

SCOPE OF WORK

CATEGORY: BC 17 General Package A

PART 1 – GENERAL

1.01 Related Documents

Division 00 – General Conditions and Supplementary Conditions

Division 01 – General Requirements

Exhibit A – Baseline Schedule

Exhibit B – Logistics Plan

Exhibit C – Soils Report: RMA Group dated August 8, 2024

Exhibit C.1 – Hydrology Report by KPFF Consulting Engineers dated 4/12/24

Exhibit D – Hazmat reports by Charles Taylor Environmental Technical Services

Exhibit E – Final Environmental Impact Report State Clearinghouse No.2023110328 dated June 2024

Exhibit E.1 – Mitigation Monitoring and Reporting Program State Clearinghouse No.2023110328 dated

Exhibit F – Reference Plans: The Construction of Ontario Regional Sports Complex (offsite utility and street plans)

Exhibit F.1 – Reference Plans: Mass Grading Package Phase 1

Exhibit F.2 – Reference Plans: Mass Grading Package Phase 2

Exhibit G – Site Concrete Limits

1.02 Relevant Technical Specifications Sections:

03 10 00 – Concrete Forms and Accessories

03 20 00 – Concrete Reinforcing

03 21 00 – Reinforcing Bars.

03 30 00.01 – Cast-In-Place Concrete

05 05 13 – Shop Applied Coatings for Metal (Tnemec and Zinc Priming)

05 12 00.01 – Structural Steel Framing

05 50 00.01 – Miscellaneous Metals

08 33 00 – Coiling Doors

08 33 13 – Coiling Counter Doors

09 30 00 – Tiling

09 65 00 – Resilient Flooring and Base

09 77 00 – Fiberglass Reinforced Plastic Panels

09 90 00 – Painting and Coating

09 94 00 – Powder Coating

09 97 13 – Steel Coatings

10 21 00 – Toilet Partitions

10 28 00 – Toilet, Bath, & Laundry Accessories

10 40 00 – Identifying Devices

10 52 00 – Fire Protection Specialties

10 75 00 – Flagpoles

10 82 00 – Louvers, Grilles, & Screens

11 68 43 – Exterior Sports Monitors

11 82 00 – Facility Solid Waste Handling Equipment

14 24 00 – Hydraulic Elevators

32 33 00 – Site Furnishings

03 30 00 – Cast in Place Concrete (as it applies)

07 92 00 – Joint Sealants (as it applies).

PART 2 – GENERAL INCLUSIONS:

1. The work includes but is not necessarily limited to furnishing all: labor, materials and the installation of same, appliances, tools, equipment, facilities, transportation, receiving and unloading, hoisting, task lighting, applicable taxes and services necessary for, and incidental to, performing all operations in connection with this scope of work.
2. The breakdown of the scope of work by specifications is for organizational purposes only. The scope noted herein provides additional clarity only. It is not necessarily all inclusive. Where there is a reference to a detail, plan sheet or a note, this is to bring awareness only. Unless specifically “excluded”, this Contractor has the entire scope of work.
3. The scope noted herein; regardless, if duplicated in another’s scope of work and other contract documents, shall be included in this Category Contractor’s base bid. In the event a scope item is duplicated in another Contractor’s scope of work and/or and other contract documents, this does not relieve this Contractor from the responsibility of the scope. It shall be the Construction Manager’s discretion as to which Contractor will perform the scope of work and who shall provide a credit for the value of the scope not provided.
4. Any reference in this scope to “Contractor”, “Category Contractor”, “Bid Category Contractor”, “Bid Package”, “Trade Contractor”, “Contractor”, “Subcontractor” or any version of these are all synonymous / one-in-the same.
5. Contractor shall provide at the job site a Superintendent fluent in written and spoken English at all times during the performance of this Contractor’s scope of work. It is the Contractor’s responsibility to supervise their on-site crews and subcontractors at all times work is being performed under Contractor’s scope of work.
6. Contractor is responsible to know the latest SCAQMD requirements:
 - A. Includes implementing those means necessary to ensure any and/or all related work materials, fluids, equipment, etc. are stored or covered in a manner acceptable to the requirements.
 - B. Contractor shall provide and maintain adequate dust control throughout the duration of their operation, including, but not limited to: washing/sweeping of existing sidewalks, public streets and concrete and asphalt access roads on a daily basis. Mitigation of dust shall be to the satisfaction of the Owner, City/County, and/or SCAQMD.
 - C. Any penalties the owner receives due to this Contractor’s negligence will be forwarded to this Contractor for reimbursement.
7. Contractor shall take reasonable care to maintain Storm Water Pollution (SWPPP) related erosion control facilities and temporary storm water diversion means during all work.
 - A. If inclement weather is foreseeable during operations of this trade, this Contractor shall use its best effort to leave the site in a condition that minimizes the effects of erosion caused by such weather.
 - B. Contractor to protect all work from effects of inclement weather at its own cost. Protection of this Contractor’s work area is the responsibility of same.
 - C. Any corrections and or repairs required due to damage inflicted by the work of this Contractor shall be the responsibility of same.
 - D. Any penalties the owner receives due to this Contractor’s negligence will be forwarded to this Contractor for reimbursement.
 - E. Contractors requiring wash out shall have their washout container(s) clearly marked. NO direct dumping onsite and/or into sewer and/or draining systems.
 - F. Contractor to review 01 64 00 for additional relevant information.
8. Contractor shall comply with all CAL OSHA requirements.

9. Written survey requests are to be provided to Construction Manager's Superintendent a minimum of three (3) working days prior to the start of work requiring surveying and are to be submitted in a manner that does not require excessive surveyor move-ins.
10. Contractor shall properly install and maintain all barricades, traffic control, warning lights, flagmen, for deliveries, hauling and/or disposal, including permits & fees as required by local and/or governing Agencies / municipalities for Contractor's scope of work whether expressly mentioned or not.
11. Contractor shall provide additional fencing, barricades, and/or other protection, which is in addition to site perimeter temporary fencing provided by others to protect open excavations or other hazards resulting from this Contractor's work. Contractor shall cover all open trenches with Cal OSHA compliant covering or soil each day. Temporary trench covering is to be installed in a manner so as to eliminate tripping hazard. It is the Contractor's responsibility to security material and equipment. Any theft of material/equipment is the Contractor's responsibility to replace.
12. Contractor is responsible to turn in Inspection Requests (IRs) and/or testing requests to Construction Manager's Superintendent no less than 48 hours prior to desired IOR inspection and no less than 72 hours for testing laboratory (LOR) inspection. Work must be complete and in compliance with the contract documents prior to IOR inspection. Contractor shall provide the necessary resources to make up time and bear all related cost associated with any late inspection requests and/or rejected inspections.
 - A. Contractor foreman shall walk with the IOR during all inspections for this subcontractor's scope of work.
13. Any F.O.B. material and/or coordination required for the installation by this Contractor and/or other Contractors, shall be forwarded by the supplying Contractor with a letter of transmittal and detailed shop drawings showing dimensions, locations, and individual piece count to the installing Contractor via Tilden-Coil. ALL F.O.B. deliveries shall be coordinated with Construction Manager and the receiving Contractor at least 48 hours in advance. The receiving Contractor shall unload, inventory, and inspect materials. All shortages and damaged material must be noted on said transmittal. Receiving Contractor shall sign and date transmittal. Once the transmittal has been signed, it shall be the receiving Contractor's responsibility to protect and secure the material. Supplying Contractor shall forward a copy of signed transmittal to the Construction Manager's site office for their review and records. Supplying Contractor shall forward all F.O.B. material within the time limits as noted in the construction schedule so as to not delay receiving Contractor's work. If work is delayed due to the untimely forwarding of required material and/or information, the applicable Contractor shall be responsible for any and all costs incurred due to delays and/or corrective work.
14. A representative from this Contractor is to be on site to receive all material deliveries, whether they are performing work on site at the time or not. Construction Manager will not receive or sign for any deliveries of this Contractor's material. Contractor is to provide traffic control, including but not limited to flagmen, signage, delineators, etc. for any delivery vehicles that are unable to be unloaded on the project site, in accordance with all local traffic laws.
15. Contractor understands that housekeeping is critical to both safety and efficiency. Therefore, daily cleanup is an obligation of the contract. Contractor is responsible to legally remove their debris offsite on a daily basis or as necessary as not to be an impact to safety and dependent trades / progress of the project schedule. If daily housekeeping falls below acceptable standards, the Owner shall consider one of the three options to mitigate:
 - A. Require a composite cleanup crew, as needed, until standard is restored. Contractor's manpower contribution size will be based on manpower size as follows:
 - i. 1 to 5 workers = 1, 6 to 10 workers = 2, 11-15 workers = 3, 16 to 20 workers = 4, 20+ workers = 5.
 - B. Hire a separate cleanup crew as needed until standard is restored. Hired crew will be funded via a deductive change order to the offending Contractor(s).
 - C. Require an "all hands" cleanup session as needed until standard is restored.

16. Contractor shall protect all existing on and/or offsite conditions. Any damage sustained by the work of this Contractor, shall be repaired or replaced by the next shift or as directed by Construction Manager or Owner at the expense of this Contractor.
17. For known trade causing damage, it is required to be repaired by the next shift.
18. Contractor has been allotted a number of days for construction activities that relates to this trade. Contractor must manage to complete all work in allotted time frame without excuse. Contractor agrees to assign the appropriate manpower to complete the activities. Therefore, all clarification and approvals must be obtained prior to start of work and in such time as to allow response, procurement, and preparation without compromising the schedule activity time and scheduled start date and finish date. Late coordination and RFI's requested during work progress will not be an excuse for delay.
19. Contractor shall provide their own storage and safety measures.
20. Mobilizations and move-ins as necessary to achieve the progression of the project schedule.
21. Contractor understands and is responsible for all layout for their respective work.
22. Any new substrate provided by others for this Contractor's use and/or any existing substrate (existing conditions) is found to be unacceptable at the time of installation, Contractor shall advise Construction Manager before commencing. Any repairs and/or replacement required to the substrate once Contractor has commenced their work on the substrate, all costs associated with the removal and replacement of finished product shall be at the expense of this Contractor.

PART 3 - TRADE SPECIFIC INCLUSIONS:

Overhead Coiling Doors and Coiling Counter Doors

1. All manual and automatic overhead coiling/roll-up and coiling counter doors assemblies.
2. All gauged and/or steel dimensioned jambs/angles and related hardware as to attach to the building structure.
3. Includes welding to structural support.
4. All door operators and controls. Power will be provided to a junction box adjacent to operator by others. Connection from this junction box to door operator is by this Contractor. Any conduit, boxes, and/or wiring for connection to operator or controls will be by this Contractor.

Toilet Compartments, Toilet, Bath, and Laundry Accessories:

5. Toilet compartments, urinal and privacy screen partitions with overhead bracing.
6. Required attachments, hardware, and appurtenances for a complete installation.
7. Toilet and restroom accessories identified in restroom and non-restroom facilities, unless noted otherwise.
8. Mirrors as identified.
9. Submit shop drawings to coordinate backing requirement and ADA clearance requirements.
10. Repair damage to adjacent surfaces during installation. Remove pencil marks and chalk lines used for installation.

Emergency Key Cabinets:

11. Emergency key cabinet(s), Knox boxes. Coordinate backing requirements with the Masonry and Fencing Contractors to properly locate backing and anchor points. Provide 5 additional Knox Boxes to be installed in separate locations.

Fire Protection Specialties:

12. Interior and exterior fire extinguishers and cabinets including mounting accessories.
13. Fire extinguishers are to be installed just prior to the turn-over of the building as to prevent theft. Do not install fire extinguishers until directed to do so by the Construction Manager.
14. Provide (20) 5lb 'ABC' multipurpose fire extinguishers for use during construction. Provide (20) 22"x22"x34" red plastic portable fire extinguishers stands delivered to the Construction Manager.

Lockers:

15. All lockers including accessories and appurtenances for a complete assembly.
16. All benches and pedestals. **Benches inclusive of but not limited to 2/L-2.42.**
17. When concrete bases are shown, they shall be by this Contractor. Provide shop drawings for base size and layout.

Elevators:

18. Elevator cab, related finishes, hoistway entrance, car enclosures, related controls, signals, signage, devices and appurtenances for a complete code compliant operative assembly.
19. Refer to the Geotechnical Report for soil type and shall determine the necessary means and methods for proper installation.
20. Connect elevator control system with the building the fire alarm system. Provide a "firefighter's option" and emergency operation / fire recall circuiting as required.
21. Coordinate with any access key card system and any programming or bridge wiring to ensure access key card system function with the elevator.
22. Conduit and telephone conductors will be provided to elevator equipment room by others. Termination of wires at the controller.
23. Pathway, hydraulic lines, conduit, and conductors from the elevator machine room to the elevator and terminations of same. Includes underground piping where noted or required.
24. Fire caulking at rated wall and/or ceiling penetrations.
25. Includes fire treated plywood substrate for finish flooring. Coordinate with Construction Manager for proper thicknesses.
26. Coordinate, schedule, and participate in inspection with State inspector. Elevator Contractor to conduct and provide an inspection check list outlining outstanding items that are required to pass inspection a minimum of three (3) weeks prior to scheduling State inspection and participate in a field walk with Construction Manager to discuss items and coordinate necessary work.
27. Elevator pit ladder and elevator car sill angle.

28. Provide temporary generated power for elevator installation as permanent power may not be available at the time of the scheduled elevator installation.
29. Roadways will be provided as shown on Exhibit B – logistics plan. This contractor will be responsible for grading / metal plates as needed to provide suitable pathway from the road to the building for delivery of elevator components.
30. Include (24) hours of operator time to run the elevator prior to final turn-over. Includes (6) mobilizations at a minimum of (4) hours each.
31. Floor protection to be heavy-duty Rosin Paper fully taped with 2 layers.
32. Hooks and wall protection blankets whether shown or not.

Ceramic Tile / Quarry Tile:

33. Ceramic floor, base, wall tiles, marble thresholds, mortar setting beds, grout, and accessories for a complete installation.
34. Cement mortar bed, waterproof membrane and reinforcement.
35. Joint sealers at ceramic tile expansion joints, floor to wall base transitions as required, and to adjacent finished materials.
36. Sand and/or epoxy grout where noted.
37. Grout sealer.
38. Mortar and mesh tape all cement board joints and prepare substrate for uniformity and flatness.
39. Cover and protect all floor drains during tile installation. Verify with Construction Manager that drains are clear prior to start of tile work and again after completion of tile work.
40. Coordinate location and finished height of floor drains in the tile floors with Plumbing and Concrete Contractors. Obtain positive drainage slope while working with the limitation of tile size and ADA cross slopes. Obtain approval from Architect to cut tiles if necessary to obtain proper drainage slope.
41. Beginning of installation means Contractor accepts the condition of the existing substrate. If any repairs and/or replacement are required to the substrate, all cost associated to remove and/or replace installed tile shall be at the expense of this Contractor.
42. Shower pan / fluid applied waterproofing at floor tile conditions. Extend waterproofing up wall.
43. Ceramic flooring in elevator cab, including substrate as necessary for flooring to align with the sill.
44. Replace “hollow sounding” tile and/or blemished/defective/uneven tiles. All replacements or repairs are to be made prior to the application of any grout sealants or the installation of any accessories or equipment. Coordination of the review of the installation is the responsibility of this Contractor.
45. Where marble thresholds are not shown, install metal transition; regardless, if shown or not.
46. Floor protection to be heavy-duty Rosin Paper fully taped with 2 layers.
47. 5% extra stock of each tile type regardless if noted or not.

Finish Flooring:

48. All flooring activities are to be done on off hours being second shift from 3pm-11pm or on a Saturday.
49. All vinyl and resilient related flooring, and resilient base.
50. All related accessories, transitions and adhesives.
51. Joint sealants/caulking where flooring abuts adjacent finished surfaces, in accordance with applicable specification section.
52. Coordinate heights of proposed floor finishes with adjacent floor surface elevations. Float transitions and/or provide transition strips as required and/or shown.
53. Install resilient base at casework.
54. Flooring base shall be rolled/continuous base.
55. Confirm floor flatness no later than three (3) months before beginning of flooring installation. Advise Construction Manager if floor flatness is not in accordance with flooring specifications.
56. Conduct moisture and alkalinity testing prior to installation. Notify Construction Manager of any tests that do not meet flooring or adhesive manufacturers recommendations. Include 14 additional tests to be used per the direction of the Construction Manager.
57. All floor preparation and patching required for proper floor installation.
58. Separate move-ins to install flooring and base in mechanical, electrical and data rooms will be required prior to the installation of mechanical, electrical, AV/IT, and/or plumbing equipment.
59. Sweep and vacuum substrate prior to flooring finish installation. Protect floor with a heavy, non-asphalt, non-staining type building paper after installation, unless directed otherwise by the Construction Manager. Contractor shall provide their own barricades and/or signage to limit traffic and damage to areas being installed or curing.
60. Beginning of installation means Contractor accepts the condition of the existing substrate. If any repairs and/or replacement is required to the substrate, all cost associated to remove and/or replace installed flooring shall be at the expense of this Contractor.
61. Provide manufacture's recommended adhesive to ensure that the warranty will be accepted by flooring manufacturer.
62. Floor protection to be heavy-duty Rosin Paper fully taped with 2 layers.
63. Provide a moisture barrier (LABPOX MVB Fast by LabSurface or equal) at ground floor concrete slabs scheduled to receive flooring. Ensure that the material will be compatible with the finish flooring / adhesive. Provide submittal for approval.
Test the floor to confirm results are within the parameters of the flooring/adhesives. If within the parameters this line item on the SOV will be credited back to the Owner. If the test shows the need for the moisture barrier proceed to install per manufacturer's instructions. Testing shall be done early enough so that the barrier can be delivered and installed timely without delaying the installation of the finish flooring.
64. 5% extra stock of each carpet type regardless if noted or not.

Fiberglass Reinforced Plastic Panels:

65. All FRP as noted including but not limited to behind janitor sinks in plumbing chase.

Louvers, Grilles & Screen:

66. Louvers shown in window schedule.

67. Coordinate rough opening dimensions and locations with masonry / rough carpentry contractor

Facility Solid Waste Handling Equipment:

68. (3) 30 cubic yard compactors including mounting hardware as required. Electrical connections by this Contractor.

69. 40 cubic yard trash compactors as shown. Electrical connections by this Contractor.

Site Furnishings:

70. Reference Landscape drawing for Owner supplied – Contractor installed furnishings. Contractor shall supply all items as noted, includes receiving onsite deliveries, inventory and stockpiling of all items. Discard all shipping and packing from the site.

A. Includes umbrella base in pavers per 2/L-2.30 inclusive of concrete footing. This is not intended to be an all inclusive list of OFCI items.

71. Furnish and install bike racks regardless of what is shown. **Include concrete footings.**

72. Confirm layout with exact dimensions prior to layout.

73. Coordinate all attachments / details / layout with site concrete contractor.

Miscellaneous Scope of Work and Coordination:

74. Final Cleaning:

A. Rough Cleaning:

- i. Remove interior debris.
- ii. General overall wipe down.
- iii. Sweep all floors.
- iv. Dust all overhead ductwork, pipes, conduits prior to ceiling installation

B. Final Cleaning:

i. Interior:

- a. Dust, vacuum, wet-clean, mopping, polish, scrub, wipe down all vertical and horizontal surfaces regardless of the finish.
- b. Polish all hard surface flooring. Polishing shall be in accordance with respective manufacturer's recommendations.
- c. Dust and polish light fixtures, devices, plumbing fixtures, projectors, and restroom fixtures & partitions.
- d. Remove debris and dust from casework cabinets and drawers.

ii. Exterior:

- a. Wash windows.
- b. Wash down the buildings.
- c. Power wash all sidewalks around the buildings 100' out.
- d. Dust and polish drinking fountain.
- e. Dust and polish light bollards and wall lighting.

C. Include in base bid an additional (200) hours for cleaning at the discretion of the Construction Manager. Man-hours not used will be credited back to the Owner. The man-hours shall NOT be used towards poor workmanship or contract work not in accordance with the contract documents.

75. Stair Tower:
- A. Provide engineered-OSHA compliant exterior temporary stair access towers at each 2 story building.
 - B. Stair shall extend from finish surface to the roof.
 - C. Stair system to remain until roofing is complete. Provide security structure/assembly with lock around base of stair to prevent public to access. Maintain security structure/assembly until stair is removed.
 - D. Contractor to provide a “green” inspection tag. Contractor’s Competent Person shall inspect daily prior to use. Contractor to correct any hazards immediately, advise the Construction Manager and prevent stair tower usage until hazard is corrected and signed off by the Contractor’s Competent Person.
76. Self-powered portable welder unit as required for Contractor’s work. Temporary power will not be available for welding operations.
77. Sports padding and all attachments.
78. Fiber reinforced molded lumber complete with supporting structure, including structural steel, miscellaneous steel, and foundation.
79. Pitchtop 6 cubic yard bins.
80. In addition to the Pitchtop bins shown on the drawings, provide (2) additional Pitchtop 3 cubic yard bins. Deliver to Construction Manager.
81. Trash/Recycle receptacles.
82. Pet waste stations. **Includes concrete footings.** Provide unit with filled waste bags and 5 additional refills to be handed over as extra stock.
83. West Coast Netting sports netting and polypropylene windscreens. Include all excavation, reinforcement, concrete foundations, and appurtenances necessary for complete installation. Includes hot rolled structural steel channel by Industrial Metal Supply Company. Include batter’s eye netting. Includes coordination with the Ornamental Fencing Contractor for interfacing into their system inclusive of provisions to accommodate the fencing system at no additional cost whether shown or not.
84. Flagpoles and flags, includes all excavation, reinforcement, concrete foundations, and lightning ground rods.
85. Shipping containers. Includes design and furnishings as shown in detail 2/L-230. Includes coiling doors, interior partitions, and locks. Provide layout drawings for approval.
86. All “Southern Bleacher” bleachers/benches and accessories. **All companion seating near ADA seating.**
87. Bat racks with 30 cubbies in dugouts.
88. (3) helmet wall mounted hooks in dugouts.
89. (2) Chest box storage containers in dugouts.
90. Hollywood 4-way pitching rubber mounds.
91. Exterior Sports Monitors, TVs, LED Video Wall including support structure, includes all excavation, reinforcement, concrete foundations,, and final electrical connections. Provide programing and coordination for network integration on scoring.

92. Weekly professional cleanings for the construction office trailers (1 single wide and 1 double wide) Cleaning to include: dusting all surfaces and windows; restrooms (water closets, sinks, mirrors); Emptying trash receptacles; vacuuming all carpets and sweeping, mopping VCT floors. Cleanings to occur on Friday's from 6-am to 7am.
93. (20) Cerious Composites carbon fiber hardhats with titanium hardware. Colors and finishes to be selected at a later time by the Construction Manager.
94. (30) Heatwave VISE Z-87 Safety Glasses. Frame: Black. Polarized Lenses: (20) Black and (10) Galaxy to be delivered to Construction Manager.
95. (10) Philips Heartstart Onsite-M5066A AED defibrillators and (10) outdoor AED wall cabinets to be wall mounted. Location to be selected at a later time.
96. (8) Irish Setter MudTrek Full Fit Rubber Boots for Men. Sizes to be selected at a later by the Construction Manager.
97. (2) Sitka Back40 Boots. Sizes to be selected at a later by the Construction Manager.
98. (4) Sitka Dew Point Pants. Sizes to be selected at a later by the Construction Manager.
99. (4) Sitka Dew Point Jackets. Sizes to be selected at a later by the Construction Manager.
100. (2) Sitka Delta PRO Wading Jackets. Sizes to be selected at a later by the Construction Manager.
101. (3,500) hours of a carpenter Journeyman to be used full time at the discretion of the Construction Manager. These Journeymen will report daily and take direction daily from the construction manager. Journeymen to be forklift certified, first aid certified. This line item will be used on a time tracked basis based on verified labor rates. Any time not used will be credited back based on the unused hours at the verified labor rate.
102. In the Construction Managers office trailer provide a 25' x 8' wood framed wall, insulated, with both sides finished in smooth drywall and painted white. Provide 4" brown rubber base on both sides of the wall. Provide a hollow metal door frame, solid wood door and finish hardware. Paint frame and door brown or provide brown factory finish. Provide painted quarter round trim around the perimeter of the wall on both sides. Re-wire lighting circuit to operate 2 lights independently with an added wall light switch.
103. Procure (3) water meters from the City to be installed on 3 separate fire hydrants on the surrounding streets. These will act as the primary water source for use by all contractors for the project.
 - A. Provide a \$500,000 allowance to be used to pay the monthly bills. The use of the allowance monthly will be justified by providing the water utility bill. Any unused cost from this allowance will be credited back to the owner upon completion of the project. No OH&P mark-ups on this allowance.
 - B. **Modern Canopy cantilevered umbrella and concrete foundations per 2/L-2.41.**

PART 4 – ALLOWANCES:

1. Bid Contractor shall include in their base bid the Trade Specific Bid Category Allowance identified in Division 01 (Specification Section 01 21 00 – Allowance). This allowance shall be used at the discretion of the Construction Manager and/or Owner. The allowance shall not be used for this Contractors' poor workmanship, missed scope, delays imposed due to this Contractor, or corrective work. All labor rates and material cost shall be determined in accordance with the General Conditions. All mark-up, general conditions, bonds, fee, overhead & profit, insurance, and supervision for this allowance shall be in addition to the allowance amount identified in Division 01 and is to be included in this Contractor's Base Bid. This allowance shall be specifically itemized on this Bid Category Contractors Schedule of Values.

PART 5 – EXCLUSIONS:

1. McNichols perf panels (by Structural Steel Contractor)
2. Louvers in doors (by Doors/Frames/Hardware Contractor)