



Williston Ice and Turf Facility

Bid Package 3

9/11/2026

Owner

WILLISTON PARKS & RECREATION DISTRICT
822 18TH ST E
WILLISTON, ND 58801

Architect

ICON ARCHITECTURAL GROUP LLC
214 N 4TH ST, STE 208
GRAND FORKS, ND

Contractor

J.E. DUNN CONSTRUCTION COMPANY
766 ELKS DRIVE, STE B
DICKINSON, ND 58601



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PART 1 - GENERAL

1.1 PROJECT INFORMATION

- A. NOTICE TO BIDDERS: Contractor has issued Bid Documents for the Project described below and requests your bid proposal on the Scopes of Work identified in this Bid Package.
- B. PROJECT: Williston Ice and Turf Facility (Project No. 26000700)
- C. PROJECT LOCATION: 408 Airport Road
Williston, ND 58801
- D. OWNER: WILLISTON PARKS & RECREATION DISTRICT, 822 18TH ST E
WILLISTON, ND 58801
- E. ARCHITECT: ICON ARCHITECTURAL GROUP LLC, 214 N 4TH ST, STE 208
GRAND FORKS, ND 58203
- F. CONTRACTOR: J.E. Dunn Construction Company, 766 Elks Drive, STE B
Dickinson, ND 58601
- G. PROJECT DESCRIPTION: Approximately 130,000 SF pre-engineered metal building (PEMB) addition to an existing precast concrete airplane hangar. The PEMB addition will house a three (3) sheet ice rink facility. The existing 30,000 SF hangar will be renovated into an indoor turf facility. The project also includes 17 acres of associated site work including earthwork, site utilities, asphalt parking lots, landscaping, and site lighting.
- H. BID PACKAGE: Bid Package #3 (BP3)
- I. DOCUMENT PACKAGE:
 - 1. ICON ARCHITECTURAL GROUP LLC Project Manual dated August 28, 2026.
 - 2. ICON ARCHITECTURAL GROUP LLC Drawings dated August 28, 2026.
- J. SCOPES OF WORK: The following Scopes of Work dated 9/11/2026 are included in this Bid Package:
 - 1. 03.35.01 - CONCRETE POLISHING
 - 2. 04.20.00 - MASONRY
 - 3. 05.10.00 - STAIRS, RAILINGS, STADIA HANDRAIL, AND OTHER MISC METALS SUPPLY
 - 4. 05.10.01 - STAIRS, RAILINGS, STADIA HANDRAIL, AND OTHER MISC METALS INSTALL
 - 5. 07.20.00 - SPRAY INSULATION
 - 6. 08.10.01 - DOORS, FRAMES AND HARDWARE (SUPPLY)
 - 7. 08.33.00 - OVERHEAD & COILING DOORS
 - 8. 08.40.00 - GLASS & GLAZING
 - 9. 09.20.00 - DRYWALL & FRAMING
 - 10. 09.30.00 - TILING

- 11. 09.50.00 - ACOUSTICAL CEILING TILE
- 12. 09.65.00 - RESILIENT BASE, RESILIENT ATHLETIC FLOORING, & CARPET
- 13. 09.65.23 - SYNTHETIC TURF FLOORING
- 14. 09.72.00 - WALL COVERINGS
- 15. 09.90.00 - PAINTING AND COATINGS
- 16. 10.00.00 - SPECIALTIES (SUPPLY)
- 17. 10.51.01 - LOCKERS AND BENCHES (SUPPLY)
- 18. 11.40.00 - FOOD SERVICE EQUIPMENT
- 19. 11.66.00 - ATHLETIC EQUIPMENT
- 20. 11.66.01 - ELECTRONIC SCOREBOARDS
- 21. 12.20.00 - WINDOW TREATMENTS
- 22. 12.30.00 - CASEWORK & COUNTERTOPS (SUPPLY)
- 23. 12.61.00 - FIXED AUDIENCE SEATING
- 24. 13.18.00 - ICE RINKS - REFRIGERATION, FLOOR, AND CONTROLS SYSTEMS
- 25. 13.18.16 - ICE RINKS - DASHER BOARDS AND NETTING
- 26. 14.20.00 - ELEVATORS
- 27. 21.00.00 - FIRE SUPPRESSION
- 28. 23.00.00 - MECHANICAL (HVAC & Plumbing)
- 29. 26.00.00 - ELECTRICAL
- 30. 27.00.00 - LOW VOLTAGE
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- 35. 32.90.00 - LANDSCAPING AND IRRIGATION

1.2 BID INFORMATION

- A. PRE-BID CONFERENCE: A pre-bid conference will not be held.
- B. BID FORMS: Submit bid(s) on the appropriate Bid Proposal Form(s) furnished in Section 00 41 00.10.
 - 1. For Individual Scopes, submit 00 41 00.10.
 - 2. For combination bids, submit 00 41 00.10 (for each Scope) and 00 41 00.20 for the combination.
 - 3. Note: Reference those indicated Bid Forms for applicable attachments.
- C. BID BONDS: Bid Bonds are not required on this Project.

D. **BID DATE:** Bids will be received by the Contractor until the bid time and date at the location indicated below.

1. Date: Thursday, September 24, 2026.
2. Time: 2:00PM CST.
3. Location: Williston Area Recreation Center (ARC), 822 18th St. E, Williston ND 58801.
4. Note: Bids must be submitted by one of the following methods:
 - a. Emailed to Seth Larson with JE Dunn Construction (seth.larson@jedunnconstruction.com)
 - b. Hand deliver to the Public Bid Opening.

E. **BID DOCUMENTS:**

1. Bidding Documents may be viewed and/or obtained electronically via Autodesk Construction Cloud (ACC) Building Connected.

F. **LENGTH OF VALIDITY OF PROPOSALS:** All Proposals shall be valid for acceptance by the Contractor for a period of Forty-Five (45) calendar days after submission of the Proposal(s).

1.3 INTERPRETATION AND ADDENDA

- A. Requests for interpretations, clarifications, corrections, or changes of the Bidding Documents must be made in writing at least seven (7) calendar days before the date for receipt of Bids. No Addenda will be issued later than two (2) business days before the date for receipt of Bids except for the limited situations set forth in the Instructions to Bidders.

1.4 SUBSTITUTIONS

- A. Substitutions are allowed on this Project as indicated in the Instructions to Bidders and pursuant to Division 01.

1.5 INSURANCE REQUIREMENTS

- A. Insurance requirements are included in the Subcontract, M&E Contract, and/or Controlled Insurance Manual included herein.
- B. Subcontractors will not be allowed on site until they have fully complied with the insurance requirements.

1.6 PROJECT HIGHLIGHTS

- A. **PREVAILING WAGES:** Prevailing wages are not required on this Project.
- B. **SMALL BUSINESS DBE/MBE/WBE GOALS:** Goals are not required on this Project. Contractor requests that Bidders actively solicit participation from minority contractors, suppliers, and other organizations.
- C. **TAXES/EXEMPTIONS:** This Project is not exempt from state sales and use tax.

SCOPE OF WORK 03.35.01 - CONCRETE POLISHING**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

CONCRETE POLISHING - Including, but not limited to, Specification sections:

03 3536	Polished Concrete Floor Finishing
07 9200	Joint Sealants (as applicable)
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. On site review of concrete placement and curing activities to ensure concrete surfaces will be acceptable for specified concrete polishing process.
- 1.2. Prepare substrate as required by Subcontract Documents and manufacturer guidelines, including but not limited to removing minor mastics, glues, and paints, cleaning the substrate, repairing minor cracks, and filling joints.
- 1.3. Accept substrate prior to the start of the Work.
- 1.4. Protection of adjacent finishes and/or surfaces during the Work.
- 1.5. Number of coats as specified or required by manufacturer, whichever is greater.
- 1.6. Provide temporary generator, cords, and task lighting for own Work. Equipment that produces gas fumes will not be permitted. Electrician will provide 120V power and OSHA-compliant area lighting.
- 1.7. Polished Concrete floor finish mock-up. Includes separate early mobilization 28 days before the Pre-Polish Conference to complete the mock-up.
- 1.8. Remove flooring protection as required to complete polishing Work and reinstall upon completion of polishing. Initial install (after slabs are poured) and final disposal (at Substantial Completion) by others.
- 1.9. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.9.1. Alternate #1 - South PEMB Lean-To Addition (added floor polishing).
 - 1.9.2. Alternate #2 - North PEMB Lean-To Addition (added floor polishing).
 - 1.9.3. Alternate #9 - Mezzanine Storage Room (added floor polishing).

2. **CONCRETE**

- 2.1. Polish concrete as indicated.

- 2.2. Cleaning solution, sealers, and other accessories as specified. Includes self-leveling joint sealants at all polished concrete (CONC-P) and at all sealed concrete (CONC-S) locations.
3. DURATIONS (information used to evaluate bidders and refine schedule; assume notice of award 10/21/26 via letter of intent, with contract to follow within 7-10 business days).
- 3.1. Number of working days to complete concrete polishing at Mock-Up. _____
- 3.2. Number of working days to complete concrete polishing at Ice Level. _____
- 3.3. Number of working days to complete concrete polishing at Mezzanine Level.

- 3.4. Number of working days to complete concrete polishing at ALT #1. _____
- 3.5. Number of working days to complete concrete polishing at ALT #2. _____
- 3.6. Number of working days to complete concrete polishing at ALT #9. _____

The following work is excluded:

1. Place, finish, or cure concrete.
2. Excess leveling.
3. Stamped patterns.
4. Sealed Concrete (CONC-S).

Unit Prices:

1. Remove existing floor protection: \$____ per square foot (SF)
2. Polish Concrete: \$_____ per square foot (SF)
3. Provide new 1/8" Masonite floor protection (incl. taping edges & seams): \$____ per square foot (SF)

SCOPE OF WORK 04.20.00 - MASONRY**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

MASONRY - Including, but not limited to, Specification Section(s):

04 2000	Unit Masonry
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Platforms, scaffolding, lifts, and small tools as required to complete the Work.
- 1.2. Hoisting and lifting required to complete the Work.
- 1.3. Traffic control, barricades, and flagmen both on-site and off-site for the movement of materials and equipment included in this Work.
- 1.4. Submit a detailed scaffolding plan showing the scaffold type anticipated and tie back details. Scaffold plan shall be sealed by an engineer licensed in the state where the Project is located, when required by OSHA regulations. If the scaffold must bear on existing structure, provide reshoring or engineering indicating loads are acceptable. All tie-backs that penetrate the masonry skin either permanently or temporarily shall be stainless steel grade 304. Overhead protection as required for Subcontractor's workforce.
- 1.5. Professional Liability Insurance for engineer-stamped scaffolding plan.
- 1.6. Coordinate unloading, delivery, lay-down area, and masonry batch area with Contractor. Relocation may be required for coordination with the overall construction as directed by Contractor.
- 1.7. Mixing area including a gravel pad under the mixer area. Provide an earth berm around the mixing area in accordance with storm water runoff requirements. Line basin under the mixing area with impervious liner to prevent groundwater contamination in accordance with EPA requirements.
- 1.8. Layout as required from benchmarks established by others.
- 1.9. Clean roads surrounding Project site from debris resulting from this Work.
- 1.10. Clean masonry per the Subcontract Documents and manufacturer's recommendations.
- 1.11. Temporary protection at top of completed masonry walls, masonry cavities and/or stone cavities. Keep in place and remove when directed by Contractor.

- 1.12. Floor protection. Remove and clean mortar and mortar stains from exposed surfaces.
- 1.13. Temporary generators and task lighting for this Work.
- 1.14. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.14.1. Alternate #1 - South PEMB Lean-To Addition (added masonry walls).
 - 1.14.2. Alternate #2 - North PEMB Lean-To Addition (added masonry walls).
 - 1.14.3. Alternate #9 - Mezzanine Storage Room (added masonry walls).

2. MASONRY

- 2.1. CMU, reinforcing steel, mortar, and grout.
 - 2.2. Masonry accessories, clips, shims, fasteners, anchors, flashing, welding, and other items as required.
 - 2.3. Temporary bracing of masonry walls (over eight feet (8') tall) designed by an engineer licensed in the state where the Project is located. The bracing plan should be designed incorporating Project-specific conditions for walls in progress and until final structural connections are made.
 - 2.4. Install anchors, bolts, blockouts, sleeves, plates, and other items embedded in masonry. Embedded items furnished by others. Coordinate location of embedded items with others.
 - 2.5. Reinforcing steel within masonry walls. Drill and epoxy dowels into substrate where indicated.
 - 2.6. Install and grout hollow metal frames within masonry assemblies. Frames furnished by others.
 - 2.7. Masonry patching, salvage, toothing, and in-fills.
 - 2.8. Patching, grouting, and laying of masonry around wall penetrations. Include separate mobilization for this Work after all MEP rough-ins are completed.
 - 2.9. Provide spacing and clean mortar joints within masonry assemblies for control joints, expansion joints, and joint sealants by others.
 - 2.10. Integral water repellants in concrete masonry unit (CMU), grout and mortar at locations indicated.
 - 2.11. Install access doors within masonry walls. Doors furnished by others.
 - 2.12. Install loose steel lintels. Lintels furnished by others.
3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
- 3.1. Number of working days required for submission of masonry and rebar submittals (from date of notice of award). _____
 - 3.2. Number of working days required to fabricate and deliver rebar (from receipt of

approved shop drawings). _____

3.3. Number of working days to complete masonry walls at Area A/B Locker Rooms.

3.4. Number of working days to complete masonry walls at Area B Elevator Shaft.

3.5. Number of working days to complete masonry walls at Area C Window Infills.

3.6. Number of working days to complete masonry walls at Area C Hanger Door Infills.

3.7. Number of working days to complete masonry walls at Area D Locker Rooms West.

3.8. Number of working days to complete masonry walls at Area D Locker Rooms East.

3.9. Number of working days to complete masonry walls at Area D Mechanical Rooms.

The following work is excluded:

1. Waterproofing and air/weather barriers.
2. Firesafing and firestopping.
3. Joint sealants and expansion joints.
4. Furnishing of access doors, loose lintels, and door frames.
5. Surface applied masonry sealers.
6. Top of wall bracing.
7. Weather conditions, temporary heating, and temporary enclosures.

SCOPE OF WORK 05.10.00 - STAIRS, RAILINGS, STADIA HANDRAIL, AND OTHER MISC METALS SUPPLY

SCOPE OF WORK

The Supplier shall furnish the following material and equipment:

STAIRS, RAILINGS, STADIA HANDRAIL, AND OTHER MISC METALS SUPPLY -
Including, but not limited to, material and equipment required by Specification Section(s):

05 5000	Metal Fabrications (as applicable)
05 5100	Metal Stairs
05 5133	Metal Ladders
05 5213	Pipe and Tube Railings
05 7300	Decorative Metal Railings
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Delegated design for connection calculations, metal fabrications, metal stairs, railings, ladders, stadia handrail, and miscellaneous metals, including seal of professional engineer licensed in the state where the Project is located, on Shop Drawings and calculations.
- 1.2. Professional Liability Insurance for engineer-stamped Shop Drawings and calculations.
- 1.3. Coordinate requirements of the Work, including, but not limited to, reviewing of all Subcontract Documents for size and locations of openings in floor and roof framing, including support framing at openings as required by typical details.
- 1.4. Fasteners (bolts, nuts, washers, tension control fasteners, anchors, and epoxy adhesives) necessary to complete this Scope of Work.
- 1.5. Coatings and surface preparation per the Specifications, including Division 9 Specifications as applicable to this Scope of Work where referenced by the Division 5 Specifications. Where steel fabrications are scheduled for shop primer to receive field coatings, provide shop primer that is compatible with specified field-applied finish systems.
- 1.6. Embed plates, sleeves, and anchors as required. Also includes materials and hardware for connections to concrete, precast, masonry, or other non-steel substrates where installation of steel must occur after substrate is already in place.
- 1.7. Steel Erection subcontractor to provide field measurements and coordinate with Steel Supplier for the final "Fabrication" set of Shop Drawings.
- 1.8. One template of each base plate type to Contractor for use in setting anchor bolts.

- 1.9. Shop visual and non-destructive testing in accordance with American Welding Society (AWS) and American Institute of Steel Construction (AISC) procedures.
- 1.10. Where embeds are required for support or connection of miscellaneous steel or structural steel items, provide embed layout drawings as necessary for proper installation by others. All embeds scheduled to be cast in place to include nail holes coordinated with Contractor's field staff.
- 1.11. Slip resistant finish on stair nosings, treads, and ladder rungs.
- 1.12. Fasteners (including but not limited to bolts, nuts, washers, tension control fasteners, anchors, and epoxy adhesives) necessary to complete this Scope of Work.
- 1.13. Participate in BIM Modeling Coordination Program for Metal Stairs and Precast Concrete design coordination for Stadia Handrail.
- 1.14. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.14.1. Alternate #2 – North PEMB Lean-To Addition (added bent plates for Overhead door opening).
 - 1.14.2. Alternate #9 - Mezzanine Storage Room (added stair assembly).

2. METAL STAIRS AND RAILINGS

- 2.1. Pan-filled metal stair and railing assemblies, including but not limited to, stringers, risers, posts, baseplates, caps, carriage beams, landing frames, landing decking, pour stops, closure plates, stair nosing, handrails, handrail brackets, mid-rails, guardrails, wire mesh with U-channels, flat plate, tabs, and all materials & connection hardware.
- 2.2. Pan-filled metal stair assemblies are to be fabricated with "Hold-To" dimensions to facilitate expedited fabrication and to allow installation of stair assemblies during or shortly after PEMB erection.
- 2.3. Railings for metal stair assemblies are to be field measured by the Steel Erector after walls and slabs are completed. Railings will then be fabricated and shipped separately to Project.

3. STADIA HANDRAIL

- 3.1. Railings and guardrail assemblies at precast stadia, including but not limited to posts, baseplates, caps, handrails, brackets, wire mesh with U-channels, flat plate, tabs, decorative flanges for posts, continuous tubing, and all other materials & connection hardware.
- 3.2. Railing and wire mesh closure panel under Precast Stadia as indicated in Detail 18/A352.
- 3.3. Bent Steel Plate as indicated in Stadia Counter Detail 13/A352.
- 3.4. Stadia handrail is to be field measured by the Steel Erector after walls, slabs, and stadia are completed. Stadia handrail will then be fabricated and shipped separately to Project.

4. MISCELLANEOUS STEEL

- 4.1. Elevator hoist beam, elevator safety beam, and elevator shaft opening sill angles, including all necessary masonry embeds. Coordinate requirements with elevator manufacturer.
- 4.2. Loose lintels for openings at masonry assemblies.
- 4.3. Bent plates and anchors at top of masonry wall conditions.
- 4.4. Site handrail, including at Hanger Ramp as indicated.
- 4.5. Ice pit ladder assemblies.
- 4.6. Roof ladder assembly, including stringers, treads, handrail, wall bracket for top connection, and floor mount for base connection.
- 4.7. Protective barrier railings underneath stair assemblies as indicated.
- 4.8. Bent steel plates at all overhead door jamb and head conditions.
5. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
 - 5.1. Number of working days required for submission of Stairs and Railings submittals (from date of notice of award). _____
 - 5.2. Number of working days required for submission of Stadia Handrail submittals (from date of notice of award). _____
 - 5.3. Number of working days required for submission of other Misc Metals submittals (from date of notice of award). _____
 - 5.4. Number of working days required to fabricate and deliver Stair and Railings materials (from receipt of approved submittals and field measurements). _____
 - 5.5. Number of working days required to fabricate and deliver Stadia Handrail materials (from receipt of approved submittals and field measurements). _____
 - 5.6. Number of working days required to fabricate and deliver other Misc Metals materials (from receipt of approved submittals and field measurements). _____

The following work is excluded:

1. Field measurements and installation.
2. PEMB steel, mezzanine steel & decking, and support steel at openings in PEMB and mezzanine assemblies.
3. Bollards.
4. Trench drains.
5. Decorative wood cap at handrails and roof hatch.
6. Steel supports for building-mounted signage.
7. Steel supports for batting cages, divider curtain, scoreboards, ice rink netting, and figure skating harness systems.

8. Elevator pit ladder.
9. Steel supports for Mechanical, Electrical, Plumbing, and Fire Suppression equipment and materials.
10. Site fencing and trash enclosure steel.

SCOPE OF WORK 05.10.01 - STAIRS, RAILINGS, STADIA HANDRAIL, AND OTHER MISC METALS INSTALL

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

STAIRS, RAILINGS, STADIA HANDRAIL, AND OTHER MISC METALS INSTALL -
Including, but not limited to, Specification Section(s):

05 5000	Metal Fabrications (as applicable)
05 5100	Metal Stairs
05 5133	Metal Ladders
05 5213	Pipe and Tube Railings
05 7300	Decorative Metal Railings
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Field measurements and surveying of embedded steel items (projection, concrete elevation, location, alignment, and damage), including multiple trips to Project as necessary to accomplish these tasks. Field measurements are to be performed no later than two (2) weeks after concrete slabs are poured to facilitate timely fabrication and delivery of metal stair assemblies, stadia handrail, and other misc. metals. Notify Contractor of any discrepancies identified among field measurements, the Subcontract Documents, and American Institute of Steel Construction (AISC) standards.
- 1.2. Submit site-specific erection plan two (2) weeks prior to the steel erection pre-installation meeting. Plan shall include all items outlined in the Steel Erection Standards located in the Safety and Health Manual.
- 1.3. Participate in the steel erection pre-installation meeting, steel erection pre-start meeting and daily routine meeting per the Steel Erection Standards located in the Safety and Health Manual.
- 1.4. Site specific erection & bracing plan, including stamped and sealed design by a licensed professional engineer in the state of the Project. Analysis shall include loads imposed by follow-on trades if erection is not scheduled for completion before work of other trades is scheduled to commence, per Contractor's Schedule. Provide and remove temporary bracing and shoring as required for stability during erection.
- 1.5. Professional Liability Insurance for engineer-stamped site-specific erection & bracing plan.
- 1.6. Install connections to concrete, precast, masonry, or other non-steel substrates where installation of steel must occur after substrate is already in place. Includes core drilling

for stadia handrail posts as indicated in the Architectural Drawings.

- 1.7. Coordinate requirements of the Work, including, but not limited to, reviewing of Subcontract Documents for size and locations of openings in floor and roof framing, including support framing at openings as required by typical details for metal stair assemblies, railings, stadia handrail, and other misc. metals.
- 1.8. Field touch up of shop finish primer, paint, and galvanizing at locations where shop finish is damaged during delivery, handling, or erection, including, but not limited to, field connection points, bolts, handrails, and hoisting pick points.
- 1.9. Clean steel of dirt, mud, dust, and piece mark identifications prior to completion of erection.
- 1.10. Remove temporary erection aids, welds, run off tabs, and backing strips.
- 1.11. Lifts and any other accommodations necessary to facilitate performance of special inspections of the Work as required by the testing agency.
- 1.12. Arrange for temporary power for welders and equipment as needed for completion of this Scope of Work and/or provide fuel powered welders and equipment. When fuel powered equipment is used, protect concrete slabs and finishes from fuel spills or leakage and properly ventilate when performing Work within confined spaces as required per OSHA guidelines.
- 1.13. Column layout and elevations, including leveling nuts and shooting shim packs. Building offset work lines and benchmarks for use by others.
- 1.14. Fire extinguishers, fire watch, and burn permits for welding and cutting.
- 1.15. Ladders for floor-to-floor access during construction of this Scope of Work until metal stair install is complete.
- 1.16. Includes multiple trips to Project as necessary to complete the Work, including but not limited to, initial trip to install metal stair assemblies and weld metal sleeves for railing posts to mezzanine deck slab angle, trip to install elevator hoist beam & safety beam, trip to install ladders and bent plates at overhead doors, and trip to install stair railings & stadia handrail.
- 1.17. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.17.1. Alternate #2 – North PEMB Lean-To Addition (added bent plates for Overhead door opening).
 - 1.17.2. Alternate #9 - Mezzanine Storage Room (added stair assembly).

2. METAL STAIRS AND RAILINGS

- 2.1. Install pan-filled metal stair and railing assemblies, including but not limited to stringers, risers, posts, caps, carriage beams, landing frames, landing decking, pour stops, closure plates, stair nosing, handrails, handrail brackets, mid-rails, guardrails, wire mesh with U-channels, flat plates, tabs, and all other materials & connection hardware.

- 2.2. Pan-filled metal stair assemblies are to be fabricated with "Hold-To" dimensions to facilitate expedited fabrication and to allow installation of stair assemblies during or shortly after PEMB erection.
- 2.3. Railings for metal stair assemblies are to be field measured by the Steel Erector after walls and slabs are completed. Railings will then be fabricated and shipped separately to Project.

3. STADIA HANDRAIL

- 3.1. Install railings and guardrail assemblies at precast stadia, including but not limited to posts, caps, handrails, brackets, wire mesh with U-channels, flat plate, tabs, decorative flanges for posts, continuous tubing, and all other materials & connection hardware.
- 3.2. Install railing and wire mesh closure panel under precast stadia as indicated in Detail 18/A352.
- 3.3. Install bent steel plate as indicated in Stadia Counter Detail 13/A352.
- 3.4. Stadia handrail is to be field measured by the Subcontractor after walls, slabs, and stadia are completed. Stadia handrail will then be fabricated and shipped separately to Project.

4. MISCELLANEOUS METALS

- 4.1. Install elevator hoist beam, elevator safety beam, and elevator shaft opening sill angles, including all necessary masonry embeds. Coordinate install with Masonry subcontractor.
- 4.2. Install bent plates and anchors at top of masonry wall conditions.
- 4.3. Install site handrail, including at Hanger Ramp as indicated.
- 4.4. Install ice pit ladder assemblies.
- 4.5. Install roof ladder assembly.
- 4.6. Install protective barrier railings underneath stair assemblies as indicated.
- 4.7. Install bent steel plates at all overhead door jamb and head conditions.

5. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 5.1. Number of working days required to install metal stair assemblies. _____
- 5.2. Number of working days required to install of elevator hoist beam and safety beam.

- 5.3. Number of working days required to install ice pit ladders, roof ladder, and bent plates at overhead doors. _____
- 5.4. Number of working days required to install stair railings and stadia handrail.

The following work is excluded:

1. Supply of materials.
2. PEMB steel, mezzanine steel & decking, support steel at openings in PEMB and mezzanine assemblies, and precast concrete stadia support steel.
3. Embed and baseplate install, bollards, and trench drains by Concrete subcontractor.
4. Lintel install by Masonry subcontractor.
5. Temporary wood railings and at precast stadia, at mezzanine decking, and at stair assemblies by Rough Carpenter.
6. Decorative wood cap at handrails and roof hatch by Finish Carpentry subcontractor.
7. Steel supports for building-mounted signage by Signage subcontractor.
8. Steel supports for batting cages, divider curtain, scoreboards, ice rink netting, and figure skating harness system by Athletic Equipment and Ice Rinks subcontractors.
9. Elevator pit ladder by Elevator subcontractor.
10. Steel supports for Mechanical, Electrical, Plumbing, and Fire Suppression equipment and materials.
11. Site fencing and trash enclosure steel by Fencing subcontractor.
12. Grout for column base plates, beam pockets and beam bearing plates.
13. Temporary treads and concrete fill for pan stairs and landings.

SCOPE OF WORK 07.20.00 - SPRAY INSULATION

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

SPRAY INSULATION - Including, but not limited to, Specification sections:

07 2119	Foamed-in-Place Insulation
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Sequence Work as necessary to protect insulation and/or air barrier from prolonged exposure to sunlight. Include a UV-resistant top coat to protect the insulation from the sun.
- 1.2. Protect floors, walls, ceilings, exposed structure, and all other finish materials from overspray. Clean up daily and after this Work is completed in each area including accidental overspray and residue on other substrates. Neatly trim all excess spray insulation immediately after curing.
- 1.3. Engage a manufacturer's representative to provide regular site visits and technical support as required to ensure all Work is being installed in proper thickness and per requirements. Ensure manufacturer is present at time of initial application. Density and thickness testing shall be performed daily with reports forwarded to Contractor.
- 1.4. Adhesion testing.
- 1.5. Confirm with manufacturer and Specification requirements and record substrate temperature daily and by area. Recordings shall be tracked in a log and submitted to the Contractor.
- 1.6. Coordinate with all trades to ensure conduit, hangers, clamps and other attachment devices or in-wall rough-in are in place prior to insulation activities to minimize cutting or removing of insulation.
- 1.7. Coordinate with others to ensure that spray insulation does not conceal metal attachment clips, J-boxes or other components necessary to be accessed after installation of the insulation system. Install temporary dams or forms as may be necessary to allow for subsequent access to these items.
- 1.8. Multiple mobilizations as required by the sequence of the work and Project phasing.
- 1.9. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.10. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's

Bid Form 00 41 00.

1.10.1. Alternate #1 – South PEMB Lean-To Addition (added spray insulation for additional openings).

1.10.2. Alternate #2 – North PEMB Lean-To Addition (added spray insulation for additional openings).

2. SPRAY INSULATION

2.1. Spray applied thermal insulation as a complete system including substrate preparation as required to achieve required ratings and per Subcontract Documents.

2.2. Auxiliary materials, including but not limited to, primers, flexible membrane flashings, counter flashings, foam stops at rough openings, end of wall conditions, top of wall conditions, sealants and other items required for a complete installation.

2.3. Thermal barriers for areas to receive spray foam that are not covered in drywall.

2.4. Closed cell spray foam at all locations.

2.5. Intumescent coating at all locations.

2.6. Spray insulation as indicated in Wall Type TS6, Wall Section 1/A322 and Detail 7/A505, Wall Section 4/A324, Wall Section 1/A326

2.7. Spray insulation at perimeter of roof hatch opening as indicated in Detail 7/A504.

2.8. Spray insulation at perimeter of all exterior louvers, storefronts, overhead doors, hollow metal frames, ductwork penetrations, and all other framed openings as indicated in the Bid Documents.

2.9. Spray insulation at all hollow metal door frames before installation of frames by others. Hollow metal frames at CMU will be grouted by others.

2.10. Minor patching for incidental damage by others.

2.11. Contractor will provide fans for Spray Insulator to move, position, and manage to facilitate air flow during the Work. Contractor will coordinate with other trades to section off work areas for Spray Insulator's daily Work activities during normal working hours.

3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

3.1. Number of working days required for submission of spray foam submittals (from date of notice of award). _____

3.2. Number of work days required to spray foam hollow metal frames before installation by others. _____

3.3. Number of working days required to spray foam exterior openings. _____

3.4. Number of working days required to spray foam exterior openings at ALT #1.

3.5. Number of working days required to spray foam exterior openings at ALT #2.

The following work is excluded:

1. Batt, rigid, and roofing insulation.
2. Insulation or mineral wool as part of a firestop assembly.
3. Pre-finished metal closure pieces.
4. Expansion joint assemblies.
5. Spray insulation at non-framed penetrations through insulated metal panels or roofing, such as piping and conduit.
6. Spray insulation of hollow metal frames at CMU.
7. Spray insulation at box headers within cold-formed metal framing.
8. Spray insulation, gasketing, or sealants at insulated metal panel systems or transition to dissimilars.
9. Spray insulation at low eave and high eave transitions from insulated metal panels to roof assemblies.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Build temporary protective enclosure at Project for spray insulation fill of hollow metal frames before installation by others. Includes removal of enclosure upon completion of Work. \$ _____
2. Perform all spray insulation activities outside of normal working hours (evenings and weekends). \$ _____
3. Provide spray insulation at all non-framed exterior penetrations, such as piping and conduit. \$ _____

SCOPE OF WORK 08.10.01 - DOORS, FRAMES AND HARDWARE (SUPPLY)**SCOPE OF WORK**

The Supplier shall furnish the following material and equipment:

DOORS, FRAMES AND HARDWARE (SUPPLY) - Including, but not limited to, material and equipment required by Specification Section(s):

08 1113	Hollow Metal Doors and Frames
08 7100	Door Hardware
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Coordinate rough-in requirements for doors and frames with electrical and security trades.
- 1.2. Include raceways within doors for and frames at electrified openings.
- 1.3. Shop Drawings, Submittals, Samples, and hardware schedule within four (4) weeks of fully executed Agreement.
- 1.4. Installation templates for the Work of this Scope.
- 1.5. Multiple deliveries, as necessary, per Schedule. Includes expedited delivery for all hollow metal frames.
- 1.6. Frame and door/hardware deliveries to be palletized by floor and building area.
- 1.7. Label doors, frames, and hardware with the associated opening number.
- 1.8. All material deliveries are to be provided with liftgate service.
- 1.9. Host a meeting focused specifically on electrified hardware coordination with door, frame, and hardware installer, Project's hardware consultant, and interfacing trades.
- 1.10. Participate in pre-installation meeting prior to the installation of the finish hardware.
- 1.11. Participate in keying meeting with the Owner to establish the keying requirements, set-up, key identification labeling, and keying schedule.

2. **DOORS, FRAMES AND HARDWARE**

- 2.1. Temporary construction cores and keys for all exterior openings and six (6) interior openings.
- 2.2. Hollow metal door frames, hollow metal window frames, and sidelights. Furnish door frames with temporary spreaders at bottom of frames.
- 2.3. Hollow metal doors.

- 2.4. Door hardware and accessories.
- 2.5. Electronic door hardware such as power supplies, power transfers, door contacts, door position switches, transformers, panic/exit devices, mag hold opens, automatic operators, and push buttons at hollow metal doors.
- 2.6. Cores/cylinders at all doors, including doors provided by others. This includes, but is not limited to, aluminum doors, overhead doors, and coiling doors.
- 2.7. Window lite frames and stops for hollow metal doors. Window lites are by Glazing subcontractor.
- 2.8. Factory applied concealed or recessed material and smoke/draft control gasketing for fire-rated doors.
- 2.9. Keys and keying as required by the Project Specifications.
- 2.10. Keying of permanent lock cores.
- 2.11. Key cabinets and key inventory systems.
- 2.12. Miscellaneous clips, fasteners, anchors, and accessories.
- 2.13. Fabricate doors and frames to accommodate slab depressions and flooring systems.
- 2.14. Minimum of three (3) anchors per jamb to attach door frames to adjoining construction.
- 2.15. Blocking and templates for hardware at hollow metal and wood doors.
- 2.16. Rust inhibiting primer.
- 2.17. Mastic coating at the inside of hollow metal frames to be grouted.
- 2.18. Machine and prepare doors and frames to receive the specified hardware. Provide labeling at fire-rated openings.
- 2.19. Gasketing for sound-controlled doors.
- 2.20. Door protection, including, but not limited to, kick plates and frame guards.
- 3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
 - 3.1. Number of working days required for submission of Door Frame Hardware submittals (from date of notice of award). _____
 - 3.2. Number of working days for expedited hollow metal frame fabrication and delivery (from receipt of approved submittals). _____
 - 3.3. Number of working days required to fabricate and deliver hollow metal doors (from receipt of approved submittals). _____
 - 3.4. Number of working days required to fabricate and deliver hardware (from receipt of approved submittals). _____
 - 3.5. Please specify any long-lead door hardware and associated lead time.

The following work is excluded:

1. Installation.
2. Access panels and doors.
3. Overhead and coiling doors (except for cylinders).
4. Aluminum or all-glass doors and associated hardware (except for cylinders).
5. Glass and glazing within doors and frames.
6. Card readers.
7. Hardware for fence gates.
8. Pre-installation of hardware.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Supply hollow metal doors fully installed with all hardware prior to delivery to site.
\$ _____ LUMP SUM

SCOPE OF WORK 08.33.00 - OVERHEAD & COILING DOORS**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

OVERHEAD & COILING DOORS - Including, but not limited to, Specification Section(s):

08 3313	Coiling Counter Doors
08 3613	Sectional Doors
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Unloading and distribution of material to be installed.
- 1.2. Quantity and damage inspection of materials once delivered to the Project.
- 1.3. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.4. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.4.1. Alternate #2 - North PEMB Lean-To Addition (added overhead sectional door).

2. **OVERHEAD AND COILING DOORS**

- 2.1. Overhead sectional doors and coiling counter doors, including, but not limited to power operators, control devices, guides, hood, motors, panels, hardware, seals, fasteners, metal cover panels / enclosures / housings, and accessories required for a complete installation.
- 2.2. Operators, including, but not limited to, electric, belt-reduction, and chain and sprocket secondary drive.
- 2.3. Line and low voltage hook-up and wiring required for a complete installation.
- 2.4. Coordinate location of electrical with others. Complete power and control wiring from disconnect to unit components.
- 2.5. Door sills and weather stripping.
- 2.6. Factory authorized service representative to perform start-up, demonstration, and training upon completion of installation.
- 2.7. Balancing and final adjustment of installed doors.
- 2.8. Installation of masterkeyed cylinders. Materials furnished by others.

- 2.9. Relays, internal wiring components, and release devices for connection to fire alarm system. Coordinate with fire alarm subcontractor for connections and required hardware for proper door function.
- 2.10. Final fire testing and demonstration of proper operation as required by the applicable Authority Having Jurisdiction. Include adjusting and re-setting of fire doors upon completion of testing. Pretest doors prior to inspection.
3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
 - 3.1. Number of working days required for submission of overhead and coiling door submittals (from date of notice of award). _____
 - 3.2. Number of working days required to fabricate and deliver overhead and coiling doors steel assemblies (from date of approved submittals). _____
 - 3.3. Number of working days required to install each overhead sectional and coiling counter door. _____

The following work is excluded:

1. Hollow metal doors and frames.
2. Wood doors and frames.
3. 120V power to doors.
4. Structural overhead support and bent steel plates.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Remove door panels at existing overhead door at west elevation of existing Hanger (Area C). Provide new replacement panels for existing track, motor, and controls.
2. Voluntary Alternate - Furnish, install, and remove temporary manually-operated overhead sectional door paneling at exterior Opening 116.2, Opening 101.2, and Opening 150.3. Includes separate mobilization for these three openings. Assume permanent track can be installed for temporary use.

SCOPE OF WORK 08.40.00 - GLASS & GLAZING**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

GLASS & GLAZING - Including, but not limited to, Specification Section(s):

07 9200	Joint Sealants (as applicable)
08 4313	Aluminum-Framed Storefronts
08 7100	Door Hardware (as applicable)
08 8000	Glazing
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Delegated design Shop Drawings and calculations for aluminum entrance and storefront assemblies.
- 1.2. Professional Liability Insurance for engineer-stamped delegated design and calculations.
- 1.3. Coordination, assistance, access and equipment necessary for water/air quality testing of window systems.
- 1.4. Miscellaneous clips, shims, fasteners, anchors, and accessories required for a complete installation of the Work of this Scope.
- 1.5. Mock-ups. Mock-ups can be incorporated into the completed construction.
- 1.6. Dimensioned layout drawings for embeds to be installed by others.
- 1.7. Remove labels, stickers, temporary coverings, excessive sealants, dirt, and debris from glass and aluminum surfaces.
- 1.8. Attic stock materials.
- 1.9. Mobilizations as required for field measurements, install of fixed exterior assemblies, install of fixed interior assemblies, install of exterior aluminum entrances, install of interior aluminum entrances, and install of Contractor-requested "Leave-Out" aluminum assemblies at loading bays.
- 1.10. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.11. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.

- 1.11.1. Alternate #1 – South PEMB Lean-To Addition (additional aluminum assemblies).
- 1.11.2. Alternate #2 – North PEMB Lean-To Addition (additional aluminum assemblies).

2. ENTRANCES, STOREFRONTS, AND GLASS & GLAZING

- 2.1. Remove existing 92' wide windows at Hanger (4" polycarbonate insulated glazing panels) and prep existing openings for new Work. Dispose materials into Contractor-provided dumpster.
- 2.2. Aluminum framed entrances, aluminum framed storefronts, and glass & glazing materials.
- 2.3. Door hardware and automatic operators for aluminum framed entrances and storefronts. Machine doors to receive hardware. Keying and cores/cylinders by others.
- 2.4. Automatic door openers with pedestal and button for aluminum framed entrances and storefronts.
- 2.5. Low voltage hook-up and wiring required for a complete installation.
- 2.6. Insulation concealed within aluminum storefront and curtainwall assemblies. This includes, but is not limited to, mullion insulation, spandrel glass insulation, foil backed insulation, metal back-pans, and insulation of shim spaces or pockets to adjacent construction materials.
- 2.7. Raceways and conduit integral to aluminum framing members and door panels for electrified door hardware, security systems, and automatic operators. Includes pull strings and plugs with labeling.
- 2.8. Furnish embeds to be cast into concrete assemblies. Embed installation by others.
- 2.9. Miscellaneous steel to brace and/or support assemblies installed. Steel that is shown and sized on the Structural Drawings will be by others.
- 2.10. Anchors and clips used to support aluminum framing members to be concealed behind adjacent interior finishes.
- 2.11. Sill flashing at existing Hanger openings.
- 2.12. Flexible membrane flashings and silicone transition assemblies installed in conjunction with or after exterior storefront and entrance systems are installed.
- 2.13. Intermediate and corner mullion wraps at installed assemblies. Finish and color to match adjoining materials.
- 2.14. Perimeter joint sealants at both sides of opening between aluminum frame and dissimilar materials.
- 2.15. Interior aluminum storefront and glass & glazing as indicated.
- 2.16. Interior perimeter joint sealants between aluminum frame and dissimilar materials.

- 2.17. Tempered glass where glass surfaces are less than eighteen inches (18") above finished floor and other locations indicated.
- 2.18. Glass and glazing within hollow metal and wood doors and frames, including installation. Glazing stops to be furnished by others.
3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
 - 3.1. Number of working days required for submission of submittals, including engineering (from date of notice of award). _____
 - 3.2. Number of working days required to fabricate and receive door hardware and operators (from receipt of approved submittals).
 - 3.3. Number of working days required to fabricate and deliver fixed exterior assemblies (from date of field measure). _____
 - 3.4. Number of working days required to fabricate and deliver fixed interior assemblies (from date of field measure). _____
 - 3.5. Number of working days required to fabricate and deliver exterior aluminum entrances (from date of field measure). _____
 - 3.6. Number of working days required to fabricate and deliver interior aluminum entrances (from date of field measure). _____
 - 3.7. Number of working days to install fixed exterior aluminum assemblies. _____
 - 3.8. Number of working days to install fixed interior aluminum assemblies. _____
 - 3.9. Number of working days to install exterior aluminum entrances. _____
 - 3.10. Number of working days to install interior aluminum entrances. _____
 - 3.11. Number of working days required to install all materials at ALT #1. _____
 - 3.12. Number of working days required to install all materials at ALT #2. _____

The following work is excluded:

1. Pre-finished metal flashings by Metal Panel subcontractor(s).
2. Flashings in other scopes of work.
3. Joint sealants in other scopes of work.
4. Final cleaning of windows, storefront, and aluminum doors.
5. Glass railings.
6. Glass in architectural woodwork or furniture items, unless specifically listed above.
7. Mirrors.
8. Wood blocking.
9. Hollow metal doors and frames

10. Wiring and final connections of security system contacts.

11. Security window screens.

SCOPE OF WORK 09.20.00 - DRYWALL & FRAMING

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

DRYWALL & FRAMING - Including, but not limited to, Specification Section(s):

05 4000	Cold-Formed Steel Framing
06 1600	Sheathing
07 2100.02	Thermal Insulation (as applicable)
07 8400	Firestopping (as applicable)
07 9200	Joint Sealants (as applicable)
07 9513	Expansion Joint Cover Assemblies (as applicable)
08 3100	Access Doors and Panels (as applicable)
09 2116	Gypsum Board Assemblies
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Delegated design by an engineer licensed in the state where the Project is located for cold-formed metal framing systems. Submit stamped and sealed drawings for approval.
- 1.2. Professional Liability Insurance for engineer-stamped Shop Drawings and calculations.
- 1.3. Upon completion of taping work, remove excess taping compound. Sweep floors clean with dust-collecting compound.
- 1.4. Clean floor tracks of debris prior to installing gypsum board.
- 1.5. Coordinate layout of openings through partitions as wall framing progresses, including opening size, elevation, and horizontal dimensioning based on column or wall centerlines.
- 1.6. Coordinate top-out of partitions at priority walls (as determined by Contractor) with others.
- 1.7. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.7.1. Alternate #1 – South PEMB Lean-To Addition (added framing & drywall).
 - 1.7.2. Alternate #2 – North PEMB Lean-To Addition (added framing & drywall).
 - 1.7.3. Alternate #9 - Mezzanine Storage Room (added framing & drywall).

2. DRYWALL & FRAMING

- 2.1. Cold formed metal framing, gypsum sheathing, deflection track, strapping, and miscellaneous clips, shims, fasteners, anchors, and accessories required for a complete installation. Includes areas such as exterior walls, soffits, ceilings, parapets, and other locations indicated.
- 2.2. Welding or mechanical fastening of cold-formed metal framing as required by the Contract Documents.
- 2.3. Gypsum wallboard assemblies, including, but not limited to, cold-formed metal framing, furring channels, bracing, slip track, fire track, compressible gaskets, concealed sealants, batt insulation, gypsum board, expansion joints, control joints, reveals, and taping and sanding. Includes gypsum wallboard assemblies indicated in the Bid Documents above masonry walls to underside of floor and roof deck.
- 2.4. Batt insulation, including acoustic and thermal insulation as indicated in steel stud assemblies. Includes mineral wool in between top of wall or structure and the underside of decking.
- 2.5. Spray insulation or mineral wool at box headers in cold-formed metal framing.
- 2.6. Acoustical sealant and gaskets in drywall assemblies, including penetrations.
- 2.7. Firestopping at top and bottom of rated gypsum wall assemblies as required where indicated. Firestopping of through-penetrations by others.
- 2.8. Gypsum board ceiling suspension, framing, trim, bracing, hangers, miscellaneous clips, shims, fasteners, anchors, and accessories. Include additional framing for sprinkler heads, diffusers, chilled beams, grilles, and other mechanical and electrical components. Coordinate ceiling framing with others.
- 2.9. Install hollow metal door and window frames in gypsum board partitions. Frames furnished and insulated by others.
- 2.10. Install access doors. Doors furnished by others. Coordinate quantities with others.
- 2.11. Non-corrosive fasteners for attachment to treated lumber.
- 2.12. Fiberglass-faced gypsum board or moisture-resistant board when installation is required prior to the building being watertight. This includes areas such as top rock, shaft walls, electrical room partitions, and interior face of exterior walls.
- 2.13. Wall Type Modifiers including but not limited to impact resistant gypsum board, acoustical sealant, and moisture-resistant gypsum wall board at liner panel locations.
- 2.14. Shaftwall assemblies, including horizontal enclosures.
- 2.15. Compressible filler, gaskets, and rigid insulation where drywall meets exterior glass or window mullions.
- 2.16. Wall and ceiling control and expansion joints and covers in drywall. Coordinate with others.
- 2.17. Isolation where framing meets structural components.

2.18. Hold drywall one quarter to one half inch ($\frac{1}{4}$ " – $\frac{1}{2}$ ") off floor to prevent water from wicking.

2.19. Stencil the specified smoke and fire rating above ceilings at all rated walls.

3. TAPE AND BED

3.1. Tape, bed, sand, and finish gypsum board systems, including at recessed light fixtures. Sanding of drywall to be performed mechanically with dust collecting equipment.

3.2. Tape and float behind wall tile, including glass mat and fibermesh tape.

3.3. Tape and float walls to deck, including above ceilings.

3.4. Tape and float drywall in mechanical and electrical spaces in levels indicated.

3.5. Firetape at rated walls.

3.6. Sand walls between paint coats.

4. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

4.1. Number of working days required for submission of Drywall & Framing submittals (from date of notice of award). _____

4.2. Number of working days required to fabricate and deliver Drywall & Framing materials (from receipt of approved submittals). _____

4.3. Number of working days required to complete Framing at Mezzanine Level.

4.4. Number of working days required to complete Framing at Ice Level, including above partial-height masonry walls. _____

4.5. Number of working days to insulate and hang drywall at Ice Level Area A.

4.6. Number of working days to insulate and hang drywall at Ice Level Area B.

4.7. Number of working days to insulate and hang drywall at Ice Level Area C.

4.8. Number of working days to insulate and hang drywall at Ice Level Area D.

4.9. Number of working days to insulate and hang drywall at Mezzanine Level Area A/B.

4.10. Number of working days to insulate and hang drywall at Mezzanine Level Area C/D.

4.11. Number of working days to tape, sand, & finish drywall at Ice Level Area A.

4.12. Number of working days to tape, sand, & finish drywall at Ice Level Area B.

- _____
4.13. Number of working days to tape, sand, & finish drywall at Ice Level Area C.

- 4.14. Number of working days to tape, sand, & finish drywall at Ice Level Area D.

- 4.15. Number of working days to tape, sand, & finish drywall at Mezzanine Level Area A/B. _____
- 4.16. Number of working days to tape, sand, & finish drywall at Mezzanine Level Area C/D. _____
- 4.17. Number of working days required to complete cold-formed steel framing at ALT #1.

- 4.18. Number of working days required to complete cold-formed steel framing at ALT #2.

- 4.19. Number of working days required to insulate, hang, tape, sand & finish at ALT #1.

- 4.20. Number of working days required to insulate, hang, tape, sand & finish at ALT #2.

The following work is excluded:

1. Wood blocking at all locations by Rough Carpentry subcontractor.
2. Thermal insulation defined in other scopes of work.
3. Joint sealants defined in other scopes of work.
4. Firestopping of MEP penetrations.
5. Expansion joints and covers defined in other scopes of work.
6. Acoustic ceiling tile and acoustic baffles.
7. Fiberglass reinforced paneling (FRP) and interior wall paneling.
8. Metal liner panel.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Provide wood blocking at all cold-formed metal framing locations. \$ _____
2. Provide joint sealants for all hollow metal door and window frames to gypsum wallboard.
\$ _____

SCOPE OF WORK 09.30.00 - TILING

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

TILING - Including, but not limited to, Specification sections:

07 9200	Joint Sealants (as applicable)
09 0561	Common Work Results for Flooring Preparation (as applicable)
09 3000	Tiling
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **TILING**

- 1.1. Floor, wall, base, thresholds, special shapes, and trim ceramic and quarry tile, including setting and grouting materials for tile, mortar, trowelable underlayment, crack isolation membranes, sealing of grout joints, transition strips, metal edge strips, and grout release.
- 1.2. Verify substrates are acceptable for installation of material including surface conditions, compatibility with existing finishes, and bonding prior to the start of the Work. Confirm flatness of subsurfaces before beginning the installation of this Scope of Work.
- 1.3. Test slab moisture content, pH, and vapor testing per Specification and manufacturer's recommendations (minimum of both calcium chloride and relative humidity test) prior to the start of the Work. Submit documentation to Contractor.
- 1.4. Clean concrete floor including, but not limited to, mopping, buffing, and sanding, for acceptable substrate prior to installation of flooring. Scraping of drywall mud by others.
- 1.5. Floor preparation, including, trowelable underlayments and patching compounds, as required to meet flooring manufacturer requirements. Reference Division 3 for specified floor flatness and levelness requirements provided by others. Floor preparation includes concrete joints, repair of chips or dings, and deviations in elevation outside the specified levels. Work also includes transitions between rooms and doorways.
- 1.6. Wall preparation, including wall sanding, edge and reducer strips, metal termination strips between wall materials, primers, adhesives, setting mortar, and other miscellaneous items required. The Work includes any wall fill or leveling compound required at wall joints.
- 1.7. Field mock-up of each type and manufacturer of tiling with each manufacturer's technical representative. Review field mock-ups with Contractor and Architect before

proceeding.

- 1.8. Joint sealants in expansion, contraction, control, and isolation joints in finished surfaces. Caulk inside corners in lieu of grout.
- 1.9. Unless noted otherwise, at doorways, center seams and floor transitions shall be placed under the door when in the closed position.
- 1.10. Cut flooring materials to fit tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings.
- 1.11. Confirm slopes to drains before beginning the installation of this Scope of Work.
- 1.12. Polished cuts and cores for receptacles, switches, plumbing fixtures, and penetrations.
- 1.13. Finishing and/or sealing of finished product.
- 1.14. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.14.1. Alternate #1 – South PEMB Lean-To Addition (additional tiling).
2. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
 - 2.1. Number of working days required for submission of Tiling submittals (from date of notice of award). _____
 - 2.2. Number of working days required to fabricate and deliver Tiling materials (from receipt of approved submittals). _____
 - 2.3. Number of working days to install tiling at Ice Level Area A/B Locker Rooms. _____
 - 2.4. Number of working days to install tiling at Ice Level Area B Restrooms. _____
 - 2.5. Number of working days to install tiling at Ice Level Area D Locker Rooms and Training Room. _____
 - 2.6. Number of working days to install tiling at Mezzanine Level Area A/B Restrooms. _____
 - 2.7. Number of working days to install tiling at Mezzanine Level Area B Concessions. _____
 - 2.8. Number of working days to install tiling at Mezzanine Level Area D Restrooms. _____
 - 2.9. Number of working days to install tiling at ALT #1. _____

The following work is excluded:

1. Floor expansion joint covers.
2. Temporary heat and enclosures.

3. Joint sealants defined in other scopes of work.
4. Concrete vapor sealer.
5. Final cleaning.
6. Cementitious backer board.
7. Major floor preparation (self-leveling and grinding of subfloor) above and beyond preparation defined in inclusions.
8. Countertops and solid surface sills.
9. Protection of tiling surfaces after installation.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Provide new 1/8" Masonite floor protection (incl. taping edges & seams): \$_____ per square foot (SF)

SCOPE OF WORK 09.50.00 - ACOUSTICAL CEILING TILE

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ACOUSTICAL CEILING TILE - Including, but not limited to, Specification Section(s):

09 5100	Acoustical Ceilings
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Coordinate bulkhead details and interfacing sheetrock ceilings with acoustical ceilings.
- 1.2. Cut outs and patching in acoustical ceilings for others.
- 1.3. Non-corrosive fasteners for attachment to treated lumber.
- 1.4. Coordinate ceiling heights, bulkhead details, and interfacing drywall ceilings with others.
- 1.5. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.6. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.6.1. Alternate #1 – South PEMB Lean-To Addition (added ACT).
 - 1.6.2. Alternate #2 – North PEMB Lean-To Addition (added ACT).

2. ACOUSTICAL CEILINGS AND SOUND BAFFLES

- 2.1. Acoustical Ceiling Tile systems, including, but not limited to, suspension system, including hangers and wire, metal grid system, acoustical ceiling tile, seismic wiring for lighting, vertical closures where ceilings do not terminate at walls, expansion / control joints, trim, additional ceiling supports, clips, shims, fasteners, anchors, and accessories.
- 2.2. Acoustical sealants in acoustical ceiling systems, including caulking of ceiling grid where indicated.
- 2.3. Acoustical ceiling expansion joints and covers.
- 2.4. Trapeze style supports as required to coordinate with overhead MEP (Mechanical/Electrical/Plumbing) obstructions.

3. Durations (information used to evaluate bidders and refine schedule; assume notice of

award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 3.1. Number of working days required for submission of submittals (from date of notice of award). _____
- 3.2. Number of working days required to fabricate and deliver materials (from receipt of approved submittals). _____
- 3.3. Number of working days to install ACT at Ice Level Area A/B. _____
- 3.4. Number of working days to install ACT at Ice Level Area D. _____
- 3.5. Number of working days to install ACT at Mezzanine Level Area A/B. _____
- 3.6. Number of working days to install ACT at Mezzanine Level Area D. _____

The following work is excluded:

1. Thermal insulation defined in other scopes of work.
2. Joint sealants defined in other scopes of work.
3. Firestopping assemblies.
4. Expansion joints and covers defined in other scopes of work.
5. Temporary heat and enclosures for this Work.
6. Acoustical Decorative Panels (sound baffles).
7. Suspended Wood Ceilings.

SCOPE OF WORK 09.65.00 - RESILIENT BASE, RESILIENT ATHLETIC FLOORING, & CARPET

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

RESILIENT BASE, RESILIENT ATHLETIC FLOORING, & CARPET - Including, but not limited to, Specification sections:

09 0561	Common Work Results for Flooring Preparation
09 6500	Resilient Base
09 6566	Resilient Athletic Flooring
09 6813	Tile Carpeting
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Verify substrates are acceptable for installation of material including surface conditions, compatibility with existing finishes, and bonding prior to the start of the Work. Confirm flatness of subsurfaces before beginning the installation of this Scope of Work.
- 1.2. Test slab moisture content, pH, and vapor testing per Specification and manufacturer's recommendations (minimum of both calcium chloride and relative humidity test) prior to the start of the Work. Submit documentation to Contractor.
- 1.3. Clean concrete floor including, but not limited to, mopping, buffing, and sanding, for acceptable substrate prior to installation of flooring. Scraping of drywall mud by others.
- 1.4. Floor preparation, including, trowelable underlayments and patching compounds, as required to meet flooring manufacturer requirements. Reference Division 3 for specified floor flatness and levelness requirements provided by others. Floor preparation includes concrete joints, repair of chips or dings, and deviations in elevation outside the specified levels. Work also includes transitions between rooms, doorways, and transitions from new to existing.
- 1.5. Field mock-up of each type and manufacturer of flooring with each manufacturer's technical representative in addition to specified mock-ups. Review field mock-ups with Contractor and Architect before proceeding.
- 1.6. Joint sealants in expansion, contraction, control, and isolation joints in finished surfaces.
- 1.7. Unless noted otherwise, at doorways, center seams and floor transitions shall be placed under the door when in the closed position.

- 1.8. Cut flooring materials to fit tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings.
- 1.9. Do not install finished flooring over layout markings on floor that may bleed through flooring products. If encountered, notify Contractor prior to installation.
- 1.10. Bind or seal cut edges.
- 1.11. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.11.1. Alternate #1 – South PEMB Lean-To Addition (additional resilient flooring and base).
 - 1.11.2. Alternate #2 – North PEMB Lean-To Addition (additional resilient flooring and base).

2. RESILIENT BASE, RESILIENT ATHLETIC FLOORING, AND CARPET FLOORING

- 2.1. Resilient base and accessories, including but not limited to primers, adhesives, and metal transitions at Resilient Flooring to Concrete and WOM to Concrete.
- 2.2. Resilient base at all locations indicated in the Bid Documents, including at sealed concrete, polished concrete, synthetic ice flooring, and synthetic turf flooring.
- 2.3. Where resilient base is installed at precast concrete, masonry, or similar substrates, fill voids at top edge of base with adhesive material.
- 2.4. Resilient Athletic Flooring, including but not limited to rubber sheet athletic flooring, subfloor filler compound, transition strips, adhesives, bottom layer, wear layer, and other miscellaneous accessories.
- 2.5. Carpet tile and walk-off mat flooring including transitions, reducer strips, metal termination strips between flooring materials, primers, adhesives, moisture test kits, carpet pad, and other miscellaneous accessories.
- 2.6. Carpet tile flooring in the elevator.

3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 3.1. Number of working days required for submission of submittals (from date of notice of award). _____
- 3.2. Number of working days required to fabricate and deliver Resilient Athletic Flooring materials (from receipt of approved submittals). _____
- 3.3. Number of working days required to fabricate and deliver Carpet materials (from receipt of approved submittals). _____
- 3.4. Number of working days required to install Resilient Athletic Flooring at Ice Level Area A/B. _____
- 3.5. Number of working days required to install Resilient Athletic Flooring at Ice Level Area C/D. _____

- 3.6. Number of working days required to install Carpet at Ice Level. _____
- 3.7. Number of working days required to install Carpet at Mezzanine Level. _____
- 3.8. Number of working days required to install Resilient Base at Ice Level. _____
- 3.9. Number of working days required to install Resilient Base at Mezzanine Level.

The following work is excluded:

1. Synthetic Turf Flooring.
2. Synthetic Ice Flooring.
3. Floor expansion joint covers.
4. Temporary heat and enclosures.
5. Major floor preparation (self-leveling and grinding of subfloor) above and beyond preparation defined in inclusions.
6. Joint sealants defined in other scopes of work.
7. Concrete vapor sealer.
8. Final cleaning.
9. Protection of resilient athletic flooring and carpeting after installation.

Unit Prices:

1. Provide new 1/8" Masonite floor protection (incl. taping edges & seams): \$_____ per square foot (SF)

SCOPE OF WORK 09.65.23 - SYNTHETIC TURF FLOORING

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

SYNTHETIC TURF FLOORING - Including, but not limited to, Specification sections:

09 0561	Common Work Results for Flooring Preparation (as applicable)
09 6253	Synthetic Turf Flooring
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. SYNTHETIC TURF FLOORING

- 1.1. Synthetic Turf Flooring surfaces as indicated including but not limited to, synthetic fibers, infill system, backing, adhesives, and edging.
- 1.2. Install synthetic turf flooring surfaces in compliance with weather and climate restrictions as required by the product manufacturer.
- 1.3. Verify substrates are acceptable for installation of material including surface conditions, compatibility with existing finishes, and bonding prior to the start of the Work. Confirm flatness of subsurfaces before beginning the installation of this Scope of Work.
- 1.4. Test slab moisture content, pH, and vapor testing per Specification and manufacturer's recommendations (minimum of both calcium chloride and relative humidity test) prior to the start of the Work. Submit documentation to Contractor.
- 1.5. Clean concrete floor including, but not limited to, mopping, buffing, and sanding, for acceptable substrate prior to installation of synthetic turf flooring. Scraping of drywall mud by others.
- 1.6. Floor preparation, including, trowelable underlayments and patching compounds, as required to meet flooring manufacturer requirements. Reference Division 3 for specified floor flatness and levelness requirements provided by others. Floor preparation includes concrete joints, repair of chips or dings, and deviations in elevation outside the specified levels. Work also includes transitions between rooms, doorways, and transitions from new to existing.
- 1.7. Field mock-up of each type and manufacturer of synthetic turf flooring with each manufacturer's technical representative in addition to specified mock-ups. Review field mock-ups with Contractor and Architect before proceeding.
- 1.8. Joint sealants in expansion, contraction, control, and isolation joints in finished surfaces.
- 1.9. Cut outs for other trades including layout, protection of materials and finishes, and

handling and distribution of materials. Finish rings and other finish accessories by others.

- 1.10. Unless noted otherwise, at doorways, center seams and floor transitions shall be placed under the door when in the closed position.
- 1.11. Cut flooring materials to fit tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings.
- 1.12. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.

1.12.1. Alternate #2 – North PEMB Lean-To Addition (add TURF-2).

2. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 2.1. Number of working days required for submission of Synthetic Turf submittals (from date of notice of award). _____
- 2.2. Number of working days required to fabricate and deliver Synthetic Turf materials (from receipt of approved submittals). _____
- 2.3. Number of working days required to install TURF-1 at Area C. _____
- 2.4. Number of working days required to install TURF-2 at ALT #2. _____

The following work is excluded:

1. Synthetic Ice Flooring.
2. Gymnasium Equipment.
3. Resilient base, resilient athletic flooring, and carpet.
4. Game lines, logos, and marker paint lines for synthetic turf flooring.
5. Floor expansion joint covers.
6. Temporary heat and enclosures.
7. Concrete vapor sealer.
8. Major floor preparation (self-leveling and grinding of subfloor) above and beyond preparation defined in inclusions.
9. Joint sealants defined in other scopes of work.
10. Final cleaning.
11. Protection of synthetic turf flooring after installation.

SCOPE OF WORK 09.72.00 - WALL COVERINGS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

WALL COVERINGS - Including, but not limited to, Specification Section(s):

09 7200	Wall Coverings
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. WALL COVERINGS

- 1.1. Wall coverings, including surface preparation and sealers, adhesive manufactured expressly for use with selected wallcoverings, and test panels.
- 1.2. Wall coverings shall be installed after casework and ceilings, but before installation of backsplashes, wall-mounted fixtures, devices, and wall base.
- 1.3. Verify substrates are acceptable for applying wallcoverings over substrate, including surface conditions, compatibility with existing finishes, and bonding prior to the start of the Work.
- 1.4. Moisture test subsurface, with testing method approved by the Contractor, before beginning the installation of wall coverings. Submit results to Contractor before beginning the Work.
- 1.5. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.6. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.6.1. Alternate #1 – South PEMB Lean-To Addition (if applicable).
 - 1.6.2. Alternate #2 – North PEMB Lean-To Addition (if applicable).

2. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 2.1. Number of working days required for submission of Wall Covering submittals (from date of notice of award). _____
- 2.2. Number of working days required to fabricate and deliver Wall Covering materials (from receipt of approved submittals). _____
- 2.3. Number of working days required to complete installation. _____

The following work is excluded:

1. Painting and coatings.
2. Joint sealants defined in other scopes of work.
3. Custom wall graphics, vinyl numbering, wall protection, fiberglass reinforced paneling, interior wall paneling, and flags.

SCOPE OF WORK 09.90.00 - PAINTING AND COATINGS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

PAINTING AND COATINGS - Including, but not limited to, Specification Section(s):

09 9123	Interior Painting
09 9600	High-Performance Coatings
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Surface preparation for the Work of this Scope.
- 1.2. Verify substrates are acceptable for applying painting, staining, or coatings over substrate, including surface conditions, compatibility with existing finishes, and bonding prior to the start of the Work.
- 1.3. Moisture test subsurface, with testing method approved by the Contractor, before beginning the installation of wall finishes. Submit results to Contractor before beginning the Work.
- 1.4. Clean paint residue from floor and adjacent surfaces daily. Remove overspray.
- 1.5. Clean-up and disposal of paint and cleaning material including off-site disposal of paint and cleaning agent cans. Disposal of products in site inlet grates is not allowed.
- 1.6. "Wet Paint" signs to protect newly coated surfaces. Remove and dispose temporary protection, including protection provided by others to protect work, after completing the Work of this Scope.
- 1.7. Reasonable touch-up immediately before and after Owner/Architect punchlist activities.
- 1.8. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.9. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.9.1. Alternate #1 – South PEMB Lean-To Addition (additional painting).
 - 1.9.2. Alternate #2 – North PEMB Lean-To Addition (additional painting).
 - 1.9.3. Alternate #9 – Mezzanine Storage Room (paint additional stair assembly).

2. DEMOLITION AND REMODEL WORK

- 2.1. Sandblast existing exterior precast concrete surfaces at Hanger (Area C) as indicated. Existing paint is to be removed completely. Includes protection of existing structure, openings, and fixtures scheduled to remain. Includes clean up and disposal of sandblasting debris.
- 2.2. Prepare and stain existing precast concrete surfaces as scheduled for new CS-1 and CS-2 concrete staining.
- 2.3. Prepare and paint existing precast concrete surfaces scheduled for new EXPT-1 painting.
- 2.4. Prepare and paint existing exterior roof bracing and supports scheduled for new EXPT-5 painting.
- 2.5. Prepare and paint existing interior precast surfaces scheduled for PT-1 painting.
- 2.6. Prepare and paint existing and new exposed MEP pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, electrical equipment, and all other associated MEP items.
3. INTERIOR PAINTING AND COATINGS
 - 3.1. Interior painting and coatings including, but not limited to, surface preparation, block fillers, primers, sealers, paints, coatings, and high performance coatings.
 - 3.2. Prepare and paint items identified to receive field applied coatings, field or shop finishing of any unfinished wood or metal items, hollow metal frames and doors, all access panels, exposed MEP items, and exposed structure. Includes priming substrates scheduled to receive wall coverings.
 - 3.3. Prepare and paint interior exposed steel items including, but not limited to, PEMB primary framing, secondary framing, and interior faces of insulated metal panels, metal decking, beams, columns, joists, purlins, bridging, tie rods, brace frames, precast stadia support beams, exposed infill framing and supports at openings through PEMB / IMP assemblies, support steel for scoreboards, netting, batting cages, & divider beams, stair stringers, treads, & risers, handrails, handrail brackets, guardrails, drink rail, pit ladders, roof ladder, and all other exposed structural & miscellaneous steel items.
 - 3.4. Prepare and paint ductwork, piping, fire suppression piping, standpipes, grilles, diffusers, supports, conduit, backboxes, and electrical items where exposed to view. Mask labels on MEP equipment prior to painting.
 - 3.5. Prepare and paint sides and edges of plywood for electrical and communications equipment prior to installation, and touch-up following installation.
 - 3.6. Apply prime and first coat of paint prior to ceiling grid and room finish work. Apply final coat of paint following installation of room finishes, except for floor base and outlet covers.
 - 3.7. Utilize epoxy paint at wet locations to receive paint.
 - 3.8. Dry-fall paint at high exposed structure.
 - 3.9. Prime paint behind wall protection and behind fiberglass reinforced paneling (FRP).

4. EXTERIOR PAINTING AND COATINGS

- 4.1. Exterior painting and coatings, including but not limited to, hollow metal doors and frames, site railing at Hanger Ramp, bent plates at overhead doors, and all other items not indicated to be factory finished.
- 4.2. Prepare and paint ductwork, piping, insulation, fire suppression piping, standpipes, grilles, supports, conduit, vents, and electrical items where exposed on roof or exterior of building (and not called to be prefinished). Mechanical louvers are to be prefinished by others.

5. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 5.1. Number of working days required for submission of submittals (from date of notice of award). _____
- 5.2. Number of working days required to fabricate and deliver materials (from receipt of approved submittals). _____
- 5.3. Number of working days to sandblast & fully remove existing exterior precast concrete finishes at Area C. _____
- 5.4. Number of working days to prep and stain existing exterior precast concrete at Area C. _____
- 5.5. Number of working days to prep and paint existing roof supports & bracing at Area C. _____
- 5.6. Number of working days to prep and paint existing interior precast concrete at Area C. _____
- 5.7. Number of working days to prep, prime, and paint exposed structure, high ceilings, and high MEPs above Rink 1 (Area D). _____
- 5.8. Number of working days to prep, prime, and paint exposed structure, high ceilings, and high MEPs above Rink 2 (Area A). _____
- 5.9. Number of working days to prep, prime, and paint exposed structure, high ceilings, and high MEPs above Rink 3 (Area B). _____
- 5.10. Number of working days to prep, prime, and paint exposed structure, gyp, masonry, precast, ceilings, and MEPs at Ice Level Area A/B. _____
- 5.11. Number of working days to prep, prime, and paint exposed structure, gyp, masonry, precast, ceilings, and MEPs at Ice Level Area C/D. _____
- 5.12. Number of working days to prep, prime, and paint exposed structure, gyp, masonry, precast, ceilings, and MEPs at Mezzanine Level Area A/B. _____
- 5.13. Number of working days to prep, prime, and paint exposed structure, gyp, masonry, precast, ceilings, and MEPs at Mezzanine Level Area C/D. _____
- 5.14. Number of working days to prep and paint metal stair assemblies and railings. _____

5.15. Number of working days to prep and paint stadia handrail assemblies. _____

5.16. Number of working days to prep and paint new exterior items at Area A/B/D.

The following work is excluded:

1. Joint sealants defined in other scopes of work.
2. Pavement markings, striping, and signage.
3. Painting of pre-finished items.
4. Intumescent painting.
5. Game and sport markings on athletic flooring and Ice Rinks.
6. Staining of millwork and casework items.
7. Stencil labeling of partitions and ceilings.
8. Patching of existing precast before new staining or painting.
9. Wall coverings, wall graphics, wall paneling, fiberglass reinforced paneling, wall and door protection.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Cosmetic caulking including, but not limited to, at hollow metal door/window frames (interior and exterior) to dissimilars, at millwork, casework, & countertop items to drywall, around perimeter of recessed fire extinguisher cabinets at drywall, at drywall control joints, drywall termination to dissimilars, and other interior joints for which no other type of sealant is indicated. \$ _____

SCOPE OF WORK 10.00.00 - SPECIALTIES (SUPPLY)

SCOPE OF WORK

The Supplier shall furnish the following material and equipment:

SPECIALTIES (SUPPLY) - Including, but not limited to, material and equipment required by Specification Section(s):

05 5000	Metal Fabrications (as applicable)
06 8316	Fiberglass Reinforced Paneling
08 5655	Security Window Screens
10 1100	Visual Display Units
10 2113.19	Plastic Toilet Compartments
10 2600	Wall and Door Protection
10 2800	Toilet Accessories
10 4400	Fire Protection Specialties
10 4433	Emergency Key Cabinets
11 1313	Loading Dock Bumpers
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Shop Drawings within four (4) weeks of receipt of executed Agreement. Include in-wall blocking showing exact locations, elevations, sections, details, and attachments of blocking requirements.
- 1.2. Layout and fastening templates for in-wall blocking and backing by others. Identify exact locations, elevations, sections, details and attachments of the blocking requirements, as required. Any cost associated with blocking that was not coordinated properly by Supplier will be the responsibility of Supplier.
- 1.3. Cut sheets with cut out dimensions for recessed items.
- 1.4. Miscellaneous clips, shims, fasteners, anchors, accessories, expansion anchors, and adhesives as required to complete the Work.
- 1.5. Field measure prior to fabrication and adjust Shop Drawings accordingly.
- 1.6. Multiple deliveries, as necessary, per schedule.
- 1.7. All material deliveries to be provided with liftgate service.
- 1.8. Ensure materials, equipment, and accessories furnished comply with ADA requirements.
- 1.9. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.

1.9.1. Alternate #1 – South PEMB Lean-To Addition (additional Specialties).

1.9.2. Alternate #2 – North PEMB Lean-To Addition (additional Specialties).

2. SPECIALTIES

- 2.1. Plastic Bollard Covers as indicated, for all interior and exterior bollards.
- 2.2. Fiberglass Reinforced Paneling (FRP) as indicated, including but not limited to, FRP-1, FRP-2, perimeter trim, and adhesives.
- 2.3. Security Window Screens as indicated, including but not limited to, main frames, sub frames, infill, attachments, emergency egress release, and miscellaneous hardware and anchorage devices for a complete installation.
- 2.4. Visual Display Units as indicated, including but not limited to, markerboards (MB1), bulletin board cabinets (TB1), horizontal sliding display case (VDC1), and miscellaneous hardware and anchorage devices for a complete installation.
- 2.5. Toilet Compartments and partitions as indicated, including but not limited to doors, panels, pilasters, urinal screens, shoes, headrails, brackets, hinges, door hardware, and miscellaneous hardware and anchorage devices for a complete installation. Includes reinforcing for the attachment of grab bars as required.
- 2.6. Wall Protection as indicated, including but not limited to, corner guards (CG-#), protective wall panels (WP-#), primers, adhesives, mounting brackets, and miscellaneous hardware and anchorage devices for a complete installation.
- 2.7. Toilet Accessories including but not limited to framed mirrors, grab bars, sanitary napkin dispensers, shower curtain rods, shower curtains, folding shower seats, robe hooks, diaper changing station, adult changing station, utility room accessories including combination utility shelf/mop and broom holder.
- 2.8. Fire Protection Specialties as indicated, including but not limited to, fire extinguishers, fire extinguisher cabinets, wall brackets, theft alarms, cabinet signage, and all miscellaneous hardware and anchorage devices for a complete installation. Fire Protection Specialties are all to be from a single manufacturer.
- 2.9. Three (3) Emergency Key Cabinets as indicated. Coordinate submittal approval by Fire Marshal through the Contractor.
- 2.10. Loading Dock Bumpers as indicated, including but not limited to, bumpers, pads, attachment frame, wheel chocks, caution signs, and all miscellaneous hardware and anchorage devices for a complete installation. Includes neoprene belt and fasteners at Ice Pit Dump Locations as per Detail 6/A502 and similar.
3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
 - 3.1. Number of working days required for submission of submittals (from date of notice of award). _____
 - 3.2. Number of working days to fab & deliver FRP (from receipt of approved submittals). _____

- 3.3. Number of working days to fab & deliver Security Window Screens (from date of field measure). _____
- 3.4. Number of working days to fab & deliver Visual Display Units (from receipt of approved submittals). _____
- 3.5. Number of working days to fab & deliver Toilet Compartments (from date of field measure). _____
- 3.6. Number of working days to fab & deliver Wall Protection (from receipt of approved submittals). _____
- 3.7. Number of working days to fab & deliver Toilet Accessories (from receipt of approved submittals). _____
- 3.8. Number of working days to fab & deliver Fire Protection Specialties (from receipt of approved submittals). _____
- 3.9. Number of working days to fab & deliver Knox Boxes (from receipt of approved submittals). _____
- 3.10. Number of working days to fab & deliver Flagpoles (from receipt of approved submittals). _____
- 3.11. Number of working days to fab & deliver Loading Dock Bumpers and Plastic Bollard Covers (from receipt of approved submittals). _____

The following work is excluded:

- 1. Installation.
- 2. In-wall blocking and backing.
- 3. Door protection.
- 4. Owner-furnished toilet accessories, including toilet paper dispensers, paper towel dispensers, and loose waste receptacles.
- 5. Signage.
- 6. Lockers & Benches.
- 7. Site Furnishings.
- 8. Flagpoles.

SCOPE OF WORK 10.51.01 - LOCKERS AND BENCHES (SUPPLY)

SCOPE OF WORK

The Supplier shall furnish the following material and equipment:

LOCKERS AND BENCHES (SUPPLY) - Including, but not limited to, material and equipment required by Specification Section(s):

10 5126	Plastic Lockers
12 6723	Benches
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Miscellaneous clips, shims, fasteners, anchors, accessories, expansion anchors, and adhesives as required to complete Scope of Work.
- 1.2. Multiple site visits as required to field verify measurements prior to the start of fabrication. Provide templates for installation.
- 1.3. Shop Drawings within four (4) weeks of receipt of executed Agreement.
- 1.4. Multiple deliveries, as necessary, per Schedule.
- 1.5. All material deliveries are to be provided with liftgate service.
- 1.6. Layout and fastening templates for in-wall blocking and backing by others. Identify exact locations, elevations, sections, details and attachments of the blocking requirements, as required. Any cost associated with blocking that was not coordinated properly by Supplier will be the responsibility of Supplier.
- 1.7. Integral wood blocking and integral steel supports for lockers and/or benches as required to complete this Scope of Work.

2. LOCKERS AND BENCHES

- 2.1. Pre-Function Rm 100B benches BENCH-1, including pre-finished steel structure, pre-finished wood seating surface, and all miscellaneous hardware and anchorage devices for a complete installation.
- 2.2. Locker Room benches BENCH-2 and BENCH-3, including prefinished surface-mounted brackets, pre-finished steel pedestals, and all miscellaneous hardware and anchorage devices for a complete installation.
- 2.3. Pre-Function Room 100b solid plastic locker assembly LOCK-1.
- 2.4. Officials Rm 104, Officials Rm 133, and similar solid plastic locker assembly LOCK-2.
- 2.5. Locker Room hook assemblies, including HDPE backer board rail, hooks, and all

miscellaneous hardware and anchorage devices for a complete installation.

3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

3.1. Number of working days required for submission of submittals (from date of notice of award). _____

3.2. Number of working days required to fabricate and deliver materials (from date of field measure). _____

The following work is excluded:

1. Installation.
2. In-wall blocking.
3. Division 10, including toilet partitions, wall protection, and accessories.
4. Casework and countertops.
5. Player and penalty benches.

SCOPE OF WORK 11.40.00 - FOOD SERVICE EQUIPMENT**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

FOOD SERVICE EQUIPMENT - Including, but not limited to, Specification Section(s):

07 9200	Joint Sealants (as applicable)
11 4000	Foodservice Equipment
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Coordinate connections with others, including but not limited to plumbing, electrical, HVAC, and control trades.
- 1.2. Shop Drawings within four (4) weeks of receipt of executed Agreement.
- 1.3. UL labels as indicated.
- 1.4. Coordinate with local municipalities and health departments (state or otherwise) for final inspections and approvals.
- 1.5. Joint sealants as necessary to complete this Scope of Work.
- 1.6. Field measurements as required.
- 1.7. All materials and equipment deliveries are to be provided with liftgate service.
Coordinate hoisting of materials and equipment to Mezzanine Level with Contractor.

2. **FOOD SERVICE EQUIPMENT**

- 2.1. Food service and food service storage equipment.
- 2.2. Sinks, tail pieces, faucets, and other trim as indicated.
- 2.3. Electrical service connections for both hard-wire and plug-in connections, including low voltage controls.
- 2.4. Equipment bases and equipment stands.
- 2.5. Protect equipment after installation.
- 2.6. Fixed and loose shelving as indicated.
- 2.7. System and equipment start-up, performance testing, and commissioning for the Work.
- 2.8. Include mobilization to verify rough-ins & in-wall blocking prior to installation of

drywall, mobilization for major equipment delivery & install, mobilization for stainless steel delivery & install, mobilization for minor equipment delivery & install, and mobilization for start-up, testing, & commissioning.

3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 3.1. Number of working days required for submission of foodservice submittals (from date of notice of award). _____
- 3.2. Number of working days required to fabricate and deliver custom stainless steel assemblies (from date of field-measure). _____
- 3.3. Identify long-lead equipment and associated lead time(s). _____

The following work is excluded:

1. Joint sealants identified in other scopes of work.
2. Final mechanical, electrical, and plumbing connections.
3. FSEC Item #16: Trash Receptacles.
4. FSEC Item #28 & #60: Reach-In Refrigerators.
5. FSEC Item #35: Coffee Brewer.
6. FSEC Item #45: POS System.

SCOPE OF WORK 11.66.00 - ATHLETIC EQUIPMENT

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ATHLETIC EQUIPMENT - Including, but not limited to, Specification sections:

05 5000	Metal Fabrications (as applicable)
11 6623	Gymnasium Equipment
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Coordinate with others for location and installation of in-wall blocking.
- 1.2. Field measurements as required. Include manlift if needed to perform own field measurements.
- 1.3. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.4. Coordinate with others for exact placement of electrical and low voltage connection points. for in-wall requirements, overhead rough-in requirements, and structural supports.
- 1.5. Shop Drawings within four (4) weeks of receipt of executed Agreement. Provide weights and point loading information to Pre-Engineered Metal Building subcontractor to review and approve support systems, connection locations, and connection details.
- 1.6. Structural steel, metal fabrications, supports, brackets, mounting plates, anchors, fasteners, guides, and all connection hardware for the proper installation of Scope of Work.
- 1.7. Performance testing on equipment.
- 1.8. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.8.1. Alternate #1 – South PEMB Lean-To Addition (if applicable).
 - 1.8.2. Alternate #2 – North PEMB Lean-To Addition (add synthetic ice flooring, add hockey shooting tarp system, and additional protective netting).

2. ATHLETIC EQUIPMENT & SCOREBOARDS

- 2.1. Indoor athletic equipment as indicated, including gym divider curtains, indoor batting cages, protective spectator netting systems at Turf Room 121 and Shooting Room 160, hockey shooting tarps, figure skating harness system, and synthetic ice flooring.

- 2.2. Unless specifically indicated to be excluded, provide all required equipment, conduit, boxes, wiring, connectors, hardware, supports, accessories, software, programming, etc. as necessary for a complete and operational system(s) that provide the control intent indicated.
- 2.3. Indoor wall-hung American and Canadian national flags.
3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
- 3.1. Number of working days required for submission of Athletic Equipment submittals (from date of notice of award). _____
- 3.2. Number of working days to fabricate and deliver materials (from date of field measure). _____
- 3.3. Number of working days to install Athletic Equipment at TURF Rm 121. _____
- 3.4. Number of working days to install Athletic Equipment at Rink 1. _____
- 3.5. Number of working days to install Athletic Equipment at Rink 2. _____
- 3.6. Number of working days to install Athletic Equipment at Rink 3. _____
- 3.7. Number of working days to install Athletic Equipment at ALT #2. _____

The following work is excluded:

1. Synthetic turf flooring.
2. Electronic scoreboards.
3. Playground Equipment and surfacing.
4. Resilient base, resilient athletic flooring, and carpet.
5. Game lines, logos, and marker paint lines for synthetic turf flooring.
6. Ice Rink dashboards, spectator netting, player, penalty, & timekeeper boxes, benches, lockers, and ice rink floor coverings.
7. Hockey goals, baseball pitching machines, pitching mound, and other sports equipment.
8. Volleyball post inserts.
9. Electrical connections.

SCOPE OF WORK 11.66.01 - ELECTRONIC SCOREBOARDS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ELECTRONIC SCOREBOARDS - Including, but not limited to, Specification sections:

11 6643	Electronic Scoreboards
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Coordinate with others for in-wall requirements, overhead rough-in requirements, and structural supports.
- 1.2. Shop Drawings within four (4) weeks of receipt of executed Agreement.

2. ELECTRONIC SCOREBOARDS

- 2.1. Complete fully functioning indoor electronic score boards and shot clocks as defined in the Bid Documents, including but not limited to ceiling-hung four-sided display, single-sided LED hockey scoreboards, locker room clocks, timing displays, control systems, interfaces, power supplies, router, primary/backup system, control computer, control software, scoring software, scoring console, horns, cabling, splicing, terminations, testing, demonstration, training, and all other devices, equipment, hardware, and accessories.

The following work is excluded:

1. Raceways.
2. Line voltage connections.

SCOPE OF WORK 12.20.00 - WINDOW TREATMENTS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

WINDOW TREATMENTS - Including, but not limited to, Specification Section(s):

12 2400	Window Shades
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. WINDOW TREATMENTS

- 1.1. Interior manual roller shades (RWS-1), including all mounting brackets, roller tubes, fabric, hembars, fascia, manual operation chain, hardware, and all other accessories for a complete system.
- 1.2. Coordinate with others for location and installation of blocking.
- 1.3. Clean window treatments following installation.
- 1.4. Plumb window treatments with clearances to allow proper operation.
- 1.5. Adjust and balance window treatments and operating mechanism for proper operation, free from binding or malfunction.
- 1.6. Manufacturer's cord cleats.
- 1.7. Retain intact safety tags and other manufacturer information with installed window treatments.
- 1.8. Field measurements as required. Include manlift if needed to complete measurements.
- 1.9. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.10. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.10.1. Alternate #1 – South PEMB Lean-To Addition (add RWS-2 interior motorized roller shades, including all equipment, motors, conduit, boxes, wiring, connectors, hardware, supports, accessories, controls, software, and programming as necessary for a complete operating system that provides the control intent indicated. Electrician will provide single-point connection to line voltage).

The following work is excluded:

1. In-wall blocking.

2. Final electrical connection to line voltage circuit(s).

SCOPE OF WORK 12.30.00 - CASEWORK & COUNTERTOPS (SUPPLY)

SCOPE OF WORK

The Supplier shall furnish the following material and equipment:

CASEWORK & COUNTERTOPS (SUPPLY) - Including, but not limited to, material and equipment required by Specification Section(s):

06 4100	Architectural Wood Casework
09 5426	Suspended Wood Ceilings
09 7700	Interior Wall Paneling
12 3600	Countertops
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Shop drawings for Work of this Scope. Include in-wall blocking showing exact locations, elevations, sections, details, and attachments of blocking requirements. Coordinate cut-out sizes for fixtures provided by others.
- 1.2. Develop a coordinated piece mark system for materials to ensure accurate and coordinated installation. Review with Contractor.
- 1.3. Multiple site visits as required to field verify measurements prior to start of fabrication. Provide templates for installation.
- 1.4. Coordinate drawings and all of manufacturer's cut sheets and Shop Drawings for mechanical, plumbing, electrical, and connections for large equipment.
- 1.5. Miscellaneous hardware, clips, shims, fasteners, anchors, guides, penetrations, sleeves, and accessories as required to complete the Work.
- 1.6. Adjust Shop Drawings accordingly following confirmation of field measurements.
- 1.7. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.7.1. Alternate #1 – South PEMB Lean-To Addition (additional casework & countertops).
 - 1.7.2. Alternate #2 – North PEMB Lean-To Addition (if applicable).

2. CASEWORK & COUNTERTOPS

- 2.1. Architectural wood casework, including but not limited to, cabinets, supports, window sills, shelves, display cases, and brackets, tops, and miscellaneous hardware, trim, shimming, and anchorage devices for a complete installation. Includes vinyl fabric upholstered high density foam padding at Taping Tables.
- 2.2. Removeable toe kicks, removeable aprons, access panels, and die walls where required

for accessibility and MEP chases.

- 2.3. Countertops, including but not limited to, quartz, solid surface, & stainless steel countertops, vanities, shelves, window sills, including skirts, side and backsplashes, supports, edge detailing, backing material or subtops, sealers, adhesives, and miscellaneous hardware, trim, shimming, and anchorage devices for a complete installation. Exposed edges shall be polished, unless provided otherwise in the Subcontract Documents.
- 2.4. Miscellaneous metals and steel integral to the Work.
- 2.5. Finish hardware associated this Scope of Work.
- 2.6. Pre-drilled holes for hardware.
- 2.7. Cutouts in casework, countertops, and any other items included in this Scope of Work. Grommets in countertops as located in the field.
- 2.8. Finish touchup and fillers to complete this Scope of Work.
- 2.9. Shop finish wood items before delivering to Project site.
- 2.10. Keyed lock schedule and all keys associated with each piece of casework specified to receive locks.
- 2.11. Waste containers within casework as per the Bid Documents.
- 2.12. Decorative wood cap and wood counter at all metal handrail and guard rail fabrications as per the Bid Documents, including but not limited to Details 1-3/A351, Details 11-14/A351, Details 13-14/A352 and similar.

3. SUSPENDED WOOD CEILINGS

- 3.1. Interior linear wood plank ceilings WDC-1, including but not limited to linear wood panels, metal suspension system, hinges for access panel locations, edge closure components at terminations and dissimilars, touch-up materials, and miscellaneous hardware, shimming, and anchorage devices for a complete installation.

4. INTERIOR WALL PANELING

- 4.1. Interior wall paneling SLAT-1, including but not limited to, paneling, wood composite substrate, pre-finishing, panel trim, and miscellaneous hardware, trim, shimming, and anchorage devices for a complete installation.

5. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 5.1. Number of working days required for submission of casework submittals (from date of notice of award). _____
- 5.2. Number of working days to fabricate and deliver casework materials (from date of field measure). _____
- 5.3. Number of working days to fabricate and deliver countertop materials (from date of field measure). _____

The following work is excluded:

1. Installation.
2. Joint sealants.
3. In-wall blocking.
4. Division 10, including toilet partitions, wall protection, and accessories.
5. Lockers, benches, hooks, and hook rail.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Provide added lump sum cost to install all materials in this Scope of Work. \$ _____

SCOPE OF WORK 12.61.00 - FIXED AUDIENCE SEATING

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

FIXED AUDIENCE SEATING - Including, but not limited to, Specification sections:

12 6100	Fixed Audience Seating
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. FIXED AUDIENCE SEATING

- 1.1. Fixed audience seating as indicated, including closure plates, side panels, seat & aisle numbering, and companion chairs at accessible seating areas.
- 1.2. Includes all accessories and miscellaneous hardware, clips, shims, fasteners, anchors, guides, penetrations, sleeves, as required to complete Scope of Work.
- 1.3. Fixed audience seating shall be post-installed into precast concrete stadia with 3"-4" bolts. Coordinate layout and attachment locations with Precast Concrete subcontractor.
- 1.4. Touch-up and refinishing of factory finish on items installed under this Scope of Work.
- 1.5. Clean seating upon completion of installation.

2. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 2.1. Number of working days required for submission of submittals (from date of notice of award). _____
- 2.2. Number of working days required to fabricate and deliver materials (from receipt of approved submittals). _____
- 2.3. Number of working days required to install seating at Rink 1 (Area D). _____
- 2.4. Number of working days required to install seating at Rink 2 (Area A). _____

The following work is excluded:

1. Platforms and treads by Concrete subcontractor.
2. Stadia handrail systems by Misc. Metals subcontractors.
3. Portable folding chairs, press box seating, benches, and other furniture.

SCOPE OF WORK 13.18.00 - ICE RINKS - REFRIGERATION, FLOOR, AND CONTROLS SYSTEMS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ICE RINKS - REFRIGERATION, FLOOR, AND CONTROLS SYSTEMS - Including, but not limited to, Specification sections:

07 9200	Joint Sealants (as applicable)
07 9513	Expansion Joint Cover Assemblies (as applicable)
13 1811	Ice Rink General Requirements
13 1812	Ice Rink Refrigeration System
13 1813	Ice Rink Floor System
13 1814	Ice Rink Piping, Valves, and Accessories
13 1815	Ice Rink Waste Heat Recovery
13 1817	Ice Rink Central Control System
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Provide a full-time, dedicated, on-site Ice Rink Superintendent for the entire duration of this Scope of Work. The Ice Rink Superintendent shall have full responsibility for the overall supervision and management of this Scope of Work, including but not limited to, site safety & housekeeping, daily coordination, scheduling, manpower, material & equipment procurement, deliveries & logistics, inspections, quality control, and the supervision and coordination of all Subcontractor personnel, sub-tier subcontractors, vendors, and suppliers. The Ice Rink Superintendent shall meet regularly with the Contractor's Site Superintendent to review current progress, upcoming work activities, and associated manpower requirements to maintain the Project Milestones. The Contractor shall not be responsible for the supervision, management, scheduling, coordination, or direction of any sub-tier subcontractors.
- 1.2. Furnish access doors as required for this Scope of Work. Installation by others.
- 1.3. Firestopping system for penetrations as required for this Scope of Work.
- 1.4. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required.
- 1.5. Layout, pour, and finish concrete housekeeping pads for all equipment as required for this Scope of Work.
- 1.6. Saw-cutting and patching as required.
- 1.7. Core drilling including layout, structural x-rays, and temporary protection as required.

Obtain Contractor's written approval before any core drilling.

- 1.8. Supervision at concrete pours involving penetrations and sleeves associated with this Scope of Work.
- 1.9. Expansion joints for all conduit, wiring, and piping as required.
- 1.10. Building Information Modeling (BIM) per the Front End Documents for all ice rink refrigeration systems and equipment.
- 1.11. Obtain all scope-specific permits and coordinate all scope-specific inspections directly with the Authorities Having Jurisdiction. Coordinate inspection scheduling with Contractor and Ice Rink Designer as to not cause delay to other trades.
- 1.12. Shop Drawings and submittals within four (4) weeks of the receipt of the executed Agreement.
- 1.13. Off-site prefabrication of piping systems to facilitate timely and efficient installation of underground rough-in and equipment room rough-in.
- 1.14. Layout of equipment that will require specific in-wall backing. Backing by others.
- 1.15. Equipment and material mounting brackets, brace frames, and all other supports from building structure as required. Connection locations and loading are to be reviewed and approved by PEMB supplier.
- 1.16. Coordinate with others as required for full integration and interface of the system(s) included in the Work.
- 1.17. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.18. Field measurements as required. Include manlift if needed to complete measurements.
- 1.19. Multiple mobilizations as required.

2. ICE RINKS

- 2.1. Ice Rink refrigeration system as per the Bid Documents, including but not limited to, all equipment, piping, insulation, valves, refrigerant, brine, gas monitoring, controls, motor control center, electrical, emergency devices, accessories, and all other necessary materials and labor required for a complete operating system.
- 2.2. Ice Rink concrete floor system as per the Bid Documents, including but not limited to, all sub-floor insulation, vapor barrier, pipe supports, piping, reinforcement, concrete, expansion joints, accessories, and all other necessary materials and labor required for a complete operating system. Includes import and placement of top 6" of sand layer underneath all three concrete ice rinks.
- 2.3. Ice Rink waste heat recovery system as per the Bid Documents, including but not limited to, all sub-floor heating and snow melting, piping, coil for pits, heat exchanger, pumps, valves, glycol, controls, electrical, accessories, and all other necessary materials and labor required for a complete operating system.

- 2.4. Hockey goal post and volleyball net inserts.
- 2.5. Layout and installation of dasher board anchor inserts furnished by others.
- 2.6. Raceway, cabling, and terminations for analog automatic alarm dialer system into the utility telephone service entrance or cellular dialer system, as allowable by Owner and Authorities Having Jurisdiction. Includes monitoring as required during start-up & testing and then 12-month monitoring subscription from the date of Substantial Completion.
- 2.7. Furnish and install all safety-related, chemical-related, and operation-related signage for all Ice Rink systems.

3. START-UP, TESTING, COMMISSIONING, AND OWNER TRAINING

- 3.1. Participation in Contractor's building commissioning process including, but not limited to, attendance at commissioning meetings and use of Contractor's online commissioning platform for submission of required documentation.
- 3.2. Provide start-up, testing, commissioning, owner training services, and all required closeout documents as per the Bid Documents. Provide Contractor with a written schedule of all applicable activities and scheduled completion dates that maintains the overall project Substantial Completion date.
- 3.3. Provide intermittent system shut-down and cleaning of strainers & screening during start-up and initial operations as per the Bid Documents.
- 3.4. Sweep-clean all ice rink floors directly before building ice rink sheets. Build the first ice sheet on each ice rink floor as per the Bid Documents. Includes painting of all ice rink floors and all ice markings as shown.
- 3.5. Owner training of all Ice Rink systems. Training personnel must be willing to appear on video tape.
- 3.6. On-site stand-by support for the first two days of Owner events after Substantial Completion.
- 3.7. Provide follow-up 6-Month (Semi-Annual) and 12-Month (Annual) system inspection, testing, and maintenance services as per the Bid Documents. Includes site visits as required during the warranty period to adjust control settings, equipment functions, and any other parts of the system.

4. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 4.1. Number of working days required for submission of Ice Rink submittals (from date of notice of award). _____
- 4.2. Number of working days required to fabricate and deliver prefabricated piping materials (from receipt of approved submittals). _____
- 4.3. Number of working days required to fabricate and deliver refrigeration equipment (from receipt of approved submittals). _____
- 4.4. Number of working days required to fabricate and deliver controls materials (from

receipt of approved submittals). _____

4.5. Number of working days to install sub-floor heating system, final 6" sand layer, and rigid insulation per each rink. _____

4.6. Number of working days to install refrigeration piping per each rink. _____

4.7. Number of working days to reinforce, pour, and finish concrete per each rink.

4.8. Number of working days to install perimeter expansion joint per each rink.

4.9. Number of working days to build-out Ice Rink Equipment Rooms with all equipment, piping, insulation, controls, etc. _____

4.10. Number of working days to start-up, fill, and test Ice Rink systems. _____

4.11. Number of working days to build first ice rink sheets per each rink. _____

The following work is excluded:

1. Concrete special inspections and testing.
2. Painting other than ice markings.
3. Dasher Board system and Protective Spectator Netting.
4. Resilient athletic flooring.
5. Hockey goals, hockey shooting tarps, figure skating harness, and synthetic ice flooring.
6. Protective netting systems at TURF Rm 121 and SHOOTING ROOMS Rm 160.
7. Center ice logo, sponsor logos, or any other on-ice graphics not indicated in the Bid Documents.
8. Removable ice rink floor coverings.

SCOPE OF WORK 13.18.16 - ICE RINKS - DASHER BOARDS AND NETTING

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ICE RINKS - DASHER BOARDS AND NETTING - Including, but not limited to, Specification sections:

13 1816	Ice Rink Dasher Board System and Accessories
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. ICE RINKS - DASHER BOARD SYSTEMS

- 1.1. Provide a full-time, dedicated, on-site Dasher Board Foreman for the entire duration of this Scope of Work. The Dasher Board Foreman shall have full responsibility for the overall supervision and management of this Scope of Work, including but not limited to, site safety & housekeeping, daily coordination, scheduling, manpower, material & equipment procurement, deliveries & logistics, inspections, quality control, and the supervision and coordination of all Subcontractor personnel, sub-tier subcontractors, vendors, and suppliers. The Dasher Board Foreman shall meet regularly with the Contractor's Site Superintendent to review current progress, upcoming work activities, and associated manpower requirements to maintain the Project Milestones. The Contractor shall not be responsible for the supervision, management, scheduling, coordination, or direction of any sub-tier subcontractors.
- 1.2. Dasher Board system as per the Bid Documents, including but not limited to, frames, cladding, shielding, backing, supports & channels, polyethylene, fasteners, players, penalty, scorer, & camera boxes, player & access gates, equipment gates, gap closures, floor anchors & inserts, ADA platforms & ramps, box flooring & benching, coaches walk, water bottle shelves, scorer's table, lift-out panels, removable stair and rail system at lift-out panels, and all connectors, hardware, accessories, etc. as necessary for a complete and operational system.
- 1.3. Furnish and install black HDPE panels along the perimeter of all soffits adjacent to Ice Rinks as per Detail 1/A503 and all similar conditions.
- 1.4. Dasher Board system Protective Spectator Netting as per the Bid Documents, including, but not limited to netting, support system, and all connectors, hardware, accessories, etc. as necessary for a complete and operational system.
- 1.5. Dasher Board system accessories as per the Bid Documents, including but not limited to, glass handler suction cups, glass & acrylic cleaning kits, glass storage carts, board storage carts, glass handling device, and shielding pads.
- 1.6. Obtain all scope-specific permits and coordinate all scope-specific inspections directly with the Authorities Having Jurisdiction. Coordinate inspection scheduling with

Contractor as to not cause delay to other trades.

- 1.7. Shop Drawings and submittals within four (4) weeks of the receipt of the executed Agreement. Shop Drawings shall include structural engineering calculations for the Dasher Board system. Provide netting & support weights and point loading information to the Pre-Engineered Metal Building (PEMB) supplier to review and approve netting & support systems, connection locations, and connection details.
- 1.8. Professional Liability Insurance for engineer-stamped Shop Drawings and calculations.
- 1.9. Coordinate with others for exact placement of embedded dasher board anchor inserts, including fully dimensioned layout drawings. Field layout, installation, and rink floor concrete by others.
- 1.10. On-site supervision during placement of concrete Ice Rink floors.
- 1.11. Site visits as required to verify measurements prior to manufacturing.
- 1.12. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.13. Touch-up or refinish materials provided under this Scope of Work that are damaged during delivery or installation.
- 1.14. Clean Dasher Board systems before Owner / Architect punchlist and again after all punchlist items have been resolved.
- 1.15. Owner training of all Dasher Board systems. Training personnel must be willing to appear on video tape.
- 1.16. On-site stand-by support for the first two days of Owner events after Substantial Completion.
- 1.17. Multiple mobilizations as required.
2. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
 - 2.1. Number of working days required for submission of Dasher Board submittals (from date of notice of award). _____
 - 2.2. Number of working days required to fabricate and deliver Dasher Board materials (from date of field measurements). _____
 - 2.3. Number of working days to install Dasher Board System (incl. netting) at Rink 1.

 - 2.4. Number of working days to install Dasher Board System (incl. netting) at Rink 2.

 - 2.5. Number of working days to install Dasher Board System (incl. netting) at Rink 3.

The following work is excluded:

1. Ice Rink subfloor, insulation, concrete, expansion joint, refrigeration, and controls.
2. Resilient athletic flooring.
3. Hockey goals, hockey shooting tarps, figure skating harness system, and synthetic ice flooring.
4. Protective netting systems at TURF Rm 121 and SHOOTING ROOMS Rm 160.
5. Sponsor logos or any other dasher board graphics not indicated in the Bid Documents.
6. Removeable ice rink floor coverings.

SCOPE OF WORK 14.20.00 - ELEVATORS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ELEVATORS - Including, but not limited to, Specification Section(s):

14 2400	Hydraulic Elevators
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Unload and stage equipment. Location of elevator storage is to be coordinated with Contractor prior to delivery.
- 1.2. Contractor will provide initial barricades for protection of openings per Contractor's safety program. All remaining barricade requirements to protect the openings including modification, maintenance, and removal of the barricades are required in the Work of this Scope. This includes removable handrails, cabling, netting, or other protection.
- 1.3. Off-hour testing and inspections with Architect's designee and Authority Having Jurisdiction, including separate mobilizations if required.
- 1.4. No Work identified on the Shop Drawings as "by others" will be accepted unless those Work items are specifically noted as such in the Subcontract Documents.
- 1.5. Miscellaneous clips, shims, fasteners, anchors, and accessories as required to complete this Scope of Work.

2. ELEVATORS

- 2.1. Furnish concrete and masonry embeds for elevator guide beams.
- 2.2. Construct elevator cabs on lowest level.
- 2.3. Temporary hoistway platforms required to complete this Scope of Work.
- 2.4. Light, light switch, and ground-fault circuit interrupter (GFCI) outlet at the top and bottom of each car.
- 2.5. Wire from the elevator hoistway to the elevator panel and fire command panel locations. Wire in the traveling cable for cab wiring including, but not limited to, security, speakers, card readers, telephone, closed circuit television (CCTV) and other wires necessary for a complete installation.
- 2.6. Final wiring terminations for power, security, and communications to the elevator equipment.
- 2.7. Elevator pit emergency stop switch.

- 2.8. Pit ladder for each shaft as required.
- 2.9. Cab finishes, including stainless steel cab walls & ceilings and stainless steel doors & frames.
- 2.10. Floor number markings at each side of doorframe at each floor (including Braille).
3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).
 - 3.1. Number of working days required to submission of Elevator submittals (from date of notice of award). _____
 - 3.2. Number of working days required to fabricate and deliver Elevator materials (from receipt of approved submittals). _____
 - 3.3. Number of working days required to complete Elevator install. _____

The following work is excluded:

1. Temporary use of elevator cab during construction.
2. Hoistway enclosure.
3. Sump pit and pump.
4. Pit lights and convenience outlet.
5. Steel hoist beam and safety beam.
6. Sill support angles and concrete recesses.
7. Grouting.
8. Setting concrete-embedded anchors or sleeves.
9. Concrete block-outs.
10. Painting unless specifically included above.
11. Smoke curtain.
12. Line voltage conduit and wire including disconnects.
13. Cab flooring.
14. Firestopping.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Provide temporary use of one elevator cab during construction of the Project until Substantial Completion of the Project, for a total of six (6) months, including any warranty extensions, additional mobilizations for re-certification, and other costs associated with temporary use.

Unit Prices

1. Elevator Crew - Standard Time: \$____ / crew-hour.
2. Elevator Crew - Overtime: \$____ / crew-hour.
3. Elevator Crew - Double Time: \$____ / crew-hour.

Confirmations: The following items are requested at bid time and are for coordination and bid award only. They will not be included in the Subcontract unless noted otherwise.

1. Confirm agreement to published draft of the Subcontract in the Bid Documents including payment terms. _____ Signature confirmation of Bidder
2. Review the Structural Drawings and Specifications with regard to clear hoistway dimensions, cab overrun dimensions, divider and hoistway beam locations, and rail mounting applications (including specified substrate materials and floor-to-floor heights) and confirm that these requirements and conditions are acceptable for product proposed. Any additional support steel required, not sized and/or indicated in the Subcontract Documents, is to be provided in the base bid. See Scope #1.
_____ Signature confirmation of Bidder
3. Review the Mechanical and Electrical Drawings and Specifications with regard to heat releases and power characteristics and confirm that these requirements are acceptable for the product proposed and meet elevator Code. _____
Signature confirmation of Bidder

SCOPE OF WORK 21.00.00 - FIRE SUPPRESSION

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

FIRE SUPPRESSION - Including, but not limited to, Specification Section(s):

05 5000	Metal Fabrications (as applicable)
07 8400	Firestopping (as applicable)
07 9200	Joint Sealants (as applicable)
08 3100	Access Doors and Panels (as applicable)
21 0500	Common Work Results for Fire Suppression
21 0523	General-Duty Valves for Water-Based Fire Suppression Piping
21 0553	Identification for Fire Suppression Piping and Equipment
21 1300	Fire-Suppression Sprinkler Systems
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Furnish access doors as required for this Scope of Work. Installation by others.
- 1.2. Firestopping for all penetrations as required for this Scope of Work.
- 1.3. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required for this Scope of Work.
- 1.4. Layout, pour, and finish concrete housekeeping pads for all equipment as required for this Scope of Work.
- 1.5. Saw-cutting and patching as required for this Scope of Work.
- 1.6. Core drilling including layout, structural x-rays, and temporary protection as required for this Scope of Work. Obtain written approval from Contractor before any core drilling.
- 1.7. Supervision at concrete pours involving penetrations and sleeves associated with this Scope of Work.
- 1.8. Expansion joints for piping as required.
- 1.9. Building Information Modeling (BIM) per the Front End Documents.
- 1.10. Delegated system design, including all engineering, calculations, flow tests to obtain hydraulic data needed for the delegated design of the system, and seal of professional engineer licensed in the state where the Project is located, on drawings and calculations. Submit for approval to all Authorities Having Jurisdiction in a timely

manner as to not prohibit design coordination with other trades, not to prohibit timely procurement, and not to prohibit timely installation.

- 1.11. Professional Liability Insurance for engineer-stamped Shop Drawings and calculations.
- 1.12. Inspect, test, and re-certify existing Fire Suppression system as required for incorporation into full set of delegated design documents. If required, update existing Fire Suppression system for new occupancy & construction type classifications.
- 1.13. Obtain all scope-specific permits and coordinate all scope-specific inspections directly with the Authorities Having Jurisdiction. Coordinate inspection scheduling with Contractor as to not cause delay to other trades.
- 1.14. Layout of equipment that will require specific in-wall backing. Backing by others.
- 1.15. Equipment and material mounting brackets, brace frames, and all other supports from building structure as required. Connections locations and loading are to be reviewed and approved by PEMB supplier.
- 1.16. Coordinate with others as required for full integration and interface of the system(s) included in the Work.
- 1.17. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.18. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.18.1. Alternate #1 – South PEMB Lean-To Addition (added fire suppression).
 - 1.18.2. Alternate #2 – North PEMB Lean-To Addition (added fire suppression).
 - 1.18.3. Alternate #9 – Mezzanine Storage Room (not applicable, area included in Base Bid Zone A-4).

2. FIRE SPRINKLER SYSTEM

- 2.1. Fire Suppression system zoning is to be reviewed and approved by Contractor, Architect, and Owner for alignment with construction activity sequencing and for ease of maintenance after Substantial Completion.
- 2.2. Provide drains at all low points of the Fire Suppression system. Coordinate locations with Contractor and Architect.
- 2.3. Flushing and sterilization of sprinkler water lines.
- 2.4. Locate sprinkler heads in the center of ceiling tile. Cut and install ceiling tiles as required. Ceiling tiles furnished by others.
- 2.5. Fire sprinkler cabinet containing replacement sprinkler heads and a sprinkler wrench.
- 2.6. Identification and tagging for piping and equipment.
- 2.7. Wire protection cages on all sprinkler heads in mechanical / equipment rooms, data and telecommunications rooms, custodial and janitor rooms, storage rooms, near

shelving, and at all exposed areas including TURF Rm 121, Ice Rinks, Locker Rooms, Training and Shooting Rooms, and Indoor Playground.

2.8. Signage as required at Fire Department Connection.

3. COMMISSIONING

3.1. Commissioning assistance.

3.2. Qualified personnel, including manufacturer technicians, to attend all commissioning meetings.

3.3. Qualified personnel, including manufacturer technicians, and equipment to complete pre-functional and functional testing and trending as directed by the commissioning agent.

3.4. Training personnel must be willing to appear on video tape.

4. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

4.1. Number of working days required for submission of engineer-stamped Drawings & Calculations (from date of notice of award). _____

4.2. Number of working days required to fabricate and deliver Fire Suppression materials (from receipt of approved submittals). _____

4.3. Number of working days required to install System A - Zone 1 (including exposed pendants). _____

4.4. Number of working days required to install System A - Zone 2 (including exposed pendants). _____

4.5. Number of working days required to install System A - Zone 3 (including exposed pendants). _____

4.6. Number of working days required to install System A - Zone 4 (including exposed pendants). _____

4.7. Number of working days required to install Fire Suppression at ALT #1.

4.8. Number of working days required to install Fire Suppression at ALT #2.

4.9. Number of working days required to trim-out all heads at gypsum and ACT ceilings on Ice Level. _____

4.10. Number of working days required to trim-out all heads at gypsum and ACT ceilings on Mezzanine Level. _____

4.11. Number of working days required to complete system fill, all performance testing, and certification. _____

The following work is excluded:

1. Grouting.

2. Painting.

3. Underground piping to flanged outlet (including flushing and testing).
4. Line voltage conduit and wire.
5. Fire extinguishers and fire extinguisher cabinets.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. The Owner has asked JE Dunn (and bidders) to assess opportunities and challenges for an early turnover of the TURF area in Fall 2027. Please refer to the BP3 Bid Schedule for preliminary activity sequencing and scheduling. Please review the plans, specs, schedule, system tie-ins, and other relevant project requirements, and provide a brief summary of the solutions your team can offer to support this accelerated completion. Please also identify any associated costs, impacts, or additional resources required to facilitate the accelerated completion and early turnover date.

SCOPE OF WORK 23.00.00 - MECHANICAL (HVAC & Plumbing)

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

MECHANICAL (HVAC & Plumbing) - Including, but not limited to, Specification Section(s):

05 5000	Metal Fabrications (as applicable)
07 8400	Firestopping (as applicable)
07 9200	Joint Sealants (as applicable)
08 3100	Access Doors and Panels (as applicable)
22 0500	Basic Plumbing Requirements
22 0517	Sleeves and Sleeve Seals for Plumbing Piping
22 0519	Meters and Gauges for Plumbing Piping
22 0553	Identification for Plumbing Piping and Equipment
22 0719	Plumbing Piping Insulation
22 1005	Plumbing Piping
22 1006	Plumbing Piping Specialties
22 1429	Sump Pumps
22 3000	Plumbing Equipment
22 4000	Plumbing Fixtures
23 0500	Basic HVAC Requirements
23 0516	Expansion Fittings and Loops for HVAC Piping
23 0517	Sleeves and Sleeve Seals for HVAC Piping
23 0519	Meters and Gauges for HVAC Piping
23 0529	Hangers and Supports for HVAC Piping and Equipment
23 0553	Identification for HVAC Piping and Equipment
23 0593	Testing, Adjusting, and Balancing for HVAC
23 0713	Duct Insulation
23 0716	HVAC Equipment Insulation
23 0719	HVAC Piping Insulation
23 0800	Commissioning of HVAC
23 0913	Instrumentation and Control Devices for HVAC
23 0923	Direct-Digital Control System for HVAC
23 0934	Variable-Frequency Motor Controllers for HVAC
23 0950	Gas Detection and Alarm
23 1123	Facility Natural Gas Piping
23 2113	Hydronic Piping
23 2114	Hydronic Specialties

23 2123	Hydronic Pumps
23 2500	HVAC Water Treatment
23 3100	HVAC Ducts and Casings
23 3300	Air Duct Accessories
23 3413	Axial HVAC Fans
23 3416	Centrifugal HVAC Fans
23 3423	HVAC Power Ventilators
23 3440	Air Destratification Fans
23 3700	Air Outlets and Inlets
23 5216	Condensing Boilers
23 5400	Furnaces
23 5533	Fuel-Fired Unit Heaters
23 6426	Rotary-Screw Water Chillers
23 7313	Modular Central-Station Air-Handling Units
23 7313.16	Indoor, Semi-Custom Air Handling Units
23 7340	Air Rotation Units
23 7416	Packaged Rooftop Air-Conditioning Units
23 7425	Packaged Gas Fired Desiccant Dehumidifiers
23 8126.13	Small-Capacity Split-System Air Conditioners
23 8200	Convection Heating and Cooling Units
31 2316	Excavating (as applicable)
31 2323	Backfilling (as applicable)
31 2330	Trenching (as applicable)
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

1.1. Provide a full-time, dedicated, on-site Mechanical Superintendent for the entire duration of this Scope of Work. The Mechanical Superintendent shall have full responsibility for the overall supervision and management of this Scope of Work, including but not limited to, site safety & housekeeping, daily coordination, scheduling, manpower, material & equipment procurement, deliveries & logistics, inspections, quality control, and the supervision and coordination of all Subcontractor personnel, sub-tier subcontractors, vendors, and suppliers. The Mechanical Superintendent shall meet regularly with the Contractor's Site Superintendent to review current progress, upcoming work activities, and associated manpower requirements to maintain the Project Milestones. The Contractor shall not be responsible for the supervision, management, scheduling, coordination, or direction of the Mechanical sub-tier subcontractors.

1.2. Furnish access doors as required for this Scope of Work. Installation by others.

1.3. Firestopping system for penetrations as required for this Scope of Work.

- 1.4. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required for this Scope of Work.
 - 1.4.1. Coordinate with others for plumbing vents. Furnish roof jacks. PEMB installer shall cut the roof deck and install flashing for penetrations
- 1.5. Layout, pour, and finish concrete housekeeping pads for all equipment as required for this Scope of Work. Includes concrete pad underneath flammable waste interceptor as noted on Sheet M100d. Includes concrete pad around exterior cleanouts as noted on Detail 2/M500.
- 1.6. Saw-cutting and patching as required.
- 1.7. Core drilling including layout, structural x-rays, and temporary protection as required for this Scope of Work. Obtain Contractor's written approval before any core drilling.
- 1.8. Supervision at concrete pours involving penetrations and sleeves associated with this Scope of Work.
- 1.9. Expansion joints for piping, ductwork, and controls conduit as required.
- 1.10. Insulation and jacketing for all piping, ductwork, and equipment as required. Includes exterior-rated paintable insulation. Painting by others.
- 1.11. Furnish & install heat trace system and controllers as required for Mechanical piping and equipment. Electrical subcontractor will provide line voltage power and termination.
- 1.12. Building Information Modeling (BIM) per the Front End Documents.
- 1.13. Obtain all scope-specific permits and coordinate all scope-specific inspections directly with the Authorities Having Jurisdiction. Coordinate inspection scheduling with Contractor as to not cause delay to other trades.
- 1.14. Off-site prefabrication of plumbing & piping systems to facilitate timely and efficient installation of underground, in-wall, and overhead plumbing & piping rough-in.
- 1.15. Layout of equipment that will require specific in-wall backing. Backing by others.
- 1.16. Equipment and material mounting brackets, brace frames, and all other supports from building structure as required. Connections locations and loading are to be reviewed and approved by PEMB supplier.
- 1.17. Coordinate with others as required for full integration and interface of the system(s) included in the Work.
- 1.18. Shut-down & make-safe, disconnect & cap, and then remove existing Mechanical items as scheduled to Contractor-provided dumpster. Inspect, test, clean, and re-certify existing Mechanical systems scheduled to remain. Provide clean strainers & filters and Owner training for existing Mechanical systems if requested at Substantial Completion.
- 1.19. Rough-in and connections for fixtures and equipment furnished by others, including

- but not limited to washer & dryer appliances, ice machines, and foodservice equipment.
- 1.20. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
 - 1.21. Temporary water from DOMW main riser to the center of the Ice Level and to the center of the Mezzanine level for masonry, drywall, and general purpose construction use.
 - 1.22. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.22.1. Alternate #1 – South PEMB Lean-To Addition (added Mechanical systems, bathrooms, and underground piping).
 - 1.22.2. Alternate #2 – North PEMB Lean-To Addition (added Mechanical systems and underground piping).
 - 1.22.3. Alternate #9 – Mezzanine Storage Room (if applicable).

2. SITEWORK AND UNDERGROUND

- 2.1. Repair of asphalt or concrete surfaces disturbed by the Work.
- 2.2. Unclassified excavating, trenching, shoring, bracing, dewatering, backfilling to grade, and compacting, as required for this Scope of Work.
- 2.3. Onsite disposal of spoils. Location to be determined by the Contractor.
- 2.4. Engineered trenching shoring system for excavation where sloping is not feasible.
- 2.5. Traffic control devices, flagmen, and anchored steel plates at roadways.
- 2.6. Locates of existing utilities on the site prior to the excavation portion of the Work.
- 2.7. Hand dig in critical utility areas.
- 2.8. Underground piping and final tie-in of Sanitary Sewer and Storm Sewer systems at point of site utilities terminations five feet (5'-0") outside the building perimeter. Site Utilities subcontractor to provide Domestic Water and Fire Water utilities into the building to twelve inches (12") above finish floor.

3. PLUMBING & HVAC PIPING

- 3.1. Condensate drainage system.
- 3.2. Piping systems shall not be installed above electrical equipment. If alternative routing is not feasible, provide panning and drain piping for systems routed above electrical equipment.
- 3.3. Thrust blocks, anchors, and guides.
- 3.4. Natural gas fuel piping system, including piping, hangers, valves, fittings, system regulators downstream of main regulator, and relief piping. Connect to main regulator / utility gas meter. Utility gas meter provided by others.

3.5. Storm drain system including piping, hangers, fittings, and drain leveling provisions.

4. GENERAL PLUMBING EQUIPMENT AND FIXTURES

- 4.1. Install utility water meter furnished by others.
- 4.2. Irrigation sub-meter. Irrigation backflow preventor by Landscaping subcontractor.
- 4.3. Infrared faucet power supply box and wiring harness for connection by others.
- 4.4. Caulking for plumbing fixtures, drains, & clean-outs.
- 4.5. Escutcheons sealed to the wall and around piping, including under-counter piping.
- 4.6. Hot water and trap protector insulation for exposed piping.
- 4.7. Trench drains and grates at CIRCULATION Rm 101B, ICE RESURFACING Rm 103, CIRCULATION Rm 116B, CIRCULATION Rm 150F, AND MAINT / ICE RESURFACING Rm 149 by Concrete subcontractor. All floor drains, floor sinks, shower drains, and all other trench drains by Mechanical subcontractor.

5. SHEETMETAL

- 5.1. Mechanical louvers including flashing and caulking. Includes factory pre-finishing with custom color match to adjacent interior and exterior claddings.
- 5.2. Equipment curbs, including leveling provisions, for roof-mounted equipment.
- 5.3. Fire, fire-smoke, smoke dampers, and associated actuators.
- 5.4. Install duct smoke and heat detectors furnished by others.
- 5.5. Dryer exhaust and final connection to equipment.
- 5.6. Boiler, furnace, and water heater flue and intake piping including breaching and flashing materials.

6. CONTROLS AND MONITORING

- 6.1. Raceway, instrumentation, wiring and terminations for control and monitoring systems. Includes conduit for all control cabling at exposed ceilings and above inaccessible ceiling areas.
- 6.2. Raceway, line voltage wiring, and terminations for control panel and device power. Final termination at panelboard by others.
- 6.3. Programming of variable frequency drives (VFDs) and equipment controllers including communication and operation settings.
- 6.4. Factory mounted controllers, instrumentation, and programming as required to meet the design sequence of operations for all packaged HVAC systems.
- 6.5. Network cards and gateways to integrate packaged systems with control and monitoring system.
- 6.6. Software, hardware, and labor as required for successful completion of test, adjust, and balance (TAB) scope.

- 6.7. Interlock and control wiring and raceways as required by packaged equipment manufacturer to operate equipment independent of the building controls scope of work.

7. START-UP AND TESTING

- 7.1. Screens, strainers, and filters for piping, ductwork, and equipment during start-up. Replace screens, strainers, and filters before TAB & commissioning. Replace again before final turnover to Owner.
- 7.2. Vacuum and wipe clean HVAC equipment interiors before startup & commissioning and again before final turnover to Owner.
- 7.3. Temporary material and equipment for pressure testing of piping systems. Pressure testing through equipment coils is not allowed.
- 7.4. Chemicals and temporary material and equipment for flushing and passivation of piping systems. Flushing through equipment coils is not allowed.
- 7.5. Temporary material and equipment required for leakage testing of ductwork systems.
- 7.6. Quality control documentation for mechanical systems including factory testing and factory certified start-up.

8. TESTING, ADJUSTING, AND BALANCING (TAB)

- 8.1. Independent testing, adjusting, and balancing.
- 8.2. Pressure and temperature ports in locations required to facilitate successful TAB.
- 8.3. Assist TAB provider during operation and testing of equipment.
- 8.4. Operation of fire-smoke and smoke dampers, in accordance with manufacturer's recommendations, to allow for startup, temporary conditioning, and TAB. Reset fire-smoke and smoke dampers as soon as fire alarm system can control dampers.
- 8.5. Seal of insulation and jacketing that has been affected during the TAB process.
- 8.6. Flush coils and strainers as required for successful TAB completion.
- 8.7. Weekly updates to TAB deficiency list.

9. COMMISSIONING AND OWNER TRAINING

- 9.1. Commissioning assistance.
- 9.2. Qualified personnel, including controls technicians and equipment manufacturer technicians, to attend all commissioning meetings.
- 9.3. Qualified personnel, including controls technicians and equipment manufacturer technicians, and equipment to complete pre-functional and functional testing and trending as directed by the commissioning agent.
- 9.4. Qualified personnel, including controls technicians and equipment manufacturer technicians, to be on-site at Project during scheduled commissioning activities for coordination and troubleshooting.

9.5. Owner training of all mechanical equipment, systems, and controls by qualified personnel, including controls technicians and equipment manufacturer technicians. Training personnel must be willing to appear on video tape.

10. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

10.1. Number of working days to complete Selective Mechanical Demolition at existing Area C. _____

10.2. Number of working days required for submission of general material submittals (from date of notice of award). _____

10.3. Number of working days required for submission of Plumbing Equipment submittals (from date of notice of award). _____

10.4. Number of working days required for submission of HVAC Equipment submittals (from date of notice of award). _____

10.5. Number of working days required for submission of Building Controls submittals (from date of notice of award). _____

10.6. Number of working days required for submission of fixture-related submittals (from date of notice of award). _____

10.7. Number of working days to perform BIM set-up, integration, and initial clash detections of mechanical systems against other disciplines (from date of notice of award). _____

10.8. Number of working days anticipated to resolve underground clashes in BIM.

10.9. Number of working days anticipated to resolve in-wall clashes in BIM.

10.10. Number of working days anticipated to resolve overhead clashes in BIM.

10.11. Number of working days to prefabricate and deliver underground plumbing & piping. _____

10.12. Number of working days to install prefab UGs under Ice Level Area A/B.

10.13. Number of working days to install prefab UGs under Ice Level Area C/D.

10.14. Number of working days to install prefab in-wall & OH plumbing & piping at Ice Level Area A/B. _____

10.15. Number of working days to install prefab in-wall & OH plumbing & piping at Ice Level Area C/D. _____

10.16. Number of working days to install prefab in-wall & OH plumbing & piping at _____

Mezz Level Area A/B. _____

10.17. Number of working days to install prefab in-wall & OH plumbing & piping at Mezz Level Area C/D. _____

10.18. Number of working days to rough-in & terminate building controls at Ice Level Area A/B. _____

10.19. Number of working days to rough-in & terminate building controls at Ice Level Area C/D. _____

10.20. Number of working days to rough-in & terminate building controls at Mezzanine Level Area A/B. _____

10.21. Number of working days to rough-in & terminate building controls at Mezzanine Level Area C/D. _____

10.22. List out all long-lead Plumbing & HVAC equipment and associated lead times (from receipt of approved submittals).

The following work is excluded:

1. Temporary HVAC and gas piping.
2. Grouting.
3. Painting.
4. Sump basins.
5. Building foundation drainage system and ice rink draintile system.
6. Ice Rink systems, including sub-base heating loop, ice rink refrigeration loop, ice rink equipment, and ice rink controls.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Provide credit to omit raceways (conduit, backboxes, pull strings, etc.) for Building Controls. \$ _____
2. The Owner has asked JE Dunn (and bidders) to assess opportunities and challenges for an early turnover of the TURF area in Fall 2027. Please refer to the BP3 Bid Schedule for preliminary activity sequencing and scheduling. Please review the plans, specs, schedule, system tie-ins, and other relevant project requirements, and provide a brief summary of the solutions your team can offer to support this accelerated completion. Please also identify any associated costs, impacts, or additional resources required to facilitate the accelerated completion and early turnover date.

SCOPE OF WORK 26.00.00 - ELECTRICAL**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ELECTRICAL - Including, but not limited to, Specification Section(s):

05 5000	Metal Fabrications (as applicable)
07 8400	Firestopping (as applicable)
07 9200	Joint Sealants (as applicable)
08 3100	Access Doors and Panels (as applicable)
26 0500	Common Work Results for Electrical
26 0505	Temporary Facilities and Controls
26 0510	Remodeling Work
26 0519	Conductors
26 0526	Grounding and Bonding for Electrical Systems
26 0533	Raceways
26 0534	Outlet, Pull, and Junction Boxes
26 0536	Cable Tray
26 0540	Floor Boxes
26 0553	Identification
26 0573	Power System Study
26 0583	Connections to Equipment
26 0943	Network Lighting Control System
26 2200	Transformers
26 2413	Switchboards
26 2416	Panelboards
26 2713	Electric Service
26 2726	Wiring Devices and Device Plates
26 2813	Fuses
26 2816	Enclosed Switches and Circuit Breakers
26 2822	Elevator Wiring
26 2913	Motor Starters
26 3213	Generator Set
26 3600	Transfer Switches
26 4313	Surge Suppression
26 5100	Luminaires
26 6510	Overhead Door Wiring
27 0500	Division 27 General Provisions (as applicable)

27 0528	Network Systems Rough-In
27 5319	Distributed Antenna System
28 0500	Division 28 General Provisions (as applicable)
28 4611	Fire Alarm and Detection
28 4913	Rescue Assistance System
31 2316	Excavating (as applicable)
31 2323	Backfilling (as applicable)
31 2330	Trenching (as applicable)
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Provide a full-time, dedicated, on-site Electrical Superintendent for the entire duration of this Scope of Work. The Electrical Superintendent shall have full responsibility for the overall supervision and management of this Scope of Work, including but not limited to, site safety & housekeeping, daily coordination, scheduling, manpower, material & equipment procurement, deliveries & logistics, inspections, quality control, and the supervision and coordination of all Subcontractor personnel, sub-tier subcontractors, vendors, and suppliers. The Electrical Superintendent shall meet regularly with the Contractor's Site Superintendent to review current progress, upcoming work activities, and associated manpower requirements to maintain the Project Milestones. The Contractor shall not be responsible for the supervision, management, scheduling, coordination, or direction of the Electrical sub-tier subcontractors.
- 1.2. Furnish access doors as required for this Scope of Work. Installation by others.
- 1.3. Firestopping system for penetrations as required for this Scope of Work. Includes fire-rated putty packs where required.
- 1.4. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required. Includes acoustic-rated putty packs where required.
- 1.5. Layout, pour, and finish concrete housekeeping pads for all equipment as required for this Scope of Work. Includes light pole bases and utility transformer pad as indicated on Sheet E502.
- 1.6. Saw-cutting and patching as required.
- 1.7. Core drilling including layout, structural x-rays, and temporary protection as required. Obtain Contractor's written approval before any core drilling.
- 1.8. Supervision at concrete pours involving penetrations and sleeves associated with this Scope of Work.
- 1.9. Expansion joints for all conduit and wiring as required.
- 1.10. Cut and install ceiling tiles that require ceiling mounted devices. Ceiling tiles furnished by others.

- 1.11. Building Information Modeling (BIM) per the Front End Documents for all Division 26 items and Division 27/28 raceways.
- 1.12. Obtain all scope-specific permits and coordinate all scope-specific inspections directly with the Authorities Having Jurisdiction. Coordinate inspection scheduling with Contractor as to not cause delay to other trades.
- 1.13. Off-site prefabrication of raceways to facilitate timely and efficient installation of underground, in-wall, and overhead rough-in.
- 1.14. Layout of equipment that will require specific in-wall backing. Backing by others.
- 1.15. Equipment and material mounting brackets, brace frames, and all other supports from building structure as required. Connections locations and loading are to be reviewed and approved by PEMB supplier.
- 1.16. Coordinate with others as required for full integration and interface of the system(s) included in the Work.
- 1.17. Shut-down & make-safe, disconnect & cap, and then remove existing Electrical items as scheduled to Contractor-provided dumpster. Provide proper off-site disposal of light fixtures. Inspect, test, clean, and re-certify existing Electrical systems scheduled to remain.
- 1.18. Rough-in and connections for fixtures and equipment furnished by others, including but not limited to appliances, foodservice equipment, vending machines, skate sharpener, scoreboards, athletic equipment, window shades, and heat trace.
- 1.19. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.20. Temporary power and lighting per the Front End Documents. Lighting shall be as required by OSHA and not less than one lamp per room.
- 1.21. Develop and manage a site specific Lock-out Tag-out (LOTO) Plan.
- 1.22. Clean interior and exterior of equipment furnished and/or installed as part of this Scope of Work before first energization and again before Substantial Completion.
- 1.23. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.23.1. Alternate #1 – South PEMB Lean-To Addition (added Electrical systems and Low Voltage pathways).
 - 1.23.2. Alternate #2 – North PEMB Lean-To Addition (added Electrical systems and Low Voltage pathways).
 - 1.23.3. Alternate #4 – SW Parking Lot (added Site Lighting).
 - 1.23.4. Alternate #5 – SE Sidewalk (added Site Lighting).
 - 1.23.5. Alternate #9 – Mezzanine Storage Room (added Electrical systems).

2. SITEWORK AND UNDERGROUND

- 2.1. Repair of asphalt or concrete surfaces disturbed by the Work.
- 2.2. Unclassified excavating, trenching, shoring, bracing, dewatering, backfilling to grade, and compacting, as required for this Scope of Work.
- 2.3. Onsite disposal of spoils. Location to be determined by the Contractor.
- 2.4. Engineered trenching shoring system for excavation where sloping is not feasible.
- 2.5. Traffic control devices, flagmen, and anchored steel plates at roadways.
- 2.6. Locates of existing utilities on the site prior to the start of construction.
- 2.7. Hand dig in critical utility areas.
- 2.8. Electrical manholes and waterproofing.
- 2.9. Telecom manholes and waterproofing.

3. ELECTRICAL

- 3.1. All power and lighting systems complete as shown and specified including, but not limited to, conduit, raceways, boxes, hangers, supports, wiring, devices, fixtures, equipment, and accessories.
- 3.2. Lighting supports as required.
- 3.3. Disconnects, starters, and variable frequency drives (VFDs) that are not identified as provided by others.
- 3.4. Termination of power circuits for building control panels and devices onto switchboards or panelboards provided within this Scope of Work. Conduit, wire, and terminations at the control panel and devices for these circuits provided by others.
- 3.5. Line voltage power rough-in and connection to auto door operators and wall actuators. Door operators, wall actuators, and low voltage wiring by others.
- 3.6. Diesel fuel required for testing of the emergency generator. Completely fill the fuel day tank and remote storage tank with diesel fuel upon initial installation, again at the completion of final testing, and prior to Substantial Completion.
- 3.7. Arc flash labels and arc flash study.
- 3.8. Field adjustment of breaker and relay settings. Breaker setting values furnished by others.
- 3.9. Line voltage power and final connection to food service equipment.
- 3.10. Line voltage power and final connection to irrigation controller.
- 3.11. Line voltage power and final connections to scoreboard, motorized batting cages, motorized divider curtains, and other athletic & gymnasium equipment.
- 3.12. Line voltage power and final connections to all fire alarm devices and controllers.
- 3.13. Raceway, cabling, and terminations for all code-required functionality between the elevator, the fire command center, the Rescue Assistance System, the Distributed

Antenna System (DAS), and the phone and/or data utility service entrance(s). Coordinate wiring/signal transmission specifications & requirements between the associated vendors and subcontractors.

- 3.14. Line voltage power and final connections to electrified plumbing fixtures, such as bottle filling stations, automatic flush-valves and motion-sensor faucets.
- 3.15. Line voltage power and final connections to electric unit heaters and baseboard unit heaters.
- 3.16. Line voltage power and final connections to heat trace controller and cabling, furnished & installed by others.
- 3.17. Line voltage power and final connection to Building Automation System control panels.
- 3.18. Line voltage wiring and low voltage raceways as required through casework and foodservice internal chases and die-walls.
- 3.19. Raceways, including but not limited to, conduit, sleeving, innerduct, cable-tray, and backboxes for all Low Voltage systems, including but not limited to network systems, fiber optic systems, public address system, clock system, controlled access system, surveillance system, electronic scoreboards, and window shades. Includes pull strings and plugs with labeling in all empty raceways. Raceways are not required above acoustic ceiling tile.
- 3.20. Site raceways for electrical secondary service, generator/ATS, site lighting, monument sign power and low voltage, door operator(s), controlled access system, surveillance system, and all spare conduits as shown.

4. FIRE ALARM, RESCUE ASSISTANCE, AND DAS SYSTEMS

- 4.1. Complete and fully functioning Fire Alarm System, Rescue Assistance System, and Distributed Antenna System (DAS), including but not limited to raceways, cabling, boxes, hangers, supports, terminations, devices, equipment, software, programming, testing, certification, and code-required signage.
- 4.2. Submit Fire Alarm design documents for approval to all Authorities Having Jurisdiction in a timely manner as to not prohibit design coordination with other trades, not to prohibit timely procurement, and not to prohibit timely installation.
- 4.3. Protect all equipment and devices, including smoke detectors, from dust and debris. Remove protective coverings when directed by Contractor.
- 4.4. Two (2) hour rated cabling if required to meet code and if two (2) hour raceway is not available.
- 4.5. Wiring, terminations, and control of fire/smoke and smoke dampers. Fire/smoke and smoke dampers provided by others.
- 4.6. Furnish duct smoke and heat detectors. Installation by Mechanical subcontractor.
- 4.7. Fire-rated door hold-open release devices, contacts, and wiring.
- 4.8. A minimum of at least one (1) year of monitoring services for the life safety-related

low voltage systems.

5. COMMISSIONING AND OWNER TRAINING

- 5.1. Commissioning assistance.
- 5.2. Qualified personnel, including manufacturer technicians, to attend all commissioning meetings.
- 5.3. Qualified personnel, including manufacturer technicians, and equipment to complete pre-functional and functional testing and trending as directed by the commissioning agent.
- 5.4. Temporary load banks including temporary control power and labor for monitoring and operating temporary load banks during testing.
- 5.5. Fire watch during all load banking activities.
- 5.6. Flagging, signage, and barriers during all load banking and electrical testing activities.
- 5.7. After-hours work to relocate and connect load banks in preparation for the following days testing.
- 5.8. Owner training of all Electrical systems. Training personnel must be willing to appear on video tape.

6. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 6.1. Number of working days to complete Selective Electrical Demolition at existing Area C. _____
- 6.2. Number of working days required for submission of general material submittals (from date of notice of award). _____
- 6.3. Number of working days required for submission of Electrical Gear submittals (from date of notice of award). _____
- 6.4. Number of working days required for submission of Generator submittals (from date of notice of award). _____
- 6.5. Number of working days required for submission of fixture-related submittals (from date of notice of award). _____
- 6.6. Number of working days required for submission of Fire Alarm submittals (from date of notice of award). _____
- 6.7. Number of working days to perform BIM set-up, integration, and initial clash detections of Electrical systems against other disciplines (from date of notice of award). _____
- 6.8. Number of working days anticipated to resolve underground clashes in BIM.

- 6.9. Number of working days anticipated to resolve in-wall clashes in BIM. _____

- 6.10. Number of working days anticipated to resolve overhead clashes in BIM.

- 6.11. Number of working days to prefabricate and deliver underground raceways.

- 6.12. Number of working days to install prefab raceways under site parking lots and site concrete. _____
- 6.13. Number of working days to install prefab raceways under Ice Level Area A/B.

- 6.14. Number of working days to install prefab raceways under Ice Level Area C/D.

- 6.15. Number of working days to install prefab in-wall & OH raceways at Ice Level Area A/B. _____
- 6.16. Number of working days to install prefab in-wall & OH raceways at Ice Level Area C/D. _____
- 6.17. Number of working days to install prefab in-wall & OH raceways at Mezz Level Area A/B. _____
- 6.18. Number of working days to install prefab in-wall & OH raceways at Mezz Level Area C/D. _____
- 6.19. Number of working days to install pull wire and trim-out at Ice Level Area A/B.

- 6.20. Number of working days to install pull wire and trim-out at Ice Level Area C/D.

- 6.21. Number of working days to install pull wire and trim-out at Mezz Level Area A/B.

- 6.22. Number of working days to install pull wire and trim-out at Mezz Level Area C/D.

- 6.23. List out all long-lead Electrical equipment & fixtures and their associated lead times (from receipt of approved submittals).

The following work is excluded:

1. Temporary fire alarm and smoke/CO detection for temporary HVAC.
2. Plywood backing for line and low voltage equipment at electrical, data, telecom rooms.
3. Grouting.
4. Painting.
5. Building Controls raceways, wiring, terminations, devices, and equipment.
6. Raceways through aluminum assemblies, door panels, and fence posts.

7. Site raceways for utility service entrance from exterior utility easements to main data room.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. Provide cost to include raceways (conduit, backboxes, pull strings, etc.) for Building Controls. \$ _____
2. The Owner has asked JE Dunn (and bidders) to assess opportunities and challenges for an early turnover of the TURF area in Fall 2027. Please refer to the BP3 Bid Schedule for preliminary activity sequencing and scheduling. Please review the plans, specs, schedule, system tie-ins, and other relevant project requirements, and provide a brief summary of the solutions your team can offer to support this accelerated completion. Please also identify any associated costs, impacts, or additional resources required to facilitate the accelerated completion and early turnover date.

SCOPE OF WORK 27.00.00 - LOW VOLTAGE

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

LOW VOLTAGE - Including, but not limited to, Specification Section(s):

05 5000	Metal Fabrications (as applicable)
07 8400	Firestopping (as applicable)
07 9200	Joint Sealants (as applicable)
08 3100	Access Doors and Panels (as applicable)
27 0500	Division 27 General Provisions
27 0528	Network Systems Rough-In (as applicable)
27 1513	Network Cabling
27 1523	Fiber Optic Cabling
27 5116	Public Address System
27 5313	Clock System
28 0500	Division 28 General Provisions
28 1000	Controlled Access System
28 2000	Surveillance System
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Provide a full-time, dedicated, on-site Low Voltage Superintendent for the entire duration of this Scope of Work. The Low Voltage Superintendent shall have full responsibility for the overall supervision and management of this Scope of Work, including but not limited to, site safety & housekeeping, daily coordination, scheduling, manpower, material & equipment procurement, deliveries & logistics, inspections, quality control, and the supervision and coordination of all Subcontractor personnel, sub-tier subcontractors, vendors, and suppliers. The Low Voltage Superintendent shall meet regularly with the Contractor's Site Superintendent to review current progress, upcoming work activities, and associated manpower requirements to maintain the Project Milestones. The Contractor shall not be responsible for the supervision, management, scheduling, coordination, or direction of the Low Voltage sub-tier subcontractors.
- 1.2. Furnish access doors for this Scope of Work. Installation by others.
- 1.3. Firestopping system for penetrations as required for this Scope of Work.
- 1.4. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required for this Scope of Work.

- 1.5. Layout, pour, and finish concrete housekeeping equipment pads for all equipment as required for this Scope of Work.
- 1.6. Saw-cutting and patching as required.
- 1.7. Core drilling including layout, structural x-rays, and temporary protection as required. Obtain Contractor's written approval before any core drilling.
- 1.8. Supervision at concrete pours involving penetrations and sleeves associated with this Scope of Work.
- 1.9. Expansion joints for all conduit and wiring as required.
- 1.10. Cut and install ceiling tiles that require ceiling mounted devices. Ceiling tiles furnished by others.
- 1.11. Building Information Modeling (BIM) of all raceways for Div 27/28 items will be provided by Electrical subcontractor. Provide assistance to Electrical subcontractor through the BIM process to properly coordinate raceway requirements, including but not limited to sizing, locations, elevations, and termination points.
- 1.12. Obtain all scope-specific permits and coordinate all scope-specific inspections directly with the Authorities Having Jurisdiction. Coordinate inspection scheduling with Contractor as to not cause delay to other trades.
- 1.13. Off-site pre-testing and setup of devices and equipment to facilitate timely and efficient installation, start-up, and certification of low voltage & electronic scoreboard systems.
- 1.14. Layout of equipment that will require specific in-wall backing. Backing by others.
- 1.15. Equipment and material mounting brackets, brace frames, and all other supports from building structure as required. Connections locations and loading are to be reviewed and approved by PEMB supplier.
- 1.16. Coordinate with others as required for full integration and interface of the system(s) included in the Work.
- 1.17. Rough-in and connections for fixtures and equipment furnished by others.
- 1.18. Subcontractor is responsible for all staging, scaffolding, manlifts, and hoisting as required to complete this Scope of Work.
- 1.19. Clean interior and exterior of equipment furnished and/or installed as part of this Scope of Work before first energization and again before Substantial Completion.
- 1.20. Protect completed cabling terminations with preventive debris covering.
- 1.21. Coordinate with others as required for power, pathway, conduit, sleeve, and backbox needs. Perform inspections to confirm rough-in prior to closing ceilings and walls.
- 1.22. Equipment cabinets, racks, and Power Distribution Unit (PDU) plug strips.
- 1.23. Patch panels as required to support all system cabling.

- 1.24. Patch cables.
- 1.25. Cable management at the racks.
- 1.26. Grounding from nearest telecom ground bus bar to the racks.
- 1.27. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.27.1. Alternate #1 – South PEMB Lean-To Addition (additional Low Voltage systems).
 - 1.27.2. Alternate #2 – North PEMB Lean-To Addition (additional Low Voltage systems).

2. RACEWAYS

- 2.1. Coordinate with Electrical subcontractor as required for power, pathway, conduit, sleeve, and backbox needs. Raceways will not be provided above acoustic ceiling tile.
- 2.2. Furnish all specialty back-boxes for installation by others.
- 2.3. J-hooks for cable routing where cabling travels outside of conduits and cable tray.
- 2.4. Clear raceways (provided by others) of obstructions prior to cable installation and protect after completion of installation.

3. NETWORK AND FIBER OPTIC CABLING

- 3.1. Complete fully functioning Network Cabling System as shown, including but not limited to all devices, faceplates, cable and cable assemblies, cable management, connecting blocks, patch panels, data racks, network switches, splicing, terminations, and final testing.
- 3.2. Complete fully functioning Fiber Optic Cabling System as shown, including but not limited to cable and cable assemblies, cable management, patch panels, splicing, terminating, and final testing.
- 3.3. Wireless access points.
- 3.4. Splice kits and cases for exterior Work.

4. PUBLIC ADDRESS SYSTEM AND ELECTRONIC SCOREBOARDS

- 4.1. Complete fully functioning Public Address System as defined in the Bid Documents, including but not limited to, speakers, amplifiers, processors, zone modules, interfaces & volume controls, source selectors, switches, racks, control panels, remote controls, paging stations, microphones, speakers, hearing assist system, cabinets, portable instructors pack, cabling, splicing, terminations, final testing, adjustments, equalization, demonstration, training, and all other devices, equipment, hardware, and accessories.
- 4.2. Coordinate and submit AV device schedule showing comprehensive list of equipment by room that requires Owner assigned internet protocol (IP) addresses and connection to the network. AV device schedule to include each device media access control (MAC) address info.

5. CLOCK SYSTEMS

- 5.1. Complete fully functioning wireless clock system as defined in the Bid Documents, including but not limited to transmitters, receivers, surge protectors, analog clocks, hardware, and accessories.
- 5.2. Applicable software and licenses for a properly functioning system.
- 5.3. Training on operation of the system.

6. SECURITY SYSTEMS

- 6.1. Complete fully functioning Controlled Access System as defined in the Bid Documents, including but not limited to software licenses, proximity readers, door sensors, power supplies, control panels, cabling, equipment, servers, fobs, cards, direct-to-card printer, request to exit sensors, splicing, terminations, testing, and all other devices, equipment, hardware, and accessories.
- 6.2. Complete fully functioning Surveillance System as defined in the Bid Documents, including but not limited to all software and hardware licenses, cameras, lenses, housings, mounting hardware, power supplies, servers, network video recorders, video monitors, cabinets, UPS system, PoE switches, patchcords, cabling, equipment, servers, splicing, terminations, testing, and all other devices, equipment, hardware, and accessories.

7. COMMISSIONING AND OWNER TRAINING

- 7.1. Commissioning assistance.
- 7.2. Qualified personnel, including manufacturer technicians, to attend all commissioning meetings.
- 7.3. Qualified personnel, including manufacturer technicians, and equipment to complete pre-functional and functional testing and trending as directed by the commissioning agent.
- 7.4. Owner training of all Low Voltage systems. Training personnel must be willing to appear on video tape.

8. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow within 7-10 business days).

- 8.1. Number of working days required for submission of submittals (from date of notice of award). _____
- 8.2. Number of working days required to fabricate and deliver materials (from receipt of approved submittals). _____

The following work is excluded:

- 1. Grouting.
- 2. Painting.
- 3. Electric door strikes and electric latches (panic devices) by others.
- 4. Raceways for Low Voltage systems, including floor boxes.

5. Building Controls raceways, wiring, terminations, devices, and equipment.
6. Lighting Controls raceways, wiring, terminations, devices, and equipment.
7. Fire Alarm, Rescue Assistance, and DAS systems, raceways, wiring, terminations, devices, and equipment.
8. Telephone handsets by Owner.
9. Data system end-user software, programming, computer servers, terminals, and personal computer by Owner.

Contractor Requested Alternates: The following Contractor Requested Alternates are required for this Scope of Work (in addition to any Alternates defined in the Documents that are recorded on the Bid Form).

1. The Owner has asked JE Dunn (and bidders) to assess opportunities and challenges for an early turnover of the TURF area in Fall 2027. Please refer to the BP3 Bid Schedule for preliminary activity sequencing and scheduling. Please review the plans, specs, schedule, system tie-ins, and other relevant project requirements, and provide a brief summary of the solutions your team can offer to support this accelerated completion. Please also identify any associated costs, impacts, or additional resources required to facilitate the accelerated completion and early turnover date.

SCOPE OF WORK 31.20.00 - EARTHWORK AND SITE UTILITIES

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

EARTHWORK AND SITE UTILITIES - Including, but not limited to, Specification Section(s):

31 1000	Sitework Demolition and Removal
31 1100	Site Clearing
31 2200	Site Grading
31 2250	Temporary Erosion and Sediment Control
31 2310	Subgrade Preparation
31 2316	Excavating (as applicable)
31 2323	Backfilling (as applicable)
31 2324	Soil Materials
31 2326	Aggregate Materials
31 2330	Trenching
31 3419	Geotextile Fabric
32 0550	Restoration of Disturbed Areas (as applicable)
32 1123	Aggregate Base Course
32 9219	Seeding (as applicable)
33 0513	Precast Concrete Pipe Structures, Manholes, and Covers
33 1116	Site Water Lines
33 1300	Disinfection of Water System
33 3111	Sanitary Sewage System
33 4100	Storm Sewer System
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

1.1. Excavation is classified.

1.1.1. Rock excavation per unit price if required.

1.2. Request and coordinate 3rd party utility locates on the job site prior to the start of construction. Exercise reasonable care around utilities marked and as shown in the Contract Documents. Re-request 3rd party utility locates as required to safely complete the Work. Protect located existing utilities scheduled to remain from damage and make repairs as needed if damage should occur. Submit as-built drawing of existing conditions for coordination and record purposes.

- 1.3. Stockpile and store materials for reuse onsite at a location directed by Contractor.
- 1.4. Spoils shall be hauled off site. Remove, haul-off, and properly dispose of any spoils, debris, or excess material on a daily basis or as otherwise directed by Contractor.
 - 1.4.1. Haul off any clean millings of existing asphalt and concrete to City of Williston stockpiles within Williston Square, west of job site.
 - 1.4.2. Haul off and dispose of any rubble from existing asphalt and concrete.
 - 1.4.3. Haul off any excess common to City of Williston Municipal Golf Course and/or within Williston Square development area. Coordinate exact location with Contractor prior to haul off.
 - 1.4.4. Salvage and stockpile all existing aggregate surfacing for re-use by Contractor for temporary roads and staging areas.
- 1.5. Water as needed to obtain moisture content of soils, including, but not limited to, temporary taps, meters, and associated usage and other fees for construction water required to perform the Work.
- 1.6. Bench, layback, or shore excavations as required to perform the Work.
- 1.7. Remove and replace soils determined to be unsuitable by the testing agency and/or soils engineer.
 - 1.7.1. Unsuitable soil removal per unit price if required.
- 1.8. Proof-roll existing and newly prepared earthwork conditions for visual review in order to determine the suitability of in place soils to receive additional fill work.
 - 1.8.1. Coordinate all proof-rolling with Contractor.
 - 1.8.2. Proof-roll all prepared subgrade to acceptance of the geotechnical engineer or materials testing agency and obtain Project documentation that prepared subgrade is acceptable.
 - 1.8.3. Proof-roll subgrade just prior to placement of aggregate base.
- 1.9. Place fill material under the direct supervision of the testing agency and/or soils engineer.
 - 1.9.1. Coordinate all testing with Contractor.
- 1.10. Barricade and flag excavations as required.
- 1.11. Layout and survey work required for the Work from benchmarks and control points provided by others. Maintain benchmarks and control points throughout performance of the Work.
 - 1.11.1. Utilize Contractor-provided electronic design files for GPS machine grade control.
 - 1.11.2. Contractor to provide initial control points, property boundaries, and building corners.

- 1.12. Multiple mobilizations as required for the Work including, but not limited to, separate mobilization for site clearing and mass grading, separate mobilization for aggregate base courses, and separate mobilization for topsoil re-spread.
- 1.13. Traffic control for this Scope of Work, including, but not limited to, coordination with City and Contractor, traffic control plan, traffic control and safety signage, and flagging as required to complete the Work.
- 1.14. Trench boxes, shoring, and other means and methods as required to safely complete the Work.
- 1.15. Removal of existing surfaces as required to complete the Work including, but not limited to, existing pavements, curb and gutter, sidewalks, fencing, and landscaping.
- 1.16. Restore existing asphalt, concrete, and landscaping in areas disturbed by the Work. Includes temporary surface restoration for safety and access as required during Site Utility Work. Restoration of permanent asphalt paving, concrete paving, curb/gutter, sidewalks, pavement markings, and other surface restoration beyond the Site Utility excavation & trenching areas will be performed by others.

2. SITE MAINTENANCE

- 2.1. Pumping, dewatering, and sediment control required to prevent standing water associated rainfall at locations where temporary excavations are unable to be gravity drained throughout every phase of the Work.
- 2.2. Temporary grading to maintain positive drainage of all areas throughout performance of the Work as required to prevent ponding water.
- 2.3. Protect existing landscaping, groundcover, hardscape, and other components scheduled to remain. Where existing conditions cannot be protected, repair to original condition after completion of the Work.
- 2.4. Erosion control systems (including maintenance and removal when directed by Contractor) throughout the Project duration including after completion of the initial mass excavation Work. Includes tire cleaning device at temporary construction entrance as shown on Drawings. Provide regular site investigations initiated by rainfall events and continued maintenance throughout the entire Project duration. Submit documentation required to assist with inspections by the authority having jurisdiction (AHJ). SWPPP permit application and permit to be submitted and carried by Contractor under their name. Scheduling SWPPP inspections, reporting to AHJ, and permit compliance shall remain Contractor's responsibility.
- 2.5. Street sweeping of existing roadways adjacent to construction exits as required during the performance of the Work and while performing Work onsite.
- 2.6. Dust control as required to eliminate dust created as a result of the Work during the performance of the Work and while performing Work onsite.
- 2.7. Temporary seeding to stabilize rough graded site areas disturbed by construction at the conclusion of site clearing and mass grading activities. Building pad stabilization by Excavation Contractor.

3. EARTHWORK

- 3.1. Selective demolition, clearing, and grubbing including, but not limited to, existing pavements, aggregate surfacing, curb and gutter, storm drain pipe and structures, chain link fence and gates, trees, and taxiway edge lights and cans.
 - 3.1.1. Salvage and reinstall "Snow Emergency Route" sign along 6th Ave West as required for the Work.
 - 3.1.2. Coordinate with Site Utilities crew prior to removal of existing storm pipe and structures. Site Utilities crew shall prepare a temporary storm water management plan to be implemented immediately upon Subcontractor's removal of the existing storm water system.
- 3.2. Strip, replace, and re-spread topsoil prior to landscaping operations at areas disturbed by the Work. Import additional topsoil as required. Topsoil shall be screened by rocks and debris larger than one inch (1") in diameter prior to re-spreading.
- 3.3. Suitable fill material to subgrade (+/- one tenth of one foot (1/10')).
- 3.4. Excavation, backfill, aggregate base, and fine grading (+/- one tenth of one foot (1/10')) for site concrete and asphalt elements including, but not limited to, pavement, curb and gutter, sidewalks, and equipment pads.
 - 3.4.1. Aggregate base at light duty asphalt paving as 8" thick and at heavy duty asphalt as 12" thick as per Drawings.
 - 3.4.2. Aggregate base at light duty concrete paving as 6" thick and at heavy duty concrete paving as 8" thick as per Drawings.
 - 3.4.3. Aggregate base at equipment pads at 6" thick for the areas shown.
 - 3.4.4. Re-scarify, re-compact, moisture condition, and re-grade subgrades just prior to placement of aggregate base in Spring 2027 and just prior to placement of topsoil in Spring 2028.
 - 3.4.5. Aggregate base shall be blue-topped prior to hand-off to Paving Contractor.
 - 3.4.6. Aggregate base for concrete trench drains and sidewalk trench drains at six (6) existing downspout locations at north side of existing hanger.
 - 3.4.7. Aggregate base for stairs at north side of existing hanger.
- 3.5. Geotextile fabric where indicated.

4. SITE UTILITIES

- 4.1. Sanitary sewer utility service line to within five feet (5'-0") of the building perimeter and capped for future continuation by others. Mark and maintain above-ground capped lines.
- 4.2. Domestic water and fire water lines. Fire and water lines to be installed to flange inside the building to twelve inches (12") above finish floor for future continuation by others. Flushing of fire line and documentation of same.
- 4.3. Trenching, gravel bedding, encasement, backfill, thrust blocks, and kickers. Compact backfill to meet design density.

- 4.4. Site water including, but not limited to, pipe, fittings, valves, fire hydrants, and appurtenances.
- 4.5. Flush, clean, and test utility systems required to produce a complete, engineer-approved system.
- 4.6. Adjust manhole covers, including, but not limited to, covers, structure lids, and cleanout covers, to be at finish elevation of pavement, site concrete, and landscaping.

5. STORM DRAINAGE SYSTEMS

- 5.1. Storm sewers including trenching, gravel bedding, encasement (if required), and backfill. Compact backfill to meet design density.
- 5.2. Rip rap.
- 5.3. Underdrains behind curb inlets as shown per Drawings.
- 5.4. Precast concrete structures, manholes, and covers including curb inlets, area inlets, catch basins, and junction boxes.
- 5.5. Concrete box outs at manhole covers installed in asphalt pavement as shown per Drawings.
- 5.6. Downspout boots for connection to storm sewer. Downspouts by others.
- 5.7. Area drain inlet protection.
- 5.8. Temporary Storm Water Control
 - 5.8.1. Develop and submit for Contractor approval a written temporary storm water control plan no less than seven (7) working days prior to start of site demolition and clearing work by Earthwork crew.
 - 5.8.2. Coordinate with Site Clearing & Demolition crew prior to the removal of existing storm pipe and structures. Immediately upon their removal, begin implementation of the Contractor-approved temporary storm water control plan.
 - 5.8.3. North side: Provide a temporary catch basin in the area where existing catch basin (EX CB; RIM ELEV. = 1900.94; INV = 1896.28) is removed. Utilize existing catch basins scheduled for removal as temporary catch basin to the greatest extent possible. Temporary catch basin shall capture flows from existing upstream catch basin (EX CB; RIM ELEV. = 1901.20| INV = 1897.20). Provide temporary pumping equipment and discharge collection water to a point so as not to disturb work of others or hinder other onsite activities. Indicate discharge location as part of written plan. Remove temporary provisions once directed by Contractor.
 - 5.8.4. Interim period prior to completion of installation of permanent storm sewer: Subcontractor shall be responsible to capture and discharge storm water so as not to disturb work of others or hinder other site activities. Indicate method of procedure as part of written plan.

The following work is excluded:

1. Utility and MEP trenching.
2. Structural excavation or backfill of foundations including responsibility for spoils of same.
3. Aggregate base below building slabs on grade.
4. Repair of building pad after installation of foundations and underslab mechanical, electrical, and/or plumbing (MEP).
5. Temporary roads, staging areas, and crane pads.
6. Final grading of topsoil, final seeding, and landscaping.
7. Make-safe electrical.
8. Material testing fees.
9. Rock excavation.
10. Perimeter foundation drain.
11. Underground mechanical and electrical utilities, including but not limited to, chilled water supply and return, high pressure steam, electrical lines, and telecommunication conduits and wires.
12. Natural gas piping.
13. Utility vaults for natural gas, electric, or internet.
14. Temporary water service for others.
15. Relocation, protection, support, repair, removal, bypass, delay, or re-design caused by unknown, mismarked, abandoned, undocumented, or inaccurately located utilities.
16. Management and/or removal of unsuitable soils, soft subgrade, buried debris, contaminated materials, undocumented fill, and/or wet/frozen soils.
17. Maintenance, repair, regrading, recompaction, or replacement of aggregate base damaged by weather, site traffic, work by others, construction staging, crane traffic, utility trenching, delayed paving or concrete placement, or other conditions outside of Subcontractor's control.

SCOPE OF WORK 32.17.24.1 - SITE SIGNAGE**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

SITE SIGNAGE - Including, but not limited to, Specification Section(s):

32 1724	Site Signage
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **SITE SIGNAGE**

- 1.1. Miscellaneous clips, shims, fasteners, anchors, accessories, expansion anchors, and adhesives as required to complete Scope of Work.
- 1.2. Coordinate Scope of Work with others prior to beginning the Work.
- 1.3. Submittals within four (4) weeks of receipt of executed Agreement.
- 1.4. Joint sealants for the Work of this Scope, including sealants to dissimilar materials.
- 1.5. Exterior site signage as indicated including, but not limited to, accessible parking, van accessible, unauthorized parking, fee signage, stop signage, no parking, loading zone, pedestrian crossing signage, and authorized vehicle signage. Includes all sign posts and concrete bases where required.
- 1.6. Ensure signage and symbols meet municipal code and ADA requirements.
- 1.7. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.7.1. Alternate #4 – SW Parking Lot (added site signage).

The following work is excluded:

1. Monument sign, building address signage, dimensional letter signage, and interior signage.

SCOPE OF WORK 32.31.00 - FENCES AND GATES

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

FENCES AND GATES - Including, but not limited to, Specification sections:

32 3113	Chain Link Fences and Gates
32 3119	Decorative Metal Fences and Gates
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Stockpile spoils on-site for distribution by others.
- 1.2. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.2.1. Alternate #2 – North PEMB Lean-To Addition (additional site fencing).

2. FENCING AND GATES

- 2.1. Interior storage area chain link fencing, including but not limited to foundations, posts, caps, fabric wire, braces, rails, tension bars and wire, ties and clips, gates, and gate hardware.
- 2.2. Exterior mechanical area and dumpster pad privacy screen fencing, including but not limited to foundations, posts, caps, rails, composite infill, gates, gate hardware, and all other associated hardware and accessories.
- 2.3. Excavation, concrete, and backfill for posts.
- 2.4. Raceways in fence posts and gates as required for fence-mounted Electrical and Low Voltage items identified in the Bid Documents. Includes pull strings and plugs with labeling.

3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow shortly thereafter).

- 3.1. Number of working days required to submission of Fencing submittals (from date of notice of award). _____
- 3.2. Number of working days required to fabricate and deliver Fencing materials (from receipt of approved submittals). _____
- 3.3. Number of working days required to install Interior Fencing. _____
- 3.4. Number of working days required to install Exterior/Site Fencing. _____

The following work is excluded:

1. 120V power to devices.
2. Temporary Fencing.

SCOPE OF WORK 32.33.00 - SITE FURNISHINGS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

SITE FURNISHINGS - Including, but not limited to, Specification sections:

32 3300	Site Furnishings
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. **SITE FURNISHINGS**

- 1.1. Miscellaneous clips, shims, fasteners, anchors, and accessories as required to complete the Scope of Work.
- 1.2. Exterior site furnishings including but not limited to flagpoles, benches, bike racks, and trash receptacles.
- 1.3. Furnish in-ground sleeve for flagpole, to be installed by others. Surface-mount all other Site Furnishings.
- 1.4. Touch up or refinishing of factory-finish on items installed under this Scope of Work.

The following work is excluded:

1. Monument sign (s).
2. Site signage and traffic & pedestrian striping.
3. Splash blocks.

SCOPE OF WORK 32.90.00 - LANDSCAPING AND IRRIGATION

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

LANDSCAPING AND IRRIGATION - Including, but not limited to, Specification Section(s):

32 8200	Irrigation Pumps
32 8400	Irrigation
32 9113	Topsoil
32 9200	Turf and Grasses
32 9300	Plants
DIV 00	Procurement and Contracting Requirements
DIV 01	General Requirements

This Work specifically includes, but is not limited to:

1. IRRIGATION SYSTEM

- 1.1. Repair existing City of Williston boulevard / parkway irrigation lines at (one) construction entrance and (one) permanent entrance.
- 1.2. Irrigation system including, but not limited to, pump station, irrigation meter, control wiring, piping and fittings, gaskets, zone controllers, automatic control and drain valves, manual valves, valve boxes, and sprinkler heads. Includes bedding for mainlines and washed rock underneath Isolation Valves, Flush Points, Mainline Drains, and other locations as detailed.
- 1.3. Delegated design for irrigation system including seal of professional engineer licensed in the state where the Project is located on Shop Drawings.
- 1.4. Professional Liability Insurance for engineer-stamped Irrigation Plan.
- 1.5. Controller systems and wireless sensors including wiring.
- 1.6. Backflow preventer with required valves, fittings, and accessories.
- 1.7. Irrigation sleeves including sleeve layout drawing for site irrigation and coordination of sleeve installation.
- 1.8. Electrical tie-ins and terminations.
- 1.9. Trenching, excavation, and backfill to install irrigation lines.
- 1.10. Provide Bid Alternates affecting this Scope of Work as follows. Utilize Contractor's Bid Form 00 41 00.
 - 1.10.1. Alternate #1 – South PEMB Lean-To Addition (reduced landscaping & irrigation).

- 1.10.2. Alternate #2 – North PEMB Lean-To Addition (reduced landscaping & irrigation).
- 1.10.3. Alternate #4 – SW Parking Lot (reduced seeding, added plantings, mulching, and irrigation).
- 1.10.4. Alternate #5 - SE Sidewalk (reduced seeding and mulching).

2. LANDSCAPING

- 2.1. Plant materials, including, but not limited to, trees, shrubs, and ground cover.
- 2.2. Rocks, boulders, soil mix, mulch, gravel, fertilizer, soil conditioners, fabric, metal edging, and other related landscaping items.
- 2.3. Earthwork subcontractor will screen, place, spread, and rough grade topsoil. Landscaping subcontractor to provide final grading of topsoil.
- 2.4. Seeding.
- 2.5. Watering and maintenance for permanent installations, including watering required for proper establishment of sod, seed, plants, trees, shrubs, and ground cover.
- 2.6. Tree staking, including any guy wires.
- 2.7. Removal of weeds, roots, plants, stones, clay lumps, and other extraneous material prior to seeding and planting.
- 2.8. Clean adjacent work and/or property to its original condition after completion of the Scope of Work.
- 2.9. Full mow and de-weeding of project site just before Owner / Architect Punchlist and again just before Substantial Completion.

3. Durations (information used to evaluate bidders and refine schedule; assume notice of award on 10/21/2026 via Letter of Intent with contract to follow shortly thereafter).

- 3.1. Number of working days required for submission of Landscaping & Irrigation submittals (from date of notice of award). _____
- 3.2. Number of working days required to fabricate and deliver Landscaping materials (from receipt of approved submittals). _____
- 3.3. Number of working days required to fabricate and deliver Irrigation Pump (from receipt of approved submittals). _____
- 3.4. Number of working days required to fabricate and deliver all other Irrigation materials (from receipt of approved submittals). _____
- 3.5. Number of working days required to complete Irrigation riser, meter, controller, and pump station. _____
- 3.6. Number of working days required to complete Irrigation mainlines. _____
- 3.7. Number of working days required to complete Irrigation lateral and drip lines. _____

3.8. Number of working days required to complete Overstory plantings. _____

3.9. Number of working days required to complete Understory plantings. _____

3.10. Number of working days required to complete mulch and rock beds. _____

The following work is excluded:

1. Concrete mow strip, irrigation controller base, and irrigation pump base by Site Concrete subcontractor.
2. Re-spread and rough grading of topsoil by Earthwork subcontractor.
3. Fencing, flagpoles, benches, and other site furnishings.