statement and lien waiver(s) from the previous payment have not been received by the Construction Manager.

B. For additional information and instructions on the Application and Certificate for Payment, please reference Section 01045.

Sample Sworn Statement

STATE OF MICHIGAN
COUNTY OF_____

_____Being duly sworn, deposes and says that _____ Is the Contractor for an improvement to the following described real property situated in _____COUNTY, MICHIGAN, known as_____. That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payment of wages for fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names, as follows on Page 2.

That the contractor has not procured materials from, or subcontracted with, any other person other than those set forth and owes no money for the improvement other than the sums set forth.

Deponent further says that he or she makes the foregoing statement as the contractor for the purpose of representing to the owner or lessee of the above described premises and his or her agents that the above described property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth and except for claims of Construction Lien Act, Act No. 497 of the Public Acts of 1980, as amended, being Section 570.1109 of the Michigan Complied Laws.

_____
Deponent Signature

_____
Deponent Name – Typewritten

_____County, Michigan
Subscribed and sworn before me this_____day of_____, 19_____.

_____
Notary Public Signature

_____
Notary Public Name – Typewritten

My commission expires:_____

Warning to the owner; an owner or lessee of the above described property may not rely on this sworn statement to avoid the claim of a subcontractor, supplier, or laborer who has provided a notice of furnishing or a laborer who may provide a notice of furnishing pursuant to Section 109 of the Construction Lien Act to the designee or the owner of lessee if the designee is not named or has died.

Warning to the deponent; a person, who with intent to defraud, gives a false sworn statement is subject to criminal penalties as provided in Section 110 of the Construction Lien Act, Act No. 497 of the Public Acts of 1980, as amended, being Section 50.1110 of the Michigan Complied Laws.

Page 2 – Sworn Statement Sample

Project Name: Site Location:

SUB/SUPPLIER	DESCRIPTION	TOTAL CONTRACT	AMOUNT PAID	AMOUNT OWING	RETENTION HELD	BALANCE TO COMPLETE

PARTIAL UNCONDITIONAL WAIVER OF LIEN
Subcontractor/Supplier

Check No. _____

Amount: $ _____

Invoice#: _____

I/we have a contract with **Coleman Community Schools – 2026 Renovation Projects** to provide _____For the improvement of the property described as **Coleman Community Schools,** and hereby waive my/our construction lien to the amount of $_____ for labor/materials provided through _____.

This waiver, together will all previous waivers, if any, (circle one) DOES / DOES NOT cover all amounts due to me/us for contract improvement through the date shown above.

_____
(Name of Lien Claimant)

By:_____ Signed on:_____
(Signature of lien claimant or authorized officer or agent of lien claimant) (Date)

Address: _____

_____

_____

Telephone: _____

FULL UNCONDITIONAL WAIVER OF LIEN
Subcontractor/Supplier

Check No. _____

Amount: $ _____

Invoice#: _____

My/our contract with **Coleman Community Schools – 2026 Renovation Projects** to provide

_____For the improvement of the property described as **Coleman Community Schools,** having been fully paid and satisfied, all my/our construction lien rights against such property and hereby waived and released.

_____
(Name of Lien Claimant)

By:_____ Signed on:_____
(Signature of lien claimant or authorized officer or agent of lien claimant) (Date)

Address: _____

_____

_____

Telephone: _____

END OF SECTION 01050

PART 1 – GENERAL

1.01 DESCRIPTION

A. The Change Event Form will be used to document any request for a change in the scope of the Work throughout the construction process, and establish owner and architect approval prior to preparing a change order or having work performed.

B. The Change Event Form will only be used when it IS NOT NECESSARY for work to be performed immediately.

1.02 PROCESSING OF CHANGE EVENT FORMS

A. The Owner, Architect, Engineer, Construction Manager or Contractor may initiate a request for change during the Project in the form of a bulletin/proposal request, construction change directive, request for information, or value engineering proposal. Requests for changes shall be submitted to the Construction Manager for preparation and distribution of the Change Event Form.

B. The Change Event will be accompanied by a copy of all related sketches, drawings, specifications, instructions, etc.

C. The Construction Manager will forward the Change Event to the Contractor for the purposes of obtaining an itemized quote (including labor, material, equipment, units, rates, and subtotals) for the changes requested.

D. The Contractor will complete and return the Change Event Form within five (5) days, or less, to the Construction Manager.

E. The Construction Manager will review all Change Events and itemized detail for accuracy and validity within 48 hours of receiving said information.

F. If the Construction Manager approves the costs or deductions submitted by the Contractor in the Change Event, the Construction Manager will:

1. Forward one (1) copy of the Change Event with itemized detail to the Architect for review and endorsement, sitpulating the date by the endorsed Change Event is to be returned.

2. Discuss the Change Event and costs or deductions with the Architect to secure their endorsement.

3. Forward one (1) copy of the Change Event with itemized detail to the Owner for approval and signature.

G. After receiving the endorsed Change Event(s) timely from the Architect and Owner, the Construction Manager will prepare a Change Order for Contractor signature. The Contractor will sign the Change Order, acknowledging notice to proceed with change, and return a copy back to the Construction Manager.

H. Only Change Events with the Architect's and Owner's signature of appoval and acceptance will be processed into Change Orders.

1.03 PRICING GUIDELINES FOR CHANGE EVENTS

A. Pricing Guidelines for Change Events that will be considered for Change Orders shall be fully detailed and itemized showing each of the following:

1. Labor: All field labor indicating worker name, date, and hours worked and hourly rate; hourly rate shall be based on straight time only and shall include the labor classification.

2. Fringes: All established payroll taxes, assessments and fringe benefits on the labor in 7.3.2.1; this may include, but is not limited to, FICA, Federal and State unemployment, Health and Welfare and Workers Compensation; each of the fringes is to be a separate line item.

3. Material: All material purchased by the Contractor and incorporated into the changed Work, showing quantities, unit costs and costs of each item as appropriate; material costs will only be allowed at the Contractor's actual cost including any and all discounts, rebates or related credits. Only one third (33 percent) of the cost of reusable materials for each use, such as formwork lumber, shoring or temporary enclosures will be allowed.

4. Equipment: Rental Equipment – charges for certain non-owned, heavy or specialized equipment up to 100 percent of the documented rental costs; no rental charges will be allowed for hand tools, minor equipment, simple scaffolds, etc.; downtime due to Contractor caused delays, repairs, maintenance, late fees and weather will not be allowed. Owned Equipment – charges for certain owned, heavy or specialized equipment up to 100 percent of the cost listed by the Associated Equipment Dealers Blue Book; no charges will be allowed for hand tools, minor equipment, simple scaffolds, etc.; only the actual time the equipment is necessary to be in use to perform the work will be allowed; downtime due to Contractor caused delays, repairs, maintenance and weather will not be allowed.

5. A total amount of ten (10) percent of the total of all labor, materials and equipment performed by the Contractor's own forces shall be allowed for the Contractor's combined overhead and profit.

6. A total amount of ten (10) percent of the total of all extra work performed by the Contractor's Subcontractor(s) shall be allowed for the Contractor's combined overhead and profit.

7. For work deleted, that would have been completed by the Contractor or the Contractor's Subcontractor(s) an amount equaling the cost of the Work plus an amount equaling five (5) percent of the work shall be credited to the owner.

1.04 TIME LIMIT

A. Contractor must return the Change Event and respective price quotations within five (5) working days, unless noted otherwise on the Construction Management issued Change Event.

B. Failure to return the completed Change Event within the predefined time period will indicate the contractor shall have no charge for the associated work within their bid division per the Change Event at no additional cost to the Owner, Construction Manager and Architect.

END OF SECTION 01051

PART 1 – GENERAL

1.01 DESCRIPTION

A. The Change Order Document is the legal instrument used to modify the Contract Documents.

B. Change Orders will be prepared, as necessary, following the acceptance of the Change Event amount by the Owner (Section 01051).

C. A sample Change Order follows as page 2 of this Section.

1.02 PROCESSING OF CHANGE ORDERS

A. All changes and potential changes to the Project shall be documented by using the Change Event Form (Section 01051).

B. Complete and approved Change Events will be converted into Change Orders as necessary.

C. One (1) original Change Order shall be prepared by the Construction Manager and forwarded to Contractor for signature. Signatory parties shall include: the Contractor only on Change Order.

1.02 PRICING GUIDELINES

A. Pricing Guidelines for Change Events that will be considered for Change Orders shall be fully detailed and itemized showing each of the following:

1. Labor: All field labor indicating worker name, date, and hours worked and hourly rate; hourly rate shall be based on straight time only and shall include the labor classification.

2. Fringes: All established payroll taxes, assessments and fringe benefits on the labor in 7.3.2.1; this may include, but is not limited to, FICA, Federal and State unemployment, Health and Welfare and Workers Compensation; each of the fringes is to be a separate line item.

3. Material: All material purchased by the Contractor and incorporated into the changed Work, showing quantities, unit costs and costs of each item as appropriate; material costs will only be allowed at the Contractor's actual cost including any and all discounts, rebates or related credits. Only one third (33 percent) of the cost of reusable materials for each use, such as formwork lumber, shoring or temporary enclosures will be allowed.

4. Equipment: Rental Equipment – charges for certain non-owned, heavy or specialized equipment up to 100 percent of the documented rental costs; no rental charges will be allowed for hand tools, minor equipment, simple scaffolds, etc.; downtime due to Contractor caused delays, repairs, maintenance, late fees and weather will not be allowed. Owned Equipment – charges for certain owned, heavy or specialized equipment up to 100 percent of the cost listed by the Associated Equipment Dealers Blue Book; no charges will be allowed for hand tools, minor equipment, simple scaffolds, etc.; only the actual time the equipment is necessary to be in use to perform the work will be allowed; downtime due to Contractor caused delays, repairs, maintenance and weather will not be allowed.
5. A total amount of ten (10) percent of the total of all labor, materials and equipment performed by the Contractor's own forces shall be allowed for the Contractor's combined overhead and profit.

6. A total amount of ten (10) percent of the total of all extra work performed by the Contractor's Subcontractor(s) shall be allowed for the Contractor's combined overhead and profit.

7. For work deleted, that would have been completed by the Contractor or the Contractor's Subcontractor(s) an amount equaling the cost of the Work plus an amount equaling five (5) percent of the work shall be credited to the owner.

CHANGE ORDER

PROJECT:

PROJECT NO:
CHANGE ORDER NO.:
CHANGE ORDER DATE:

CONTRACT DATE:
CONTRACT NO.:

CONTRACTOR: ARCHITECT: OWNER:

It is hereby agreed to make the following changes to the Contract:

1. QR#

2. N/A

3. N/A

4. N/A

5. N/A

This work described by this Change Order becomes a part of and is to be performed by the same terms as the existing Contract. This Change Order must be signed by the Owner, Architect, and Contractor to be valid.

The Original Contract Sum..... $
Net change by previously authorized Change Orders..... $
The Contract Sum prior to this Change order..... $
The Contract Sum will be ☐ increased / ☐ decreased by this Change Order.....
The new Contract Sum including this Change Order is..... $

Contractor	*Architect*	*Owner*
By:	By:	By:
Date:	Date:	Date:

END OF SECTION 01053

PART 1 – GENERAL

1.01 LAYOUT AND MEASUREMENTS

A. The responsibility for accurate layout and measurement of the Work of each Contractor is their own. In addition, each Contractor shall verify the dimensional accuracy of the Work upon which their own Work relies before they begin their Work. They shall report all inaccuracies to the Construction Manager, and shall not proceed until all corrections are made. If a Contractor proceeds with their Work on dimensionally inaccurate Work of another Contractor, they shall be liable for the cost of corrections to their own Work when the error is corrected, and shall cooperate in the correction as directed by the Construction Manager.

B. The Owner, through the Construction Manager, will provide a bench mark and baseline for all Contractors' reference.

C. If the Construction Manager performs layout work or must arrange for others to perform layout work that is the responsibility of the Contractor, those costs will be charged to the Contractor. The costs will be submitted to the Owner and the Owner will deduct those costs from the Contractor's contract payment.

END OF SECTION 01055

PART 1 – GENERAL

1.01 PREVAILING WAGE

A. There is No Prevailing Wages on this project.

END OF SECTION 01060

PART 1 – GENERAL

1.01 DESCRIPTION

A. Work included:

1. Throughout the Contract Documents, reference is made to codes and standards which establish qualities and type of workmanship and materials, and which establish methods for testing and reporting on the pertinent characteristics.

2. Where materials or workmanship are required by these Contract Documents to meet or exceed the specifically named code or standard, it is the Contractor's responsibility to provide materials and workmanship that meet or exceed the specifically names code or standard.

3. It is also the Contractor's responsibility, when so required by the Contract Documents or by written request from the Owner, to deliver to the Owner all required proof that the materials or workmanship, or both, meet or exceed the requirements of the specifically named code or standard. Such proof shall be in the form requested in writing by the Owner, and generally will be required to be copies of a certified report of tests conducted by a testing agency approved for that purpose by the Owner.

B. Related Work Described Elsewhere:

1. Specific naming of codes or standards occurs on the Drawings and other Sections of these specifications.

1.02 QUALITY ASSURANCE

A. Familiarity with Pertinent Codes and Standards.

1. In procuring all items used in this Work, it is the Contractor's responsibility to verify the detailed requirements of the specifically named codes and standards and to verify that the items procured for use in this Work meet or exceed the specified requirements.

B. Rejection of Non-Complying Items.

1. The Owner reserves the right to reject items incorporated into the Work which fail to meet the specified minimum requirements.

2. The Owner further reserves the right and without prejudice to other recourse the Owner may take, to accept non-complying items subject to an adjustment in the Contract Amount as approved by the Owner.

C. Applicable standards listed in these Specifications include, but are not necessarily limited to, standards promulgated by the following agencies and organizations:

1. AASHTO – American Association of State Highway and Transportation Officials, 341 National Press Building, Washington, D.C. 20004.

   ACI – American Concrete Institute, Box 19150, Redford Station, Detroit, Michigan 48219

   AISC – American Institute of Steel Construction, Inc., 1221 Avenue of the Americans, New York, New York, 10020.

   ANSI – American National Standards Institute (successor to USASI and ASAO), 1430 Broadway, New York, New York 10018.

ASTM – American Society for Testing Materials, 1916 Race Street, Philadelphia, Pennsylvania 19103.

AWS – American Welding Society, Inc., 2501 N.W. 7th Street, Miami, Florida 33125.

AWWA – American Water Works Association, Inc., 6666 West Quincy Avenue, Denver, Colorado 80235.

BOCA – Building Officials Code Administrators International, Inc. 17926 South Halsted Street, Homewood, Illinois 60460.

CRSI – Concrete Reinforcing Steel Institute, 228 North LaSalle Street, Chicago, Illinois 60610.

CS – Commercial Standard of NBS, U.S. Department of Commerce, Government Printing Office, Washington, D.C. 20402.

FGMA – Flat Glass Marketing Association, 3310 Harrison, Topeka, Kansas 66611.

State of Michigan Fire Marshall Bulletin 412.0.

NAAMM – The National Association of Architectural Metal Manufacturers, 1033 South Boulevard, Oak Park, Illinois 60302.

NEC – National Electric Code (see NFPA).

NEMA – National Electrical Manufacturer's Association, 155 East 44th Street, New York, New York 10017.

NFPA – National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts 02210.

SDI – Steel Deck Institute, 135 Addison Avenue, Elmhurst, Illinois 60125.

SSPC – Steel Structures Painting Council, 4400 Fifty Avenue, Pittsburgh, Pennsylvania 15213.

TCA – Tile Council of America, Inc., P.O. Box 326, Princeton, New Jersey 08540.

UL – Underwriters' Laboratories, Inc., 207 East Ohio Street, Chicago, Illinois 60611.

Fed. Specs, and Fed. Standards: Specifications Sales (3FRI), Building 197, Washington Navy Yard, General Service Administration, Washington, D.C. 20407.

UBC – Uniform Building Code, International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601.

END OF SECTION 01085

PART 1 – GENERAL

1.01 ALTERNATES

A. This section identifies each alternate by number and describes the basic changes to be incorporated into the work, only when that alternate is made a part of the Work by specific provisions in the Owner-Contractor Agreement.

B. Related Requirements in other parts of the Project Manual:

1. Method of quotation of the cost of each alternate, and the basis of the Owner's acceptance of alternates: Bidding Documents
2. Incorporation of alternates into the Work: Owner-Contractor Agreement.

C. Related Requirements Specified in Other Sections:

1. Part 1.01: Description of Work
2. Sections of the Specifications as listed under the respective Alternates.

D. Referenced sections of specifications stipulate pertinent requirements for products and methods to achieve the work stipulated under each Alternate.

E. Coordinate pertinent related work and modify surrounding work as required to properly integrate the work under each Alternate and to provide the complete construction required by the Contract Documents.

F. The Owner reserves the right to accept the proposed amount for any alternate at any time during the active construction of the project. If the Owner elects to accept an alternate after the Owner-Contractor contract has been issued, the work shall be added to the contract by change order.

1.02 DESCRIPTION OF ALTERNATES

Please see Proposal Form (Section 00305) for Description of Alternates.

END OF SECTION 01100

PART 1 – GENERAL

1.01 PRE-CONSTRUCTION MEETINGS

A. Prior to the initiation of on-site activity, a meeting will be held with all Bid Division Contractors for the purpose of planning, scheduling, and coordinating an orderly initiation of on-site construction activity. Attendance at this meeting is required of all Contractors. The Construction Manager will advise all Contractors of the time and location of this meeting.

B. A representative of the contractor authorized to enact decisions regarding schedule, manpower commitments and costs must attend the pre-construction meeting.

1.02 PRE-CONSTRUCTION CONFERENCES

A. Each Contractor is required to meet on the site with the Construction Manager prior to beginning their Work. The purpose of this meeting is to review the intent of the Contract Documents as they pertain to the Contractor's Work, and to integrate the initiation of that Work with the Work already in progress on the site.

1.03 PROGRESS AND PROJECT MEETINGS

A. Contractors active on-site shall be required to attend Progress and Project Meetings when called by the Construction Manager. These meetings are for the purpose of planning and assessing construction progress and for discussing problems of mutual concern.

B. It is mandatory that any contractor actively engaged in work on site shall be required to have a representative of the contractor authorized and empowered to enact decisions regarding schedule, manpower commitments and costs and their superintendent be in attendance at these meetings, or the Owner may withhold the Contractor's payment.

C. All decisions, instructions, and interpretations given by the Owner or their designated representatives at these meetings shall be conclusive, and shall be binding on the Contractors.

D. The proceedings of such meetings will be recorded and posted. Copies will be forwarded to Contractors.

END OF SECTION 01200

PART 1 – GENERAL

1.01

A. Contractor shall be solely responsible to submit all shop drawings, product data, and samples, or other items required by the Construction Documents hereinafter referred to as submittals to the Construction Manager for processing and forwarding to the Architect for their review.

B. Submittals shall be delivered to the Construction Manager's office in accordance with the procedures and dates required by the Construction Documents and/or this section, Section 01300, of the project manual (specifications) whichever is more stringent in its requirement. All submittals shall be provided to the Construction Manager within 30 calendar days of receipt of the signed contract or Notice to Proceed unless specified otherwise in the Construction Documents.

1.02 SUBMITTALS - SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

A. The Contractor shall submit to the Construction Manager individual submittals either via Procore or email. All files must include the specification number, item number and name as indicated in the submittal log.

B. Contractor shall provide electronic copies of submittals. The submittals shall be in PDF format only. COLOR SAMPLES MUST BE SUBMITTED AS PHYSICAL SAMPLES.

C. In submitting shop drawings, product data and samples, each Contractor represents that they have checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents. All submittals must be stamped or signed by the contractor responsible for submitting, to attest to their review.

ALL SUBMITTALS MUST BE ACCOMPANIED BY THE WOLGAST CORPORATION SHOP DRAWING / SUBMITTAL FORM (see Page 2 of this section).

D. Any submittal not accompanied by the Wolgast Corporation Shop Drawing / Submittal Form will be returned to the contractor for resubmittal.

E. The Submittal Log provided as part of the Bid Division Descriptions shall be a guideline only and is not to be a representation of every or all submittals required for the completion of the Project. The Contractor shall be required to provide all items and perform all work in complete compliance with the Contract Documents.

F. The Contractor shall not be relieved of the responsibility for any deviation in the work required by the Contract Documents, or any errors and omissions contained in shop drawings, product data; samples, or other submittal data reviewed and returned to the Contractor by the Architect. Any work performed prior to the Architect's review shall be subject to removal and replacement at the Contractor's expense.

G. No portion of the Work requiring submission of shop drawings, product data or samples shall commence until the submission has been reviewed by the Architect. If any work is performed prior to the Architect's review of the required submittal(s), the work shall be subject to removal and replacement at the Contractor's expense if that work does not comply with the requirements of the contract documents.

1.03 START-UP DOCUMENTS (CONTRACT-AWARD SUBMITTALS)

A. (Refer to Sections 00100, 00600, 00650, 00670, 00680, 00690.)

1.04 CONTRACT CLOSEOUT DOCUMENTS (CLOSE-OUT SUBMITTALS)

A. (Refer to Sections 01700, 01720, 01730, and 01740.)

END OF SECTION 01300

TRANSMITTAL FORM FOR WOLGAST CORPORATION SHOP DRAWINGS / SUBMITTAL FORM

CONTRACTOR:	PROJECT TITLE AND LOCATION	
_____ _____ _____ _____	_____ _____ _____ _____	DATE SUBMITTED: _____ DATE RECEIVED: _____ WOLGAST PROJECT NO. _____ NEW:_____RESUB. _____ SUB. NO. _____ RESUB. NO. _____

Pkg. NO.	Pkg. Name	CW Item No.	CSI Code No.	CSI Code Name	Item Ref. No.	Item Description	Item Type	No. of each	Subcontractors/MFR

The undersigned certifies that the above submitted items have been reviewed in detail and are correct and in strict conformance with the contract documents except as otherwise noted. NOTE: Approval of items submitted does not relieve contractor from complying with all requirements of the contract documents.

CONTRACTOR'S COMMENTS:

CONTRACTOR'S NAME

SIGNATURE

WOLGAST CORPORATION 4835 TOWNE CENTRE ROAD, SUITE 203, SAGINAW, MI 48604 PH 989-790-9120 FX 989-790-9063

PART 1 – GENERAL

1.01CONSTRUCTION SCHEDULES

A. A Milestone Schedule is provided as part of the bidding documents to indicate dates by which certain critical tasks and/or portions of the project must be completed. The Milestone schedule also indicates the date by which the Project must be 100% complete, receipt of final inspections, occupancy allowed by all governing authorities, and owner move-in.

B. Based on the Milestone Schedule each Contractor shall submit to the Construction Manager, at or prior to the Pre-Construction Meeting, two (2) copies of the proposed progress schedule for their Work identifying the critical tasks that they must complete to achieve the Milestone Schedule completion dates.

C. The Construction Manager will utilize the scheduling input from the Contractors for incorporation into the Project Construction Schedule. The Project Construction Schedule will be compiled and distributed to all contractors.

D. By signing the Owner-Contractor Agreement the Contractor agrees to cooperate with all of the other multiple contractors and to coordinate all construction activities to allow the work of that contractor and all other contractors to meet the completion date(s) established in the Milestone Schedule. The Contractor also agrees that the Project Construction Schedule shall be followed to achieve or improve upon the completion dates for the various tasks in order to attain the final completion of the project by the scheduled completion date.

E. The Construction Manager will, at times, issue a weekly Look-Ahead Schedule as part of the weekly Contractor Coordination Meetings. The Look-Ahead Schedule will support the Project Construction Schedule and provide specific scheduling information for the Contractor to assure the scheduled completion dates are achieved. The Contractor agrees to comply with the required work identified in the Look-Ahead Schedules.

END OF SECTION 01350

PART 1 – GENERAL

1.01 QUALITY CONTROL BY PROJECT ARCHITECT AND CONSTRUCTION MANAGER

A. Each Contractor shall comply with the quality control provisions of the Contract Documents.

B. The quality and completeness of the Work shall be maintained on a day-to-day basis. Inaccurate, faulty, incomplete, and defective Work shall be corrected by the Contractor without continuous prodding by the Construction Manager. Failure to cooperate in this continuous punch list effort may reduce Progress Payments.

1.02 CONTRACTOR QUALITY CONTROL

A. Each Contractor shall be responsible to provide a quality workmanship consistent with the requirements of the Contract Documents. All Work will be of good quality and free from faults and defects. Every care shall be exercised to ensure that the quality specified is the quality provided.

A. If at any time a Contractor is of the opinion that the quality of their Work is, or will be, jeopardized as a result of rescheduling or coordination of the Project, or for any other reason known to them, they shall stop work immediately and shall inform the Construction Manager of their action and the reasons thereof. The Contractor shall immediately provide a written explanation to the Field Construction Manager and Project Manager for the record, and shall mail a copy to the Architect. Upon investigation by the Construction Manager, a decision will be made on the note of jeopardy, in order to resolve the problem.

C. Any Contractor who compounds a mistake by installing their product on another Contractor's obviously faulty work will assume responsibility for repair of said work.

END OF SECTION 01400

PART 1 – GENERAL

1.01 DESCRIPTION

A. The Owner may employ and pay for the services of an independent testing laboratory to perform specified testing as identified in the Bid Division Descriptions.

B. Contractors shall cooperate with the Laboratory to facilitate the execution of this service.

C. Employment of the Laboratory shall in no way relieve the Contractor's obligation to maintain the quality of their work.

1.02 CONTRACTOR'S RESPONSIBILITIES

A. Contractors shall cooperate with Laboratory personnel, and shall provide access to Work, and to manufacturers' operations.

B. Contractors shall provide to the Laboratory samples of proposed materials, which require testing.

C. Contractors shall provide to the Laboratory the preliminary design mix proposed to be used for concrete and other materials, which require control, by the Laboratory.

D. Contractors shall furnish all test results and coordinate testing with the Construction Manager.

E. Contractors shall furnish incidental labor and facilities necessary:

1. To provide access to Work to be tested.

2. To obtain and handless samples at the Project site or at the source of the project to be tested.

3. To facilitate inspections and tests.

F. Contractors shall notify the Laboratory sufficiently in advance of operations to allow for Laboratory assignment of personnel and scheduling of tests.

G. Contractors shall make arrangements with the Laboratory and pay for additional samples and tests required for Contractor's convenience.

H. Contractors shall comply with the Project Team's instructions regarding testing.

END OF SECTION 01410

PART 1 - GENERAL

1.01 DESCRIPTION

A. The Owner will allow each Contractor to use power and water, where available, for use in construction. All usage will be arranged for by the Construction Manager.

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with the National Electric Code.

B. Comply with federal, state and local codes and regulations and with utility company requirements.

1.03 MATERIALS, GENERAL

A. Cords, connectors, etc. may be new or used, but must be adequate in capacity for the required usage, must not create unsafe conditions, and must not violate requirements of applicable codes and standards.

1.04 TEMPORARY ELECTRICITY AND LIGHTING

A. The Electrical Contractor shall furnish, install and maintain a complete and adequate temporary electrical service and distribution system for use by the Construction Manager and all Contractors during the construction period.

B. The Electrical Contractor shall obtain, provide, and pay for all temporary electrical power service installation from the local power company or the existing building if the capacity is available.

C. The cost of electrical power comsumption shall be paid for by the Owner.

D. Prior to the start of construction, the Electrical Contractor shall provide temporary power at each construction area and at the office of the Construction Manager. Each temporary service will be sufficient in size to provide continuous power for: twelve (12) ground fault protected, 20 amp, duplex receptables; two (2) 220v, 3 phase 40 amp receptable; 20 amp, 120v grounded temporary lighting circuits to provide for a minimum of one (1) lamp holder for each 200 square feet or a minimum of one (1) per room. Each lamp holder will be provided with one (1) 150 watt lamp and guard with no more than twelve (12) lamps per circuit. The Electrical Contractor shall be responsible for replacing all lamps as required.

E. All wire and cable shall be sized to hold voltage drop at all outlets to a maximum of 5% total from transformer.

F. Portions of the permanent electrical system may, at the option of the Electrical Contractor, be used for temporary power and lighting. The Electrical Contractor shall replace all burned out lamps, damaged wiring devices, and plates prior to acceptance of building by Owner. When any part of the permanent electrical system is used for temporary power or lighting, the Electrical Contractor will maintain the system until the final acceptance by the Owner and begin all warranties and guarantees upon the date of substantial completion.

G. Overtime work requiring standby electricians shall be at the expense of the Contractor requiring the same.

H. Installation of temporary electrical power and lighting shall be as scheduled by the Construction Manager.

I. All temporary electrical installations shall be in compliance with the latest National Electrical Code (N.E.C.), MIOSHA or OSHA, whichever is more stringent. Compliance with N.E.C Section 210-8(b) shall be the responsibility of the Electrical Contractor. Assured grounding systems as defined in Exception Number 2 of N.E.C. Section 210-8(b) shall not be used in place of ground fault protection 9.

The Electrical Contractor shall completely remove the temporary electrical service and distribution system when directed to do so by the Construction Manager. The contractors responsible for the installation of all ceilings and partitions shall patch their work as necessary after removal of the temporary electrical system at no additional cost to the Construction Manager or Owner.

J. The Owner shall pay for all electrical energy consumed during the construction period except for energy consumed to provide power or lighting in excess to those listed in this Article.

K. Any electrical requirements for power or lighting beyond those listed in this Section (including energy charges) shall be the responsibility of the Contractor requiring them.

1.05 TELEPHONE SERVICE

A. A telephone, if located at the Construction Manager's Field Office, may be provided for all Contractors' use in making local or long distance calls.

1.06 WATER

A. A temporary water distribution center will be provided in a nearby convenient location. The Contractor shall supply all hoses, etc. beyond that point.

1.07 SANITARY FACILITIES

A. The Construction Manager will arrange for temporary sanitary facilities. Contractors shall not use permanent facilities at the site.

1.08 TEMPORARY HEAT

A. When identified and required by the H.V.A.C. Contractor's Bid Division Description, the H.V.A.C. contractor shall install a heating system (permanent or temporary) in readiness for furnishing temporary heat in the new structure.

B. When the H.V.A.C. Contractor is required to provide a temporary heating system, the H.V.A.C. Contractor shall operate and maintain the temporary heating system. The temporary heating system shall maintain a minimum temperature at all times of 40 degrees during rough-ins and 60 degrees during finishing operations. The H.V.A.C. contractor shall be responsible for the costs of all temporary electrical work relating to the temporary heating system if the permanent system is not used.

C. In the event that temporary gas fired or open flame heating devices are used, they shall be of the heat exchanger type properly vented to the outdoors, and shall comply with local and state laws, codes, and ordinances.

D. Portions of the new heating system may, at the option of the H.V.A.C. contractor, be used for temporary heat providing that all parts of the system are cleaned and restored to prime condition prior to acceptance. The H.V.A.C. contractor shall remove any filters used during the temporary heating period and replace with new filters. In addition, the H.V.A.C. subcontractor shall pay the cost of extending warranty and guarantee periods on any permanent equipment used prior to Substantial Completion.
The H.V.A.C. contractor shall completely remove the temporary heating system when directed to do so by the Construction Manager.

E. When identified and required by the H.V.A.C. Contractor's Bid Division Description, all or portions of the new (permanent) H.V.A.C. system shall be used for temporary heat. When the new/permanent system is used for temporary heat, the H.V.A.C. Contractor shall:

1. Maintain the system throughout its use.

2. At the end of the system's use as a temporary system, the H.V.A.C. Contractor shall replace all filters with new filters.

3. Cover openings in permanent return air ductwork with filter media. Maintain and replace filter media as required so air flow is not restricted.

4. Clean and restore all parts of the system to prime condition immediately prior to final acceptance by the Owner.

5. Provide the full warranty and guarantee of the entire system with the waranty/ guarantee period beginning at the time of final acceptance by the Owner.

F. All fuel costs for Temporary Heat shall be paid fo by the Owner.

1.09 EXECUTION

A. Each Contractor shall maintain and operate systems to assure continuous service, and avoid disruption of service.

1.10 REMOVAL

A. Each Contractor shall promptly remove their own temporary materials and equipment when their use is no longer required.

B. Each Contractor shall clean and repair damage they have caused by temporary installations or use of temporary facilities.

C. Each Contractor shall restore existing facilities they have used for temporary services to their specified or original condition.

END OF SECTION 01510

PART 1 – GENERAL

1.01 DESCRIPTION

A. Each Contractor shall furnish, install, and maintain construction aids required for the performance of their own Work, and shall move or remove them when they are no longer needed for the Work.

B. Certain construction aids will be provided for and maintained by the Owner as indicated in later paragraphs in this Section.

PART 2 – PRODUCTS

2.01 MATERIALS, GENERAL

A. Materials may be new or used, shall be suitable for their intended purposes, and shall not violate the requirements of applicable codes and standards.

2.02 CONSTRUCTION AIDS

A. Each Contractor shall provide all required construction aids and equipment to facilitate the execution of the Work, including scaffolds, staging, ladders, and other such facilities and equipment.

B. Contractors shall maintain all facilities and equipment in a first-class condition.

2.03 TEMPORARY ENCLOSURES

A. The Construction Manager will arrange for temporary enclosures except those required by section 01900 – 2.01 to separate work areas from the areas of existing buildings occupied by the Owner to prevent penetration of dust or moisture into occupied areas, to prevent damage to existing equipment, and to protect the Owner's employees, customers, and operations from construction work.

PART 3 – EXECUTION

3.01 PREPARATION

A. Consult with the Owner, Construction Manager, and other Consultants and review the site conditions and other factors, which could affect construction procedures and construction aids, including adjacent properties and public facilities which may be affected by execution of the project.

3.02 GENERAL

A. Comply with applicable requirements of the Specifications.

B. Relocate construction aids as required by the progress of construction, by storage requirements, and to accommodate requirements of the Owner and other Contractors employed at the site.

3.03 REMOVAL

A. Completely remove temporary materials, equipment, and services:

1. When construction needs can be met by use of permanent construction.

2. At the completion of the Project.

B. Clean and repair damage to the permanent facilities caused by installation or by use of temporary facilities.

C. Restore existing facilities used for temporary purposes to specified or original condition.

END OF SECTION 01520

PART 1 – GENERAL

1.01 DESCRIPTION

A. Safety is the responsibility of each individual Contractor. Each Contractor shall comply with all local safety ordinances and MIOSHA regulations and requirements while performing the Work.

B. Each Contractor is required to submit Safety Data Sheets (SDS) to the Construction Manager via Procore or email, to be used for reference only, prior to transporting the material/chemical on site. In addition, it is the responsibility of each Contractor to maintain an accessible SDS file for their employees, subcontractors, sub-subcontractors, and suppliers that are on site.

C. Each Contractor shall submit evidence of an Employer Safety Program that complies with current MIOSHA regulations and requirements prior to beginning any contract Work.

D. Each Contractor and their Subcontractor(s), Sub-subcontractor(s), and Suppliers shall take all necessary precautions to ensure the safety of the public and/or workers on the job, and to prevent accidents or injury to any persons, on, about, or adjacent to the premises where the Work is being performed. The Contractor and their Subcontractor(s), Sub-subcontractor(s), and Supplier(s) shall comply with Federal or State OSHA regulations and all other laws, codes, ordinances, and regulations relative to safety and the prevention of accidents.

E. The Contractor shall designate a responsible representative at the jobsite as Safety Representative who shall be responsible for the promotion of safety and prevention of accidents, and shall enforce all applicable laws, ordinances, codes, rules, regulations, and standards pertaining to safety and prevention of accidents.

END OF SECTION 01530

PART 1 – GENERAL

1.01 SECURITY

A. Each Contractor shall bear full responsibility for protecting equipment, materials, and tools from damage, loss and vandalism.

END OF SECTION 01540

PART 1 – GENERAL

1.01 PROJECT ACCESS

A. All employees of the Contractor(s), employees of the subcontractor(s) of the Contractor, any and all other persons having any related activity to the Contractor including suppliers & sales representatives, Inspectors, Architect/Engineer Representatives and all other Visitors must report to the Construction Manager Field Supervisor in the CM Site Office before being permitted into the project.

B. Each worker must register at the site office prior to entering the work area each day that worker is engaged in the required tasks for the construction of the project. The worker shall register by signing their name and issued ID number, identify the company they represent. The supervising foreman for each Contractor shall be responsible for registering all employees or tier subcontractor employees of that Contractor each day and providing that registration to the CM Field Supervisor.

C. If Owner requested, all workers will be issued a photo identification badge and corresponding number by the Construction Manager allowing them access to the project. The ID badge shall be worn at all times. Any person failing to wear the photo ID badge will be required to leave the project immediately.

D. Only workers performing required tasks for the construction of the project will be permitted access to the project site. Workers not actively engaged in performing required tasks will not be permitted on the project.

E. Suppliers, sales representatives and any other person having legitimate business with the Contractor or a subcontractor of any tier to the Contractor must remain at the Site Office until the on-site supervisor for that Contractor or tier subcontractor meets with that person at the CM Site Office.

F. Any visitor to the project must register at the CM Site Office, request permission from the CM Site Supervisor for access to the project, have their own personal protection equipment as required by the CM Site Supervisor, and be issued a “Visitor” identification badge allowing access to the project.

G. The CM Site Supervisor may deny any person access to the project for any reason the supervisor may see fit.

H. The Contractor agrees to adhere to this Project Access policy regardless of all other agreements.

1.02 ACCESS ROADS

A. Contractors’ access to the Project site and arrangements for periodic, temporary access for specific construction shall be made through the Construction Manager with the Owner’s approval.

1.03 DELIVERY

A. Contractors receiving deliveries to site shall request a 24-hour notice to delivery from suppliers. Contractors receiving deliveries shall ensure that their personnel are at the site to receive deliveries, and properly store them.

B. Bidders of Divisions for supply only shall give 48 hours’ notice to the Field Construction Manager so proper arrangements can be made for unloading.

C. Any Contractors or Bid Division suppliers not giving notice shall reimburse Contractors at the site or be back charged accordingly for unloading and storage of said materials.

D. Since site space is limited, delivery of materials shall not be made to the jobsite before progress of the job schedule calls for it, unless approved by the Construction Manager.

1.04 PARKING

A. Contractor parking will be in an area designated by the Construction Manager on site.

1.05 SITE PLAN

A. Refer to the Contractors use of premises (Section 01010) for further information on the use of the site.

END OF SECTION 01550

PART 1 – GENERAL

1.01 CONTROLS

A. Control of elements such as noise, dust, water, pests, rodents, debris, pollution, and erosion are the responsibility of the Contractor(s). The Architect and Construction Manager will identify the Contactor(s) responsible for these controls in the event such controls have not been implemented. The Contractor(s) agree to abide by the assignment of responsibility by the Architect and Construction Manager regarding such controls when required. The Contractor(s) shall be responsible to perform the control measures in strict conformance to all governing codes and restrictions.

END OF SECTION 01560

PART 1 – GENERAL

1.01 TRAFFIC REGULATIONS

A. Contractors shall abide by all governmental and Owner-established traffic regulations.

B. Contractors shall use the route designated by the Owner/Construction Manager and shall comply with the requirements of Section 01550 – Access and Deliveries.

END OF SECTION 01570

PART 1 – GENERAL

1.01 DESCRIPTION

A. No signs shall be displayed by any Contractor.

END OF SECTION 01580

PART 1 – GENERAL

1.01 DESCRIPTION

A. The Project Field Office will be located on-site adjacent to the location of the temporary power.

B. The Project Field Office will be used by the Owner, Construction Manager, and Architect.

C. Project meetings and progress meetings will be held in the Project Field Office, or at another location selected by the Construction Manager when deemed necessary.

1.02 TRAILERS, ETC.

A. Trailers to be used as Contractors' site office and storage will be permitted. Approval must be obtained from the Field Construction Manager prior to moving on-site and will be located as directed by the Construction Manager. All trailers must meet federal, state, and local electrical and fire codes.

END OF SECTION 01590

PART 1 – GENERAL

1.01 NEW MATERIAL AND EQUIPMENT

A. Material and equipment incorporated into the Work shall:

1. Conform to applicable specification and standards,
2. Comply with sizes, makes, types, and qualities specified or as specifically approved in writing by the Architect or Owner.

B. Manufactured and Fabricated Products:

1. Design, fabricate and assemble in accord with the best engineering and shop practices.
2. Manufacture like parts of duplicate units to standard sizes and gauges, to be interchangeable.
3. Two or more items of the same kind shall be identical, by the same manufacturer.
4. Products shall be suitable for service conditions.
5. Equipment capacities, sizes, and dimensions shown or specified shall be adhered to, unless variations are specifically approved in writing by the Project Architect.

C. Do not use material or equipment for any purpose other than that for which it is designed or is specified.

1.02 MANUFACTURERS INSTRUCTIONS

A. When the Contract Documents require that installation comply with manufacturers' printed instructions, obtain and distribute copies of such instructions to parties involved in the installation, including two (2) copies to the Project Architect.

B. Maintain one set of complete instructions at the site during installation, until project completion.

C. Handle, install, connect, clean, condition and adjust products in strict accord with such instructions and in conformity with specified requirements.

1. Should job conditions or specified requirements conflict with manufacturers' instructions, consult with the Project Team for further instructions.

D. Perform Work in accord with manufacturers' instructions. Do not omit any preparatory step or installation procedure unless specifically modified or exempted by the Contract Documents.

1.03 TRANSPORTATION AND HANDLING

A. Arrange deliveries of products in accord with the Short Term Construction Activities Plan. Coordinate to avoid conflict with Work and conditions at the site.

1. Deliver products in undamaged condition, in manufacturers' original containers or packaging, and with identifying labels intact and legible.
2. Immediately upon delivery, inspect shipments to assure compliance with the requirements of the Contract Documents and approved submittals, and to ensure that products are properly protected and undamaged.

B. Provide equipment and personnel to handle products by methods, which will prevent soiling or damage to products or packaging.

1.04 STORAGE AND PROTECTION

A. Store products in accord with manufacturers' instructions, with seals and labels intact and legible.
   1. Store products subject to damage by the elements in weather tight enclosures.
   2. Maintain temperature and humidity within the ranges required by Manufacturers' instructions.

B. Arrange storage in a manner to provide easy access for inspection. Make periodic inspections of stored products to assure that the products are maintained under specific conditions, and are free from damage or deterioration.

C. Protection after Installation:
   1. Provide substantial coverings as necessary to protect installed products from damage, traffic, and subsequent construction operations. Remove the coverings when they are no longer needed.

1.05 SUBSTITUTIONS AND PRODUCT OPTIONS

A. Products List:
   1. Before commencing Work, submit to the Construction Manager a complete list of major products proposed to be used, with manufacturers' and suppliers' names, product names, model numbers, and where applicable, names of installing subcontractors. (Refer to Section 00680.)

B. Contractor's Options:
   1. For products specified only by reference standard, select any product meeting that standard.
   2. For products specified by naming several products or manufacturers, select any one of the products or manufacturers named, which complies with the specifications.
   3. For products specified by naming one or more products or manufacturer and "or equal," Contractors must submit requests for substitutions for any product or manufacturer not specifically names.
   4. For products specified by naming only one product and manufacturer, there is no option.

C. Substitutions:
   1. The Project Team will consider written requests from Contractors for substitution of products.
   2. Submit a separate request for each product, supported with complete data, with drawings and samples, as appropriate, including:
      a. Comparison of the qualities of the proposed substitution with that specified,
      b. Changes required in other elements of the Work because of the substitution,
      c. Effect on the construction schedule,
      d. Cost data comparing the proposed substitution with the product specified,
      e. Any required license fees or royalties,
      f. Availability of maintenance service, and source of replacement materials.
   3. Architect will be the judge of the acceptability of all proposed substitutions.
   4. Any request for a substitution constitutes a representation that the Contractor:
      a. Has investigated the proposed product and determined that it is equal to or superior in all respects to that specified,
      b. Will provide the same warranties or bonds for the substitution as for the product specified,
      c. Will coordinate the installation of accepted substitutions into the Work, and make such other Changes as may be required to make the Work complete in all respects,
      d. Waivers all claims for additional costs which may subsequently become apparent.
   5. The Construction Manager will review requests for substitutions and the Architect's determination of acceptability with reasonable promptness, and will notify Contractors in writing of his decisions regarding requested substitutions.

END OF SECTION 01600

PART 1 – GENERAL

1.01 DESCRIPTION

A. Each Contractor shall comply with requirements stated in the General Conditions and in the Specifications for procedures in closing out the Work.

1.02 SUBSTANTIAL COMPLETION AND FINAL INSPECTION PROCEDURE

A. When a Contractor's work is 98% complete, and in compliance with Section 10 "Completion" of the Contract, the Contractor will be provided with a Certificate of Substantial Completion, after proper certification by the Construction Manager and Architect. A list of Work in need of correction and a list of incomplete Work will be forwarded to the Contractor. Both the Construction Manager and the Architect will have input to each list.

B. Each Contractor will be allowed two weeks to complete the items on both lists beginning from the date stipulated on the Certification of Substantial Completion. The Contractor shall begin completion and correction activities within seven (7) days of receipt of the lists and complete all activities within the two weeks period specified. Contractors failing to perform in accord with these time parameters will be subject to the provisions of the Additional Conditions, and the Owner will have the right to carry out the corrective Work and/or complete the Work. The cost of correction or completion will be deducted from the Contractor's contract amount.

C. By the act of submitting the Certificate of Substantial Completion for execution by the Construction Manager and the Architect, the Contractor represents that they have:

1. Reviewed the Contract Documents.
2. Inspected their Work for compliance with the Contract Documents.
3. Completed their Work in accord with the Contract Documents and all pertinent submittals.

D. They further represent that:
1. Equipment and systems have been tested in the presence of the Owner's representative and are operational.
2. Their Work is completed and ready for final inspection.

1.03 CONTRACTOR'S CLOSEOUT DOCUMENTS

A. Upon Substantial Completion, the Contractor shall submit the following:

1. Evidence of compliance with requirements of governing authorities, including Certificates of Inspection.
2. Operating and Maintenance Data, Product Data and Instructions to the Owner's personnel.
3. Warranties and Bonds
4. Spare Parts and Maintenance Materials
5. Evidence of Payment and Release of Liens
6. Certification of Substantial Completion.
7. As Built Drawings
8. Contractor Hazardous Materials Compliance Affidavit
9. Asbestos Free Affidavit
10. Letter from Contractor's Insurance carrier that a Certificate of Insurance shall be sent to the Construction Manager at renewal time for a two (2) year period after substantial completion.

B. One (1) hard copy set along with one (1) electronic set of close out documents shall be submitted to the Construction Manager upon Substantial Completion.

C. All Close Out documents must be turned in within two weeks of substantial completion. Final payment to the contractor will not be released until all close out documents have been received and approved and/or punch list items have been completed and signed off.

1.04 FINAL APPLICATION FOR PAYMENT

A. Each Contractor shall submit the final Application for Payment in accord with the procedures and requirements stated in the General Conditions of the Contract for Construction.

B. Refer to Sections 01720, 01730, and 01740 for further information regarding submittals.

END OF SECTION 01700

PART 1 – GENERAL

1.01 DESCRIPTION

A. Each Contractor shall execute cleaning during the progress of the Work, and at completion of the Work, as required by the Additional Conditions and the Specifications.

1.02 DISPOSAL REQUIREMENTS

A. Conduct cleaning and disposal operation to comply with codes, ordinances, regulation, and anti-pollution law.

PART 2 – PRODUCTS AND EQUIPMENT

2.01 MATERIALS

A. Use only those cleaning materials which will not create hazards to health or property, and which, will not damage surfaces.

B. Use only those cleaning materials and methods recommended by the manufacturer of the surface material to be cleaned.

C. Use cleaning materials only on surfaces recommended by the cleaning material manufacturer.

D. Each Contractor shall provide his/her own cleaning equipment.

E. Each Contractor shall cooperate with the Owner and the Construction Manager regarding clean up.

PART 3 – EXECUTION

3.01 HOUSEKEEPING AND CLEAN-UP

A. Each Contractor shall execute daily housekeeping to keep their Work, the site, and adjacent properties free from accumulations of waste materials, rubbish, and windblown debris resulting from construction operations.

B. Each Contractor is financially responsible for his/her clean-up operations. Clean up must be timely as well as thorough in order to meet safety regulations and permit other Contractors to perform without hindrance from dirt and debris. The Construction Manager will coordinate Project housekeeping and take appropriate steps to maintain clean, safe working conditions. **Contractors failing to meet housekeeping requirements will be charged for services arranged by the Construction Manager.**

3.02 DUST CONTROL

A. Clean interior spaces prior to the start of finish painting and continue cleaning on an as-needed basis until painting is finished.

B. Schedule operations so that dust and other contaminants resulting from cleaning process will not fall on wet or newly coated surfaces.

C. Clean up must be performed after each task is done.

D. Each Contractor is responsible for developing a plan for dust control and debris removal for each task prior to starting.

3.03 FINAL CLEANING

A. Each Contractor shall employ qualified persons for cleaning.

B. Installing Contractors shall remove grease, mastic adhesives, dust, dirt, stains, finger-paints, labels, and other foreign materials from exposed interior and exterior surfaces, for acceptance by the Construction Manager, prior to leaving the site.

C. Prior to final completion or Owner occupancy, each Contractor shall conduct an inspection of exposed interior and exterior surfaces and all work areas, to verify that the entire Project is clean.

END OF SECTION 01710

PART 1 – GENERAL

1.01 DESCRIPTION

A. The Construction Manager will make available a set of Record Documents of the following:
1. Drawings.
2. Specifications.
3. Addenda.
4. Change Orders and other Modifications to the Contracts.
5. Written Instructions.
6. Approved Shop Drawings, Product Data and Samples.
7. Field Test Records.
8. Construction Photographs.

1.02 RECORD DRAWINGS

A. As a condition of final payment, each Contractor shall mark any and all installation information that differs in location, size, dimension or type from that shown on the Construction Documents on a single set of Construction Documents. Location of items of work such as electrical conduits, junction boxes, fire alarm cable, data cable, etc., that are not specifically shown on the Construction Documents shall be included in the Record Drawings. Locations of all work installed under concrete slabs shall be noted with accurate dimensions and the depth below finish floor indicated.

1.03 SUBMITTAL

A. At Contract Closeout, each Contractor shall deliver one (1) hard set along with (1) electronic set of Record Documents, as indicated in 01700.1.03B to the Construction Manager, for delivery to the Owner.

B. Each Contractor shall accompany their Record Document submittal with a transmittal letter in duplicate, containing:
1. Date.
2. Project and Phase designation.
3. Contractor's name and address.
4. Bid Division name and number
5. Title and number of each Record Document.
6. Signature of Contractor of his authorized representative.

D. The receipt of such Record Documents by the Construction Manager or the Owner shall not be a waiver of any deviations from the Contract Documents.

END OF SECTION 01720

PART 1 – GENERAL

1.01 DESCRIPTION

A. Each Contractor shall compile product, data, and related information appropriate to the Owner's maintenance and operation of products furnished under their contract.

B. Each Contractor shall instruct the Owner's personnel in the maintenance of products and in the operation of equipment and systems.

1.02 MAINTENANCE AND OPERATING MANUALS

A. Prior to Substantial Completion, each Contractor shall submit to the Construction Manager one (1) hard set along with one (1) electronic set of all comprehensive maintenance and operating materials, presenting complete directions and recommendations for the proper care and maintenance of all visible surfaces, as well as maintenance and operating instructions for all equipment items which the Contractor has provided or installed.

B. Operating instructions shall include all necessary printed directions for correct operation, adjustment, servicing, and maintenance of movable parts. Also included shall be suitable parts lists and diagrams showing parts location and assembly.

1.03 INSTRUCTION OF OWNER'S PERSONNEL

A. Prior to final inspection or acceptance, each Contractor shall fully instruct the Owner's designated operating and maintenance personnel in the operation, adjustment, and maintenance of all products, equipment, and systems.

B. Manufacturer's operating and maintenance manuals shall constitute the basis of instruction. Each Contractor shall review the contents of such manuals with the Owner's personnel in full detail to explain all aspects of operation and maintenance.

END OF SECTION 01730

PART 1 – GENERAL

1.01 DESCRIPTION

A. The Contractor shall provide a written Guarantee for all labor, material, equipment and workmanship for a minimum period of two (2) years from the date of Substantial Completion of the project (or longer period of time if stipulated in the specifications) covering the work of their entire Bid Division(s).

B. The Contractor shall also provide a written Warranty covering all work of their entire Bid Division(s) for a minimum period of two (2) years from the date of final project completion (or longer period of time if stipulated in the specifications).

C. The Contractor shall further provide all supplier, manufacturer, subcontractor and other written guaranties and warranties covering the work of the entire Bid Division(s) as required by the project specifications.

1.02 *REQUIREMENTS*

A. The Contractor shall provide one (1) hard copy along with one (1) electronic copy of all written Guaranties and Warranties.

B. The Contractor shall review all guaranties and warranties to assure of their compliance with all conditions of the contract.

C. The Contractor shall assemble all guaranties and warranties, fully executed by each respective contractor, supplier, manufacturer and subcontractor and submit to the construction manager within two weeks of the date of Substantial Completion of the project.

D. If the Owner elects to permit equipment and component parts of equipment into service during the progress of construction and has issues such permission in writing, all such guaranties and warranties must be submitted to the construction manager within two weeks after inspection and acceptance.

E. For items of work where acceptance is delayed materially beyond the Date of Substantial Completion, the Contractor shall provide revised guaranties and warranties listing the acceptance date as the start of the guaranty or warranty period.

END OF SECTION 01740

PART 1 – GENERAL

1.01 DESCRIPTION

A. It shall be the Contractor's responsibility to ensure that the Owner is notified of any hazardous materials brought to the site.

B. In compliance with Michigan State Law there is to be no smoking anywhere on the project site or owner's property or use of any tobacco product at any time.

C. The Contractor agrees to disallow any known carcinogens to be brought onto the jobsite at any time.

D. The Contractor will not permit any employee to be in possession of any firearm or ammunition when on school property either on the worker's person or in the worker's vehicle. It is illegal to possess firearms or ammunition on your person or in a vehicle on school property at any time.

1.02 REQUIREMENTS

A The Contractor shall provide:

1. One (1) hard copy of each Safety Data Sheet (SDS) for each of the hazardous materials used on the site.
2. Certification that the Contractor (and their subcontractors) has instructed the persons using the hazardous materials in their proper use.
3. For removal of any unused hazardous materials in their proper use.
4. Certification that no asbestos containing materials are being used or brought onto the site by signing and notarizing the asbestos free certificate, which follows as page 3 of this Section.

B. The Contractor shall utilize employee(s) that have been trained and certified for Hazardous Material Awareness specifically for asbestos and lead awareness.

C. The Contractor has the responsibility to make themselves, their employees, and their subcontractors aware of any hazardous materials in the area of their specified work.

D. The above requirements must be fulfilled, in writing, at or prior to a pre-construction meeting by filling out the Contractor Hazardous Materials Compliance Form, which is page 2 of this section.

E. Standard safety practices and regulations as supplied by all governmental agencies will be in effect.

F. A list of district SDS sheets is available on request.

G. The Contractor shall submit a completed Contractor Hazardous Materials Compliance Affidavit and Asbestos-Free Affidavit certifying that no hazardous material has been incorporated into the Project as part of the documentation for Contract Close-Out.

2.01 COMPLIANCE

A. Compliance with EPA AHERA for Asbestos.
   1. The Contractor must adhere to all EPA AHERA and Michigan State Asbestos Regulations for asbestos and other hazardous materials.

B. Compliance with Lead-Containing Materials.

1. All Contractors, Subcontractors and Sub-subcontractors shall adhere to the Environmental Protection Agency (EPA) lead-based paint regulation titled the "Renovation, Repair and Painting (RRP) Rule". Included under this law are "Child Occupied Facilities" (COFs). COFs encompass locations of a pre-1978 constructed buildings where children under age of six (6) regularly visit, such as kindergarten rooms, 1st grade classrooms, applicable restrooms, preschools and day care centers. Therefore portions of each pre-1978 constructed school building falls under the RRP Rule.
2. Any contractor working on this project who disturbs painted surfaces in COF spaces shall ensure that they adhere to all aspects of the RRP Rule. This includes but is not limited to meeting the requirements for being a Certified Firm, having a Certified Lead Renovator involved and following applicable lead safe work practices.
3. Furthermore, all Contractors shall be responsible to comply with all applicable Federal and Michigan State lead regulations including, but not limited to, 29 CFR Part 1926.62 of the OSHA Lead Construction Standard, (Part 603 of the Michigan State Standards). All costs associated with regulatory compliance shall be borne by the Contractor.

CONTRACTOR HAZARDOUS MATERIALS COMPLIANCE AFFIDAVIT

PROJECT NAME:_____

TITLE:_____

Contractor:_____

Address:_____

Contractor's Representative:_____

Phone:_____ Fax:_____

Job Location:_____

This document certifies that the Contractor and any subsequent Contractors have complied with the terms set forth in the requirements for **Coleman Community Schools** as they pertain to hazardous materials.

The SDS's are attached for all hazardous materials which will be brought to **Coleman Community Schools.**

There are _____ SDS's attached.

The Contractor's employees (including subcontractors) have received appropriate instructions pertaining to the use and handling of hazardous materials.

The Contractor has been informed of hazardous materials in the area of the specified work.

_____ Date:_____

Signature of Contractor's Representative

Received by: _____ Date:_____

ASBESTOS FREE AFFIDAVIT

Contractor:_____

Company Name:_____

Street:_____ City:_____ State:_____ Zip:_____

Project:_____

Bid Division:_____

Name of Building(s) in which work was performed:

_____

_____

Certificate Statement:
I _____, representing and having authority for

_____, hereby certify that any and all products/materials

that will be or have been installed/introduced in the above mentioned buildings, are asbestos free or less

that one percent (1%) asbestos by weight.

Name (printed):_____Position:_____

Signature:_____

Date:_____

Notary Public:_____

My Commission Expires:_____

END OF SECTION 01800

PART 1 – GENERAL

1.01 NOTICE

A. This notice is to formally advise you, per AHERA Requirements, that all buildings may have asbestos containing materials present. All areas testing positive for asbestos are documented in booklets located in the **Coleman Community Schools**.

1.02 DESCRIPTION

A. All thermal insulation such as pipe wrap, especially joints, should be assumed to contain asbestos. Contractors are cautioned not to attempt removal of these materials without first notifying the Owner.

AHERA Notification and Contractor Compliance Affidavit

Project Name: **Coleman Community Schools – 2026 Renovation Projects**
Project #: **A25903**
Owner: **Coleman Community Schools**
Address: **4823 North Coleman Schools Drive, Coleman, Michigan 48618**

This notice is to formally advise you, per AHERA Requirements, that all buildings may **have existing asbestos containing materials. All areas testing positive for asbestos have been documented in the owner's asbestos inspection report available for inspection at the owner's main office. All areas currently testing positive for asbestos are documented in the attached Three-Year Re-Inspection Asbestos plan report that has been provided by: Coleman Community Schools.**

All thermal insulation such as pipe wrap, especially joints, should be assumed to contain asbestos. Contractors are cautioned not to attempt removal of these materials without first notifying the Owner.

I / We _____doing business as _____ acknowledge receipt of the Three Year Re-Inspection Asbestos plan for the above mentioned project(s) as provided by Coleman Community Schools and certify that all employees of this contractor shall have been trained in the MIOSHA Two-Hour Asbestos Awareness program. It is this Contractor's responsibility to inform any subcontractors or suppliers of this information and assume all responsibility for such notification.

_____
Company

_____
Name

_____
Title

_____
Address

_____
City, State, Zip

State of_____County of _____

Subscribed and sworn to before me this _____

day of _____

Notary Public: _____

My Commission Expires: _____

_____
Seal

END OF SECTION 01805

NORTHERN
Analytical Services, LLC.
ENVIRONMENTAL CONSULTANTS

Three Year Asbestos Re-Inspection Report

For

Coleman Community Schools
4823 North Coleman Schools Drive
Coleman, Michigan 48618

Prepared By:

Northern Analytical Services, LLC.
PO Box 1604
Big Rapids, Michigan 49307

Project No.: 220269
Report Date: **February 02, 2023**

14870 225th Ave., Big Rapids, Michigan 49307
Phone : 231-268-0004 Fax : 866-214-4739 Web : www.northernas.com

Coleman Community Schools
3 Year Re-Inspection Report
Project No.: 220269
Report Date: February 2, 2023

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Coleman Community Schools
3 Year Re-Inspection Report
Project No.: 220269
Report Date: February 2, 2023

Introduction

The following Three-Year Asbestos Re-Inspection Report was completed by Northern Analytical Services, LLC. (NAS) for Coleman Community Schools located at 4823 North Coleman Schools Drive, Coleman, Michigan 48618. Re-inspection activities were limited to the known or assumed asbestos containing materials identified in the previous re-inspection report.

In accordance with the US EPA under the National Emissions Standard for Hazardous Air Pollutants (NESHAPs), building owners and their contractors are responsible for having building materials tested for asbestos content prior to disturbance. This re-inspection is not intended to satisfy NESHAP requirements; Additional inspection and testing services will be necessary before performing renovations or other activities that will otherwise disturb building materials.

In accordance with the Asbestos Hazard Emergency Response Act (AHERA), all buildings owned and/or operated by K-12 school districts are required to be incorporated in the district's management plan. These regulations allow for buildings, or portions of buildings, constructed after 1988 to either be inspected for the presence of asbestos containing materials (ACM) or be accompanied by a statement from the architect/construction manager that no ACM was installed during construction activities. It is recommended that acceptable statements be obtained and attached to this report for any future renovation/construction activities.

This re-inspection included the following buildings:

School Building Number	Building	Address	Re-Inspection Date
1	Coleman Jr/Sr High School	4951 North Lewis Road, Coleman, Michigan 48618	12/27/2022
2	Family Center (Former Middle School)	4839 North Coleman Schools Drive, Coleman, Michigan 48618	12/27/2022
3	Coleman Elementary School	1010 East Washington Street, Coleman, Michigan 48618	12/27/2022
4	Administration Building	4823 North Coleman Schools Drive, Coleman, Michigan 48618	12/27/2022

Company Statement

This Re-inspection Report and Management Plan update was prepared by NAS to assist Coleman Community Schools in meeting the 3 Year Re-Inspection requirements set forth by AHERA.

In preparation of this document, every attempt has been made to recommend the least burdensome response actions consistent with protecting human health and the environment as specified by AHERA.

AHERA states that the management plan is the responsibility of the owner/operator of the facility, also called the Local Education Agency (LEA); in this case the LEA is Coleman Community Schools. It is the responsibility of the LEA to read and understand the response actions, their obligations, timetables, and to determine if these actions are reasonable actions prior to signing the owner/operator statement. Any changes or additions to this document without written authorization from NAS will automatically void the inspection and management plan statements.

If the LEA decides to make changes to this report without authorization from NAS or decides to make changes which conflict with the advice and/or professional judgment of NAS, a separate statement shall accompany the management plan and should specify which recommended actions the owner/operator has decided to change, the actual changes and rationale for the changes. NAS will not accept any responsibility for changes to any response actions that weren't stated previously by NAS

Asbestos Background

Asbestos is a naturally occurring mineral. It is distinguished from other minerals by the fact that its crystals form long, thin fibers. Deposits of asbestos are found throughout the world. The primary sites of commercial production are Canada, China, Brazil, Zimbabwe, and South Africa. Asbestos is also mined commercially in limited quantities in the United States, in California and Vermont.

Asbestos has been used in thousands of products. Collectively, these are referred to as asbestos-containing material (ACM). Asbestos gained wide-spread use because it was plentiful, readily available and low in cost. Because of its unique properties – fire resistance, high tensile strength, poor heat and electrical conductivity and being generally impervious to chemicals attacks – asbestos proved well-suited for many uses in the construction trades.

Asbestos-related diseases are chronic diseases and symptoms usually do not appear for 15 to 40 years after initial exposures to airborne asbestos fibers. In nearly all cases, many years of exposure to high levels of airborne ACM is necessary for personnel to contract asbestos-related diseases.

The primary exposure route is inhalation. Inhaled fibers may become embedded in the bronchial tubes or alveoli, or they may pass through to the pleura – the lining of the chest cavity. Asbestos-related diseases include asbestosis, lung cancer, mesothelioma and gastrointestinal cancers.

Survey Procedures

Survey procedures were conducted by a State of Michigan accredited Asbestos Building Inspector in accordance with AHERA requirements.

To complete this survey, the inspector(s) reviewed the most recent re-inspection report and performed an inspection of the materials identified in that report as either known or assumed to be asbestos containing. During the inspection, the inspector visually inspected materials for damage or the potential for damage.

NAS did not conduct a thorough inspection of the building(s) to determine the presence, location, or quantity of materials suspected to contain asbestos. NAS only inspected the materials identified in the previous re-inspection. Prior to performing any renovation work NAS strongly recommends a thorough building inspection be performed.

Unknown Suspect Materials

It is likely that there are suspect asbestos containing materials present that have not been identified in this re-inspection or in previous AHERA inspections. Keep in mind

that in 1988 when AHERA was enacted many inspectors were new and likely missed some of the suspect materials. Additionally, new building materials have likely been added since the original AHERA inspection. It is a common misconception that asbestos has been banned, it is still legal to sell many types of building materials yet today that contain asbestos.

In addition to unknown/untested materials, many known asbestos containing materials have been removed over the years through renovation or maintenance activities. It is possible that the conditions at the time work was completed would not allow for complete removal and some portion of the ACM remain. The following are examples of this:

- Cabinets and unit vent heaters cover old floor tile.
- Floor tile was removed but the asbestos containing mastic remains and was covered with new flooring.
- Pipe insulation was abated where exposed but the asbestos insulation extends into a wall cavity.
- Spray applied acoustical ceilings were scrapped but the non-asbestos plaster substrate remains along with asbestos containing overspray above it.
- Spray applied fire proofing was removed but residual overspray remains in wall cavities and other hidden areas.

To help ensure suspect ACMs are not unknowingly disturbed it is crucial that the NESHAP regulations are closely followed and every space be thoroughly inspected and every building material be tested prior to disturbance. This report does not cover unknown or hidden suspect materials.

Facility Recommendations

Based on the findings of the Inspector, the following general site recommendations have been made:

Careful review of the included Response Action Report should be conducted by the Districts Designated Person. The reports titled Material Report will provide a detailed description of the suspect ACM found, asbestos content, friability, type of asbestos present, and the total quantity found in each building. Reports titled Response Action Report will provide a description of what ACMs were found in each room, comments on the specific location and damage if any was observed and response actions to be taken for each of the known or assumed ACM.

For materials that have been identified as damaged, it is recommended that a licensed abatement contractor be contacted to make any repairs or to conduct any removal activities needed.

In accordance with CFR 1910.1200, it is recommended that each ACM be properly labeled as asbestos containing. Warning labels should contain the following information:

Danger
Contains Asbestos Fibers
Avoid Creating Dust
Cancer and Lung Disease Hazard

Labels should be placed in various locations on each material in a manner to avoid accidental disturbance.

Prior to any renovation or maintenance activity, review the Management Plan to ensure materials being impacted by the renovation/activity do not contain asbestos. Should materials likely to be disturbed not be accurately described in the inspection reports, contact a licensed Asbestos Building Inspector to collect samples. Do not disturb materials not described in the Management Plan or materials identified as asbestos containing or assumed to contain asbestos.

If a disturbance occurs, either accidental or planned (abatement project), area air monitoring should be conducted to establish the airborne concentration of asbestos fibers present. Both State and Federal Agency strictly govern disturbance activities and exposure to employees and building occupants. Proper air sampling can determine if area contamination has occurred as well as help assure employees and building occupants in adjacent areas are not being exposed. In addition to area monitoring, AHERA requires third party area air clearance testing whenever a disturbance occurs.

Records of future renovation activities should be kept. These records should include what materials where disturbed and to what extent. Also, information on replacement materials is vital in keeping this survey up to date. Often Architects or Design Engineers can provide legal statements indicating that replacement materials do not contain asbestos. Other documentation of this sort would be material or product safety data sheets. If proper documentation is not available for suspect ACM’s located in building constructed prior to 1986, sample collection and analysis is required by State and Federal Regulations.

Both CFR 1910.110 and CFR 1926.110 require that employers provide awareness training to all employees that are expected to come in contact with or required to work in the general vicinity of ACM. In accordance with regulatory requirements, it is recommended that all housekeeping and maintenance employees receive, at a minimum, 2-hour asbestos awareness training. In addition, employees that are required to conduct minor cleanup projects shall be provided additional training.

Management Planner's Recommendations

All of the ACM or suspect ACM identified in this report was noted by the inspector as being in good condition unless specifically mentioned below under each building name. Continue the facility's operations and maintenance program and conduct periodic assessments (at least every 6 months) of all known or assumed asbestos containing materials.

The following recommendations (not all inclusive, see Response Actions for additional recommendations) are based on the inspector's findings, laboratory results and the management planner's opinion. Please note that all work described below must be completed either by in house properly trained 16-hour asbestos operations and maintenance personnel or a licensed asbestos abatement contractor. Third-party air clearance testing should be conducted following any repair/removal actions described below:

School Building Number 1 - Coleman Jr/Sr High School

1. All known friable ACM observed during this re-inspection was found to be in good condition, continue to maintain materials in accordance with the Operations and Maintenance Program.

School Building Number 2 - Family Center (Former Middle School)

1. All known friable ACM observed during this re-inspection was found to be in good condition, continue to maintain materials in accordance with the Operations and Maintenance Program.

School Building Number 3 - Coleman Elementary School

1. All known friable ACM observed during this re-inspection was found to be in good condition, continue to maintain materials in accordance with the Operations and Maintenance Program.

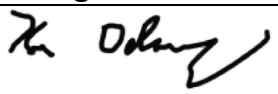
School Building Number 4 - Administration Building

1. All known friable ACM observed during this re-inspection was found to be in good condition, continue to maintain materials in accordance with the Operations and Maintenance Program.

Signature Page

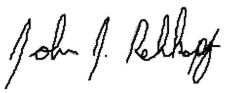
Inspection Statement

The person(s) listed below hereby attest(s) that he/she/they did inspect, assess and perform sampling of suspect asbestos containing building materials (ACBM) at the buildings/portions of buildings listed in this report in accordance with AHERA regulations set forth in 40 CFR Section 763.85(a):

Name	Accreditation Number	Signature	Date
Kevin Delancey	A39427		2/2/2023

Management Plan Statement

The person(s) listed below hereby attest(s) that he/she/they did review the asbestos re-inspection data collected by the asbestos building inspector for this re-inspection. Any recommendations are based on the above referenced inspection in accordance with AHERA regulations set forth in 40 CFR Section 763.93 (12), (ii).

Name	Accreditation Number	Signature	Date
John Rehkopf	A16809		2/2/2023

Local Education Information
Local Education Agency (LEA): Coleman Community Schools
LEA Address: 4823 North Coleman Schools Drive, Coleman, Michigan 48618
Designated Person: Wade Odell
Designated Person Address: 4823 North Coleman Schools Drive, Coleman, Michigan 48618
Designated Person Telephone: 989-465-6171

Training Certification
The Designated Person(s) listed above attests that he/she/they received adequate training covering the Local Education Agency's (LEA) responsibilities for Designated Person in accordance with 763.93 (e)(4). This training included:

- The health effects of asbestos exposure
- Detection, identification and assessment of ACBM
- Options for controlling ACBM
- Asbestos management programs
- Relevant State and Federal regulations regarding asbestos
- The LEA/Designated Person responsibilities.

Training was provided by: Northern Analytical Services, LLC.

Under the course titled: Asbestos Designated Person Training

on: 12/27/2022, and was 3 hours in length.

Designated Person Signature: _____ _____
Wade Odell Date

LEA Responsibility Certification

The Designated Person listed above certifies that the general LEA responsibilities as required by 763.84 have been or will be satisfied. This includes the following actions:

1. Anyone who conducts any inspections, re-inspections or abatement projects; develops or updates management plans; or performs operations and maintenance that will disturb ACM are licensed asbestos professionals.
2. All custodial and maintenance staff have received two-hour asbestos awareness training and 14 hours of operations and maintenance training (along with annual refreshers) as described in AHERA.
3. The parents, teachers and employee organizations are notified on an annual basis of all inspections, response actions and periodic surveillance that are planned or in progress in regard to asbestos in each school building.
4. Short-term workers (e.g., telephone repair workers, utility workers or exterminators) are informed of the locations of ACBM in school buildings.
5. Warning signs are posted immediately adjacent to ACM in routine maintenance areas that state:

   Danger. Asbestos. Hazardous.
   Do Not Disturb
   Without Proper Training and Equipment

6. Parents, teachers and employee organizations are notified in writing on an annual basis of the availability of the school's asbestos management plan.
7. The management plans are available for inspection in each school and the district office.
8. Records are properly maintained.
9. Each management plan contains a statement, signed by the designated person that certifies the LEA's responsibilities have been or will be met. The statement needs to be amended for each new designated person chosen by the LEA.
10. Re-inspections are conducted at least once every three years after a management plan is in effect.

As the Designated Person for Coleman Community Schools, I will ensure that the above items are completed in accordance with AHERA.

_____	_____	_____
Signature of Designated Person	Wade Odell	Date

Annual Notification

Annual AHERA Notifications to Employees, Students, and Parents.

The Asbestos Hazard Emergency Response Act (AHERA) requires schools to "ensure that workers and building occupants, or their legal guardians, are informed at least once each school year about inspections, response actions, and post-response action activities, including periodic reinspection and surveillance activities that are planned or in progress (763.84(c)). Such notification must be done in writing and a copy placed in the management plan. Suggested notification methods may be through the publication of an article in a school district newsletter or through a separate written notice distributed to staff and sent home to a student's parent or legal guardian.

In addition, schools "shall make management plans available for inspection to representatives of EPA and the State, the public, including parents, teachers, and other school personnel within 5 working days after receiving a request for inspection (763.93(g)(3)). Furthermore, "the local education agency shall notify in writing parent, teacher, and employee organizations of the availability of management plans and shall include in the management plan a description of steps to notify such organizations, and a dated copy of the notification. In the absence of any such organizations for parents, teachers, or employees, the local education agency shall provide written notice to that relevant group of the availability of management plans and shall include in the management plan a description of the steps taken to notify such groups and a dated copy of the notification" (763.93(g)(4).

The LEA asbestos designated person for the school district is to ensure that these AHERA required notifications occur each school year. The school may determine when to do AHERA notification, as long as it occurs at least once each school year.

A copy of the annual notification can be found in Appendix A.

Appendix A
Notifications & Forms

Annual AHERA Notification

Coleman Community Schools has an Asbestos Management Plan in place in accordance with the Asbestos Hazard Emergency Response Act (AHERA). The plan is available for review in the main office. Please call Mr. Wade Odell at (989-465-6171) to view during normal operational hours, 8AM to 4PM Monday through Friday with the exception of holidays.

In accordance with AHERA requirements, Coleman Community Schools has contracted Northern Analytical Services, LLC. (NAS) to perform all re-inspections of known asbestos containing materials present, to prepare written project designs for all response actions and to perform all post response action testing. As part of this plan, NAS performed the most recent 3-year re-inspection on 12/27/2022.

Over the past 12 months, the following materials were removed from our buildings:

In the next 12 months we are planning to remove the following materials from our buildings:

Prior to conducting any work that disturbs asbestos, Coleman Community Schools will notify all parents and building staff in advance.

Sincerely,

Wade Odell
Coleman Community Schools

Asbestos Removal Notification

In an effort to provide our students with the best learning environment possible, Coleman Community Schools is planning a building improvement project that will require the disturbance of asbestos containing materials. We have retained the services of a State of Michigan accredited Asbestos Project Designer to prepare written specifications to help ensure the work is completed in the safest manner possible. All removal work will be performed by a State of Michigan licensed asbestos abatement contractor and overseen by a qualified third-party air quality testing firm.

Third party air clearance testing will be performed before the areas affected by the asbestos removal are returned to normal use.

Asbestos Removal is scheduled to be removed from the following buildings:

Building Name	Start Date	Completion Date

Please contact our District's Designated Person, Mr. Wade Odell at 989-465-6171 with any questions.

Asbestos Acknowledgement

Asbestos containing materials (ACM)'s are located in various areas of Coleman Community Schools. All short-term workers (anyone performing work that may disturb any building materials) must first have received asbestos awareness training within the past 12 months and be made aware of the types, locations, and quantities of ACM present in our District. Training shall be in accordance with Part 602 Asbestos Standards for Construction-1926.1101, be at least 2 hours in length, and include the contents of our District's asbestos building survey.

A copy of the asbestos survey reports can be obtained by contacting the Asbestos Designated Person for Coleman Community Schools, Mr. Wade Odell at 989-465-6171.

All short-term workers must return a signed copy of this form to Mr. Odell before disturbing any building materials.

By signing this form _____ of _____ acknowledges there is asbestos present in various areas of Coleman Community Schools and accepts all liability associated with repairing, cleaning, and testing should any representative of our company, or our sub-contractor(s) improperly disturb any asbestos containing material. In addition, I attest that all of our employees, sub-contractors and their employees who perform services at Coleman Community Schools that causes the disturbance of building materials have been provided asbestos awareness training within the past 12 months that specifically included information regarding the presence, location, and quantity of ACM at Coleman Community Schools.

Company Representative Legally Authorized to Sign this form:

_____	_____	_____
Signature	Title	Date

By signing below, you are attesting that you have received asbestos awareness training within the past 12 months that included information regarding the presence, location, and quantity of ACM at Coleman Community Schools.

Individual's name	Signature	Date of Training

Local Education Agency (LEA) Name

Coleman Community Schools

School Building Number/Name

1-Coleman Jr/Sr High School

Periodic Surveillance

1. Name of Person Performing the Surveillance:

Last	First	M.I.

2. Date of the Surveillance:

3. Description of any Changes in the Condition of the Materials:

Local Education Agency (LEA) Name

Coleman Community Schools

School Building Number/Name

2-Family Center (Former Middle School)

Periodic Surveillance

1. Name of Person Performing the Surveillance:

Last	First	M.I.

2. Date of the Surveillance:

3. Description of any Changes in the Condition of the Materials:

Local Education Agency (LEA) Name

Coleman Community Schools

School Building Number/Name

3-Coleman Elementary School

Periodic Surveillance

1. Name of Person Performing the Surveillance:

Last	First	M.I.

2. Date of the Surveillance:

3. Description of any Changes in the Condition of the Materials:

Local Education Agency (LEA) Name

Coleman Community Schools

School Building Number/Name

4-Administration Building

Periodic Surveillance

1. Name of Person Performing the Surveillance:

Last	First	M.I.

2. Date of the Surveillance:

3. Description of any Changes in the Condition of the Materials:

Appendix B
Inspection Data

Coleman Jr/Sr High School

Material Report

Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

Customer: Coleman Community Schools
Building: Coleman Jr/Sr High School
Address: 4951 North Lewis Road
Coleman, MI 48618

Printed: February 2, 2023

Material Report

Material Number	*Homogeneous Material Description*	*Category*	*Friability**	*RACM***	*Asbestos Detected*	*Percent Asbestos*	*Asbestos Type*	*Quantity*	*Units*
1	Pipe Insulation - Pipe Wrap	Thermal	Yes	Yes	Yes	---	Assumed	28	Ln.Ft.
2	Pipe Insulation-Mudded Fitting - Elbows	Thermal	Yes	Yes	Yes	---	Assumed	92	Ln.Ft.
3	Miscellaneous - Field House Ceiling, Brown Fiberboard	Misc.	Category II Non-Friable	No	Yes	---	Assumed	600	Sq.Ft.
4	Miscellaneous - Water Heater	Misc.	Category II Non-Friable	No	Yes	---	Assumed	0	Each
5	Miscellaneous - Baseball Field House Ceiling, Transite	Misc.	Category II Non-Friable	No	Yes	---	Assumed	100	Sq.Ft.
6	Drywall - Media Center	Misc.	Category II Non-Friable	No	Yes	---	Assumed	160	Sq.Ft.
7	Curtain - Auditorium	Misc.	Yes	Yes	Yes	---	Assumed	600	Sq.Ft.
8	Miscellaneous - Lab Counters	Misc.	Category II Non-Friable	No	Yes	---	Assumed	360	Each
9	Miscellaneous - Room 118 Tables	Misc.	Category II Non-Friable	No	Yes	---	Assumed	0	Each
10	Mastic - Field House	Misc.	Category I Non-Friable	No	Yes	---	Assumed	600	Sq.Ft.
11	Fire Rated Door -	Misc.	Category II Non-Friable	No	Yes	---	Assumed	30	Sq.Ft.

** Non-Friable materials may become friable when damaged.*
*** May become regulated asbestos containing material (RACM) when damaged.*

Misc. = miscelleaneous material
Surfacing = surfacing material
Thermal = thermal system insulation
RACM = regulated asbestos containing material

Response Action Report

Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA: Coleman Community Schools
Building: Coleman Jr/Sr High School
Building No.: 1
Address: 4951 North Lewis Road
Coleman, MI 48618

Response Action Report

Printed: February 2, 2023

Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
081 (Gym)	2	Pipe Insulation-Mudded Fitting - Elbows	25	Ln.Ft.		maintain with O&M plan. (7)
081 (Mezzanine)	2	Pipe Insulation-Mudded Fitting - Elbows	15	Ln.Ft.		maintain with O&M plan. (7)
100 (Media Center)	6	Drywall - Media Center	160	Sq.Ft.	West Wall of Room 136	maintain with O&M plan. (7)
118	9	Miscellaneous - Room 118 Tables	0	Each	Removed Prior to Re-Inspection	()
126	8	Miscellaneous - Lab Counters	100	Each		maintain with O&M plan. (7)
127	8	Miscellaneous - Lab Counters	100	Each		maintain with O&M plan. (7)
128	8	Miscellaneous - Lab Counters	160	Each		maintain with O&M plan. (7)
159 (Auditorium)	7	Curtain - Auditorium	600	Sq.Ft.	15ftx40ft	maintain with O&M plan. (7)
166	1	Pipe Insulation - Pipe Wrap	28	Ln.Ft.		maintain with O&M plan. (7)
172	2	Pipe Insulation-Mudded Fitting - Elbows	6	Ln.Ft.		maintain with O&M plan. (7)
182	2	Pipe Insulation-Mudded Fitting - Elbows	20	Ln.Ft.		maintain with O&M plan. (7)
185	2	Pipe Insulation-Mudded Fitting - Elbows	20	Ln.Ft.		maintain with O&M plan. (7)
192	2	Pipe Insulation-Mudded Fitting - Elbows	6	Ln.Ft.		maintain with O&M plan. (7)
Building Wide	1	Pipe Insulation - Pipe Wrap	0	Ln.Ft.		maintain with O&M plan. (7)
Building Wide	2	Pipe Insulation-Mudded Fitting - Elbows	0	Ln.Ft.		maintain with O&M plan. (7)
Building Wide	4	Miscellaneous - Water Heater	0	Each	Removed	()

Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA: Coleman Community Schools
Building: Coleman Jr/Sr High School
Building No.: 1
Address: 4951 North Lewis Road
Coleman, MI 48618

Response Action Report

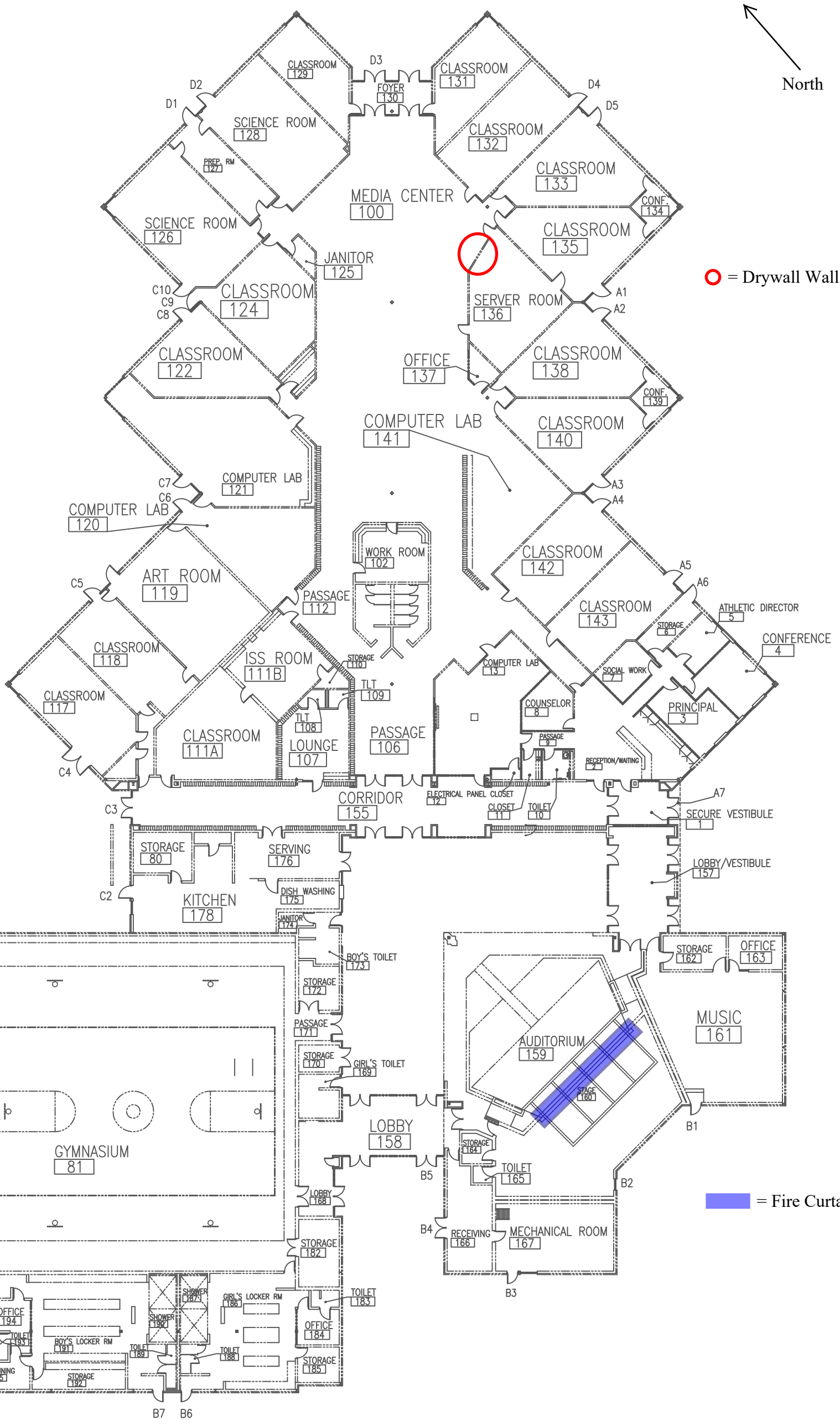
Printed: February 2, 2023

Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
Building Wide	11	Fire Rated Door -	30	Sq.Ft.		maintain with O&M plan. (7)
Field House	3	Miscellaneous - Field House Ceiling, Brown Fiberboard	600	Sq.Ft.	Above Drop Ceiling	maintain with O&M plan. (7)
Field House	10	Mastic - Field House	600	Sq.Ft.	Under Carpet	maintain with O&M plan. (7)
Field House - Baseball	5	Miscellaneous - Baseball Field House Ceiling, Transite	100	Sq.Ft.		maintain with O&M plan. (7)

Floor Plan

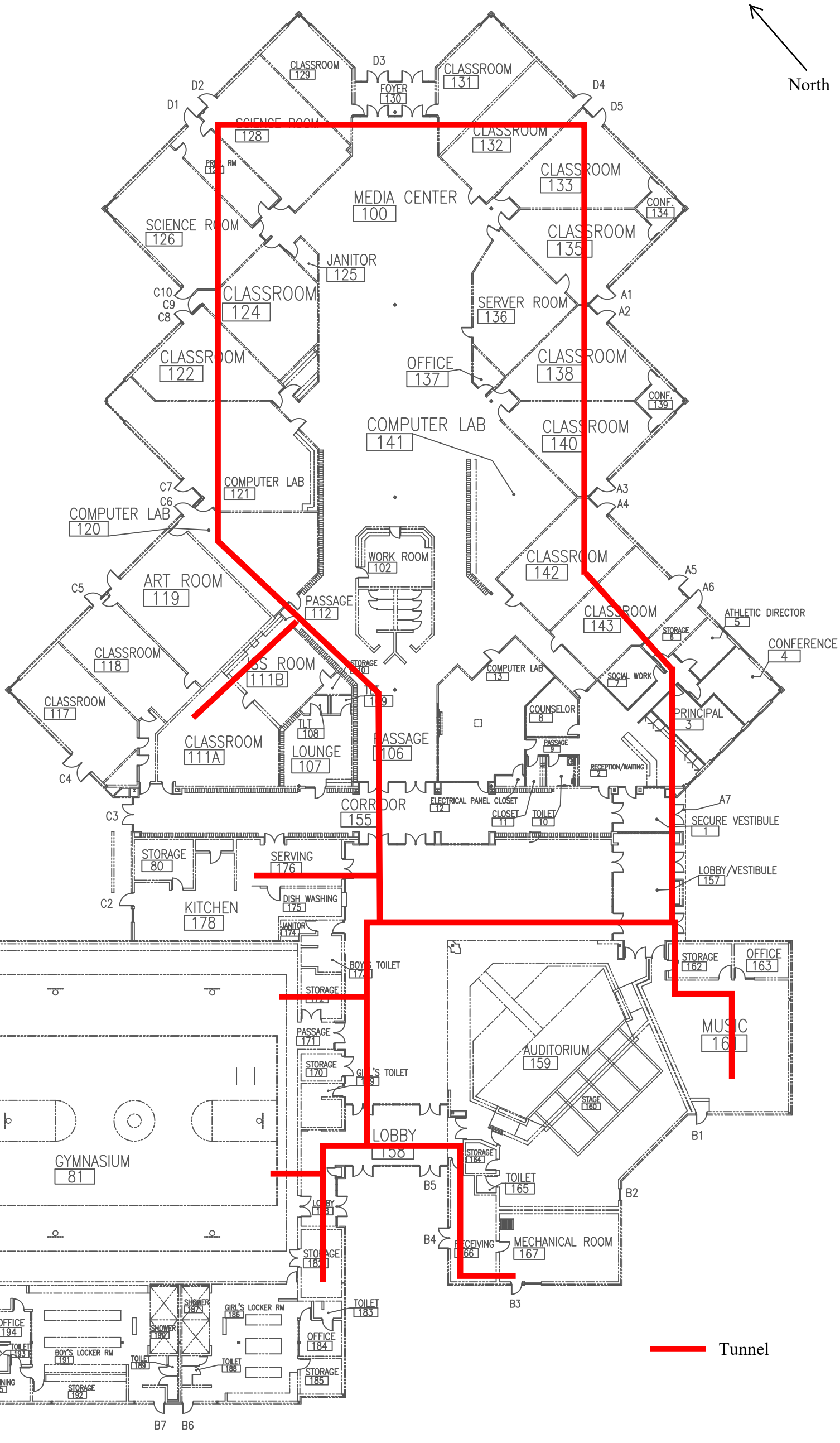
Coleman Jr/Sr High School

Built in 1975



Coleman Jr/Sr High School

Built in 1975



Family Center
(Former Middle School)

Material Report

Northern Analytical Services
14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

Customer: Coleman Community Schools
Building: Family Center (Former Middle School)
Address: 4951 North Lewis Road
Coleman, MI 48618

Printed: February 2, 2023

Material Report

Material Number	*Homogeneous Material Description*	*Category*	*Friability**	*RACM***	*Asbestos Detected*	*Percent Asbestos*	*Asbestos Type*	*Quantity*	*Units*
8	Pipe Insulation - Pipe Wrap, Tunnel	Thermal	Yes	Yes	Yes	---	Assumed	2600	Ln.Ft.
13	Pipe Insulation-Mudded Fitting - Elbows, Tunnel	Thermal	Yes	Yes	Yes	---	Assumed	500	Ln.Ft.
15	Floor Tile - Vinyl	Misc.	Category I Non-Friable	No	Yes	---	Assumed	21195	Sq.Ft.
16	Miscellaneous - Lab Counters	Misc.	Category II Non-Friable	No	Yes	---	Assumed	144	Each
17	Fire Rated Door -	Misc.	Category II Non-Friable	No	Yes	---	Assumed	1	Each

** Non-Friable materials may become friable when damaged.*
*** May become regulated asbestos containing material (RACM) when damaged.*

Misc. = miscelleaneous material
Surfacing = surfacing material
Thermal = thermal system insulation
RACM = regulated asbestos containing material

Response Action Report

Northern Analytical Services
14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA: Coleman Community Schools
Building: Family Center (Former Middle School)
Building No.: 2
Address: 4951 North Lewis Road
Coleman, MI 48618

Response Action Report

Printed: February 3, 2023

Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
01	15	Floor Tile - Vinyl	925	Sq.Ft.	Under Flooring	maintain with O&M plan. (7)
02	15	Floor Tile - Vinyl	925	Sq.Ft.	Under Flooring	maintain with O&M plan. (7)
03	15	Floor Tile - Vinyl	725	Sq.Ft.		maintain with O&M plan. (7)
04	15	Floor Tile - Vinyl	725	Sq.Ft.	Under Flooring	maintain with O&M plan. (7)
05	15	Floor Tile - Vinyl	725	Sq.Ft.	Under Flooring	maintain with O&M plan. (7)
06	15	Floor Tile - Vinyl	725	Sq.Ft.	Under Flooring	maintain with O&M plan. (7)
07	15	Floor Tile - Vinyl	725	Sq.Ft.	Under Flooring	maintain with O&M plan. (7)
08	15	Floor Tile - Vinyl	725	Sq.Ft.	450 sq.ft. Under Carpet	maintain with O&M plan. (7)
09	15	Floor Tile - Vinyl	725	Sq.Ft.	Under Flooring	maintain with O&M plan. (7)
10	15	Floor Tile - Vinyl	725	Sq.Ft.	Under Flooring	maintain with O&M plan. (7)
11	15	Floor Tile - Vinyl	1200	Sq.Ft.		maintain with O&M plan. (7)
17	15	Floor Tile - Vinyl	800	Sq.Ft.		maintain with O&M plan. (7)
17	16	Miscellaneous - Lab Counters	144	Each	East Wall	maintain with O&M plan. (7)
18	15	Floor Tile - Vinyl	1100	Sq.Ft.		maintain with O&M plan. (7)
18	16	Miscellaneous - Lab Counters	0	Each		maintain with O&M plan. (7)
19	15	Floor Tile - Vinyl	50	Sq.Ft.		maintain with O&M plan. (7)

Northern Analytical Services

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Response Action Report

Printed: February 3, 2023

Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
19	17	Fire Rated Door -	1	Each		maintain with O&M plan. (7)
21	15	Floor Tile - Vinyl	1250	Sq.Ft.	Under Carpet	maintain with O&M plan. (7)
Boys LR Storage	15	Floor Tile - Vinyl	340	Sq.Ft.		maintain with O&M plan. (7)
Building Wide	17	Fire Rated Door -	0	Each		maintain with O&M plan. (7)
Cafeteria	15	Floor Tile - Vinyl	2700	Sq.Ft.		maintain with O&M plan. (7)
CC1	15	Floor Tile - Vinyl	130	Sq.Ft.		maintain with O&M plan. (7)
Fitness Center	15	Floor Tile - Vinyl	925	Sq.Ft.	Assumed Under Carpet	maintain with O&M plan. (7)
Food Pantry	15	Floor Tile - Vinyl	485	Sq.Ft.		maintain with O&M plan. (7)
Hall 101	15	Floor Tile - Vinyl	950	Sq.Ft.		maintain with O&M plan. (7)
Hall 102	15	Floor Tile - Vinyl	1700	Sq.Ft.		maintain with O&M plan. (7)
Hall 103	15	Floor Tile - Vinyl	480	Sq.Ft.		maintain with O&M plan. (7)
Kitchen	15	Floor Tile - Vinyl	725	Sq.Ft.		maintain with O&M plan. (7)
Prep Room	15	Floor Tile - Vinyl	210	Sq.Ft.		maintain with O&M plan. (7)
Teachers Lounge	15	Floor Tile - Vinyl	500	Sq.Ft.		maintain with O&M plan. (7)
Tunnels	8	Pipe Insulation - Pipe Wrap, Tunnel	2600	Ln.Ft.	Restricted Area, Authorized Personnel Only	maintain with O&M plan. (7)
Tunnels	13	Pipe Insulation-Mudded Fitting - Elbows, Tunnel	500	Ln.Ft.	Restricted Area, Authorized Personnel Only	maintain with O&M plan. (7)

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Response Action Report

Printed: February 3, 2023

Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*

Floor Plan

COLEMAN FAMILY CENTER

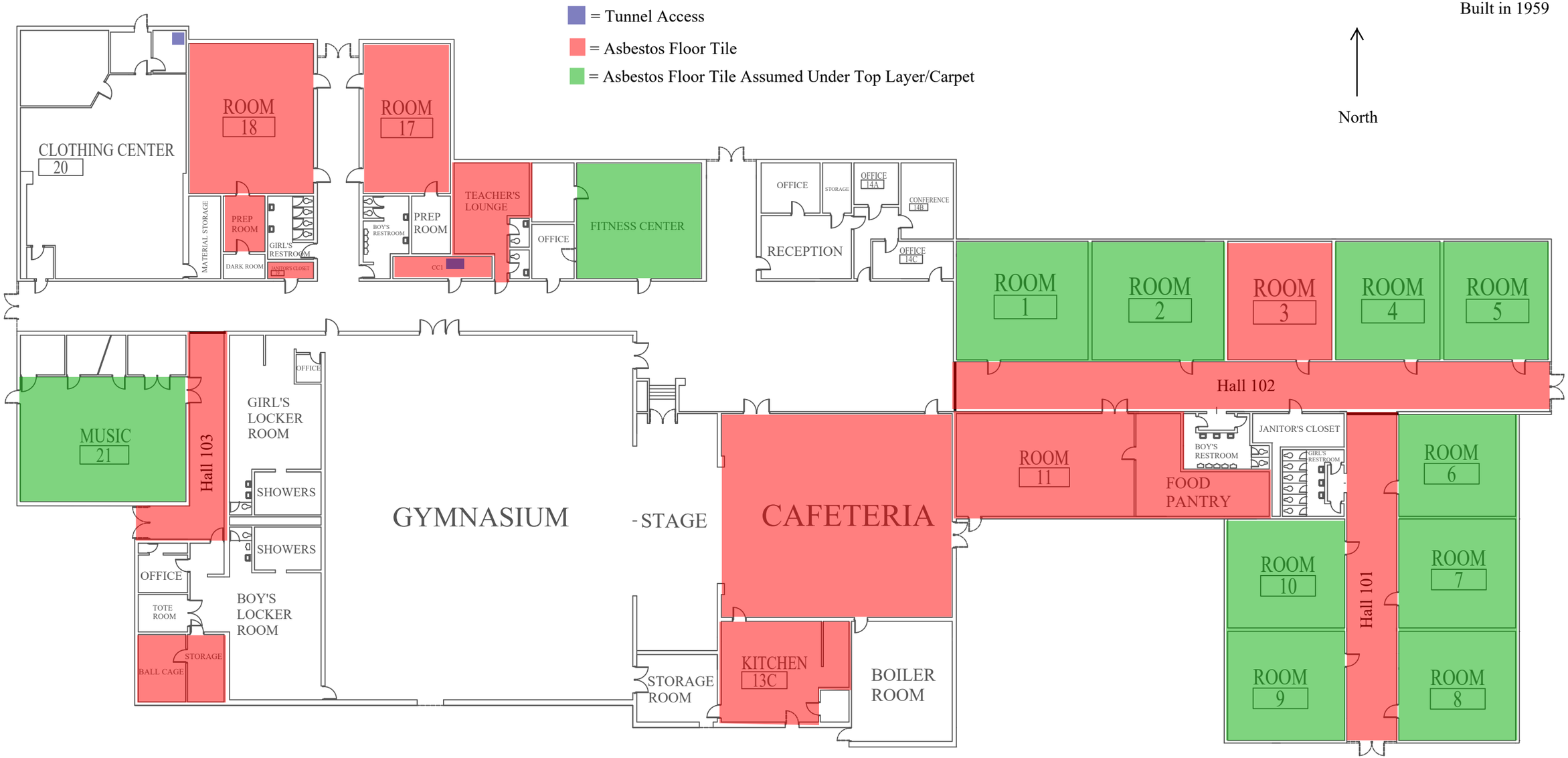
= Tunnel Access

= Asbestos Floor Tile

= Asbestos Floor Tile Assumed Under Top Layer/Carpet

Built in 1959

North



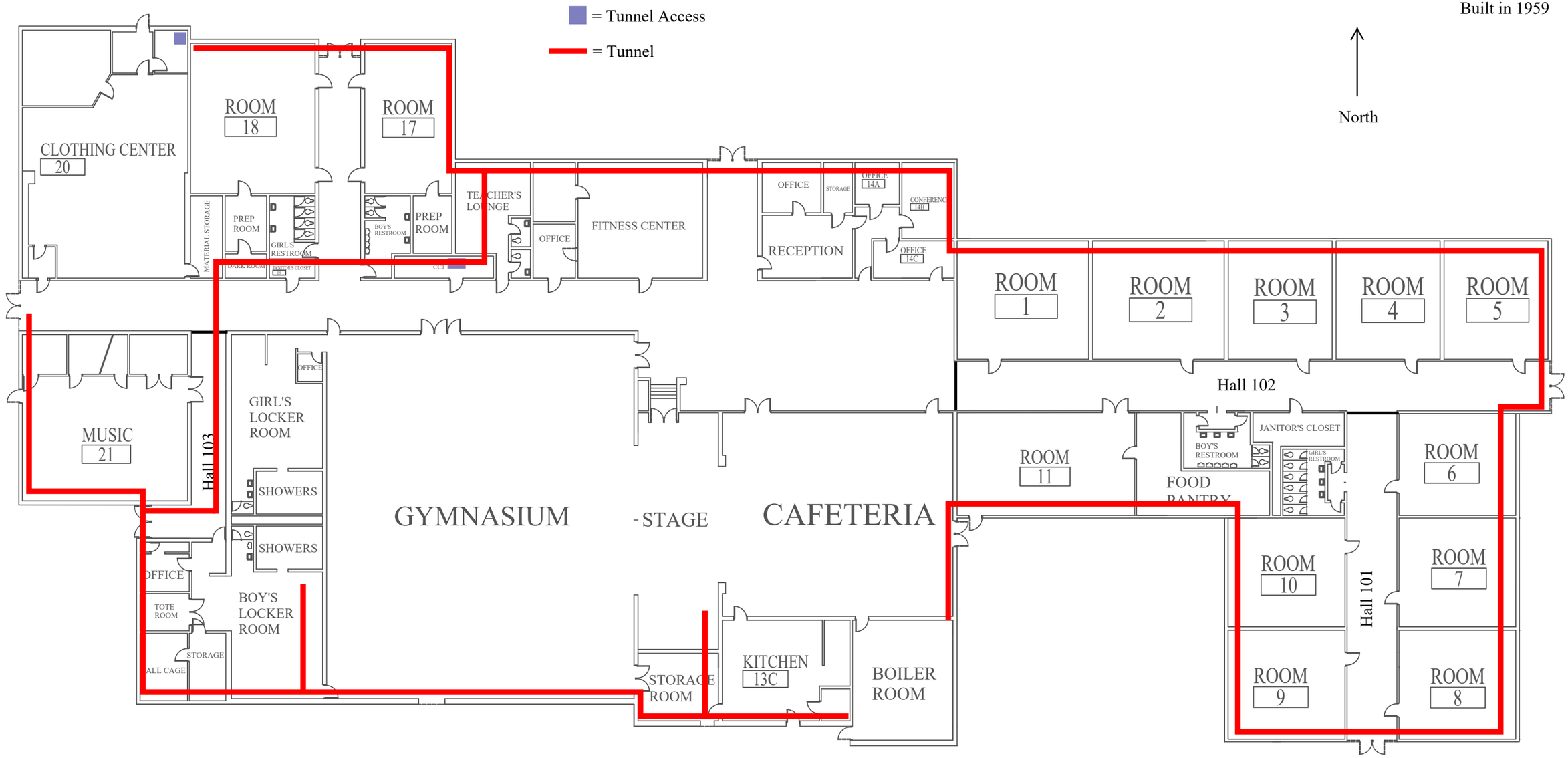
COLEMAN FAMILY CENTER

= Tunnel Access

= Tunnel

Built in 1959

North



Coleman Elementary School

Coleman Community Schools submitted an Asbestos Inspection Report for Coleman Elementary School to Northern Analytical Services, LLC. (NAS) for review and implementation into the school districts Asbestos Hazard Emergency Response Act (AHERA) Management Plan. The inspection was completed by NOVA Environmental, Inc. and dated January 2015.

Upon review, many of the materials do not meet the minimum regulatory requirements set forth in 40 CFR Part 763.86, Sampling, by the US Environmental Protection Agency. Below is a list of Homogenous Materials (HA), the number of samples collected in the NOVA report and the required minimum number of samples for each material. NAS recommends the materials that do not meet the minimum be further sampled or assumed to contain asbestos.

Figures in red indicate a deficient number of samples were collected.

HA #	Homogeneous Material Description	# of Samples Collected	Minimum # of Samples Required	# of Samples Needed
1	Concrete Block - Cinderblock	1	2	1
2	Miscellaneous - Mortar, Cinderblock	1	2	1
3	Drywall	1	2	1
4	Drywall - Tape	1	2	1
5	Drywall - Mud	1	2	1
6	Plaster - Ceiling, Troweled-On	-	Material Removed	-
7	Sink Undercoating - Gray	1	2	1
8	Cove Base - 4" Tan	1	2	1
9	Mastic - 4" Tan Cove Base	1	2	1
10	Chalk Board -	-	2	2
11	Glue - For Chalkboards	-	5	5
12	Floor Tile - 12"x12" White with Black Specks	1	2	1
13	Mastic - For 12"x12" White with Black Specks	1	Material ACM	-
14	Glazing - Interior Window	1	2	1
15	Caulk - Interior Window	1	2	1
16	Glue - Carpet, Yellow	1	2	1
17	Plaster - Ceiling, Swirled, Finish Coat	2	5	3
18	Plaster - Ceiling, Swirled, Brown Coat	2	5	3
19	Floor Tile - 9"x9" Tan	-	Material Removed	-
20	Mastic - For 9"x9" Floor Tile Tan	-	Material Removed	-
21	Vinyl Sheet Flooring - Tan Squares	1	Material Removed	-
22	Mastic - For Tan Vinyl Sheet Flooring	1	Material Removed	-
23	Cove Base - 4" Brown	-	Material ACM	-
24	Mastic - 4" Brown Cove Base	-	2	2
25	Plaster - Rough, Finish Coat	2	5	3
26	Plaster - Rough, Brown Coat	2	5	3
27	Mastic - Black, Unknown	1	2	1
28	Cove Base - 6" Black	1	2	1
29	Mastic - 6" Cove Base	1	2	1
30	Miscellaneous - Partition Wall	1	2	1
31	Miscellaneous - Vinyl Countertop, Green	1	2	1
32	Floor Tile - 9"x9" Tan with Rust	-	Material Removed	-

HA #	Homogeneous Material Description	# of Samples Collected	Minimum # of Samples Required	# of Samples Needed
33	Mastic - 9"x9" Floor Tile Tan with Rust	1	Material Removed	-
34	Floor Tile - 12"x12" Tan with Rust	-	Material ACM	-
35	Mastic - 12"x12" Floor Tile Tan with Rust	1	Material ACM	-
36	Miscellaneous - Concrete Floor	1	2	1
37	Pipe Insulation - Aircell	-	Material Removed	-
38	Pipe Insulation-Mudded Fitting - On Aircell Line	-	Material Removed	-
39	Ceiling Tile - 2'x4' Dots with Long Gouges	1	2	1
40	Plaster - Smooth, Finish Coat, Ceiling	1	3	2
41	Plaster - Smooth, Brown Coat, Ceiling	1	3	2
42	Pipe Insulation - Fiberglass	-	3	3
43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	5	3	-
44	Plaster - Smooth, Finish Coat, Wall	1	5	4
45	Plaster - Smooth, Brown Coat, Wall	1	5	4
46	Fire Rated Door -	-	3	3
47	Fire Rated Door - Frame	-	3	3
48	Floor Tile - 12"x12" Cream with Tan	1	Material ACM	-
49	Mastic - 12"x12" Floor Tile Cream with Tan	1	Material ACM	-
50	Ceiling Tile - 1'x1' Small and Medium Holes	1	Material Removed	-
51	Glue - For 1'x1' Ceiling Tile	-	Material Removed	-
52	Sink Undercoating - White	1	Material ACM	-
53	Caulk - Interior Door, Black	1	2	1
54	Ceiling Tile - 1'x1' Textured	-	2	2
55	Ceiling Tile - 2'x2' Textured Panel	1	2	1
56	Floor Tile - 12"x12" Cream with Brown	1	Material ACM	-
57	Mastic - 12"x12" Floor Tile Cream with Brown	1	Material ACM	-
58	Brick & Mortar - Brick	1	2	1
59	Brick & Mortar - Mortar	1	2	1
60	Cove Base - 6" Tan	1	2	1
61	Mastic - 6" Cove Base	1	2	1
62	Insulation - Aluminum Duct Insulation, Fiberglass	-	3	3
63	Insulation - Canvas Fiberglass Duct	-	3	3
64	Plaster - Semi-Rough, Ceiling, Finish Coat	1	3	2
65	Plaster - Semi-Rough, Ceiling, Brown Coat	1	3	2
66	Miscellaneous - Metal Divider Walls	1	2	1
67	Sink Undercoating - Black	1	Material ACM	-
68	Window Sill - Slate	1	Material ACM	-
69	Miscellaneous - Fabric Divider Wall	1	2	1
70	Caulk - Exterior Door	1	Material ACM	-
71	Glazing - Exterior Window	1	2	1
72	Caulk - Exterior Wall Joint	1	2	1
73	Caulk - Exterior Louver	1	2	1
74	Caulk - Exterior Window	1	2	1

Material Report

Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

Customer: Coleman Community Schools
Building: Coleman Elementary School
Address: 1010 East Washington Street
Coleman, MI 48618

Printed: February 2, 2023

Material Report

Material Number	Homogeneous Material Description	Category	Friability*	RACM**	Asbestos Detected	Percent Asbestos	Asbestos Type	Quantity	Units
1	Concrete Block - Cinderblock	Misc.	Category II Non-Friable	No	Yes	---	Assumed	62235	Sq.Ft.
2	Miscellaneous - Mortar, Cinderblock	Misc.	Category II Non-Friable	No	Yes	---	Assumed	61885	Sq.Ft.
3	Drywall -	Misc.	Category II Non-Friable	No	Yes	---	Assumed	8966	Sq.Ft.
4	Drywall - Tape	Misc.	Category II Non-Friable	No	Yes	---	Assumed	8795	Sq.Ft.
5	Drywall - Mud	Misc.	Category II Non-Friable	No	Yes	---	Assumed	8940	Sq.Ft.
6	Plaster - Ceiling, Troweled-On	Surfacing	Yes	Yes	Yes	---	Assumed	0	Sq.Ft.
7	Sink Undercoating - Gray	Surfacing	Category II Non-Friable	No	Yes	---	Assumed	13	Sq.Ft.
8	Cove Base - 4" Tan	Misc.	Category II Non-Friable	No	Yes	---	Assumed	5278	Sq.Ft.
9	Mastic - 4" Tan Cove Base	Misc.	Category II Non-Friable	No	Yes	---	Assumed	5278	Sq.Ft.
10	Chalk Board -	Misc.	Category II Non-Friable	No	Yes	---	Assumed	1680	Sq.Ft.
11	Glue - For Chalkboards	Misc.	Category II Non-Friable	No	Yes	---	Assumed	1680	Sq.Ft.
12	Floor Tile - 12"x12" White with Black Specks	Misc.	Category I Non-Friable	No	Yes	---	Assumed	1596	Sq.Ft.
13	Mastic - For 12"x12" White with Black Specks	Misc.	Category I Non-Friable	No	Yes	3%	Chrysotile	1596	Sq.Ft.
14	Glazing - Interior Window	Misc.	Category II Non-Friable	No	Yes	---	Assumed	690	Sq.Ft.
15	Caulk - Interior Window	Misc.	Category II Non-Friable	No	Yes	---	Assumed	1368	Sq.Ft.

** Non-Friable materials may become friable when damaged.*
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Misc. = miscelleaneous material
Surfacing = surfacing material
Thermal = thermal system insulation
RACM = regulated asbestos containing material

Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

Customer: Coleman Community Schools
Building: Coleman Elementary School
Address: 1010 East Washington Street
Coleman, MI 48618

Printed: February 2, 2023

Material Report

Material Number	*Homogeneous Material Description*	*Category*	*Friability**	*RACM***	*Asbestos Detected*	*Percent Asbestos*	*Asbestos Type*	*Quantity*	*Units*
16	Glue - Carpet, Yellow	Misc.	Category I Non-Friable	No	Yes	---	Assumed	43287	Sq.Ft.
17	Plaster - Ceiling, Swirled, Finish Coat	Surfacing	Yes	Yes	Yes	---	Assumed	1137	Sq.Ft.
18	Plaster - Ceiling, Swirled, Brown Coat	Surfacing	Yes	Yes	Yes	---	Assumed	1137	Sq.Ft.
19	Floor Tile - 9"x9" Tan	Misc.	Category I Non-Friable	No	Yes	---	Assumed	0	Sq.Ft.
20	Mastic - For 9"x9" Floor Tile Tan	Misc.	Category I Non-Friable	No	Yes	---	Assumed	0	Sq.Ft.
21	Vinyl Sheet Flooring - Tan Squares	Misc.	Category I Non-Friable	No	Yes	20%	Chrysotile	0	Sq.Ft.
22	Mastic - For Tan Vinyl Sheet Flooring	Misc.	Category I Non-Friable	No	Yes	---	Assumed	0	Sq.Ft.
23	Cove Base - 4" Brown	Misc.	Category II Non-Friable	No	Yes	16%	Chrysotile	444	Sq.Ft.
24	Mastic - 4" Brown Cove Base	Misc.	Category II Non-Friable	No	Yes	---	Assumed	1276	Sq.Ft.
25	Plaster - Rough, Finish Coat	Surfacing	Yes	Yes	Yes	---	Assumed	4095	Sq.Ft.
26	Plaster - Rough, Brown Coat	Surfacing	Yes	Yes	Yes	---	Assumed	4095	Sq.Ft.
27	Mastic - Black, Unknown	Misc.	Category I Non-Friable	No	Yes	---	Assumed	1252	Sq.Ft.
28	Cove Base - 6" Black	Misc.	Category II Non-Friable	No	Yes	---	Assumed	170	Sq.Ft.
29	Mastic - 6" Cove Base, Black	Misc.	Category II Non-Friable	No	Yes	---	Assumed	170	Sq.Ft.
30	Miscellaneous - Partition Wall	Misc.	Category II Non-Friable	No	Yes	---	Assumed	525	Sq.Ft.

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Material Report

Material Number	*Homogeneous Material Description*	*Category*	*Friability**	*RACM***	*Asbestos Detected*	*Percent Asbestos*	*Asbestos Type*	*Quantity*	*Units*
31	Miscellaneous - Vinyl Countertop, Green	Misc.	Category II Non-Friable	No	Yes	---	Assumed	90	Sq.Ft.
32	Floor Tile - 9"x9" Tan with Rust	Misc.	Category I Non-Friable	No	Yes	---	Assumed	0	Sq.Ft.
33	Mastic - 9"x9" Floor Tile Tan with Rust	Misc.	Category I Non-Friable	No	Yes	5%	Chrysotile	0	Sq.Ft.
34	Floor Tile - 12"x12" Tan with Rust	Misc.	Category I Non-Friable	No	Yes	3%	Chrysotile	530	Sq.Ft.
35	Mastic - 12"x12" Floor Tile Tan with Rust	Misc.	Category I Non-Friable	No	Yes	12%	Chrysotile	530	Sq.Ft.
36	Miscellaneous - Concrete Floor	Misc.	Category II Non-Friable	No	Yes	---	Assumed	705	Sq.Ft.
37	Pipe Insulation - Aircell	Thermal	Yes	Yes	Yes	---	Assumed	0	Ln.Ft.
38	Pipe Insulation-Mudded Fitting - On Aircell Line	Thermal	Yes	Yes	Yes	---	Assumed	0	Ln.Ft.
39	Ceiling Tile - 2'x4' Dots with Long Gouges	Misc.	Yes	Yes	Yes	---	Assumed	578	Sq.Ft.
40	Plaster - Smooth, Finish Coat, Ceiling	Surfacing	Yes	Yes	Yes	---	Assumed	480	Sq.Ft.
41	Plaster - Smooth, Brown Coat, Ceiling	Surfacing	Yes	Yes	Yes	---	Assumed	480	Sq.Ft.
42	Pipe Insulation - Fiberglass	Thermal	Yes	Yes	Yes	---	Assumed	3630	Ln.Ft.
43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	Thermal	Yes	Yes	Yes	---	Assumed	765	Ln.Ft.
44	Plaster - Smooth, Finish Coat, Wall	Surfacing	Yes	Yes	Yes	---	Assumed	1260	Sq.Ft.
45	Plaster - Smooth, Brown Coat, Wall	Surfacing	Yes	Yes	Yes	---	Assumed	1260	Sq.Ft.

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46	Fire Rated Door -	Misc.	Category II Non-Friable	No	Yes	---	Assumed	12	Each
47	Fire Rated Door - Frame	Misc.	Category II Non-Friable	No	Yes	---	Assumed	9	Each
48	Floor Tile - 12"x12" Cream with Tan	Misc.	Category I Non-Friable	No	Yes	3%	Chrysotile	5184	Sq.Ft.
49	Mastic - 12"x12" Floor Tile Cream with Tan	Misc.	Category I Non-Friable	No	Yes	6%	Chrysotile	5184	Sq.Ft.
50	Ceiling Tile - 1'x1' Small and Medium Holes	Misc.	Yes	Yes	Yes	---	Assumed	0	Sq.Ft.
51	Glue - For 1'x1' Ceiling Tile	Misc.	Category II Non-Friable	No	Yes	---	Assumed	0	Sq.Ft.
52	Sink Undercoating - White	Surfacing	Category II Non-Friable	No	Yes	4%	Chrysotile	2	Sq.Ft.
53	Caulk - Interior Door, Black	Misc.	Category II Non-Friable	No	Yes	---	Assumed	810	Sq.Ft.
54	Ceiling Tile - 1'x1' Textured	Misc.	Yes	Yes	Yes	---	Assumed	3500	Sq.Ft.
55	Ceiling Tile - 2'x2' Textured Panel	Misc.	Yes	Yes	Yes	---	Assumed	37668	Sq.Ft.
56	Floor Tile - 12"x12" Cream with Brown	Misc.	Category I Non-Friable	No	Yes	4%	Chrysotile	5260	Sq.Ft.
57	Mastic - 12"x12" Floor Tile Cream with Brown	Misc.	Category I Non-Friable	No	Yes	9%	Chrysotile	5260	Sq.Ft.
58	Brick & Mortar - Brick	Misc.	Category II Non-Friable	No	Yes	---	Assumed	3400	Sq.Ft.
59	Brick & Mortar - Mortar	Misc.	Category II Non-Friable	No	Yes	---	Assumed	3400	Sq.Ft.
60	Cove Base - 6" Tan	Misc.	Category II Non-Friable	No	Yes	---	Assumed	310	Sq.Ft.

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61	Mastic - 6" Cove Base, Tan	Misc.	Category II Non-Friable	No	Yes	---	Assumed	310	Sq.Ft.
62	Insulation - Aluminum Duct Insulation, Fiberglass	Thermal	Yes	Yes	Yes	---	Assumed	600	Sq.Ft.
63	Insulation - Canvas Fiberglass Duct	Thermal	Yes	Yes	Yes	---	Assumed	70	Sq.Ft.
64	Plaster - Semi-Rough, Ceiling, Finish Coat	Surfacing	Yes	Yes	Yes	---	Assumed	700	Sq.Ft.
65	Plaster - Semi-Rough, Ceiling, Brown Coat	Surfacing	Yes	Yes	Yes	---	Assumed	700	Sq.Ft.
66	Miscellaneous - Metal Divider Walls	Misc.	Category II Non-Friable	No	Yes	---	Assumed	18050	Sq.Ft.
67	Sink Undercoating - Black	Surfacing	Category II Non-Friable	No	Yes	2%	Chrysotile	18	Sq.Ft.
68	Window Sill - Slate	Misc.	Category II Non-Friable	No	Yes	25%	Chrysotile	100	Sq.Ft.
69	Miscellaneous - Fabric Divider Wall	Misc.	Category II Non-Friable	No	Yes	---	None Detected	240	Sq.Ft.
70	Caulk - Exterior Door	Misc.	Category II Non-Friable	No	Yes	3%	Chrysotile	120	Each
71	Glazing - Exterior Window	Misc.	Category II Non-Friable	No	Yes	---	Assumed	800	Sq.Ft.
72	Caulk - Exterior Wall Joint	Misc.	Category II Non-Friable	No	Yes	---	Assumed	200	Each
73	Caulk - Exterior Louver	Misc.	Category II Non-Friable	No	Yes	---	Assumed	80	Sq.Ft.
74	Caulk - Exterior Window	Misc.	Category II Non-Friable	No	Yes	---	Assumed	680	Sq.Ft.

** Non-Friable materials may become friable when damaged.*
*** May become regulated asbestos containing material (RACM) when damaged.*

Misc. = miscelleaneous material
Surfacing = surfacing material
Thermal = thermal system insulation
RACM = regulated asbestos containing material

Response Action Report

Northern Analytical Services

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LEA: Coleman Community Schools
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Coleman, MI 48618

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Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
01	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
01	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
01	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
01	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
01	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
01	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
01	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)
01	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
01	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
01	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)
01	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)
01	12	Floor Tile - 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
01	13	Mastic - For 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
01	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
01	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
01	16	Glue - Carpet, Yellow	849	Sq.Ft.		maintain with O&M plan. (7)

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01	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
01	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
02	1	Concrete Block - Cinderblock	90	Sq.Ft.		maintain with O&M plan. (7)
02	2	Miscellaneous - Mortar, Cinderblock	90	Sq.Ft.		maintain with O&M plan. (7)
02	8	Cove Base - 4" Tan	9	Sq.Ft.		maintain with O&M plan. (7)
02	9	Mastic - 4" Tan Cove Base	9	Sq.Ft.		maintain with O&M plan. (7)
02	16	Glue - Carpet, Yellow	9	Sq.Ft.		maintain with O&M plan. (7)
02	17	Plaster - Ceiling, Swirled, Finish Coat	9	Sq.Ft.		maintain with O&M plan. (7)
02	18	Plaster - Ceiling, Swirled, Brown Coat	9	Sq.Ft.		maintain with O&M plan. (7)
02	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
02	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
03	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
03	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
03	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
03	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)
03	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)

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03	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
03	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
03	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
03	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
04	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
04	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
04	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
04	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)
04	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)
04	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
04	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
04	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
04	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
05	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
05	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
05	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)

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05	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
05	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
05	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)
05	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
05	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
05	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)
05	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)
05	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
05	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
05	16	Glue - Carpet, Yellow	1024	Sq.Ft.		maintain with O&M plan. (7)
05	25	Plaster - Rough, Finish Coat	1100	Sq.Ft.		maintain with O&M plan. (7)
05	26	Plaster - Rough, Brown Coat	1100	Sq.Ft.		maintain with O&M plan. (7)
05	27	Mastic - Black, Unknown	1024	Sq.Ft.		maintain with O&M plan. (7)
06	1	Concrete Block - Cinderblock	50	Sq.Ft.		maintain with O&M plan. (7)
06	2	Miscellaneous - Mortar, Cinderblock	50	Sq.Ft.		maintain with O&M plan. (7)
06	8	Cove Base - 4" Tan	5	Sq.Ft.		maintain with O&M plan. (7)

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06	9	Mastic - 4" Tan Cove Base	5	Sq.Ft.		maintain with O&M plan. (7)
06	16	Glue - Carpet, Yellow	3	Sq.Ft.		maintain with O&M plan. (7)
06	27	Mastic - Black, Unknown	3	Sq.Ft.		maintain with O&M plan. (7)
07	1	Concrete Block - Cinderblock	480	Sq.Ft.		maintain with O&M plan. (7)
07	2	Miscellaneous - Mortar, Cinderblock	480	Sq.Ft.		maintain with O&M plan. (7)
07	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
07	17	Plaster - Ceiling, Swirled, Finish Coat	64	Sq.Ft.		maintain with O&M plan. (7)
07	18	Plaster - Ceiling, Swirled, Brown Coat	64	Sq.Ft.		maintain with O&M plan. (7)
07	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
07	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
07	28	Cove Base - 6" Black	40	Sq.Ft.		maintain with O&M plan. (7)
07	29	Mastic - 6" Cove Base, Black	40	Sq.Ft.		maintain with O&M plan. (7)
08	1	Concrete Block - Cinderblock	675	Sq.Ft.		maintain with O&M plan. (7)
08	2	Miscellaneous - Mortar, Cinderblock	675	Sq.Ft.		maintain with O&M plan. (7)
08	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
08	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)

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08	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
08	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
08	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
08	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
08	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
08	28	Cove Base - 6" Black	60	Sq.Ft.		maintain with O&M plan. (7)
08	29	Mastic - 6" Cove Base, Black	60	Sq.Ft.		maintain with O&M plan. (7)
08	30	Miscellaneous - Partition Wall	300	Sq.Ft.		maintain with O&M plan. (7)
09	1	Concrete Block - Cinderblock	450	Sq.Ft.		maintain with O&M plan. (7)
09	2	Miscellaneous - Mortar, Cinderblock	450	Sq.Ft.		maintain with O&M plan. (7)
09	3	Drywall -	150	Sq.Ft.		maintain with O&M plan. (7)
09	4	Drywall - Tape	150	Sq.Ft.		maintain with O&M plan. (7)
09	5	Drywall - Mud	150	Sq.Ft.		maintain with O&M plan. (7)
09	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
09	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
09	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)

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09	16	Glue - Carpet, Yellow	225	Sq.Ft.		maintain with O&M plan. (7)
09	27	Mastic - Black, Unknown	225	Sq.Ft.		maintain with O&M plan. (7)
09	28	Cove Base - 6" Black	70	Sq.Ft.		maintain with O&M plan. (7)
09	29	Mastic - 6" Cove Base, Black	70	Sq.Ft.		maintain with O&M plan. (7)
09	30	Miscellaneous - Partition Wall	225	Sq.Ft.		maintain with O&M plan. (7)
09	31	Miscellaneous - Vinyl Countertop, Green	90	Sq.Ft.		maintain with O&M plan. (7)
10	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
10	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
10	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
10	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
10	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
10	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
10	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)
10	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
10	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
10	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)

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10	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)
10	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
10	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
10	16	Glue - Carpet, Yellow	1024	Sq.Ft.		maintain with O&M plan. (7)
10	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
10	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
100	1	Concrete Block - Cinderblock	80	Sq.Ft.		maintain with O&M plan. (7)
100	2	Miscellaneous - Mortar, Cinderblock	80	Sq.Ft.		maintain with O&M plan. (7)
100	16	Glue - Carpet, Yellow	96	Sq.Ft.		maintain with O&M plan. (7)
100	46	Fire Rated Door -	1	Each		maintain with O&M plan. (7)
100	47	Fire Rated Door - Frame	1	Each		maintain with O&M plan. (7)
100	55	Ceiling Tile - 2'x2' Textured Panel	96	Sq.Ft.		maintain with O&M plan. (7)
100	66	Miscellaneous - Metal Divider Walls	300	Sq.Ft.		maintain with O&M plan. (7)
101	1	Concrete Block - Cinderblock	120	Sq.Ft.		maintain with O&M plan. (7)
101	2	Miscellaneous - Mortar, Cinderblock	120	Sq.Ft.		maintain with O&M plan. (7)
101	8	Cove Base - 4" Tan	48	Sq.Ft.		maintain with O&M plan. (7)

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101	9	Mastic - 4" Tan Cove Base	48	Sq.Ft.		maintain with O&M plan. (7)
101	16	Glue - Carpet, Yellow	144	Sq.Ft.		maintain with O&M plan. (7)
101	42	Pipe Insulation - Fiberglass	20	Ln.Ft.		maintain with O&M plan. (7)
101	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	5	Ln.Ft.		maintain with O&M plan. (7)
101	55	Ceiling Tile - 2'x2' Textured Panel	144	Sq.Ft.		maintain with O&M plan. (7)
101	66	Miscellaneous - Metal Divider Walls	300	Sq.Ft.		maintain with O&M plan. (7)
102	1	Concrete Block - Cinderblock	120	Sq.Ft.		maintain with O&M plan. (7)
102	2	Miscellaneous - Mortar, Cinderblock	120	Sq.Ft.		maintain with O&M plan. (7)
102	8	Cove Base - 4" Tan	48	Sq.Ft.		maintain with O&M plan. (7)
102	9	Mastic - 4" Tan Cove Base	48	Sq.Ft.		maintain with O&M plan. (7)
102	16	Glue - Carpet, Yellow	144	Sq.Ft.		maintain with O&M plan. (7)
102	42	Pipe Insulation - Fiberglass	20	Ln.Ft.		maintain with O&M plan. (7)
102	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	5	Ln.Ft.		maintain with O&M plan. (7)
102	52	Sink Undercoating - White	1	Sq.Ft.		maintain with O&M plan. (7)
102	55	Ceiling Tile - 2'x2' Textured Panel	144	Sq.Ft.		maintain with O&M plan. (7)
102	66	Miscellaneous - Metal Divider Walls	300	Sq.Ft.		maintain with O&M plan. (7)

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103	1	Concrete Block - Cinderblock	150	Sq.Ft.		maintain with O&M plan. (7)
103	2	Miscellaneous - Mortar, Cinderblock	150	Sq.Ft.		maintain with O&M plan. (7)
103	8	Cove Base - 4" Tan	200	Sq.Ft.		maintain with O&M plan. (7)
103	9	Mastic - 4" Tan Cove Base	200	Sq.Ft.		maintain with O&M plan. (7)
103	16	Glue - Carpet, Yellow	7800	Sq.Ft.		maintain with O&M plan. (7)
103	42	Pipe Insulation - Fiberglass	150	Ln.Ft.		maintain with O&M plan. (7)
103	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	60	Ln.Ft.		maintain with O&M plan. (7)
103	55	Ceiling Tile - 2'x2' Textured Panel	7800	Sq.Ft.		maintain with O&M plan. (7)
103	58	Brick & Mortar - Brick	300	Sq.Ft.		maintain with O&M plan. (7)
103	59	Brick & Mortar - Mortar	300	Sq.Ft.		maintain with O&M plan. (7)
103	62	Insulation - Aluminum Duct Insulation, Fiberglass	250	Sq.Ft.		maintain with O&M plan. (7)
103	66	Miscellaneous - Metal Divider Walls	1000	Sq.Ft.		maintain with O&M plan. (7)
11	1	Concrete Block - Cinderblock	50	Sq.Ft.		maintain with O&M plan. (7)
11	2	Miscellaneous - Mortar, Cinderblock	50	Sq.Ft.		maintain with O&M plan. (7)
11	8	Cove Base - 4" Tan	5	Sq.Ft.		maintain with O&M plan. (7)
11	9	Mastic - 4" Tan Cove Base	5	Sq.Ft.		maintain with O&M plan. (7)

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11	16	Glue - Carpet, Yellow	3	Sq.Ft.		maintain with O&M plan. (7)
11	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
11	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
12	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
12	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
12	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
12	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
12	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
12	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
12	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)
12	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
12	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
12	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)
12	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)
12	12	Floor Tile - 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
12	13	Mastic - For 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()

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12	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
12	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
12	16	Glue - Carpet, Yellow	849	Sq.Ft.		maintain with O&M plan. (7)
12	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
12	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
13	1	Concrete Block - Cinderblock	20	Sq.Ft.		maintain with O&M plan. (7)
13	2	Miscellaneous - Mortar, Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
13	8	Cove Base - 4" Tan	5	Sq.Ft.		maintain with O&M plan. (7)
13	9	Mastic - 4" Tan Cove Base	5	Sq.Ft.		maintain with O&M plan. (7)
13	16	Glue - Carpet, Yellow	3	Sq.Ft.		maintain with O&M plan. (7)
13	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
13	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
14	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
14	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
14	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
14	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)

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14	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)
14	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
14	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
14	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
14	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
15	1	Concrete Block - Cinderblock	960	Sq.Ft.		maintain with O&M plan. (7)
15	2	Miscellaneous - Mortar, Cinderblock	960	Sq.Ft.		maintain with O&M plan. (7)
15	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
15	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
15	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
15	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
15	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)
15	8	Cove Base - 4" Tan	96	Sq.Ft.		maintain with O&M plan. (7)
15	9	Mastic - 4" Tan Cove Base	96	Sq.Ft.		maintain with O&M plan. (7)
15	10	Chalk Board -	80	Sq.Ft.		maintain with O&M plan. (7)
15	11	Glue - For Chalkboards	80	Sq.Ft.		maintain with O&M plan. (7)

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15	15	Caulk - Interior Window	30	Sq.Ft.		maintain with O&M plan. (7)
15	16	Glue - Carpet, Yellow	512	Sq.Ft.		maintain with O&M plan. (7)
15	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
15	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
16	1	Concrete Block - Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
16	2	Miscellaneous - Mortar, Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
16	8	Cove Base - 4" Tan	5	Sq.Ft.		maintain with O&M plan. (7)
16	9	Mastic - 4" Tan Cove Base	5	Sq.Ft.		maintain with O&M plan. (7)
16	16	Glue - Carpet, Yellow	3	Sq.Ft.		maintain with O&M plan. (7)
16	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
16	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
17	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
17	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
17	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
17	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)
17	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)

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17	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
17	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
17	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
17	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
18	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
18	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
18	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
18	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
18	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
18	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
18	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)
18	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
18	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
18	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)
18	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)
18	12	Floor Tile - 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()

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18	13	Mastic - For 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
18	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
18	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
18	16	Glue - Carpet, Yellow	849	Sq.Ft.		maintain with O&M plan. (7)
18	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
18	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
19	1	Concrete Block - Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
19	2	Miscellaneous - Mortar, Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
19	8	Cove Base - 4" Tan	5	Sq.Ft.		maintain with O&M plan. (7)
19	9	Mastic - 4" Tan Cove Base	5	Sq.Ft.		maintain with O&M plan. (7)
19	16	Glue - Carpet, Yellow	3	Sq.Ft.		maintain with O&M plan. (7)
19	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
19	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
20	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
20	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
20	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)

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20	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)
20	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)
20	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
20	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
20	32	Floor Tile - 9"x9" Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
20	33	Mastic - 9"x9" Floor Tile Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
21	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
21	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
21	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
21	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
21	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)
21	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)
21	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
21	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
21	32	Floor Tile - 9"x9" Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
21	33	Mastic - 9"x9" Floor Tile Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()

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22	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
22	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
22	15	Caulk - Interior Window	20	Sq.Ft.		maintain with O&M plan. (7)
22	17	Plaster - Ceiling, Swirled, Finish Coat	28	Sq.Ft.		maintain with O&M plan. (7)
22	18	Plaster - Ceiling, Swirled, Brown Coat	28	Sq.Ft.		maintain with O&M plan. (7)
22	34	Floor Tile - 12"x12" Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
22	35	Mastic - 12"x12" Floor Tile Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
23	1	Concrete Block - Cinderblock	900	Sq.Ft.		maintain with O&M plan. (7)
23	2	Miscellaneous - Mortar, Cinderblock	900	Sq.Ft.		maintain with O&M plan. (7)
23	3	Drywall -	250	Sq.Ft.		maintain with O&M plan. (7)
23	4	Drywall - Tape	250	Sq.Ft.		maintain with O&M plan. (7)
23	5	Drywall - Mud	250	Sq.Ft.		maintain with O&M plan. (7)
23	15	Caulk - Interior Window	40	Sq.Ft.		maintain with O&M plan. (7)
23	36	Miscellaneous - Concrete Floor	225	Sq.Ft.		maintain with O&M plan. (7)
24	1	Concrete Block - Cinderblock	750	Sq.Ft.		maintain with O&M plan. (7)
24	2	Miscellaneous - Mortar, Cinderblock	750	Sq.Ft.		maintain with O&M plan. (7)

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24	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
24	8	Cove Base - 4" Tan	75	Sq.Ft.		maintain with O&M plan. (7)
24	9	Mastic - 4" Tan Cove Base	75	Sq.Ft.		maintain with O&M plan. (7)
24	15	Caulk - Interior Window	40	Sq.Ft.		maintain with O&M plan. (7)
24	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
24	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
25	1	Concrete Block - Cinderblock	440	Sq.Ft.		maintain with O&M plan. (7)
25	2	Miscellaneous - Mortar, Cinderblock	440	Sq.Ft.		maintain with O&M plan. (7)
25	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
25	8	Cove Base - 4" Tan	44	Sq.Ft.		maintain with O&M plan. (7)
25	9	Mastic - 4" Tan Cove Base	44	Sq.Ft.		maintain with O&M plan. (7)
25	15	Caulk - Interior Window	15	Sq.Ft.		maintain with O&M plan. (7)
25	16	Glue - Carpet, Yellow	115	Sq.Ft.		maintain with O&M plan. (7)
25	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
25	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
25	37	Pipe Insulation - Aircell	0	Ln.Ft.	Abated Summer 2015	(4)

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25	38	Pipe Insulation-Mudded Fitting - On Aircell Line	0	Ln.Ft.	Abated Summer 2015	(4)
26	1	Concrete Block - Cinderblock	930	Sq.Ft.		maintain with O&M plan. (7)
26	2	Miscellaneous - Mortar, Cinderblock	930	Sq.Ft.		maintain with O&M plan. (7)
26	3	Drywall -	25	Sq.Ft.		maintain with O&M plan. (7)
26	4	Drywall - Tape	25	Sq.Ft.		maintain with O&M plan. (7)
26	5	Drywall - Mud	25	Sq.Ft.		maintain with O&M plan. (7)
26	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
26	8	Cove Base - 4" Tan	90	Sq.Ft.		maintain with O&M plan. (7)
26	9	Mastic - 4" Tan Cove Base	90	Sq.Ft.		maintain with O&M plan. (7)
26	14	Glazing - Interior Window	15	Sq.Ft.		maintain with O&M plan. (7)
26	15	Caulk - Interior Window	15	Sq.Ft.		maintain with O&M plan. (7)
26	16	Glue - Carpet, Yellow	240	Sq.Ft.		maintain with O&M plan. (7)
26	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
26	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
26	39	Ceiling Tile - 2'x4' Dots with Long Gouges	240	Sq.Ft.		maintain with O&M plan. (7)
27	1	Concrete Block - Cinderblock	1410	Sq.Ft.		maintain with O&M plan. (7)

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27	2	Miscellaneous - Mortar, Cinderblock	1410	Sq.Ft.		maintain with O&M plan. (7)
27	3	Drywall -	25	Sq.Ft.		maintain with O&M plan. (7)
27	4	Drywall - Tape	25	Sq.Ft.		maintain with O&M plan. (7)
27	5	Drywall - Mud	25	Sq.Ft.		maintain with O&M plan. (7)
27	5	Drywall - Mud	25	Sq.Ft.		maintain with O&M plan. (7)
27	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
27	8	Cove Base - 4" Tan	50	Sq.Ft.		maintain with O&M plan. (7)
27	9	Mastic - 4" Tan Cove Base	50	Sq.Ft.		maintain with O&M plan. (7)
27	14	Glazing - Interior Window	15	Sq.Ft.		maintain with O&M plan. (7)
27	15	Caulk - Interior Window	15	Sq.Ft.		maintain with O&M plan. (7)
27	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
27	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
27	37	Pipe Insulation - Aircell	0	Ln.Ft.	Abated Summer 2015	(4)
27	38	Pipe Insulation-Mudded Fitting - On Aircell Line	0	Ln.Ft.	Abated Summer 2015	(4)
28	1	Concrete Block - Cinderblock	660	Sq.Ft.		maintain with O&M plan. (7)
28	2	Miscellaneous - Mortar, Cinderblock	660	Sq.Ft.		maintain with O&M plan. (7)

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28	3	Drywall -	120	Sq.Ft.		maintain with O&M plan. (7)
28	4	Drywall - Tape	120	Sq.Ft.		maintain with O&M plan. (7)
28	5	Drywall - Mud	120	Sq.Ft.		maintain with O&M plan. (7)
28	15	Caulk - Interior Window	24	Sq.Ft.		maintain with O&M plan. (7)
28	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
28	24	Mastic - 4" Brown Cove Base	440	Sq.Ft.		maintain with O&M plan. (7)
28	32	Floor Tile - 9"x9" Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
28	33	Mastic - 9"x9" Floor Tile Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
28	37	Pipe Insulation - Aircell	0	Ln.Ft.	Abated Summer 2015	(4)
28	38	Pipe Insulation-Mudded Fitting - On Aircell Line	0	Ln.Ft.	Abated Summer 2015	(4)
29	1	Concrete Block - Cinderblock	225	Sq.Ft.		maintain with O&M plan. (7)
29	2	Miscellaneous - Mortar, Cinderblock	225	Sq.Ft.		maintain with O&M plan. (7)
29	3	Drywall -	780	Sq.Ft.		maintain with O&M plan. (7)
29	4	Drywall - Tape	780	Sq.Ft.		maintain with O&M plan. (7)
29	5	Drywall - Mud	780	Sq.Ft.		maintain with O&M plan. (7)
29	15	Caulk - Interior Window	50	Sq.Ft.		maintain with O&M plan. (7)

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29	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
29	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
29	40	Plaster - Smooth, Finish Coat, Ceiling	480	Sq.Ft.		maintain with O&M plan. (7)
29	41	Plaster - Smooth, Brown Coat, Ceiling	480	Sq.Ft.		maintain with O&M plan. (7)
29	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)
29	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	30	Ln.Ft.		maintain with O&M plan. (7)
29	44	Plaster - Smooth, Finish Coat, Wall	480	Sq.Ft.		maintain with O&M plan. (7)
29	45	Plaster - Smooth, Brown Coat, Wall	480	Sq.Ft.		maintain with O&M plan. (7)
29	46	Fire Rated Door -	1	Each		maintain with O&M plan. (7)
29	47	Fire Rated Door - Frame	1	Each		maintain with O&M plan. (7)
30	1	Concrete Block - Cinderblock	1410	Sq.Ft.		maintain with O&M plan. (7)
30	2	Miscellaneous - Mortar, Cinderblock	1410	Sq.Ft.		maintain with O&M plan. (7)
30	17	Plaster - Ceiling, Swirled, Finish Coat	480	Sq.Ft.		maintain with O&M plan. (7)
30	18	Plaster - Ceiling, Swirled, Brown Coat	480	Sq.Ft.		maintain with O&M plan. (7)
30	36	Miscellaneous - Concrete Floor	480	Sq.Ft.		maintain with O&M plan. (7)
30	42	Pipe Insulation - Fiberglass	350	Ln.Ft.		maintain with O&M plan. (7)

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Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
30	46	Fire Rated Door -	1	Each		maintain with O&M plan. (7)
30	47	Fire Rated Door - Frame	1	Each		maintain with O&M plan. (7)
31	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
31	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
31	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
31	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
31	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
31	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)
31	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
31	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
31	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)
31	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)
31	12	Floor Tile - 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
31	13	Mastic - For 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
31	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
31	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)

Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA: Coleman Community Schools
Building: Coleman Elementary School
Building No.: 3
Address: 1010 East Washington Street
Coleman, MI 48618

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Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
31	16	Glue - Carpet, Yellow	849	Sq.Ft.		maintain with O&M plan. (7)
31	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
31	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
31	25	Plaster - Rough, Finish Coat	1100	Sq.Ft.		maintain with O&M plan. (7)
31	26	Plaster - Rough, Brown Coat	1100	Sq.Ft.		maintain with O&M plan. (7)
32	1	Concrete Block - Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
32	2	Miscellaneous - Mortar, Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
32	8	Cove Base - 4" Tan	5	Sq.Ft.		maintain with O&M plan. (7)
32	9	Mastic - 4" Tan Cove Base	5	Sq.Ft.		maintain with O&M plan. (7)
32	16	Glue - Carpet, Yellow	3	Sq.Ft.		maintain with O&M plan. (7)
32	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
32	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
33	1	Concrete Block - Cinderblock	240	Sq.Ft.		maintain with O&M plan. (7)
33	2	Miscellaneous - Mortar, Cinderblock	240	Sq.Ft.		maintain with O&M plan. (7)
33	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
33	17	Plaster - Ceiling, Swirled, Finish Coat	16	Sq.Ft.		maintain with O&M plan. (7)

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Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
33	18	Plaster - Ceiling, Swirled, Brown Coat	16	Sq.Ft.		maintain with O&M plan. (7)
33	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
33	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
33	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
33	24	Mastic - 4" Brown Cove Base	12	Sq.Ft.		maintain with O&M plan. (7)
34	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
34	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
34	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
34	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)
34	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)
34	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
34	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
34	48	Floor Tile - 12"x12" Cream with Tan	0	Sq.Ft.	Abated Summer 2015	()
34	49	Mastic - 12"x12" Floor Tile Cream with Tan	0	Sq.Ft.	Abated Summer 2015	()
35	1	Concrete Block - Cinderblock	120	Sq.Ft.		maintain with O&M plan. (7)
35	2	Miscellaneous - Mortar, Cinderblock	120	Sq.Ft.		maintain with O&M plan. (7)

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35	3	Drywall -	780	Sq.Ft.		maintain with O&M plan. (7)
35	4	Drywall - Tape	780	Sq.Ft.		maintain with O&M plan. (7)
35	5	Drywall - Mud	780	Sq.Ft.		maintain with O&M plan. (7)
35	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
35	16	Glue - Carpet, Yellow	640	Sq.Ft.		maintain with O&M plan. (7)
35	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
35	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
35	44	Plaster - Smooth, Finish Coat, Wall	780	Sq.Ft.		maintain with O&M plan. (7)
35	45	Plaster - Smooth, Brown Coat, Wall	780	Sq.Ft.		maintain with O&M plan. (7)
35	46	Fire Rated Door -	1	Each		maintain with O&M plan. (7)
35	50	Ceiling Tile - 1'x1' Small and Medium Holes	0	Sq.Ft.	Abated Summer 2015	(4)
35	51	Glue - For 1'x1' Ceiling Tile	0	Sq.Ft.	Abated Summer 2015	()
36	1	Concrete Block - Cinderblock	420	Sq.Ft.		maintain with O&M plan. (7)
36	2	Miscellaneous - Mortar, Cinderblock	420	Sq.Ft.		maintain with O&M plan. (7)
36	15	Caulk - Interior Window	15	Sq.Ft.		maintain with O&M plan. (7)
36	17	Plaster - Ceiling, Swirled, Finish Coat	48	Sq.Ft.		maintain with O&M plan. (7)

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36	18	Plaster - Ceiling, Swirled, Brown Coat	48	Sq.Ft.		maintain with O&M plan. (7)
36	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
36	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
36	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
36	24	Mastic - 4" Brown Cove Base	28	Sq.Ft.		maintain with O&M plan. (7)
37	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
37	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
37	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
37	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
37	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
37	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
37	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
37	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
37	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)
37	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)
37	12	Floor Tile - 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()

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37	13	Mastic - For 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
37	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
37	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
37	52	Sink Undercoating - White	1	Sq.Ft.		maintain with O&M plan. (7)
38	1	Concrete Block - Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
38	2	Miscellaneous - Mortar, Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
38	8	Cove Base - 4" Tan	5	Sq.Ft.		maintain with O&M plan. (7)
38	9	Mastic - 4" Tan Cove Base	5	Sq.Ft.		maintain with O&M plan. (7)
38	12	Floor Tile - 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
38	13	Mastic - For 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
39	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
39	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
39	15	Caulk - Interior Window	15	Sq.Ft.		maintain with O&M plan. (7)
39	17	Plaster - Ceiling, Swirled, Finish Coat	35	Sq.Ft.		maintain with O&M plan. (7)
39	18	Plaster - Ceiling, Swirled, Brown Coat	35	Sq.Ft.		maintain with O&M plan. (7)
39	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()

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39	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
39	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
39	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
40	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
40	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
40	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
40	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
40	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
40	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
40	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)
40	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
40	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
40	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)
40	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)
40	12	Floor Tile - 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
40	13	Mastic - For 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()

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40	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
40	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
40	16	Glue - Carpet, Yellow	849	Sq.Ft.		maintain with O&M plan. (7)
40	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
40	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
41	1	Concrete Block - Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
41	2	Miscellaneous - Mortar, Cinderblock	30	Sq.Ft.		maintain with O&M plan. (7)
41	8	Cove Base - 4" Tan	5	Sq.Ft.		maintain with O&M plan. (7)
41	9	Mastic - 4" Tan Cove Base	5	Sq.Ft.		maintain with O&M plan. (7)
41	16	Glue - Carpet, Yellow	3	Sq.Ft.		maintain with O&M plan. (7)
41	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
41	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
42	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
42	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
42	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
42	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)

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42	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)
42	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
42	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
42	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
42	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
43	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
43	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
43	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
43	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
43	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
43	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
43	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)
43	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
43	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
43	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)
43	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)

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43	12	Floor Tile - 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
43	13	Mastic - For 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
43	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
43	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
43	16	Glue - Carpet, Yellow	849	Sq.Ft.		maintain with O&M plan. (7)
43	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
43	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
44	1	Concrete Block - Cinderblock	90	Sq.Ft.		maintain with O&M plan. (7)
44	2	Miscellaneous - Mortar, Cinderblock	90	Sq.Ft.		maintain with O&M plan. (7)
44	8	Cove Base - 4" Tan	9	Sq.Ft.		maintain with O&M plan. (7)
44	9	Mastic - 4" Tan Cove Base	9	Sq.Ft.		maintain with O&M plan. (7)
44	16	Glue - Carpet, Yellow	9	Sq.Ft.		maintain with O&M plan. (7)
44	17	Plaster - Ceiling, Swirled, Finish Coat	9	Sq.Ft.		maintain with O&M plan. (7)
44	18	Plaster - Ceiling, Swirled, Brown Coat	9	Sq.Ft.		maintain with O&M plan. (7)
44	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
44	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()

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45	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
45	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
45	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
45	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)
45	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)
45	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
45	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
45	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
45	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
46	1	Concrete Block - Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
46	2	Miscellaneous - Mortar, Cinderblock	1200	Sq.Ft.		maintain with O&M plan. (7)
46	3	Drywall -	320	Sq.Ft.		maintain with O&M plan. (7)
46	4	Drywall - Tape	320	Sq.Ft.		maintain with O&M plan. (7)
46	5	Drywall - Mud	320	Sq.Ft.		maintain with O&M plan. (7)
46	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
46	7	Sink Undercoating - Gray	1	Sq.Ft.		maintain with O&M plan. (7)

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46	8	Cove Base - 4" Tan	128	Sq.Ft.		maintain with O&M plan. (7)
46	9	Mastic - 4" Tan Cove Base	128	Sq.Ft.		maintain with O&M plan. (7)
46	10	Chalk Board -	160	Sq.Ft.		maintain with O&M plan. (7)
46	11	Glue - For Chalkboards	160	Sq.Ft.		maintain with O&M plan. (7)
46	12	Floor Tile - 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
46	13	Mastic - For 12"x12" White with Black Specks	0	Sq.Ft.	Abated Summer 2015	()
46	14	Glazing - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
46	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
46	16	Glue - Carpet, Yellow	0	Sq.Ft.	Not Quantified	maintain with O&M plan. (7)
47	1	Concrete Block - Cinderblock	90	Sq.Ft.		maintain with O&M plan. (7)
47	2	Miscellaneous - Mortar, Cinderblock	90	Sq.Ft.		maintain with O&M plan. (7)
47	8	Cove Base - 4" Tan	9	Sq.Ft.		maintain with O&M plan. (7)
47	9	Mastic - 4" Tan Cove Base	9	Sq.Ft.		maintain with O&M plan. (7)
47	16	Glue - Carpet, Yellow	9	Sq.Ft.		maintain with O&M plan. (7)
47	17	Plaster - Ceiling, Swirled, Finish Coat	9	Sq.Ft.		maintain with O&M plan. (7)
47	18	Plaster - Ceiling, Swirled, Brown Coat	9	Sq.Ft.		maintain with O&M plan. (7)

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47	19	Floor Tile - 9"x9" Tan	0	Sq.Ft.	Abated Summer 2015	()
47	20	Mastic - For 9"x9" Floor Tile Tan	0	Sq.Ft.	Abated Summer 2015	()
48	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
48	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
48	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
48	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)
48	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)
48	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
48	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
48	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
48	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
49	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
49	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
49	15	Caulk - Interior Window	21	Sq.Ft.		maintain with O&M plan. (7)
49	17	Plaster - Ceiling, Swirled, Finish Coat	32	Sq.Ft.		maintain with O&M plan. (7)
49	18	Plaster - Ceiling, Swirled, Brown Coat	32	Sq.Ft.		maintain with O&M plan. (7)

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49	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
49	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
49	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
49	24	Mastic - 4" Brown Cove Base	24	Sq.Ft.		maintain with O&M plan. (7)
50	1	Concrete Block - Cinderblock	5640	Sq.Ft.		maintain with O&M plan. (7)
50	2	Miscellaneous - Mortar, Cinderblock	5640	Sq.Ft.		maintain with O&M plan. (7)
50	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
50	15	Caulk - Interior Window	60	Sq.Ft.		maintain with O&M plan. (7)
50	25	Plaster - Rough, Finish Coat	1620	Sq.Ft.		maintain with O&M plan. (7)
50	26	Plaster - Rough, Brown Coat	1620	Sq.Ft.		maintain with O&M plan. (7)
50	53	Caulk - Interior Door, Black	90	Sq.Ft.		maintain with O&M plan. (7)
51	1	Concrete Block - Cinderblock	900	Sq.Ft.		maintain with O&M plan. (7)
51	2	Miscellaneous - Mortar, Cinderblock	900	Sq.Ft.		maintain with O&M plan. (7)
51	15	Caulk - Interior Window	15	Sq.Ft.		maintain with O&M plan. (7)
51	16	Glue - Carpet, Yellow	15	Sq.Ft.		maintain with O&M plan. (7)
51	17	Plaster - Ceiling, Swirled, Finish Coat	15	Sq.Ft.		maintain with O&M plan. (7)

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51	18	Plaster - Ceiling, Swirled, Brown Coat	15	Sq.Ft.		maintain with O&M plan. (7)
51	25	Plaster - Rough, Finish Coat	225	Sq.Ft.		maintain with O&M plan. (7)
51	26	Plaster - Rough, Brown Coat	225	Sq.Ft.		maintain with O&M plan. (7)
51	32	Floor Tile - 9"x9" Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
51	33	Mastic - 9"x9" Floor Tile Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
51	42	Pipe Insulation - Fiberglass	90	Ln.Ft.		maintain with O&M plan. (7)
52	1	Concrete Block - Cinderblock	780	Sq.Ft.		maintain with O&M plan. (7)
52	2	Miscellaneous - Mortar, Cinderblock	780	Sq.Ft.		maintain with O&M plan. (7)
52	3	Drywall -	20	Sq.Ft.		maintain with O&M plan. (7)
52	4	Drywall - Tape	20	Sq.Ft.		maintain with O&M plan. (7)
52	5	Drywall - Mud	20	Sq.Ft.		maintain with O&M plan. (7)
52	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
52	8	Cove Base - 4" Tan	52	Sq.Ft.		maintain with O&M plan. (7)
52	9	Mastic - 4" Tan Cove Base	52	Sq.Ft.		maintain with O&M plan. (7)
52	16	Glue - Carpet, Yellow	169	Sq.Ft.		maintain with O&M plan. (7)
52	32	Floor Tile - 9"x9" Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()

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52	33	Mastic - 9"x9" Floor Tile Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
52	37	Pipe Insulation - Aircell	0	Ln.Ft.	Abated Summer 2015	(4)
52	38	Pipe Insulation-Mudded Fitting - On Aircell Line	0	Ln.Ft.	Abated Summer 2015	(4)
52	39	Ceiling Tile - 2'x4' Dots with Long Gouges	169	Sq.Ft.		maintain with O&M plan. (7)
53	1	Concrete Block - Cinderblock	180	Sq.Ft.		maintain with O&M plan. (7)
53	2	Miscellaneous - Mortar, Cinderblock	180	Sq.Ft.		maintain with O&M plan. (7)
53	17	Plaster - Ceiling, Swirled, Finish Coat	18	Sq.Ft.		maintain with O&M plan. (7)
53	18	Plaster - Ceiling, Swirled, Brown Coat	18	Sq.Ft.		maintain with O&M plan. (7)
53	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
53	24	Mastic - 4" Brown Cove Base	18	Sq.Ft.		maintain with O&M plan. (7)
53	32	Floor Tile - 9"x9" Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
53	33	Mastic - 9"x9" Floor Tile Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
54	1	Concrete Block - Cinderblock	780	Sq.Ft.		maintain with O&M plan. (7)
54	2	Miscellaneous - Mortar, Cinderblock	780	Sq.Ft.		maintain with O&M plan. (7)
54	3	Drywall -	20	Sq.Ft.		maintain with O&M plan. (7)
54	4	Drywall - Tape	20	Sq.Ft.		maintain with O&M plan. (7)

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54	5	Drywall - Mud	20	Sq.Ft.		maintain with O&M plan. (7)
54	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
54	8	Cove Base - 4" Tan	52	Sq.Ft.		maintain with O&M plan. (7)
54	9	Mastic - 4" Tan Cove Base	52	Sq.Ft.		maintain with O&M plan. (7)
54	16	Glue - Carpet, Yellow	169	Sq.Ft.		maintain with O&M plan. (7)
54	32	Floor Tile - 9"x9" Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
54	33	Mastic - 9"x9" Floor Tile Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
54	39	Ceiling Tile - 2'x4' Dots with Long Gouges	169	Sq.Ft.		maintain with O&M plan. (7)
55	1	Concrete Block - Cinderblock	260	Sq.Ft.		maintain with O&M plan. (7)
55	2	Miscellaneous - Mortar, Cinderblock	260	Sq.Ft.		maintain with O&M plan. (7)
55	17	Plaster - Ceiling, Swirled, Finish Coat	30	Sq.Ft.		maintain with O&M plan. (7)
55	18	Plaster - Ceiling, Swirled, Brown Coat	30	Sq.Ft.		maintain with O&M plan. (7)
55	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
55	24	Mastic - 4" Brown Cove Base	26	Sq.Ft.		maintain with O&M plan. (7)
55	32	Floor Tile - 9"x9" Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()
55	33	Mastic - 9"x9" Floor Tile Tan with Rust	0	Sq.Ft.	Abated Summer 2015	()

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56	1	Concrete Block - Cinderblock	200	Sq.Ft.		maintain with O&M plan. (7)
56	2	Miscellaneous - Mortar, Cinderblock	200	Sq.Ft.		maintain with O&M plan. (7)
56	17	Plaster - Ceiling, Swirled, Finish Coat	24	Sq.Ft.		maintain with O&M plan. (7)
56	18	Plaster - Ceiling, Swirled, Brown Coat	24	Sq.Ft.		maintain with O&M plan. (7)
56	21	Vinyl Sheet Flooring - Tan Squares	0	Sq.Ft.	Abated Summer 2015	()
56	22	Mastic - For Tan Vinyl Sheet Flooring	0	Sq.Ft.	Abated Summer 2015	()
56	23	Cove Base - 4" Brown	0	Sq.Ft.	Abated Summer 2015	()
56	24	Mastic - 4" Brown Cove Base	20	Sq.Ft.		maintain with O&M plan. (7)
57	1	Concrete Block - Cinderblock	975	Sq.Ft.		maintain with O&M plan. (7)
57	2	Miscellaneous - Mortar, Cinderblock	975	Sq.Ft.		maintain with O&M plan. (7)
57	3	Drywall -	525	Sq.Ft.		maintain with O&M plan. (7)
57	4	Drywall - Tape	525	Sq.Ft.		maintain with O&M plan. (7)
57	5	Drywall - Mud	525	Sq.Ft.		maintain with O&M plan. (7)
57	6	Plaster - Ceiling, Troweled-On	0	Sq.Ft.	Abated Summer 2015	(4)
57	46	Fire Rated Door -	2	Each		maintain with O&M plan. (7)
57	47	Fire Rated Door - Frame	2	Each		maintain with O&M plan. (7)

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58	1	Concrete Block - Cinderblock	300	Sq.Ft.		maintain with O&M plan. (7)
58	2	Miscellaneous - Mortar, Cinderblock	300	Sq.Ft.		maintain with O&M plan. (7)
58	3	Drywall -	1500	Sq.Ft.		maintain with O&M plan. (7)
58	4	Drywall - Tape	1500	Sq.Ft.		maintain with O&M plan. (7)
58	5	Drywall - Mud	1500	Sq.Ft.		maintain with O&M plan. (7)
58	25	Plaster - Rough, Finish Coat	50	Sq.Ft.		maintain with O&M plan. (7)
58	26	Plaster - Rough, Brown Coat	50	Sq.Ft.		maintain with O&M plan. (7)
58	42	Pipe Insulation - Fiberglass	450	Ln.Ft.		maintain with O&M plan. (7)
58	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	200	Ln.Ft.		maintain with O&M plan. (7)
58	54	Ceiling Tile - 1'x1' Textured	3500	Sq.Ft.		maintain with O&M plan. (7)
58	55	Ceiling Tile - 2'x2' Textured Panel	1400	Sq.Ft.		maintain with O&M plan. (7)
58	56	Floor Tile - 12"x12" Cream with Brown	4900	Sq.Ft.		maintain with O&M plan. (7)
58	57	Mastic - 12"x12" Floor Tile Cream with Brown	4900	Sq.Ft.		maintain with O&M plan. (7)
58	58	Brick & Mortar - Brick	2800	Sq.Ft.		maintain with O&M plan. (7)
58	59	Brick & Mortar - Mortar	2800	Sq.Ft.		maintain with O&M plan. (7)
58	60	Cove Base - 6" Tan	280	Sq.Ft.		maintain with O&M plan. (7)

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58	61	Mastic - 6" Cove Base, Tan	280	Sq.Ft.		maintain with O&M plan. (7)
58	62	Insulation - Aluminum Duct Insulation, Fiberglass	350	Sq.Ft.		maintain with O&M plan. (7)
59	1	Concrete Block - Cinderblock	500	Sq.Ft.		maintain with O&M plan. (7)
59	2	Miscellaneous - Mortar, Cinderblock	500	Sq.Ft.		maintain with O&M plan. (7)
59	42	Pipe Insulation - Fiberglass	100	Ln.Ft.		maintain with O&M plan. (7)
59	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	35	Ln.Ft.		maintain with O&M plan. (7)
59	53	Caulk - Interior Door, Black	20	Sq.Ft.		maintain with O&M plan. (7)
59	55	Ceiling Tile - 2'x2' Textured Panel	150	Sq.Ft.		maintain with O&M plan. (7)
60	1	Concrete Block - Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
60	2	Miscellaneous - Mortar, Cinderblock	360	Sq.Ft.		maintain with O&M plan. (7)
60	3	Drywall -	80	Sq.Ft.		maintain with O&M plan. (7)
60	4	Drywall - Tape	80	Sq.Ft.		maintain with O&M plan. (7)
60	5	Drywall - Mud	80	Sq.Ft.		maintain with O&M plan. (7)
60	23	Cove Base - 4" Brown	36	Sq.Ft.		maintain with O&M plan. (7)
60	24	Mastic - 4" Brown Cove Base	36	Sq.Ft.		maintain with O&M plan. (7)
60	34	Floor Tile - 12"x12" Tan with Rust	80	Sq.Ft.		maintain with O&M plan. (7)

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60	35	Mastic - 12"x12" Floor Tile Tan with Rust	80	Sq.Ft.		maintain with O&M plan. (7)
60	46	Fire Rated Door -	1	Each		maintain with O&M plan. (7)
60	47	Fire Rated Door - Frame	1	Each		maintain with O&M plan. (7)
61	1	Concrete Block - Cinderblock	500	Sq.Ft.		maintain with O&M plan. (7)
61	2	Miscellaneous - Mortar, Cinderblock	500	Sq.Ft.		maintain with O&M plan. (7)
61	42	Pipe Insulation - Fiberglass	100	Ln.Ft.		maintain with O&M plan. (7)
61	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	35	Ln.Ft.		maintain with O&M plan. (7)
61	53	Caulk - Interior Door, Black	20	Sq.Ft.		maintain with O&M plan. (7)
61	55	Ceiling Tile - 2'x2' Textured Panel	150	Sq.Ft.		maintain with O&M plan. (7)
62	1	Concrete Block - Cinderblock	500	Sq.Ft.		maintain with O&M plan. (7)
62	2	Miscellaneous - Mortar, Cinderblock	500	Sq.Ft.		maintain with O&M plan. (7)
62	3	Drywall -	150	Sq.Ft.		maintain with O&M plan. (7)
62	5	Drywall - Mud	150	Sq.Ft.		maintain with O&M plan. (7)
62	23	Cove Base - 4" Brown	50	Sq.Ft.		maintain with O&M plan. (7)
62	24	Mastic - 4" Brown Cove Base	50	Sq.Ft.		maintain with O&M plan. (7)
62	34	Floor Tile - 12"x12" Tan with Rust	150	Sq.Ft.		maintain with O&M plan. (7)

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62	35	Mastic - 12"x12" Floor Tile Tan with Rust	150	Sq.Ft.		maintain with O&M plan. (7)
62	46	Fire Rated Door -	2	Each		maintain with O&M plan. (7)
62	47	Fire Rated Door - Frame	1	Each		maintain with O&M plan. (7)
62	53	Caulk - Interior Door, Black	30	Sq.Ft.		maintain with O&M plan. (7)
63	42	Pipe Insulation - Fiberglass	60	Ln.Ft.		maintain with O&M plan. (7)
63	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	10	Ln.Ft.		maintain with O&M plan. (7)
63	53	Caulk - Interior Door, Black	20	Sq.Ft.		maintain with O&M plan. (7)
63	55	Ceiling Tile - 2'x2' Textured Panel	360	Sq.Ft.		maintain with O&M plan. (7)
63	56	Floor Tile - 12"x12" Cream with Brown	360	Sq.Ft.		maintain with O&M plan. (7)
63	57	Mastic - 12"x12" Floor Tile Cream with Brown	360	Sq.Ft.		maintain with O&M plan. (7)
63	58	Brick & Mortar - Brick	300	Sq.Ft.		maintain with O&M plan. (7)
63	59	Brick & Mortar - Mortar	300	Sq.Ft.		maintain with O&M plan. (7)
63	60	Cove Base - 6" Tan	30	Sq.Ft.		maintain with O&M plan. (7)
63	61	Mastic - 6" Cove Base, Tan	30	Sq.Ft.		maintain with O&M plan. (7)
64	1	Concrete Block - Cinderblock	5760	Sq.Ft.		maintain with O&M plan. (7)
64	2	Miscellaneous - Mortar, Cinderblock	5760	Sq.Ft.		maintain with O&M plan. (7)

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64	23	Cove Base - 4" Brown	288	Sq.Ft.		maintain with O&M plan. (7)
64	24	Mastic - 4" Brown Cove Base	288	Sq.Ft.		maintain with O&M plan. (7)
64	42	Pipe Insulation - Fiberglass	180	Ln.Ft.		maintain with O&M plan. (7)
64	48	Floor Tile - 12"x12" Cream with Tan	5184	Sq.Ft.		maintain with O&M plan. (7)
64	49	Mastic - 12"x12" Floor Tile Cream with Tan	5184	Sq.Ft.		maintain with O&M plan. (7)
64	53	Caulk - Interior Door, Black	30	Sq.Ft.		maintain with O&M plan. (7)
64	63	Insulation - Canvas Fiberglass Duct	70	Sq.Ft.		maintain with O&M plan. (7)
64	64	Plaster - Semi-Rough, Ceiling, Finish Coat	300	Sq.Ft.		maintain with O&M plan. (7)
64	65	Plaster - Semi-Rough, Ceiling, Brown Coat	300	Sq.Ft.		maintain with O&M plan. (7)
65	1	Concrete Block - Cinderblock	800	Sq.Ft.		maintain with O&M plan. (7)
65	2	Miscellaneous - Mortar, Cinderblock	800	Sq.Ft.		maintain with O&M plan. (7)
65	42	Pipe Insulation - Fiberglass	50	Ln.Ft.		maintain with O&M plan. (7)
65	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	15	Ln.Ft.		maintain with O&M plan. (7)
65	64	Plaster - Semi-Rough, Ceiling, Finish Coat	400	Sq.Ft.		maintain with O&M plan. (7)
65	65	Plaster - Semi-Rough, Ceiling, Brown Coat	400	Sq.Ft.		maintain with O&M plan. (7)
66	1	Concrete Block - Cinderblock	700	Sq.Ft.		maintain with O&M plan. (7)

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66	2	Miscellaneous - Mortar, Cinderblock	700	Sq.Ft.		maintain with O&M plan. (7)
66	3	Drywall -	300	Sq.Ft.		maintain with O&M plan. (7)
66	4	Drywall - Tape	300	Sq.Ft.		maintain with O&M plan. (7)
66	5	Drywall - Mud	300	Sq.Ft.		maintain with O&M plan. (7)
66	23	Cove Base - 4" Brown	70	Sq.Ft.		maintain with O&M plan. (7)
66	24	Mastic - 4" Brown Cove Base	70	Sq.Ft.		maintain with O&M plan. (7)
66	34	Floor Tile - 12"x12" Tan with Rust	300	Sq.Ft.		maintain with O&M plan. (7)
66	35	Mastic - 12"x12" Floor Tile Tan with Rust	300	Sq.Ft.		maintain with O&M plan. (7)
66	46	Fire Rated Door -	2	Each		maintain with O&M plan. (7)
66	47	Fire Rated Door - Frame	1	Each		maintain with O&M plan. (7)
67	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
67	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
67	3	Drywall -	1	Sq.Ft.		maintain with O&M plan. (7)
67	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)
67	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)
67	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)

Northern Analytical Services

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67	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
67	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
67	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
67	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)
67	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)
67	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	40	Ln.Ft.		maintain with O&M plan. (7)
67	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
67	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
67	66	Miscellaneous - Metal Divider Walls	1540	Sq.Ft.		maintain with O&M plan. (7)
67	67	Sink Undercoating - Black	2	Sq.Ft.		maintain with O&M plan. (7)
67	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
68	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
68	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
68	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
68	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
68	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)

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69	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
69	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
69	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
69	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
69	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
70	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
70	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
70	3	Drywall -	10	Sq.Ft.		maintain with O&M plan. (7)
70	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)
70	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)
70	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)
70	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
70	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
70	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
70	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)
70	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)

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70	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	40	Ln.Ft.		maintain with O&M plan. (7)
70	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
70	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
70	66	Miscellaneous - Metal Divider Walls	1540	Sq.Ft.		maintain with O&M plan. (7)
70	67	Sink Undercoating - Black	2	Sq.Ft.		maintain with O&M plan. (7)
70	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
71	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
71	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
71	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
71	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
71	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
72	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
72	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
72	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
72	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
72	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)

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73	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
73	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
73	3	Drywall -	10	Sq.Ft.		maintain with O&M plan. (7)
73	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)
73	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)
73	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)
73	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
73	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
73	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
73	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)
73	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)
73	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	40	Ln.Ft.		maintain with O&M plan. (7)
73	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
73	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
73	66	Miscellaneous - Metal Divider Walls	1540	Sq.Ft.		maintain with O&M plan. (7)
73	67	Sink Undercoating - Black	2	Sq.Ft.		maintain with O&M plan. (7)

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73	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
74	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
74	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
74	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
74	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
74	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
75	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
75	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
75	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
75	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
75	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
76	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
76	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
76	3	Drywall -	10	Sq.Ft.		maintain with O&M plan. (7)
76	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)
76	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)

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76	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)
76	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
76	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
76	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
76	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)
76	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)
76	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	40	Ln.Ft.		maintain with O&M plan. (7)
76	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
76	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
76	66	Miscellaneous - Metal Divider Walls	1540	Sq.Ft.		maintain with O&M plan. (7)
76	67	Sink Undercoating - Black	2	Sq.Ft.		maintain with O&M plan. (7)
76	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
77	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
77	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
77	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
77	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)

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77	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
78	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
78	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
78	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
78	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
78	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
79	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
79	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
79	3	Drywall -	10	Sq.Ft.		maintain with O&M plan. (7)
79	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)
79	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)
79	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)
79	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
79	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
79	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
79	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)

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79	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)
79	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	40	Ln.Ft.		maintain with O&M plan. (7)
79	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
79	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
79	66	Miscellaneous - Metal Divider Walls	1540	Sq.Ft.		maintain with O&M plan. (7)
79	67	Sink Undercoating - Black	2	Sq.Ft.		maintain with O&M plan. (7)
79	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
80	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
80	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
80	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
80	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
80	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
81	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
81	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
81	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
81	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)

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81	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
82	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
82	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
82	3	Drywall -	10	Sq.Ft.		maintain with O&M plan. (7)
82	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)
82	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)
82	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)
82	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
82	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
82	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
82	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)
82	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)
82	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	40	Ln.Ft.		maintain with O&M plan. (7)
82	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
82	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
82	66	Miscellaneous - Metal Divider Walls	1540	Sq.Ft.		maintain with O&M plan. (7)

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82	67	Sink Undercoating - Black	2	Sq.Ft.		maintain with O&M plan. (7)
82	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
83	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
83	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
83	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
83	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
83	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
84	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
84	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
84	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
84	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
84	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
85	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
85	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
85	3	Drywall -	10	Sq.Ft.		maintain with O&M plan. (7)
85	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)

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85	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)
85	7	Sink Undercoating - Gray	2	Sq.Ft.		maintain with O&M plan. (7)
85	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)
85	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
85	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
85	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
85	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)
85	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)
85	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	40	Ln.Ft.		maintain with O&M plan. (7)
85	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
85	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
85	66	Miscellaneous - Metal Divider Walls	1540	Sq.Ft.		maintain with O&M plan. (7)
85	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
86	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
86	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
86	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)

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Address: 1010 East Washington Street
Coleman, MI 48618

Response Action Report

Printed: February 2, 2023

Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
86	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
86	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
87	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
87	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
87	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
87	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
87	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
88	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
88	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
88	3	Drywall -	10	Sq.Ft.		maintain with O&M plan. (7)
88	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)
88	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)
88	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)
88	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
88	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
88	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)

Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA: Coleman Community Schools
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Response Action Report

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Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
88	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)
88	42	Pipe Insulation - Fiberglass	20	Ln.Ft.		maintain with O&M plan. (7)
88	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
88	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
88	66	Miscellaneous - Metal Divider Walls	1570	Sq.Ft.		maintain with O&M plan. (7)
88	67	Sink Undercoating - Black	2	Sq.Ft.		maintain with O&M plan. (7)
88	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
89	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
89	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
89	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
89	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
89	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
90	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
90	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
90	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
90	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)

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90	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
91	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
91	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
91	3	Drywall -	10	Sq.Ft.		maintain with O&M plan. (7)
91	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)
91	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)
91	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)
91	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
91	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
91	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
91	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)
91	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)
91	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	40	Ln.Ft.		maintain with O&M plan. (7)
91	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
91	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
91	66	Miscellaneous - Metal Divider Walls	1540	Sq.Ft.		maintain with O&M plan. (7)

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91	67	Sink Undercoating - Black	2	Sq.Ft.		maintain with O&M plan. (7)
91	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
92	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
92	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
92	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
92	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
92	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
93	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
93	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
93	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
93	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
93	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
94	1	Concrete Block - Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
94	2	Miscellaneous - Mortar, Cinderblock	1040	Sq.Ft.		maintain with O&M plan. (7)
94	3	Drywall -	10	Sq.Ft.		maintain with O&M plan. (7)
94	4	Drywall - Tape	10	Sq.Ft.		maintain with O&M plan. (7)

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94	5	Drywall - Mud	10	Sq.Ft.		maintain with O&M plan. (7)
94	8	Cove Base - 4" Tan	308	Sq.Ft.		maintain with O&M plan. (7)
94	9	Mastic - 4" Tan Cove Base	308	Sq.Ft.		maintain with O&M plan. (7)
94	12	Floor Tile - 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
94	13	Mastic - For 12"x12" White with Black Specks	150	Sq.Ft.		maintain with O&M plan. (7)
94	16	Glue - Carpet, Yellow	2554	Sq.Ft.		maintain with O&M plan. (7)
94	42	Pipe Insulation - Fiberglass	200	Ln.Ft.		maintain with O&M plan. (7)
94	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	40	Ln.Ft.		maintain with O&M plan. (7)
94	53	Caulk - Interior Door, Black	60	Sq.Ft.		maintain with O&M plan. (7)
94	55	Ceiling Tile - 2'x2' Textured Panel	2704	Sq.Ft.		maintain with O&M plan. (7)
94	66	Miscellaneous - Metal Divider Walls	1540	Sq.Ft.		maintain with O&M plan. (7)
94	67	Sink Undercoating - Black	2	Sq.Ft.		maintain with O&M plan. (7)
94	68	Window Sill - Slate	10	Sq.Ft.		maintain with O&M plan. (7)
95	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
95	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
95	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)

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Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
95	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
95	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
96	1	Concrete Block - Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
96	2	Miscellaneous - Mortar, Cinderblock	220	Sq.Ft.		maintain with O&M plan. (7)
96	3	Drywall -	30	Sq.Ft.		maintain with O&M plan. (7)
96	4	Drywall - Tape	30	Sq.Ft.		maintain with O&M plan. (7)
96	5	Drywall - Mud	30	Sq.Ft.		maintain with O&M plan. (7)
97	1	Concrete Block - Cinderblock	240	Sq.Ft.		maintain with O&M plan. (7)
97	2	Miscellaneous - Mortar, Cinderblock	240	Sq.Ft.		maintain with O&M plan. (7)
97	8	Cove Base - 4" Tan	48	Sq.Ft.		maintain with O&M plan. (7)
97	9	Mastic - 4" Tan Cove Base	48	Sq.Ft.		maintain with O&M plan. (7)
97	16	Glue - Carpet, Yellow	144	Sq.Ft.		maintain with O&M plan. (7)
97	42	Pipe Insulation - Fiberglass	20	Ln.Ft.		maintain with O&M plan. (7)
97	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	5	Ln.Ft.		maintain with O&M plan. (7)
97	55	Ceiling Tile - 2'x2' Textured Panel	144	Sq.Ft.		maintain with O&M plan. (7)
97	66	Miscellaneous - Metal Divider Walls	120	Sq.Ft.		maintain with O&M plan. (7)

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Room Number	Material Number	Homogeneous Material Description	Quantity	Units	Comments	Response Action (AHERA Ranking)
97	69	Miscellaneous - Fabric Divider Wall	120	Sq.Ft.		maintain with O&M plan. (7)
98	8	Cove Base - 4" Tan	48	Sq.Ft.		maintain with O&M plan. (7)
98	9	Mastic - 4" Tan Cove Base	48	Sq.Ft.		maintain with O&M plan. (7)
98	16	Glue - Carpet, Yellow	144	Sq.Ft.		maintain with O&M plan. (7)
98	42	Pipe Insulation - Fiberglass	20	Ln.Ft.		maintain with O&M plan. (7)
98	43	Pipe Insulation-Mudded Fitting - On Fiberglass Line	5	Ln.Ft.		maintain with O&M plan. (7)
98	55	Ceiling Tile - 2'x2' Textured Panel	144	Sq.Ft.		maintain with O&M plan. (7)
98	66	Miscellaneous - Metal Divider Walls	300	Sq.Ft.		maintain with O&M plan. (7)
98	69	Miscellaneous - Fabric Divider Wall	120	Sq.Ft.		maintain with O&M plan. (7)
99	1	Concrete Block - Cinderblock	80	Sq.Ft.		maintain with O&M plan. (7)
99	2	Miscellaneous - Mortar, Cinderblock	80	Sq.Ft.		maintain with O&M plan. (7)
99	12	Floor Tile - 12"x12" White with Black Specks	96	Sq.Ft.		maintain with O&M plan. (7)
99	13	Mastic - For 12"x12" White with Black Specks	96	Sq.Ft.		maintain with O&M plan. (7)
99	46	Fire Rated Door -	1	Each		maintain with O&M plan. (7)
99	47	Fire Rated Door - Frame	1	Each		maintain with O&M plan. (7)
99	55	Ceiling Tile - 2'x2' Textured Panel	96	Sq.Ft.		maintain with O&M plan. (7)

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Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
99	66	Miscellaneous - Metal Divider Walls	300	Sq.Ft.		maintain with O&M plan. (7)
Exterior	70	Caulk - Exterior Door	120	Each		maintain with O&M plan. (7)
Exterior	71	Glazing - Exterior Window	800	Sq.Ft.		maintain with O&M plan. (7)
Exterior	72	Caulk - Exterior Wall Joint	200	Each		maintain with O&M plan. (7)
Exterior	73	Caulk - Exterior Louver	80	Sq.Ft.		maintain with O&M plan. (7)
Exterior	74	Caulk - Exterior Window	680	Sq.Ft.		maintain with O&M plan. (7)

Floor Plan

COLEMAN COMMUNITY SCHOOLS

COLEMAN ELEMENTARY SCHOOL

FUNCTIONAL SPACE MAP



Administration Building

Material Report

Northern Analytical Services
14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

Customer: Coleman Community Schools
Building: Administration Building
Address: 4823 North Coleman Schools Drive
Coleman, MI 48618

Printed: February 2, 2023

Material Report

Material Number	*Homogeneous Material Description*	*Category*	*Friability**	*RACM***	*Asbestos Detected*	*Percent Asbestos*	*Asbestos Type*	*Quantity*	*Units*
1	Miscellaneous - Ceiling - Old Section	Misc.	Yes	Yes	Yes	---	Assumed	1200	Sq.Ft.
2	Fire Rated Door - Solid	Misc.	Category II Non-Friable	Yes	Yes	---	Assumed	9	Each

** Non-Friable materials may become friable when damaged.*
*** May become regulated asbestos containing material (RACM) when damaged.*

Misc. = miscelleaneous material
Surfacing = surfacing material
Thermal = thermal system insulation
RACM = regulated asbestos containing material

Response Action Report

Northern Analytical Services
14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA: Coleman Community Schools
Building: Administration Building
Building No.: 4
Address: 4823 North Coleman Schools Drive
Coleman, MI 48618

Response Action Report

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Room Number	*Material Number*	*Homogeneous Material Description*	*Quantity*	*Units*	*Comments*	*Response Action (AHERA Ranking)*
Building Wide	1	Miscellaneous - Ceiling - Old Section	1200	Sq.Ft.	Above Ceiling Tile	maintain with O&M plan. (7)
Building Wide	2	Fire Rated Door - Solid	9	Each		maintain with O&M plan. (7)

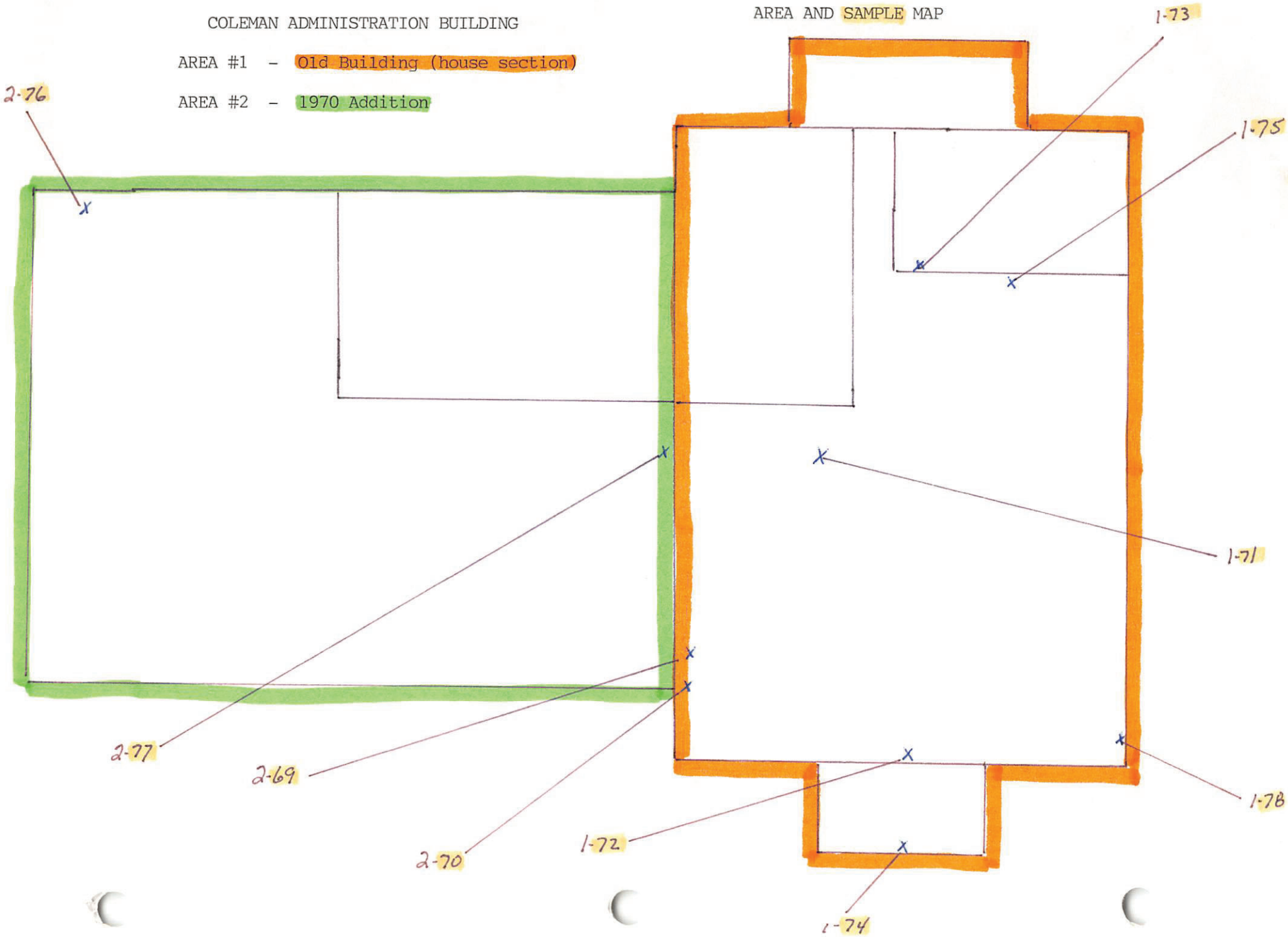
Floor Plan

COLEMAN ADMINISTRATION BUILDING

AREA #1 - Old Building (house section)

AREA #2 - 1970 Addition

AREA AND SAMPLE MAP



PART 1 – GENERAL

1.01 CODES

A. All work shall comply with the applicable requirements of the local building code and accident and fire prevention regulations.

1.02 SCOPE

A. The Work covered by this section of Specifications includes, but is not limited to, the following:
1. Demolish and remove existing materials as shown on the plan and noted in the Description of Work.
2. Cover holes and other hazardous openings with approved materials and barriers.
3. Remove all demolition materials and debris from the construction site and dispose of in a legal manner.
4. Protect adequately the construction site, adjoining property, and utility services as work proceeds through all stages.

1.03 QUALITY ASSURANCE

A. Contractor's staff responsible for demolition shall be experienced in this type of work. Equipment is to be of suitable type, in good working condition, and operated by skilled mechanics.

PART 2 – PRODUCTS

2.01 TEMPORARY ENCLOSURES

A. Provide temporary enclosures to prevent dust from entering other parts of the facility during demolition. Furnish, install and remove when directed, temporary weathertight enclosures in all exterior openings created during demolition by the contractor.

PART 3 – EXECUTION

3.01 GENERAL INSTRUCTIONS

A. All work shall be done in a safe and cautious manner in order to avoid accidents and property damage.

B. Protect the work scheduled to remain, and if damaged, repair to match existing work.

C. All salvaged material unless otherwise noted on plans or in the Description of Work shall become the property of the Contractor and shall be evaluated in the Contractor's bid price. Promptly remove salvaged material from the construction site as the work proceeds.

D. Carefully dismantle and store on site all material scheduled to remain the Property of the Owner. Protect until removed by the Owner or until end of Contract.

E. Protect from damage and clean materials scheduled to be reused.

F. Protect parts of the existing Work scheduled to remain. Cut away carefully the parts to be demolished to reduce the amount of necessary repairs.

G. Support existing structure as needed during cutting of new openings or replacement of structural members.

H. Prevent accumulation of debris and overloading of any part of the structure.

I. Prevent access of unauthorized persons to partly demolished areas.

J. Remove all demolition materials, debris, and rubbish from the site as soon as practicable. Do not permit any accumulation on the site. Transport all demolition materials without spillage on the streets.

END OF SECTION 001900