



BID PACKAGE - CONTENTS

Wolf Creek Library
3100 Enon Road SW
Atlanta GA 30331

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INVITATION TO BID

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I. INVITATION TO BID

Hogan Construction is inviting contractors to provide bids for the upcoming construction of the Wolf Creek Library, to be located at 3100 Enon Road SW, Atlanta GA 30331.

The new Wolf Creek Library is a one story, 25,000 SF library to be constructed atop a natural landscape and incorporates interior features designed to allow for the socialization of patrons, independent study, group meetings as well as faculty workspaces. This is a steel framed structure with an exterior skin consisting of composite metal panels, cementitious siding and modular stone veneer. In addition, an abundance of glass and glazing elements allow for the transmission of natural light throughout the facility. The roof is to be TPO construction.

Construction Documents for this project are available for review through various sources. Below is a list of several sources to procure project documents.

- LDI 770.263.1010 *(purchase required)*
- DIS/Action Blue 404.962.2481 *(purchase required)*
- Hogan Construction 770.242.8588 *(on-site review or FTP download)*
 - *FTP Site:* <ftp://184.168.55.1>
 - *Login:* **wolfcreeplib;**
 - *Password:* **K2LVujYF**
- McGraw-Hill/Dodge
- Reed Construction Data
- AGC - Associated General Contractors of Georgia, Inc.

Please review the Bid Package Submission Schedule provided in **Section III** of this Invitation to Bid to determine when each Bid Package is due.

II. PREPARATION of BIDS

- A. Proposals shall be prepared on unaltered Bid Forms – see Attachment C.
- B. Bidder shall acknowledge receipt of all addenda.
- C. Bidder shall note acceptance of all Procedural & General Items listed in Attachment A.
- D. Bidder shall acknowledge the Scope of Work listed in Attachment B. **Note:** This Scope of Work shall be used as a guide to the bidder in understanding the Scope of Work for the project, but **shall not** be construed as being all inclusive of the work necessary to complete bidders' scope of work. The information in the Construction Documents (Plans & Specifications) shall rule.
- E. Any questions regarding the bid documents should be sent to Hogan Construction. **DO NOT** contact the Owner or Architect directly. Please use the blank RFI Form (Attachment F) to submit any questions.



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III. SUBMISSION of BIDS

- A. BID PACKAGE SUBMISSION SCHEDULE: Subcontractors are to review the bid submission schedule listed below. Note that all bid packages **are not** due on the same date. All proposals must be submitted no later than the date and time listed below.

AREA	PACKAGE /SCOPE	DUE DATE & TIME
SITE WORK		
A.	Asphalt Paving & Site Concrete	Wednesday, 3/6/12 @ 2:00PM
B.	Landscaping	Wednesday, 3/6/12 @ 2:00PM
C.	Soil Treatment	Wednesday, 3/6/12 @ 2:00PM
SHELL CONSTRUCTION		
D.	Building Concrete	Wednesday, 3/6/12 @ 2:00PM
E.	Masonry	Wednesday, 3/6/12 @ 2:00PM
F.	Rough Carpentry & Cementitious Siding	Wednesday, 3/6/12 @ 2:00PM
G.	Waterproofing	Wednesday, 3/6/12 @ 2:00PM
H.	Roofing	Wednesday, 3/6/12 @ 2:00PM
I.	Metal Panels	Wednesday, 3/6/12 @ 2:00PM
J.	Aluminum Canopies	Wednesday, 3/6/12 @ 2:00PM
INTERIOR CONSTRUCTION		
K.	Millwork	Wednesday, 3/6/12 @ 2:00PM
L.	Doors, Frames & Hardware	Wednesday, 3/6/12 @ 2:00PM
M.	Glass and Glazing	Wednesday, 3/6/12 @ 2:00PM
N.	Drywall, Acoustical	Wednesday, 3/6/12 @ 2:00PM
O.	Flooring	Wednesday, 3/6/12 @ 2:00PM
P.	Painting	Wednesday, 3/6/12 @ 2:00PM
Q.	Interior & Exterior Signage	Wednesday, 3/6/12 @ 2:00PM
R.	Final Clean	Wednesday, 3/6/12 @ 2:00PM
S.	Accessories	Wednesday, 3/6/12 @ 2:00PM
T.	Window Treatment	Wednesday, 3/6/12 @ 2:00PM
I.	MEP CONSTRUCTION	
U.	Fire Protection	Wednesday, 3/6/12 @ 2:00PM



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- B. *Completeness* – A complete proposal shall include, but not limited to:
1. Bid Form – see Attachment C; Form must be completed in its' entirety and signed.
 2. Alternates on the attached form (if applicable)
- C. **Submission of Bids** – All bids must be submitted to Fulton County in order to be considered for the work. Bids may be mailed, emailed or faxed. Below is the information for each delivery method.
- i. **MAIL/DELIVERY:**
Fulton County Department of Purchasing & Contract Compliance
130 Peachtree St., SW
Suite 1168
Atlanta GA 30303-3459
 - ii. **EMAIL:**
James.Jones@FultonCountyGA.gov
 - iii. **FAX:**
404.224.5287
Attn: James Jones
- D. *Packaging* – All mailed/delivered subcontractor bids must be in a sealed envelope, labeled as follows:
1. Name of Project (Wolf Creek Library)
 2. Name of Contractor
 3. Bid Package
 4. Date of Delivery
- E. *Receipt* – All bids **must** be received by the predetermined time on the predetermined date. All bids will have the time of receipt stamped on the exterior of the envelope. All bids that are received after the predetermined time will be rejected and discarded. If you choose to have your bid mailed, bids must be **received** by Fulton County prior to the bid closing date and time. There is no exception to this requirement.



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IV. BID PROCESS SCHEDULE

- 2.12.13 - Bid Packages as well as Construction Documents are scheduled to be released.
Note: These documents are at the 100% completion stage.
- Please review the Bid Package Submission Schedule provided in **Section III** of this Invitation to Bid to determine when each Bid Package is due.
- 2.20.13 @ 2PM – Pre-Bid Conference will be held in the Office of Purchasing and Contract Compliance to address any and all subcontractor questions and concerns.
- **3.6.13 @ 2PM** – All subcontractor bids are due.
- 4.15.13 - The work is intended to commence
- The schedule for Sitework will commence immediately after issuance of the Notice to Proceed and all applicable Permits.
- Overall duration of construction activities is anticipated to be 10 months.

V. SITE VISITS

Contractors are encouraged to visit the site location any time prior to bid submission. This site is currently open so no appointment is necessary.

VI. CONTACT

If you have any questions on the attached documents, please contact:

Eric Hendrickson
Preconstruction Services
O: 770 242 8588
ehendrickson@hoganconstructiongroup.com

We appreciate your interest in this project and look forward to your response.

END OF INVITATION

I. PROCEDURAL ITEMS – ALL TRADES

A. *Insurance* – All responding subcontractors must be able to meet or exceed the requirements listed below:

- General Liability: \$1,000,000 (Each Occurance); \$2,000,000 (Aggregate)
\$2,000,000 (Products/Completed Operations Aggregate)
- Excess/Umbrella Liability: \$1,000,000 (Each Occurance & Aggregate)
- Worker’s Compensation: \$1,000,000
- Automobile Liability: \$1,000,000

In addition, all participating subcontractors must itemize the costs of each line of insurance with respect to their scope of work and total bid. Documentation of this program is available upon request.

B. *First Source Jobs Program* – Fulton County Department of Purchasing and Contract Compliance in partnership with the Fulton County Office of Workforce Development has initiated the ‘First Source Jobs Program’. The First Source Jobs Program has been created to ensure that projects, such as the Wolf Creek Library, generate jobs and wages for the local residents of Fulton County. This program enables subcontractors to fortify their staffing needs with qualified employees for a range of positions.

C. *E-Verify* – All contractors must be a full participant in the E-Verify Program established by the United States Department of Homeland Security. Subcontractors must review and submit a completed Form G stating compliance with these requirements. See Attachments for Forms G.

D. *Construction Standards & Practices* – Responding subcontractors will be held to the highest standards throughout the construction process. Refer to the specifications for the required certifications for specific trades.

Note: This is a **LEED Silver** project. Review specifications for impact to specific trades. Certain trades will need to document their respective products/materials/procedures as part of their scope of work.

E. *BIM Requirements* – Fulton County is implementing a new procedure with regards to record-keeping and project documentation. Structural, Mechanical, Plumbing, Fire Protection and Electrical subcontractors must be able to generate BIM compatible drawing files (Revit) for all shop drawings as well as final as-built drawings. If this service cannot be performed in-house, the subcontractor is responsible to procure consultant services that can perform this requirement. There is no exception to this requirement.

F. *Payment & Performance Bonds* – the cost of performance bonds and labor and material payment bonds shall not be included in the base bid, but the costs shall be included as a separate item on the Bid Form. The General Contractor may require these bonds before the award of any work, in a form approved by the General. The inability of the bidder to provide the required bonds may disqualify the bid package submission.

G. *Subcontractor Agreement* – all bidding subcontractors should review and be familiar with the approved subcontractor agreement (Attachment G). Acceptances of all terms are required to be awarded work.

II. GENERAL ITEMS – ALL TRADES

- A. *Completeness of Bidding* – All Bidders shall include in their bids all costs for equipment, tools, material, labor, permitting, engineering, supervision and all other associated services required to complete their scope of work described in the construction documents, unless specifically noted otherwise (please refer to the OCIP provided by Fulton County – see Attachment D).
- B. *Responsibility for Project Documents* – In addition to the review of trade-specific drawings and specifications, **every** subcontractor is responsible for the review of **all** drawings and specifications for scope items that are related to their trade.

A current listing of all the relevant specifications and drawings can be found in Section IV of this document. Subcontractor must ensure that the plans and specifications are current and match the date listed on this document.
- C. *Trade Permits* – If applicable, all trade permits are to be provided by the subcontractor.
- D. *Schedule* – Subcontractors must maintain manpower, material and equipment as needed to maintain the General Contractors' Master Schedule.
- E. *Supervision/Project Manager* - Subcontractors shall provide **full** time, experienced on-site Supervision for the entire duration of the project. In addition, an experienced Project Manager must be assigned specifically to this project and shall be available for on-site meetings. The Project Manager must be available to administer the contract agreements, maintain contract documents, monitor project costs, etc. as required.
- F. *Submittals & Shop Drawings* – All subcontractors must prepare all required submittals and shop drawings in a timely manner. **Note:** Structural and MEP trades must be able to generate BIM compatible drawing files for all shop drawings as well as final as-built drawings (Refer to Section I – Item D of this document). If this service cannot be performed in-house, the subcontractor is responsible to procure consultant services that can perform this requirement. There is no exception to this requirement.
- G. *Coordination* – Subcontractors shall cooperate with other contractors working in the vicinity of each other while performing construction activity for the project. Subcontractors shall endeavor to resolve conflicts in their respective work without disruption to other trades and construction schedule.
- H. *General Safety* - Strict compliance of all regulations by subcontractors on the jobsite is imperative. Subcontractors will be responsible for all of their machinery, tools and equipment and ensure that it meet the current OSHA Guidelines. In addition, all employees of the subcontractor must practice 'Safety First' in their daily activities.
- I. *Project Cleanliness* - Clean up of the construction site will be performed on a continuous, daily basis. Each subcontractor will be required by their subcontract agreement to perform daily clean up of all debris created during the construction process. Dumpsters will be provided for all trades by the General Contractor.

III. GENERAL SCOPE – ALL TRADES

- A. Subcontractors shall field check all necessary dimensions of all work and/or associated material whether furnished and/or installed by others or by Subcontractor to assure final proper fit and function of the work before fabrication commences. All work or rework necessitated by Subcontractors' failure to meet this requirement shall be done at Subcontractors' own expense.
- B. All workmanship, materials, fixtures, specialties and equipment required shall be subject to and in accordance with the requirements of the applicable state, local and national codes and standards under which the installation is made. Work and materials specifically required by the state, local and national codes which are not specifically called out for in the Contract Documents, but necessary to complete the scope of work are the responsibility of the Subcontractor. These items shall be furnished and installed by the Subcontractor at their own expense.
- C. Subcontractor shall do all cutting and patching necessary for the installation of their scope of work. Please refer to Item G listed in Section II of this document.
- D. Prior to starting work, subcontractors must inspect those areas prepared for your work and notify Hogan Construction Group of any deficiencies which impact your work. This inspection shall be done no less than five (5) working days from the anticipated start of activity.

IV. USE of CONSTRUCTION DOCUMENTS

- A. *Interpretation of Documents:*
 - a. Any doubts regarding the meaning of any portion of the documents or questions about discrepancies in or omissions from any part of the documents should be brought to the attention of Hogan Construction Group immediately. **DO NOT** contact the Owner or Architect directly.
 - b. Interpretation or correction of the documents will be made only by addendum and will be made available via official posting and notification. Receipt of any and all addenda shall be acknowledged on the Bid Form. Only interpretations of changes in the form of a written addendum will be binding.
- B. *Substitute Material and Equipment:*
 - a. The work shall be bid on the basis of proposed material and equipment or the method of installation described in the drawings or specified in the specifications without consideration of substitute or "or equal" items or methods unless the Contract Documents explicitly permit such items or methods.
 - b. Bidders are encouraged to propose substitute methods, materials and equipment in the form of voluntary alternates as listed on the Bid Form.

I. SCOPE of WORK – OVERVIEW

- A. A brief description of work for this Proposal package is included. It is to be used as a guide to the Bidder in understanding the Scope of Work for the Project, but shall not be construed as being all inclusive of the Work described in the Construction Documents (Plans & Specifications). The information in the Construction Documents shall rule.
- B. Subcontractor specifically agrees to perform the Work in strict accordance with the Construction Document (Plans & Specifications) which are listed for reference in Attachment A – Section V. The general Scope of Work includes a full review of an entire set of contract drawings and specifications, **including Section 2.01: Division One – General Requirements.**
- C. Bidding subcontractors should review and be familiar with the approved subcontractor agreement (Attachment G). Acceptances of all terms are required to be awarded work.
- D. Bidders shall include all costs for equipment, tools, materials, labor, engineering, supervision and all other services required to complete the Work described in the Construction Documents.
- E. Subcontractors shall secure and pay for all necessary permits and inspections required to complete their Scope of Work. Final certificates of inspection and approval are required before final payment is made.
- F. Subcontractors shall cooperate with other subcontractors working in the vicinity of the Work of this Project and shall endeavor to resolve conflicts in their respective work without impacting other trades or the General Contractor Master Schedule.
- G. Responsibility, for control of all on-site vehicular and personnel movements, is solely that of the subcontractor. Cost for repairing damages to the Work of this subcontractor, as well as others, as a result of failure to control activities, shall be borne by the subcontractor causing the damage.
- H. Direct any and all questions on the correct Request for Information Form (Attachment D) to:

Eric Hendrickson
Preconstruction Services
770.242.8588
ehendrickson@hoganconstructiongroup.com

The Owner (Fulton County) and/or Architect (Leo A Daly) **ARE NOT** to be contacted directly.



ATTACHMENT B – SCOPE OF WORK

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I. SCOPE of WORK – GENERAL ITEMS

- A. Subcontractors shall field check all necessary dimensions of all work and/or associated material whether furnished and/or installed by others or by Subcontractor to assure final proper fit and function of the work before fabrication commences. All work or rework necessitated by Subcontractors' failure to meet this requirement shall be done at Subcontractors' own expense.
- B. All workmanship, materials, fixtures, specialties and equipment required shall be subject to an in accordance with the requirements of the applicable state, local and national codes and standards under which the installation is made. Work and materials specifically required by the state, local and national codes which are not specifically called out for in the Contract Documents, but necessary to complete the scope of work are the responsibility of the Subcontractor. These items shall be furnished and installed by the Subcontractor at their own expense.
- C. Subcontractor shall do all cutting and patching necessary for the installation of their scope of work. Please refer to Attachment A – General Items, Section II, Item G.
- D. Prior to starting work, subcontractors must inspect those areas prepared for your work and notify Hogan Construction Group of any deficiencies which impact your work. This inspection shall be done no less than five (5) working days from the anticipated start of activity.
- E. Subcontractor is responsible for the continuous and daily clean-up of their construction activities. Failure to perform clean-up activities will result in back-charges for supplemental labor to complete this requirement.

I. SCOPE of WORK – TRADE SPECIFIC SCOPES:

A. Asphalt Paving and Site Concrete

- 1. It is agreed and understood that the Subcontractor will install the following items in accordance with plans and specifications:
 - a. Asphalt Paving & Patching
 - b. Concrete Paving 6"
 - c. GDOT Driveway Apron
 - d. Header Curb & Flush Header Curb
 - e. Sidewalks
 - f. Handicap Ramps
 - g. Truncated Dome Caps
 - h. Curb Tie In
- 2. Subcontractor will provide necessary skilled manpower to comply with the project schedule, and as directed by Hogan Construction Group Superintendent.
- 3. Subcontractor shall provide adequate supervision and skilled labor to complete the work efficiently, and in accordance with the contract documents.
- 4. Furnish and install all formwork necessary for all sidewalks, curbs, flume, and etc.

5. Subcontractor to install construction control, and expansion joint material and installation for sidewalks, curbs, flume, and etc.
6. Remove and dispose of reinforcing and concrete waste to the satisfaction of the Construction Manager.
7. Subcontractor shall pay close attention to concrete material waste, and minimize waste.
8. Subcontractor shall provide subsurface preparation including removal of substandard materials and placement, fine grading and compaction and all tests rolling.
9. Subcontractor shall provide all asphalt patching as required by the contract documents.
10. Subcontractor has reviewed the drawings and specifications and included all costs associated with the scope of this work, including components not shown on the contract documents that may be required to make a complete system.
11. Subcontractor has included all types asphalt patching sections as required on Contract Documents.
12. Proof rolling is included of accepted areas to be paved prior to commencement of work is included. Commencement by the subcontractor indicates acceptance of the grade and compaction.
13. Commencement of rolling/compaction operations immediately following placement of bituminous materials.
14. Subcontractor includes patching of test holes as required
15. Include cuts at existing asphalt to make a clean joint. All cutting of existing asphalt to make a clean joint at tie-in of new to existing paving.
16. Place paving as to have positive drainage throughout installation.
17. Subcontractor to repair any adjacent structures damaged during the installation of paving.
18. All sweeping and cleaning between base course and final asphalt topping course prior to overlay of existing asphalt.
19. All gravel bases as required under pavement.
20. All clean up and removal from the site of debris caused by this subcontractor's work. Clean up of all streets during and after installation including final clean up.
21. Subcontractor has included protection of all work contained in this scope until acceptance by Hogan Construction Group.
22. Subcontractor includes one mobilization for Base, and one mobilization for paving.
23. Subcontractor will be responsible for all costs associated with improperly placed work and will borne all labor to repair and/or replace it as required.
24. Subcontractor has included all costs associated with bad weather protection as required to perform their scope of work and in compliance with the construction schedule.
25. Subcontractor shall provide all barricades, signage, and other safety measures necessary to assure the public safety and the safety of other subcontractors.
26. All the GAB and asphalt to be installed immediately following the fine grading in roadways.
27. Subcontractor shall clean up all asphalt, debris, or other excess materials created by leakage, seepage, failure, stripping, overspray or other operations.
28. Subcontractor shall accept existing grade prior to beginning work.
29. Subcontractor shall perform and provide all equipment for fine grading.
30. Subcontractor shall perform work as to provide continual jobsite access as determined by Hogan Construction Group.

31. All allowances and unit prices listed below to be used in accordance with the requirements set forth in the contract documents. The below items will be added to this contract during the next phase.

B. Landscaping

1. Furnish and install plants, topsoil, seeding, mulching and grassing (sod) as required by the contract documents.
2. All cleanup and removal from the site of debris caused by this subcontractor's work.
3. All layout and engineering is included.
4. All engineered soils as required at the plans and specs
5. Obtain and post at jobsite all permits associated for this work prior to start.
6. Subcontractor will verify existing grades with those on the plans to confirm if the site is balanced. Subcontractor will coordinate the location of stockpile with Hogan Construction Group Superintendent.
7. Maintain streets for cleanliness. All trucks shall be washed down before exiting jobsite.
8. Subcontractor shall protect all sidewalks and site improvements designated to remain. Subcontractor shall repair all damages to sidewalks, asphalt paving, site utilities, landscape improvements, or other items designated to remain caused by subcontractor activities.
9. Subcontractor shall not bury any material that has not been specifically designated in the contract documents as suitable fill on-site.
10. Subcontractor shall barricade, demark, and secure all open ditches as necessary.
11. Subcontractor shall protect all benchmarks, layout stakes, monuments, and existing utilities.

C. Soil Treatment

1. Subcontractor shall provide a professional pest control operator, licensed in accordance with regulations of governing authorities for application of soil treatment as required by the contract documents.
2. Post signs in areas of application, warning that soil treatments have been applied. Remove signs before treated areas are covered by other construction.
3. Perform no treatment when soil is wet or frozen.
4. It is understood and agreed that the work may not be performed in a continuous operation and that a reasonable amount of mobilizations will be necessary to complete the work.
5. Warranty – Furnish written warranty certifying that applied soil termiticide treatment will prevent infestation of subterranean termites for warranty period. Warranty effectiveness of treatment for period of five years from date of substantial completion, with warranty cost included in contract sum. Warranty shall be written the minimum amount of \$100,000.00 per specifications for damages to building and contents.
6. Warranty shall state dates of application and chemicals used, including quantities and concentrations.
7. Warranty shall be renewable on a year to year basis at the end of the five year period, at Owners option, for a fee to be mutually agreed upon at time of renewal.
8. Subcontractor shall re-treat soil and repair or replace damage caused by termite infestation at no additional charge to Owner.

D. Building Concrete

1. Subcontractor to furnish all equipment necessary to perform the work, including saws, eye protection, and hardhats as required to complete the work in an organized and safe manner. Temporary task lighting above that of which is provided by the on-site electrician will be provided by this Subcontractor as required to maintain the schedule.
2. Subcontractor will provide necessary skilled manpower to comply with the project schedule, and as directed by Hogan Construction Group Superintendent.
3. Coordinate all wall penetrations with various trades to insure clean, accurate, square and neat openings. No rough edges.
4. This subcontract includes all cost for all construction joints as necessary for a complete job.
5. Install all impalement protection of rebar required to meet the safety requirements of this project. Materials to be provided by Hogan Construction Group.
6. Subcontractor will protect and repair damages to adjacent surfaces.
7. All trash and debris will be disposed of in a timely manner and as directed by Hogan Construction Group Superintendent to dumpster(s) provided by Hogan Construction Group.
8. Design, furnish, install and remove all formwork, bracing, as required to maintain the job schedule.
9. Subcontractor shall perform all layout associated with this scope of work. Layout includes batter boards, carpenter foreman, line and grade, string, and all necessary labor, material, and equipment to pull from control points at center line of columns provided by Hogan Construction Group.
10. Subcontractor shall provide adequate supervision and skilled labor to complete the work efficiently, and in accordance with the contract documents.
11. Furnish and install all formwork necessary for all equipment pads, etc. As required by Contract Documents.
12. Backfill and compact interior building concrete walls and footings associated with this scope of work.
13. Clean up all concrete, debris, formwork, form oil, curing compound, or other excess materials created by leakage, seepage form failure, stripping, overspray or other operations.
14. Subcontractor to install construction control, and expansion joint material and installation for slab on grade.
15. Comply with requirements for exposed finished work including rubbing or remedial work. All concrete surfaces and tolerances must meet or exceed the requirements of the contract documents. All finish work that does not meet these standards will be removed and replaced at this subcontractor's expense within 24 hours notification by the Construction Manager.
16. Slab depressions and block-outs as required and shown on contract documents. Subcontractor to coordinate with shop drawings and/or suppliers to insure proper dimensions.
17. All ready-mix concrete and reinforcing steel furnished by Subcontractor.
18. Acceptance, unloading, inventory, and proper storage of all reinforcing steel by this subcontractor. Subcontractor shall be responsible for accuracy of deliveries and inventory, and will inform Construction Manager in writing of any errors, omissions or discrepancies in delivery tickets at the time of delivery.
19. Install all reinforcing steel, tie wire, wire mesh chairs, bolsters and other items as required.
20. All site concrete is excluded.
21. Subcontractor will install and maintain all safety rebar caps.

22. Subcontractor will distribute all approved copies of shop drawings to their field personnel for proper installation. Subcontractor will coordinate all concrete work with rebar shop dwgs, MEP block-out/sleeve/stub up dwgs for complete installation.
23. Install curing compounds per contract documents.
24. Install all stone sub-grade, granular cushion, vapor barrier required below slab.
25. Remove and dispose of reinforcing and concrete waste to the satisfaction of the Construction Manager.
26. All scheduling and sequencing of deliveries in order to maintain and not delay progress schedule.
27. Multiple mobilizations are included.
28. Subcontractor will install all concrete pour back and footing work.
29. Coordinate slab on grade pour with other subcontractors for timely installation of all underground rough-in.
30. Furnish all torches, tanks, regulators, hoses, vibrators, utility saws, grinders, blades, and other equipment as necessary for cutting of materials. Re-steel will be shop fabricated, but field modifications may be required.
31. All placing and finishing of block-outs and all openings as required.
32. Install concrete bricks to support footing reinforcing steel as necessary.
33. Furnish all saw-cutting including equipment in lieu of construction joint devices. All saw-cutting to be performed by walk-behind type equipment. Hand sawn joints not acceptable unless directed by Construction Manager.
34. Subcontractor to cooperate with the testing agencies for all necessary testing for this scope of work.

E. Masonry

1. It is agreed and understood that the Subcontractor will install the following items in accordance with plans and specifications:
 - CMU Masonry
 - Brick/Stone Panel Veneer
 - Flashing, weep holes and other misc. accessories
 - Masonry Anchors
 - Furnish and install of Miscellaneous Masonry Embeds
 - Furnish and install of Miscellaneous steel, reinforcing steel and wire
 - Grout Fill
 - Mortar
 - Wall Ties
 - Expansion Joints
 - Control Joint
 - Through Wall Flashing
 - Weeps
 - Cavity Stops
 - Bond Beams and Lintel block
 - Installation of Loose steel lintels
 - Installation of Rebar in masonry walls
 - Cavity drainage mesh

2. Subcontractor to furnish all equipment necessary to perform the work, including scaffold, mixers, saws, safety rails, eye protection, and hardhats as required to complete the work in an organized and safe manner. Temporary task lighting above that of which is provided by the on-site electrician, required to properly point and patch masonry work, will be provided by this Subcontractor as required to maintain the schedule.
3. Subcontractor agrees to provide a certified operator for Subcontractor supplied lifts / lulls and fuel for equipment for all masonry materials loading, unloading, hoisting, etc.
4. Subcontractor will provide necessary skilled manpower to comply with the project schedule, and as directed by Hogan Construction Group Superintendent.
5. It is agreed and understood that the Subcontractor will coordinate the installation of their work with other trades for timely installation of all block-outs, embeds, door and window frames, openings, walls, anchorages, ceilings and mechanical, electrical requirements to insure that these type of items are installed, as required, as the masonry work progresses.
6. Coordinate all wall penetrations with various trades to insure clean, accurate, square and neat openings. No rough edges.
7. This Subcontractor to install masonry reinforcing steel per spacing and lapping specified.
8. This subcontract includes all cost for all construction joints as necessary for a complete job.
9. Install all impalement protection of rebar required to meet the safety requirements of this project. Materials to be provided by Hogan Construction Group.
10. Subcontractor will clean, rub, point, and patch all masonry work. Subcontractor shall inspect all CMU masonry walls with the painting subcontractor prior to the application of the block fill and prior to the application of the first coat of paint to see if additional paint and patch is required. Subcontractor will meet with the painting subcontractor and clarify and agree upon the areas to point and patch, and develop a system for sequencing pointing, patching, 1st and 2nd coat paint and touch-up paint process, to prevent excessive painting rework.
11. Subcontractor is responsible for verifying that allowable structural loads are not exceeded when stocking the building in the performance of his work.
12. Subcontractor will be responsible for replacement of brick, block, re-steel, and masonry accessories installed that are not acceptable at any additional charge.
13. Subcontractor will clean and/or repair thru-wall flashing, damp proofing and/or waterproofing damaged by masonry installation work.
14. Subcontractor will be responsible for installation of bracing and shoring of all walls as directed by Hogan Construction Group superintendent.
15. Subcontractor is responsible for all weather protection including daily cover up of the tops of all walls.
16. Subcontractor to perform all final cleaning of brick.
17. Final cleaning of brick to be done using non-acidic cleaner.
18. Subcontractor is responsible for maintaining uniform material color consistency at brick work throughout the project in accordance with the Contract Documents and approved mockups.
19. Subcontractor shall install the appropriate masonry anchors required by the substrate or structural system which the masonry is attached. Subcontractor shall be responsible for providing the appropriate block and mortar for weather and/or fire rating applications.
20. All miscellaneous metal items which are required to be embedded or bolted to CMU masonry in order to be bolted or welded to building structure will be installed by this subcontractor.

21. It is understood that the cost of the job mock-up, all required samples, certificates and warranties are included in this Agreement.
22. Subcontractor shall fill blocks at doors and other openings, grout hollow metal frames set in masonry, structural grout lintel blocks, place reinforcing steel in lintel blocks and block walls, supply and install expansion and control joints in block, grout sleeves and other embeds, grout walls as required, and install fire rated masonry units where required.
23. All masonry walls extending to the deck above and the void between the deck and course will be fully firesafed for smoke and fire protection at rated walls by others. This subcontractor will provide a smooth and continues edge for firesafing. The gap between the top of walls to deck to be no larger than (2") two inches.
24. All subcontractors are responsible for sealing their own penetrations. Subcontractor is to install all metal sleeves for all piping in accordance with details shown contract documents. The voids around all sleeves and penetrations through masonry walls shall be grouted by this subcontractor to maintain the integrity of the rated walls by this Subcontractor.
25. Subcontractor shall protect all floors and other items of work. It is understood that Subcontractor shall be responsible for removing all excessive grout, slobbers, stains, pointing, patching, cleaning, tooling and/or finishing joints as required.
26. All cutting and sawing required to install block and brick shall be by this Subcontractor. No sawing will be allowed inside the building except as otherwise approved by the onsite Hogan Construction Group superintendent. Only the uses of wet saws are allowed. Subcontractor will take all necessary precautions to contain dust as a result of sawing operations.
27. Subcontractor shall mix mortar and grout to comply with the contract requirements as necessary, and approved mixed designs submitted by this subcontractor. Mortar color shall be uniform throughout. Mortar and grout placed by subcontractor which does not comply with the contract documents will be removed and replaced at no extra cost to Hogan Construction Group.
28. Subcontractor will protect and repair damages to adjacent surfaces.
29. All trash and debris will be disposed of in a timely manner and as directed by Hogan Construction Group Superintendent to dumpster(s) provided by Hogan Construction Group.
30. Subcontractor shall provide adequate supervision and skilled labor to complete the work efficiently, and in accordance with the contract documents.
31. Install all masonry anchors, precast anchors, reinforcing steel, WWF, riglets, utility supports and other miscellaneous embedded items provided by others.
32. Acceptance, unloading, inventory, and proper storage of all reinforcing steel by this subcontractor. Subcontractor shall be responsible for accuracy of deliveries and inventory, and will inform Construction Manager in writing of any errors, omissions or discrepancies in delivery tickets at the time of delivery.
33. Subcontractor will install and maintain all safety rebar caps.
34. Subcontractor will install all masonry dowels per plans and specifications.
35. Subcontractor will distribute all approved copies of shop drawings to their field personnel for proper installation. Subcontractor will coordinate all concrete work with rebar shop dwgs, MEP block-out/sleeve/stub up dwgs for complete installation.
36. Remove and dispose of reinforcing and concrete waste to the satisfaction of the Construction Manager.
37. All scheduling and sequencing of deliveries in order to maintain and not delay progress schedule.
38. Multiple mobilizations are included.

39. Furnish all torches, tanks, regulators, hoses, vibrators, utility saws, grinders, blades, and other equipment as necessary for cutting of materials. Re-steel will be shop fabricated, but field modifications may be required.
40. All placing and finishing of block-outs and all openings as required.
41. Subcontractor shall pay close attention to masonry material waste, and minimize waste.

F. Rough Carpentry – Cementitious Wall Paneling

1. Subcontractor will furnish and install all Rough Carpentry items as required by the contract documents.
2. Subcontractor will layout work
3. Subcontractor will furnish and install all roof nailers per contract drawings
4. Subcontractor will furnish and install cement siding per contract drawings
5. Subcontractor will furnish and install all blocking at windows per contract drawings
6. Subcontractor will provide lull, lifts, and fasteners to perform work safely

G. Waterproofing

1. Subcontractor shall furnish and install joint sealants, including backer-rod as required by the contract documents.
2. Subcontractor shall provide all protection of materials during installation until a complete finished product is provided to the General Contractor.
3. Subcontractor shall provide all scaffolding, staging, ladders or other means and access necessary to perform his work.
4. In case of water intrusion, and if requested by the general contractor, any flood testing, hose testing etc to be performed is the responsibility of this subcontractor.
5. This subcontractor is responsible for all particular details and items required by the manufacturer and not shown on the Contract Documents.
6. Due to the critical nature of this scope of work, time is of the essence in response for the investigation and repair of any leaks. Subcontractor shall provide temporary dry-in protection of leaks, until permanent repair is completed.
7. Subcontractor shall furnish and install caulking, sealants, rigid insulation and foam backer rods at all exterior joints, between masonry and cast-in-place concrete, concrete expansion, construction and control joints, all masonry joints, aluminum canopy, exterior HM door frames and all other joints shown on the contract documents as required for the completion of the work.
8. Subcontractor shall furnish and install caulking, sealants, and foam backer rods at all interior joints between masonry and structural concrete, concrete expansion, construction, and control joints, masonry-to-masonry and cavity wall and control joints and all other joints shown on the Drawings or required for the completion of the work.
9. Subcontractor shall be responsible for job inspections to ensure that areas are ready for caulking.
10. Subcontractor is responsible for all cleaning and preparation of joints.
11. Subcontractor to furnish and install all self-adhered sheet waterproofing, Polymer modified cement waterproofing, Weather Barriers, damp proofing, building wrap per plans and specs, including all exterior rigid insulation board, protection board, and molded sheet drainage panels.

12. Subcontractor will coordinate with trade contractors to assure color and other compatibility with the work of other trades.
13. This scope includes caulking around exterior louvers.
14. Mechanical, Electrical, Plumbing and Fire-protection related fire caulking is by MEPP contractors.

H. Roofing

1. Furnish and install a weather tight roofing system complete.
2. Subcontractor shall provide all barricades, signage, and other safety measures necessary to assure the public safety.
3. It is understood and agreed that the work may not be performed in a continuous operation and Subcontractor includes the cost of mobilizations required by the Construction Schedule.
4. All material hoisting is included in the subcontractor's scope
5. Subcontractor will verify all sealant adhesiveness with all roofing materials and other structures prior to commencing work, and notify the contractor immediately if there are any conflicts or incompatible materials.
6. Subcontractor will provide and install taper insulation as shown on the Construction Documents.
7. Will flash all penetrations, curbs, perimeters, and walls per manufacturer approved detail for warranty terms. Will flash parapet walls also.
8. Subcontractor will provide and install all roof hatches.
9. Subcontractor will provide and install all gutters and downspouts per Construction Documents.
10. Subcontractor shall be responsible for any specialty items needed or necessary for the installation of this work.
11. Subcontractor shall be responsible for protecting all their materials under all conditions including but not limited to: cold weather, rain, wind and excessive heat.
12. Prior to commencement of any work and after the roofing installation is completed, the roofing contractor shall inspect and thoroughly check all drains for free flow operation with Hogan Construction Group superintendent, and/or the architect. Drains found to have restrictions must be reported by the subcontractor to the contractor immediately
13. Subcontractor shall furnish and provide all sealing of roof accessories and other penetrations necessary to ensure a water tight product.
14. Subcontractor shall seal off and protect all work completed at the end of the day.
15. Subcontractor and the roofing manufacturer(s) have reviewed the contract documents and take no exceptions to the details, drawings, specifications, and/or warranty requirements.
16. Subcontractor has coordinated all materials and/or manufacturers and takes no exception to the compatibility of the materials and/or manufacturers specified. Subcontractor further agrees to provide all accessories, fasteners, adhesives, sealants, mastics, cleaners and other miscellaneous items for the roof system from the approved roof manufacturer.

I. Metal Panels

1. Furnish and install Aluminum Composite Panels as indicated on Contract Documents. Panel material.

2. Subcontractor shall provide all labor, materials, equipment, hoisting, layout, scaffolding, hardware, accessories, etc., to fully complete the work associated with the Composite Metal Panel System
3. Install all flashing related to the metal panels to complete per the Contract Documents.
4. Remove from the roof all debris, extra materials, etc., associated with the roofing work on a daily basis and upon completion of the work.
5. Store materials in a dry and protected place against inclement weather. Remove any wet materials from the jobsite.
6. Seal off and protect all work completed at the end of the day. Subcontractor shall be responsible for all materials under all weather conditions including but not limited to cold weather, rain, wind, excessive heat, etc.

J. Aluminum Canopies

1. Subcontractor shall furnish and install extruded aluminum walkway cover in accordance with the contracts drawings and specs.
2. Subcontractor must supply all materials for the extruded aluminum walkway cover.
3. The amount for the custom color will be added if the owner selects any other color than the standard colors shown on the proposal.
4. Subcontractor to provide any necessary lifts to perform their work.
5. Subcontractor will field measure before work has begun.
6. Subcontractor shall furnish and install all flashing as needed per plans and specs.

K. Millwork

1. Subcontractor shall coordinate all field measurements, engineering and layout required before manufacturing woodwork.
2. Subcontractor shall furnish and install all millwork and casework items including but not limited to maple veneer and plastic laminate casework, countertops, and cabinet hardware, etc. per Contract Documents.
3. All woodwork shall be protected from moisture and damage during transportation, unloading/delivery, storage and installation to prevent damage and deterioration.
4. Subcontractor shall coordinate and provide all cut outs necessary for other trades.
5. Subcontractor shall protect shelves and counter tops with securely taped cardboard.
6. Subcontractor to coordinate with Hogan for proper locations of all concealed backing/ blocking for woodwork items at drywall.
7. All materials shall be primed and finished by this Subcontractor in accordance with the Contract Documents.
8. Material shall be free from defects such as knots, warps, cracks, splits or joints.
9. Subcontractor bears the responsibility of waste for both fabrication and installation.
10. Millwork material includes all attachment devices, blocking, shims, adhesives, hardware, and accessories, including anchoring systems into CMU walls drywalls and/or substrates other than wood blocking, as required to complete the work.
11. Subcontractor will visit the jobsite and will become fully aware of the jobsite conditions and will compensate for field conditions through cutting, shimming, caulking, filler panels, honing, and

- sanding to provide a quality finished product. The finished product shall be free from cracks, rough edges, visible joints, concave or convex depressions which are due to millwork installation.
12. Subcontractor has specifically included all prep work, including but not limited to filling and sanding of cracks, joints, nail holes, imperfections in the wood surface, splits, and dings.
 13. Subcontractor has included color coordinated caulk to be installed under this subcontract. Caulking of all joints between woodwork and adjacent surfaces and joints in the woodwork itself is included.
 14. Subcontractor is responsible for the compatibility of all solvents and glues with all adjacent surfaces.
 15. Coordinate all final millwork elevations prior to installation, for control of floor inconsistencies and work with other trades.
 16. Subcontractor shall supply all samples and mockups as required by the contract documents.
 17. Subcontractor shall properly store materials in a conditioned space, protected from weather and at least 6" off the ground.
 18. Provide a complete installation sequencing schedule to Contractor prior to commencement of work for review and verification by Superintendent and Project Manager.
 19. Subcontractor to furnish and install all solid surface counters, window sills, and other solid surface materials as required by the contract documents.
 20. Subcontractor to coordinate all work in this scope with all other trades and equipment locations.
 21. Subcontractor includes all manufacturers and special warranties required by contract documents.
 22. Subcontractor has accepted and complies with the job specific site utilization plan.
 23. Material/Equipment storage is not the responsibility of the Contractor. Subcontractor is responsible and liable for all materials and equipment stored on site.
 24. Subcontractor will conduct a pre-installation conference prior to start of installation with the general contractor and the architect.
 25. Subcontractor will be provided a template for any and all sinks that are to be installed in the millwork. Subcontractor shall cut out for sinks, grommets, electrical and plumbing and shall coordinate this work with other trades.
 26. Subcontractor understands that a normal amount of repair of the finished product will be required. Any repairs not considered normal shall be reported to the Contractor in writing.
 27. Subcontractor shall pay particular attention to the quality of installation and shall insure that all millwork is plumb, level, straight and smooth to the satisfaction of the Architect, Owner and Contractor. Subcontractor shall perform all final adjustments of cabinet doors, drawers, etc. for proper operation and alignment.
 28. Subcontractor shall include the cost of multiple mobilizations.

L. Doors, Frames & Hardware

1. Provide Doors, Frames and Hardware as specified in the contract documents.
2. Subcontractor will install all hollow metal or pre-machined wood doors frames per contract documents.
3. Subcontractor will install all pre-machined wood sliding barn doors and related hardware per contract documents
4. Subcontractor will install all door and door hardware per contract documents.

5. Subcontractor shall abide by all current OSHA requirements and by Hogan Construction Group's policies at all times throughout the project life.
6. A mandatory safety meeting will be held weekly as scheduled by HCG's superintendent. Everyone onsite must attend this meeting each week.
7. Strict compliance with Contractor's "FALLSAFE" program.

M. Glass and Glazing

1. Subcontractor will provide and install all interior and exterior window, door and hollow metal glazing, aluminum storefront and curtain wall framing, glazing and associated hardware.
2. Subcontractor will provide and install all shimming necessary to provide level and sound installation.
3. Include sealing all joints between frames and adjacent structures and materials to form a complete watertight seal, including all exterior caulking and butt glazing as required to finish the installation of all window frames.
4. Subcontractor shall be responsible for compatibility of caulking with adjacent materials.
5. This subcontract includes all break metal and metal trim associated with this work, including all extensions and pans at sills, heads or jambs as required and/or shown on contract documents.
6. In the event replacement of damaged units is required, this Subcontractor shall provide temporary enclosures between the time of removing the existing windows and installing and sealing the new ones.
7. Subcontractor to coordinate with getting power into storefront system for electrical hardware.
8. Include all glass types, glazing, glazing materials per plans and specs.
9. All paint, finishes, colors, and finish warranties to be per plans and specs.
10. Include verifying that all aluminum windows, and glazing openings are correctly sized and within tolerance. Subcontractor includes all field measurements as required.
11. Aluminum window units shall meet all or exceed all air infiltration tests, water resistance tests, and condensation resistance tests as required by the contract documents.
12. Include window framing with complete thermal glazing as indicated in the Contract Documents. This includes, but is not limited to all glazing material, gaskets, caps, flashing, sealant, and other integral components as required providing a complete and watertight assembly.
13. Include the protection of aluminum against contact with dissimilar materials or metals.
14. Include furnishing and installing all required aluminum framing, interior drainage gutters, sill pans, anchors, brackets, attachments, etc., as required by the Contract Documents.
15. Subcontractor is responsible for all temporary window enclosures to be determined by Hogan Construction Group, if all material is not delivered in appropriate time to complete project schedule.
16. Provide cleaning of all installed glass prior to acceptance including exterior cleaning. This cleaning shall be separate of Contractor's Final Cleaning.
17. Subcontractor shall immediately resolve any water infiltration problems within 24 hours at all exterior windows.
18. Subcontractor understands that dry-in of the building is of utmost importance. If a workday is missed due to inclement weather, holiday, or for missing a delivery, the subcontractor shall schedule work to be performed on Saturday at no addition costs.

N. Drywall, Acoustical

1. Subcontractor shall furnish and install all gypsum wall assemblies (including green board and cementitious board, soffits, and etc.)
2. Subcontractor shall furnish and install all wall insulation, ceiling insulation, sound attenuation blankets, rigid insulation and miscellaneous insulation as required by the contract documents, in gypsum wall board and acoustical ceiling tile assemblies.
3. Subcontractor shall furnish and install any and all clips, hangers, battens or other materials necessary to complete his work, as shown on the contract documents.
4. Subcontractor to install doors frames supplied by others.
5. Subcontractor has specifically included all reveals, troughs, coffers, reliefs, angles, radius and details as shown or reasonably inferable on the Contract Documents.
6. Subcontractor has included all inwall/ceiling assemblies, including but not limited to bracing, insulation, acoustical sealant, and firesafing to complete the work scope.
7. Subcontractor shall construct all partitions and ceilings within the tolerances specified in the Contract Documents. Subcontractor shall be responsible for all remedial work associated with work out of tolerances, including but not limited to caulking, shimming, filling, skimming, or replacement of Subcontractor's work.
8. Subcontractor to provide all drywall finishes as required by contract documents. Subcontractor will coordinate finishes with the paint schedule and requirements, and the painting contractor to provide the highest quality of workmanship.
9. This subcontractor shall include point up of gypsum board after prime coat of paint has been applied.
10. Subcontractor shall maintain and protect all work furnished under this subcontract until final acceptance by the Owner.
11. Subcontractor shall provide any temporary/task lighting required beyond that typically provided by Hogan Construction Group for complete installation of materials in the highest standard of workmanship. It is understood that the temporary lighting shall not be relied on by this Subcontractor for installation of finishes.
12. Subcontractor shall coordinate with other trades and incorporate and maintain integrity of all penetrations through fire rated assemblies.
13. All materials being stored on site will be kept consolidated in minimal piles at all times.
14. Subcontractor shall provide all interior and exterior drywall of all types, interior and exterior metal studs, all metal stud suspension systems, clips, fasteners, bracing, etc. for a complete system per the contract documents.
15. All gyp walls shall be labeled as required by the contract documents and fire code. Subcontractor shall pay particular attention to rated wall assemblies and shall be sure to execute all wall installation to meet the requirements.
16. Subcontractor has included all reveals, trim, angles, T's, molds, hanger wire, tie wire, fasteners, hanger wire for other components, and accessories required to complete the work.
17. Subcontractor includes all headers, bulkheads, soffits in all areas where shown on the contract documents.
18. Subcontractor includes boxing of MEP systems with sheetrock framing, and rated enclosures where indicated on the contract documents. Layout at time of wall construction, if MEP contractor does not notify framer in a timely manner, reframing will be at their expense.

19. Subcontractor to coordinate all ceilings with the MEPF contractors. This scope includes framing, and cutting gypsum board ceilings and acoustical tile ceilings to accommodate mechanical, electrical and fire protection devices as necessary.
20. Subcontractor shall coordinate with other contractors for the locations of hangers, sprinklers, lights, grilles, reveals, splices, main T's and finish trim.
21. Subcontractor to top out CMU and stud walls to deck where indicated on contract documents.
22. Subcontractor to layout and coordinate and install drywall control joint locations with other trades. Subcontractor to verify locations with the architect.
23. Subcontractor to protect adjacent surfaces from damage. Subcontractor is responsible for repairs to damaged finishes caused by the installation of materials supplied under this subcontract.
24. Subcontractor includes all channel, corner bead, casing bead, hanger wire, and fasteners as required.
25. Subcontractor shall furnish and install all acoustical caulking for this scope of work.
26. Subcontractor understands the phasing of this project, and has included mobilizations as necessary.
27. Subcontractor shall protect all finished surfaces adjacent to work.
28. Subcontractor shall furnish all scaffolding, lifts, and tools that pertain to this scope.
29. Subcontractor has included a reasonable amount of repair work for damage caused by others during the duration of the work. All repairs not considered reasonable, must be reported to Hogan Construction in writing, prior to commencing. Subcontractor must have Hogan Construction Group Superintendent's written confirmation prior to any repair work.
30. Subcontractor shall provide necessary lighting required for complete installation of materials in the highest standard of workmanship. It is understood that the temporary lighting shall not be relied on by this Subcontractor for installation of finishes.
31. Material/Equipment storage is not the responsibility of the Contractor. Subcontractor is responsible and liable for all materials and equipment stored on site.
32. Subcontractor to protect adjacent surfaces which could be damaged by airborne or applied paint, solvents and adhesives. Subcontractor is responsible for repairs to damaged finishes caused by the installation of materials supplied under this subcontract.
33. All materials being stored on site will be kept consolidated in minimal piles at all times

O. Flooring

1. Subcontractor shall furnish and install all types of carpet, cove as required, including flooring as outlined in contract documents.
2. Subcontractor shall furnish and install all transition materials that come in contact with this scope of work.
3. Floor preparation including sweeping, patching, and mudded transitions as necessary.
4. Subcontractor shall check and accept of all surfaces and substrate prior to beginning work. By starting work, subcontractor accepts all existing finishes. Any deficiencies found should be brought to Hogan Construction Group attention immediately. However, repair of minor defects in substrate is to be done by this subcontractor.
5. Subcontractor shall coordinate all field measurements, engineering and layout required. Subcontractor to install patterns and colors shown per drawings and specifications.

Subcontractor will pay special attention to the corridor layout, to achieve full tile placement and patterns shown on contract documents.

6. All receiving, unloading, conveyance, and storing materials included. Prior to delivery, subcontractor shall properly store materials in a conditioned space, protected from the weather and at least 6" off the ground.
7. Subcontractor will provide necessary feathering required for flush and smooth transition to adjacent flooring materials.
8. Subcontractor will perform all necessary material staging & moving as required by Hogan Construction Group.
9. Subcontractor will clean their work in compliance with flooring manufacturer's instruction after installation. Final cleaning by others.
10. Subcontractor shall provide installation of floor protection as provided by Hogan Construction Group.
11. Subcontractor shall perform all required moisture tests prior to installation.
12. Subcontractor is required to coordinate his work with the other trades and shall pay particular attention to cleanouts and penetrations as they relate to adjacent plumbing work. Any conflicts shall be brought to the attention of the Contractor immediately upon discovery.
13. Subcontractor agrees to order and install all materials in a sequence that conforms to the project schedule.
14. Subcontractor shall coordinate with General Contractor and with HVAC contractor regarding any sanding, bead blasting of the floor as it relates to dust control. Subcontractor will assist in keeping the dust created by this work scope from entering the HVAC units by requesting unit shut down or other action when necessary.

P. Painting

1. Subcontractor will prep, fill, sand, prime, caulk and paint as required per plans and specs.
2. Subcontractor shall provide all exterior and interior painting work complete.
3. Subcontractor shall check and accept of all surfaces prior to beginning work. By starting work, Subcontractor accepts all existing finishes.
4. Waterproofing and the associated breathable mineral paint that works in conjunction with the waterproofing is done by others.
5. Subcontractor shall protect all finished surfaces adjacent to work.

6. Subcontractor shall paint all exposed concrete walls, columns, exposed piping, ductwork, decking, structure, metal stairs and ladders, hand railing, wall railing, steel doors and HM view window frames, equipment bases, pipe bollards or exposed miscellaneous iron, and steel supports, etc if required by the contract documents.
7. Subcontractor shall furnish and install all caulking as it relates to this scope of work. Subcontractor shall caulk all interior and exterior hollow metal frames.
8. Subcontractor will be responsible for caulking all materials supplied under this subcontract as required by the contract documents. All painters caulk associated with providing a complete, smooth and neat transition in and around all painted dis-similar materials are included.
9. Banding of block filler for ceiling grid installation may be accelerated depending on the schedule.
10. Subcontractor will caulk the interior side of exterior window frames at the jambs, heads and sills.

11. Subcontractor shall include touch up in and around all walls, after final trim out occurs.
12. Subcontractor has included a reasonable amount of repair work for damage caused by others during the duration of the work. All repairs not considered reasonable, must be reported to Hogan Construction in writing, prior to commencing. Subcontractor must have Hogan Construction Group Superintendent's written confirmation prior to any repair work.
13. Subcontractor shall provide necessary lighting required for complete installation of materials in the highest standard of workmanship. It is understood that the temporary lighting shall not be relied on by this Subcontractor for installation of finishes.
14. Material/Equipment storage is not the responsibility of the Contractor. Subcontractor is responsible and liable for all materials and equipment stored on site.
15. Subcontractor to protect adjacent surfaces which could be damaged by airborne or applied paint, solvents and adhesives. Subcontractor is responsible for repairs to damaged finishes caused by the installation of materials supplied under this subcontract.
16. Subcontractor shall not paint any UL labels on doors or frames and shall be responsible for cleaning and/or replacing any labels painted that are damaged or soiled.
17. All materials being stored on site will be kept consolidated in minimal piles at all times.

Q. Interior & Exterior Signage

1. Subcontractor shall provide all labor, materials, accessories, supervision, equipment, coordination, permits, licenses, fees and insurance that is required to complete this scope of work in accordance with the plans and specifications.
2. Subcontractor shall furnish and install all interior signage and other materials necessary to complete his work, as shown on the contract documents.
3. All materials being stored on site will be kept consolidated in minimal piles at all times.
4. Subcontractor understands the building will be occupied and has included mobilizations as necessary.
5. Subcontractor shall protect all finished surfaces adjacent to work.
6. Subcontractor shall furnish all scaffolding, lifts, and tools that pertain to this scope.
7. Subcontractor has included a reasonable amount of repair work for damage caused by others during the duration of the work. All repairs not considered reasonable, must be reported to Hogan Construction in writing, prior to commencing. Subcontractor must have Hogan Construction Group Superintendent's written confirmation prior to any repair work.
8. Material/Equipment storage is not the responsibility of the Contractor. Subcontractor is responsible and liable for all materials and equipment stored on site.
9. Subcontractor to protect adjacent surfaces which could be damaged by airborne or applied paint, solvents and adhesives. Subcontractor is responsible for repairs to damaged finishes caused by the installation of materials supplied under this subcontract.

R. Final Clean

1. Subcontractors shall be responsible for all cleaning and preparation of their work for inspections and turnover to the Owner.
2. Final cleaning includes but is not limited to clean all interior glass and curtain walls, mirrors, door lights, sweeping, mopping, dusting, vacuuming, polishing final millwork, and dusting drywall dust

from finish surfaces. Clean and wipe down electrical, plumbing and mechanical equipment, including light fixtures, toilets and accessories, doors and windows, etc. Also, must clean exterior windows.

3. Subcontractors will clean / disinfecting the following but not limiting the mechanical, electrical, data rooms, communication closets, equipment utility areas, elevator machine rooms, docking areas, storage areas, restrooms, toilet rooms, locker rooms, changing areas, janitor closets per contract documents. Clean ceilings, walls, floors will be done per contract documents.

S. Accessories

1. Provide and install all toilet partitions and screens work as outlined in the Contract Documents.
2. Furnish and install all toilet accessories and specialties in accordance with the Contract Documents.
3. Furnish and install all Fire Extinguisher Cabinets at locations shown on the Contract Documents. Coordinate all Fire Extinguishers delivery with the contractor.
4. Provide all hardware and/or accessories as related to the proper completion of the Work, including but not limited to all supports, bracing, shims, clips, and anchors to ensure plumb and operable door mechanism.
5. Provide all submittals, including all cut sheets as required for proper installation and dimensioned drawings of any requirements by others.
6. Subcontractor is responsible for providing all "handicapped" type toilet partition units in accordance with applicable codes as required and as shown and indicated on the Contract Documents.
7. Provide partition stirrup brackets in a finish specified in the Contract Documents. All sharp edges are to be ground smooth. Submit a sample for approval of the finish prior to fabrication.
8. Provide all necessary cutouts and/or reinforcing of toilet partitions as required to properly accommodate the installation of toilet accessories.
9. All work is to be installed plumb and true. Any shimming, blocking, framing or bracing required for this work is to be provided by this subcontractor.
10. Verify all materials are free from defects prior to delivery to the project site. Any defective boards must be immediately returned for replacement.

T. Window Treatment

1. Furnish and install all Window Treatments as indicated in the Contract Documents, including but not limited to all mounting hardware, controls, side channel, and blinds with fascia & end caps.
2. Provide all submittals, including all cut sheets as required for proper installation and dimensioned drawings of any requirements by others.
3. Provide partition stirrup brackets in a finish specified in the Contract Documents. All sharp edges are to be ground smooth. Submit a sample for approval of the finish prior to fabrication.
4. All work is to be installed plumb and true. Any shimming, blocking, framing or bracing required for this work is to be provided by this subcontractor.
5. Subcontractor must attend meeting when they are doing work on site the day of the meeting and no special trips for meetings.

U. Fire Protection

1. Subcontractor shall furnish all material, equipment, labor, tools, design, freight to provide the required wet fire sprinkler risers for the in full accordance with the plans and specifications, NFPA 13 standards, and local authorities having jurisdiction and Fire Protection drawings. Subcontractor must furnish as-builts for the sprinkler design and permit fees associated with sprinklers.
2. Subcontractor shall furnish and install all sprinkler heads, all valves, switches including but not limited to fire department valves, drain valves, check valves, cutoff valves, water flow and tamper switches, water flow alarms, fire department cabinets, manifolds as necessary to provide a complete fire sprinkler system. Subcontractor will start 1'0" inside building.
3. Subcontractor is to meet with and coordinate with the electrical subcontractor, plumbing subcontractor and the mechanical subcontractor to ensure that between the four subcontractors, all items whether plumbing, electrical, mechanical or fire protection will be provided as needed and that the installation of any items will be completed by one or the other subcontractor without any additional expense to the Contractor, Owner or Architect.
4. Subcontractor shall provide and install all applicable hangers, jackets, unistrut etc for a complete installation of fire protection & sprinkler system as required per contract documents and local authorities
5. Subcontractor pipe should be black steel; and furnish and install all pipe labeling and equipment identification.
6. All materials must be UL listed and / or FM approved.
7. Subcontractor includes all pre-testing and testing requirements needed to achieve temporary and permanent certificates of occupancy per Contractor's schedule. Subcontractor to coordinate all inspections for this work with the contractor, and the authorities required.
8. Subcontractor shall participate in developing and providing Mechanical, Electrical, Plumbing, Fire Protection overhead coordination drawings as required by the Contractor. Subcontractor shall review ceiling heights, lighting layout, plumbing layout, and layout the sprinkler system in the shop drawings to avoid conflicts with these items. In the event of a field conflict, this subcontractor will provide labor and equipment to relocated sprinkler piping at no additional cost to the Owner and/or Contractor.
9. Design and scope is based on static, residual pressures, and flow at connection points specified. Subcontractor shall verify pressures and flow rate before design begins. Subcontractor shall notify Hogan Construction Group in writing of any changes in the assumed pressures and flow rate.
10. Subcontractor to coordinate all work and tie-ins, systems flushes, testing and fire alarm connections with Hogan Construction Group directly.
11. Subcontractor has included a reasonable amount of repair work for damage caused by others during the duration of the work.



ATTACHMENT C – BID FORM

Wolf Creek Library
3100 Enon Road SW
Atlanta GA 30331
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I. BID FORM

A. *List the corresponding Bid Package being submitted on:*

BID PACKAGE: _____

B. *List the following company information:*

Name of Bidder

Address of Bidder

City, State, Zip Code of Bidder

Telephone Number of Bidder

Email Address of Point of Contact for Bidder

C. **PROPOSAL – BASE BID:**

After having carefully examined the Construction Documents for the project as well as any and all Addenda, and after including the provisions stipulated in Attachment A – General Items, do hereby offer to furnish all labor, supervision, materials, tools, equipment, transportation and other facilities necessary for the construction work required for this project as stated above for the price described below:

The Proposal Price shall be the Lump Sum Price of:

_____ (\$ _____)

for the work as described in the Construction Documents.

BID FORM CONTINUED ON PAGE 2.



ATTACHMENT C – BID FORM

Wolf Creek Library
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D. Itemized Breakout Pricing – included in Base Bid:

1. Bonding:

- Bonding Rate: _____ %

E. Alternate Pricing – Please submit additional suggestions on reverse of this sheet:

1. Description: _____
Deduction if Accepted: _____ (\$ _____)
2. Description: _____
Deduction if Accepted: _____ (\$ _____)
3. Description: _____
Deduction if Accepted: _____ (\$ _____)
4. Description: _____
Deduction if Accepted: _____ (\$ _____)

F. Changes in the Work:

The Owner reserves the right to have any additional work done at a fixed negotiated cost which will include subcontractor profit and overhead. The undersigned indicates below that the fee will be based on the following percentage:

Total mark-up applied to changes in work, inclusive of all overhead and profit: _____ %

G. Schedule:

Time to complete the work in consecutive calendar days: _____ days.

BID FORM CONTINUED ON PAGE 3.



ATTACHMENT C – BID FORM

Wolf Creek Library
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H. Assumptions and Clarifications:

Bidder is to list any assumptions or clarifications which were used to develop the Base Bid Proposal Price. Please submit all assumptions/clarifications in a separate document. This document must list the Project, Bid Package, Name of Bidder, Contact information of Bidder and Date.

I. Acceptance of General Items:

Please circle the appropriate response to the statements listed below:

- I accept all terms and conditions listed in Attachment A – General Items: YES NO
- I accept all terms and conditions listed in Attachment B – Scope of Work: YES NO

J. Addenda:

In proposing the Base Bid Proposal Price, the bidder acknowledges the receipt and inclusion of all addenda for the Project and specifically lists those addenda below:

Addenda	Date	Addenda	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

K. Minority Participation:

The undersigned company is authorized to claim the following minority classification(s):

Minority Business Enterprise (MBE): _____

Women Owned Business Enterprise (WBE): _____

Disadvantaged Business Enterprise (DBE): _____

Other (Please Specify Type): _____

Authorizing Authority (City/County): _____

If your company is not a MWDBE, please indicate the percentage and total dollar amount of your proposed area of work that will incorporate minority participation.

Percentage: _____ Total Dollar Amount: _____

BID FORM CONTINUED ON PAGE 4.



ATTACHMENT C – BID FORM

Wolf Creek Library
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L. *SIGNATURES:*

The Undersigned is doing business as a:

Sole Proprietor _____; or Partnership _____;

or Corporation _____ (incorporated in the State of _____);

and signs the Bid Form Proposal on the _____ day of _____, 2013.

This proposal will be held open for acceptance by Hogan Construction Group for thirty (30) days after the date as indicated above.

Signature: _____

Name: _____

Title: _____

Address: _____

END OF BID FORM.



Request for Information

Project: **Wolf Creek Library** No: _____ Request Date: _____

Location: **3100 Enon Road, Atlanta GA 30331** Reason For Request: Insufficient Information
 Engineering Conflict
 Alternate Proposal
 Other

To: Hogan Construction Group, LLC
 5075 Avalon Ridge Parkway
 Norcross GA 30071

Attention: **Eric Hendrickson - Preconstruction** Action Requested: Clarification
 Direction
 Approval

Response Required By: _____ Probable Effect: Increase / Decrease Cost
 Increase / Decrease Time
 No Change

Reference: _____ Drawing No: _____ Detail No: _____ Spec. Section: _____

Information Needed:

Submitted By: _____

Recommendation:

Submitted By: _____

- Proceed With Recommended Solution
- Proceed With These Instructions:

Authorized Signature: _____