

BID PACKAGE 1 – ROUGH CARPENTRY (MATERIAL ONLY)

BID PACKAGE 1 BUDGET = \$450,000

BID DOCUMENTS:

1. Bid Form
2. Carthage Flats – Invitation to Bid
3. Carthage Flats – Scope of Work
4. Permit Set Drawings dated July 13, 2023
5. Hamilton County Residential Davis Bacon Wage Determination dated August 4, 2023

GENERAL SCOPE SPECIFICALLY PERTAINING TO CARTHAGE FLATS:

1. **Subcontractors are wholly responsible for delivery, unloading, and shakeout within the building.**
2. **Residential Davis Bacon Prevailing Wage Rates do apply.**
3. **Project is Tax Exempt.**
4. **Section 3 requirements are to be included in this project.**
5. **LEED requirements are to be included in this project.**

GENERAL SCOPE OF WORK (Applicable to all Subcontracts):

1. Maintain fences, barricades, guard rails, caution tape, silt fence & all soil control measures, gravel construction entrances/drives etc. If these items are damaged or removed by your forces (by accident, or for execution of work) they are to be reinstalled by your forces to an acceptable condition.
2. All deliveries and staging of materials must be coordinated with the Superintendent.
3. Maintain cleanliness of roadways to the satisfaction of Model Construction, neighborhood, and local authorities for the duration of your work on site. Subcontractor is responsible for cleaning dirt/debris from road if it is caused by your men, equipment, trucks, etc. If dirt/debris is tracked on the road and not cleaned by end of the workday, Model Construction will clean, and subcontractor will be back charged. (Model Construction will notify subcontractor and allow reasonable time to clean prior to assuming responsibility of cleaning).
4. Provide daily clean-up of all construction debris and “personal trash” (lunch wrappers, bottles, etc.) generated by your crew. Clean up after every workday and take trash to the proper dumpster before going home. If the job site is not in a neat and orderly condition, then all contractors on the jobsite will be responsible to pay for the cost-plus fee to have a third-party contractor make the job site clean, neat, and orderly.
5. All Model Construction jobsites are TOBACCO FREE. All smoking, dipping, chewing, etc. must be done off site, in the area designated by Model Construction Superintendent. Please inform your crew(s), as this will be enforced.
6. Temporary restrooms are provided by Model Construction.
7. All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.
8. All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.
9. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.
10. Weekly subcontractor meeting will be held in the job office. These meetings are MANDATORY! At least one member from the subcontractor (foreman, project manager, or someone with decision making authority) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.

SCOPE OF WORK

11. Working hours for this project are established as 7:00 AM to 3:30 PM Monday through Friday. If Subcontractors desire to work outside of these hours, prior approval must be granted by Model Construction Superintendent. If time is lost throughout the week, Subcontractors are expected to work Saturday to make up lost production. Otherwise, Subcontractors shall be expected/permitted to work Saturday, Sundays and/or Federal Holidays as required to maintain Schedule commitment.
12. All work shall be completed in strict compliance with the Bid Documents and Manufacturer's written instruction.
13. Any work not covered in the base contract must be approved by Model Construction before subcontractor proceeds with the work. A daily ticket must be signed by Model superintendent for all extra work. All extra tickets must be included in a Change Order Request and submitted on a weekly basis. No compensation will be paid to subcontractor for extra work until it is signed by the subcontractor and Model Construction.
14. Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.
15. Any functioning system turned off or disconnected during the day must be put back in service by the end of the workday. Workday is to be considered day or evening shift depending on where the work is taking place.
16. Provide close out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.
17. Subcontractors shall register all warranties on behalf of the Owner. Subcontractor shall request any information needed for warranty registration from Model Construction.
18. Maintain and submit accurate as-built drawings upon completion.
19. Provide OSHA 300A at the end of this job documenting the hours logged by workers on the jobsite and any incidents that occurred on the jobsite.
20. Subcontractor is to provide a 1-year warranty for all work performed, stating on the day the certificate of occupancy is issued. This 1-year warranty must be officially submitted to Model Construction at the end of the project on company letterhead. Subcontractor shall register all warranties on behalf of the Owner.
21. Contractor shall visit the site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.
22. Drawings and dimensions are plus/minus. Contractor responsible for verifying existing conditions, dimensions, etc., prior to commencing work. Report substantial discrepancies to Model Construction immediately, before continuing with work. Do not scale drawings.
23. Each contractor is responsible for performing work according to local, state, and national codes, as well as other regulations which apply to such work.
24. Removal or cutting of structural members is not permitted. Consult with Model Construction regarding repair or removal of structural items.
25. Materials to be installed must conform to the manufacturer's recommendations.
26. Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.
27. Final Payment will be paid after the contractor complies with submitting its completed company punch list, submitting completed signed copies of Model Construction punch lists, and providing all warranty paperwork to Model Construction.
28. Smoking, eating, and drinking are prohibited in undesignated areas.
29. All work shall be coordinated and scheduled by the contractor and Model Superintendent to ensure completion in accordance with the project schedule.
30. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
31. All traffic control, safety barricades, permits etc. required for partial, temporary road closures or use for the duration of this work as required to prevent hazards to the public and all project subcontractors or visitors.
32. Multiple mobilizations as required to execute the project in accordance with the Schedule.
33. Material staging is to be coordinated with Model's superintendent. Locations must be approved by Model.
34. Materials that are approved to be stored inside need to be kept on a mobile rack, cart, or pallet. Tools should be kept in mobile, lockable gang boxes or toolboxes. Model is not responsible for lost, damaged or stolen tools.
35. Each contractor is responsible for compiling their own punch list, submitting a record of it to Model and completing it prior to the architect's punch list.

PROCORE NOTIFICATION:

Model Construction will be using Procore as the construction management software. This is a free service to an indefinite number of project users. Procore has many collaborative features that offer various benefits to the project, as well as having benefits to individual users. For that reason, there are several requirements that will be expected of all contractors on the project.

1. All subcontractors will be required to complete the Subcontractor Procore Certification.
2. All users will be required to have an individual email with notification of arrival of new email messages.
3. All contractors will be required to utilize the collaborative tools within Procore. These include and are not necessarily limited to RFIs, Submittals, Document Management, Change Management, Drawings, Specs, Photos, Observations etc.
4. A foreman/superintendent for each contractor will be required to have an iPad or tablet with a mobile plan for daily use of the Procore mobile app. The app will require maintenance of updates as frequently as once a week.
5. All contractors will be required to utilize the safety and quality related tools within Procore (i.e., daily inspections, daily JSAs, weekly toolbox talks, jobsite orientations, photos, observations, etc.)

TRADE SPECIFIC SCOPE OF WORK:

The following provides an outline of the Scope of Work Model Construction anticipates per bid package.

Subcontractor shall provide a turnkey, all-inclusive Rough Carpentry scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Layout from established control points.
2. Provide framing / rough carpentry for new 3-story building.
3. Provide framing / rough carpentry for new outdoor pavilion per drawings AS100 and A202.
4. Provide floor and roof wood trusses and sheathing per drawings.
5. Provide delegated design and shop drawings for floor trusses, roof trusses and stairs.
6. Provide bearing and non-bearing wood framed walls per drawings.
7. Provide OSB exterior sheathing at exterior walls per drawings.
8. Provide commercial Tyvek and tape at exterior walls (see alternate for Zip Wall).
9. Provide prefabricated wood stairs, landings, stringers, treads and risers. Stairs to be carpet grade.
10. Provide roof parapet, soffit, and canopy framing per drawings.
11. Provide window flashing material.
12. Provide OSB draft stopping and required framing at attic.
13. Provide OSB floor sheathing for attic walkway per sheet A104.
14. Provide plywood access doors at attics with hinges, pulls and magnetic catches per detail 2 on A203.
15. Provide all exterior and interior blocking. Include blocking for bathroom specialties such as grab bars, mirrors, shower rod, towel bars, toilet paper dispensers, closet shelving and coat racks. Include window blocking, handrail blocking, and blocking as required for finish trim. Include additional framing for tub/shower wall anchoring (or layout at edge of tub for anchoring).
16. Provide all structural components (brackets, clips, hangers, Simpson anchors, fasteners, epoxy, etc.) as defined on the contract documents.
17. Provide wedge anchors as indicated on drawings.
18. Provide all fasteners required to complete BP 6A.
19. Provide framing/blocking for attic access hatch, fan coil units, exhaust fans, etc.

SCOPE OF WORK

20. Provide pressure treated lumber where indicated on drawings.
21. Provide fire blocking material per code.
22. Provide 2x4 guardrail material for vertical and horizontal openings in building.
23. Alternate:
 - A. Provide price for Zip Wall exterior sheathing in lieu of OSB/Tyvek wrap.
24. Exclusions:
 - A. Metal railings
 - B. Framing for dropped ceilings
 - C. Installation

BONDING REQUIREMENTS

This Subcontractor is NOT required to submit a bid bond or include a performance bond.

BID PACKAGE 2 – FIRE PROTECTION

BID PACKAGE 2 BUDGET = \$125,000

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The inclusions of this Scope of Work are generally outlined below:

1. Provide design in accordance with NFPA 13R.
2. Provide fire protection drawings and permits required to execute the Scope of Work.
3. Provide white concealed pendent and sidewall sprinklers in all areas with suspended ceilings.
4. Provide brass upright sprinklers at exposed structured areas.
5. Core drill or hole saw all penetrations associated with this scope of work.
6. Connect to flange immediately inside of building.
7. Provide disinfection of sprinkler piping system.
8. Provide any control wiring associated with equipment (if required).
9. Provide all escutcheons, sleeves, fasteners, anchors, sealants, fire caulking, hangers, supports, and miscellaneous appurtenances and accessories for a complete installation.
10. Provide labeling of sprinkler components.
11. Provide owner training.
12. Provide testing as required to prove functionality of installed systems.
13. Provide supplemental lighting necessary to execute this scope of work.
14. Exclusions:
 - A. Site water, meter pit and FDC Connection is provided by others.
 - B. Painting of exposed sprinkler pipe.

BONDING REQUIREMENTS

This Subcontractor is required to submit a 10% bid bond. This subcontractor is required to provide a 100% performance and payment bond if awarded the project.

BID PACKAGE 3 – APPLIANCES

BID PACKAGE 3 BUDGET = \$90,000

BID DOCUMENTS:

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GENERAL SCOPE OF WORK (Applicable to all Subcontracts):

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SCOPE OF WORK

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The inclusions of this Scope of Work are generally outlined below:

1. Provide electric ranges, refrigerators, exhaust hoods, and microwaves. See A300 and below for specs. All appliances shall be Energy Star.
2. Provide refrigerator at Community Room
3. Provide three (3) sets of ADA appliances.
4. Include all cords and accessories for complete installation.
5. Delivery, unloading, removal of and disposal of all packaging.
6. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpsters.
7. Basis of Design Appliances:
 - A. Refrigerators (all units and Community Room) – Frigidaire #FFT1814Q
 - B. Electric Range (non-ADA units) – Frigidaire #FFEF3009P
 - C. ADA Drop-in Electric Range (ADA units) – Frigidaire #FFED3015P
 - D. Over-the-Range Microwave with Recirculating Hood (non-ADA units) – GE #JNM3163DJWW
 - E. Microwave (ADA units) – GE #PES7227DLWW
 - F. Non-vented Range Hood (ADA units) – GE #JN327HWW
8. Exclusions:
 - A. Laundry appliances
 - B. Dishwashers

BONDING REQUIREMENTS:

This Subcontractor is NOT required to submit a bid bond or include a performance bond.