



**Robert Asp Structural Reinforcement  
Moorhead, MN  
Project No. 25-041  
Bid Date & Time: February 18, 2026 – 2:00 pm**

Date: February 13, 2026

### **ADDENDUM A**

**The following addition, clarifications, decisions and/or changes shall be made to the SPECIFICATIONS:**

#### **00 0150 – Bid Packages Scope of Work (SOW)**

1. Bid Package 5B – Structural Steel Material and Erection
  - a. See attached revised SOW which includes:
    - i. Paragraph 1.01 – Add Subparagraph to read,  
“H. This bid package will plan for a 1-hour fire watch at the end of each day welding takes place. Contractor will use this time to clean up and prep for the next day.”
2. Bid Package 6A – General Work and Labor
  - a. See attached revised SOW which includes:
    - i. Paragraph 1.01.E. – Omit in it’s entirety. Allowances shall be provided per Section 01 2100.
    - ii. Paragraph 1.01 – Add Subparagraphs to read,  
“J. Installation and Coordination - Relocate kitchen equipment as needed to provide access to the ceiling areas. Put back into the original location when the work is completed.”  
  
“K. Install a temp poly wall to contain smoke in corridor that runs east and west outside of Room 9 FAC Classroom to Corridor 1. This bid package will provide 2-3 large fans to push air from building out the doors at the north side of Corridor 1. This bid package to seal off all openings at the south side of Room 2 Kitchen and Room 9 FAC Classroom.”
3. Bid Package 9E - Acoustical
  - a. See attached revised SOW which includes:
    - i. Paragraph 1.01 – Add the following subparagraph to read,  
“H. This contractor to plan to supply and install ALL new ceiling systems. Omit note regarding reuse of existing. Aluminum capped grid shall be used in the kitchen area.
4. Bid Package 21 – Building Sprinkler System
  - a. See attached revised SOW which includes:
    - i. Paragraph 1.01 – Add the following subparagraphs to read,  
“H. Shut down sprinkler systems in areas where ceilings are being removed. The systems will be reconnected once the joist reinforcement is completed and the new ceilings are installed.”

"I. Relocate exposed piping into the new ceiling area in Room 2 Kitchen and Room 8 Dry Storage. Sprinkler heads are to be fully recessed with a white cover."

5. Bid Package 23 – Plumbing and HVAC

a. See attached revised SOW which includes:

- i. Paragraph 1.01 – Add the following subparagraphs to read,  
"O. If there are any Temp controls needs, please coordinated with WIR3D Electric Inc – Terry Steiner 701-446-8270 [terry@wir3d-electric.com](mailto:terry@wir3d-electric.com)"

"P. Remove and reinstall diffusers as noted on the Reflected Ceiling plans. Clean diffusers as needed prior to reinstallation."

6. Bid Package 26 – Electrical Systems

a. See attached revised SOW which includes:

- i. Paragraph 1.01 – Add the following subparagraphs to read,  
"F. Contact Summit Fire Protection for fire alarm systems work.
- Contractor will remove the smoke detectors within the affected area where welding is taking place and take them offline.
  - Reinstall as soon as the welding is completed and put back online."

"G. Remove and reinstall cameras in the same locations for ceiling rework. Owner will program and align the camera."

"H. Reinstall lighting controls at all fixtures to be replaced. Provide new tunable lighting controls for FAC Classroom 9 and Sensory Integration OT. PT. 13. Plan for enough demo work to access all lighting controls as needed."

**00 1100-Advertisement for Bids**

1. Add note to read,

"Each sealed bid shall be accompanied by the 00 2110 – MN Responsible Contractor Verification Form and bid security in the form a bidders bond in a sum equal to 5% of the full amount of the bid made payable to the owner, executed by the bidder as principal and by a surety company authorized to do business in Minnesota, conditioned that if the principal's bid be accepted and the contract in accordant with the terms of the bid and a contractors bond as required by law the regulations and determinations of the governing board.

1. By Minnesota State Statues, Section 429.041 subdivision 1, bid security can be submitted in the following forms: cash deposit, cashier's check, bid bond, or certified check payable to the Owner.
2. The Bid Form, Contractor Verification, and Bid Bond do not need to be submitted in separate envelopes."

**00 4100-Bid Form**

1. Add Unit Prices to the bid form as follows,

**UNIT PRICES: See 01 2200 - Unit Prices for Descriptions**

Unit Price No. 1 - Plumber/HVAC Installer. Bid Package 23.

UP-1 \$ \_\_\_\_\_ per Hour.

Unit Price No. 2 - Journeyman Electrician. Bid Package 26.

UP-2 \$ \_\_\_\_\_ per Hour.

Unit Price No. 3 - Apprentice Electrician. Bid Package 26.

UP-3 \$ \_\_\_\_\_ per Hour.

### **01 2100-Allowances**

1. Paragraph 1.04 – Add the following subparagraphs to read,  
“F. The Plumbing & HVAC Contractor (Bid Package 23) shall include in their proposal an allowance of 500 labor hours for a plumber or HVAC installer to remove and reinstall items for the joist reinforcement to take place. This contractor shall also include a materials allowance of \$20,000. Contractor to provide a weekly time sheet for hours worked and materials used for the CM to sign off.”

“G. The Electrical Contractor (Bid Package 26) shall include in their proposal an allowance of 100 labor hours for a journeyman electrician to remove and reinstall items for the joist reinforcement to take place. This contractor shall also include a materials allowance of \$5,000. Contractor to provide a weekly time sheet for hours worked and materials used for the CM to sign off.”

### **01 2200-Unit Prices**

1. Add Section 01 2200 to the Specification.

**The following additions, clarifications, decisions and/or changes shall be made to the DRAWINGS:**

### **Sheet A2.11 – MAIN LEVEL DEMO AND NEW RCP**

1. See attached revised sheet
  - a. Add Plan Keynote to read,  
“P1. Lighting control device to be installed at the existing location for the new lights. Contractor shall verify existing control locations. “
  - b. Add RCP General Notes to read,  
“11. ACT-1: 2x2 Fine Fissured high NRC panel manuf by Certainteed. ¾” depth with reveal edge.”  
  
“12. ACT-2: 2x2 Vinylrock panel manuf by Certainteed. ½” depth with square edge.”
  - c. Plan 1/A2.11 – 01 Main Level RCP – Demo Plan
    - i. Revise ceiling hatches in Toilet 3 & Sink 4 ceiling for removal.
  - d. Main Level RCP 2/A2.11 – 01 Main Level RCP – Part Plans
    - i. Revise ceiling height in Hallway 1 to be 9'-0" in lieu of 9'-6".
    - ii. Add Plan Keynote P1 to all rooms with within the area of work.

## Bid Package 5B– Structural Steel Material and Erection

### 1.00 BID PACKAGE SUMMARY

- A. Comply with all specification section as contained in the project manual including but not limited to:
  - 1. Division 00 – Procurement and Contracting Requirements
  - 2. Division 01 – General Requirements
  - 3. 03 4113 – Precast Hollow Core Plank (Erection)
  - 4. 03 4500 – Precast Architectural Wall Panels (as applicable)
  - 5. 05 1200 – Structural Steel Framing
  - 6. 05 2100 – Steel Joist Framing
  - 7. 05 3100 – Steel Decking
  - 8. 05 3200 – Roof Deck Ceiling Systems

### 1.01 INSTALLATION AND COORDINATION

- A. **Contractors are required to review site conditions at the prebid walkthrough.**
- B. Provide all structural steel materials as shown and detailed on the plans. (provide submittals See below)
- C. Complete installation of all structural steel as needed for joist reinforcement.
- D. Provide fire blankets, fire extinguishers, smoke exhaust systems, and any other equipment needed to complete the welding/installation of the steel joist reinforcement systems within an existing building.
- E. Facilitate all on-site testing and inspections.
- F. All field measurements and layout work necessary for the completion of this contractor's work.
- G. Cooperate with other trades on site in the completion of their work. Cooperation with the owners Construction Manager in the use and management of the site, and in the coordination of work with other trades.



- H. This bid package will plan for a 1-hour fire watch at the end of each day welding takes place. Contractor will use this time to clean up and prep for the next day.

### 1.02 SITE CLEANING AND MAINTANENCE

- A. Construction cleaning shall be performed daily for debris generated by this contractor.

### 1.03 SUBMITALS

- A. Provide timely submission of shop drawings, submittals, product data, and samples as noted in the specification.
- B. Submittals will be uploaded to Procore or emailed to the Construction Manager running the project.
- C. Provide phased and accelerated submittals and shop drawings for all items needed to achieve start dates and meet the project schedule.

### 1.04 MATERIAL HANDLING AND STORAGE

- A. All equipment necessary to complete this contractor's work including but not limited to scaffold, hoists, forklifts, pumps, etc.
- B. Housekeeping and final cleanup must be completed before leaving the site weekly. Final payment will not be authorized unless site is clean.
- C. All freight and delivery charges for the delivery of material shall be paid for by this contractor.

- D. Contractor is responsible for coordinating, receiving, and off-loading of materials installed by this contractor.
- E. Storage of onsite materials shall be approved by the Construction manager and coordinated with the other trades.

**1.05 SAFETY**

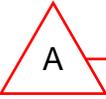
- A. Comply with all federal, state, and local safety guidelines.
- B. Comply with Gehrtz Construction Services "Site Specific Safety Plan".
- C. Every contractor needs to have a safety plan and competent person on site while the contractor is performing work.
- D. Thoroughly plan all work activities and operations so they are performed safely, as well as efficiently.
- E. Effectively communicate the health and safety requirements of Gehrtz Construction Services' Site-Specific Safety Plan to all contractors and their workers through open communications, comprehensive training, assessments, and workplace inspections.
- F. Develop an understanding, among those in leadership on this project, of their responsibilities and accountability for providing a safe and healthy workplace.
- G. Plan and coordinate work operations and activities to minimize or eliminate situations which may jeopardize worker's health and safety due to conflicting or simultaneous work operations or activities.
- H. Communicate to all workers that safety is their responsibility, and they will be held responsible, accountable, and assigned the appropriate authority for their individual safety and the safety of their co-workers.

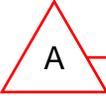
## Bid Package 6A – General Work and Labor

### 1.00 BID PACKAGE SUMMARY

- A. Comply with all specification sections as contained in the project manual including but not limited to:
  - 1. Division 00 – Procurement and Contracting Requirements
  - 2. Division 01 – General Requirements
  - 3. 06 1000 – Rough Carpentry
  - 4. 07 2100 – Thermal Insulation
  - 5. 07 2500 – Weather Barriers (as applicable)

### 1.01 INSTALLATION AND COORDINATION

- A. **Contractors are required to review site conditions at the prebid walkthrough.**
- B. Demo existing plaster ceiling systems as noted on the plans.
- C. Provide wall and floor protection as needed during the removal of the ceiling system.
- D. Provide / install / maintain dustproof partitions during demo of the ceiling and remove after the new ceiling systems are completed.
-  E. ~~Provide 20 labor and 20 carpenter allowance hours and \$2,000 material allowance.~~
- F. Once the plaster is removed contractor will clean the area with a shop vac to remove dust. Final cleaning by others.
- G. This contractor will verify all field dimensions for supplied materials.
- H. All demo debris to be put in the dumpster provided by CM.
- I. Cooperate with other trades on site in the completion of their work. Cooperation with the owners' Construction Manager in the use and management of the site, and in the coordination of work with other trades.

-  J. Installation and Coordination - Relocate kitchen equipment as needed to provide access to the ceiling areas. Put back into the original location when the work is completed.
- K. Install a temp poly wall to contain smoke in corridor that runs east and west outside of Room 9 FAC Classroom to Corridor 1. This bid package will provide 2-3 large fans to push air from building out the doors at the north side of Corridor 1. This bid package to seal off all openings at the south side of Room 2 Kitchen and Room 9 FAC Classroom.

### 1.02 SITE CLEANING AND MAINTANENCE

- A. Construction cleaning shall be performed daily for debris generated by this contractor.

### 1.03 SUBMITALS

- A. Provide timely submission of shop drawings, submittals, product data, and samples as noted in the specification.
- B. Submittals will be uploaded to Procore or emailed to the Construction Manager running the project.
- C. Provide phased and accelerated submittals and shop drawings for all items needed to achieve start dates and meet the project schedule.
- D. Provide warranties, maintenance, manuals, and training as specified.

### 1.04 MATERIAL HANDLING AND STORAGE

- A. All equipment necessary to complete this contractor's work including but not limited to scaffold, hoists, forklifts, pumps, etc.
- B. Housekeeping and final cleanup must be completed before leaving the site weekly. Final payment will not be authorized unless site is clean.
- C. All freight and delivery charges for the delivery of material shall be paid for by this contractor.
- D. Contractor is responsible for coordinating, receiving, and off-loading of materials installed by this contractor.
- E. Storage of onsite materials shall be approved by the Construction manager and coordinated with the other trades.

**1.05 SAFETY**

- A. Comply with all federal, state, and local safety guidelines.
- B. Comply with Gehrtz Construction Services "Site Specific Safety Plan".
- C. Every contractor needs to have a safety plan and competent person on site while the contractor is performing work.
- D. Thoroughly plan all work activities and operations so they are performed safely, as well as efficiently.
- E. Effectively communicate the health and safety requirements of Gehrtz Construction Services' Site-Specific Safety Plan to all contractors and their workers through open communications, comprehensive training, assessments, and workplace inspections.
- F. Develop an understanding, among those in leadership on this project, of their responsibilities and accountability for providing a safe and healthy workplace.
- G. Plan and coordinate work operations and activities to minimize or eliminate situations which may jeopardize worker's health and safety due to conflicting or simultaneous work operations or activities.
- H. Communicate to all workers that safety is their responsibility, and they will be held responsible, accountable, and assigned the appropriate authority for their individual safety and the safety of their co-workers.

## Bid Package 9E – Acoustical

### 1.00 BID PACKAGE SUMMARY

- A. Comply with all specification section as contained in the project manual including but not limited to:
  - 1. Division 00 – Procurement and Contracting Requirements
  - 2. Division 01 – General Requirements
  - 3. 09 5100 – Acoustical Ceilings
  - 4. 09 5426 – Suspended Wood Ceilings
  - 5. 09 8400 – Acoustic Room Component

### 1.01 INSTALLATION AND COORDINATION

- A. **Contractors are required to review site conditions at the prebid walkthrough.**
- B. Remove and reinstall all ACT ceiling systems as shown on the plans. Existing can be reused where possible. Provide new materials as needed.
- C. Furnish and install all suspended acoustic ceiling systems as shown and specified.
- D. All demo debris and generated trash is to be put into the provided dumpster.
- E. All field measurements and layout work necessary for the completion of this contractor's work.
- F. See allowances, unit prices, and alternates as applicable.
- G. Cooperate with other trades on site in the completion of their work. Cooperation with the owners Construction Manager in the use and management of the site, and in the coordination of work with other trades.

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- H. This contractor to plan to supply and install ALL new ceiling systems. Omit note regarding reuse of existing. Aluminum capped grid shall be used in the kitchen area.

### 1.02 SITE CLEANING AND MAINTANENCE

- A. Construction cleaning shall be performed daily for debris generated by this contractor.

### 1.03 SUBMITALS

- A. Provide timely submission of shop drawings, submittals, product data, and samples as noted in the specification.
- B. Submittals will be uploaded to Procore or emailed to the Construction Manager running the project.
- C. Provide phased and accelerated submittals and shop drawings for all items needed to achieve start dates and meet the project schedule.
- D. Provide warranties, maintenance, manuals, and training as specified.

### 1.04 MATERIAL HANDLING AND STORAGE

- A. All equipment necessary to complete this contractor's work including but not limited to scaffold, hoists, forklifts, pumps, etc.
- B. Housekeeping and final cleanup must be completed before leaving the site weekly. Final payment will not be authorized unless site is clean.
- C. All freight and delivery charges for the delivery of material shall be paid for by this contractor.
- D. Contractor is responsible for coordinating, receiving, and off-loading of materials installed by this contractor.
- E. Storage of onsite materials shall be approved by the Construction manager and coordinated with the other trades.

## **1.05 SAFETY**

- A. Comply with all federal, state, and local safety guidelines.
- B. Comply with Gehrtz Construction Services "Site Specific Safety Plan".
- C. Every contractor needs to have a safety plan and competent person on site while the contractor is performing work.
- D. Thoroughly plan all work activities and operations so they are performed safely, as well as efficiently.
- E. Effectively communicate the health and safety requirements of Gehrtz Construction Services' Site-Specific Safety Plan to all contractors and their workers through open communications, comprehensive training, assessments, and workplace inspections.
- F. Develop an understanding, among those in leadership on this project, of their responsibilities and accountability for providing a safe and healthy workplace.
- G. Plan and coordinate work operations and activities to minimize or eliminate situations which may jeopardize worker's health and safety due to conflicting or simultaneous work operations or activities.
- H. Communicate to all workers that safety is their responsibility, and they will be held responsible, accountable, and assigned the appropriate authority for their individual safety and the safety of their co-workers.

## Bid Package 21 – Building Sprinkler System

### 1.00 BID PACKAGE SUMMARY

- A. Comply with all specification sections as contained in the project manual including but not limited to:
1. Division 00 – Procurement and Contracting Requirements
  2. Division 01 – General Requirements
  3. 02 4101 – Demolition (as applicable)
  4. 07 8400 – Firestopping
  5. 21 0517 – Sleeve and Sleeve Seals for Fire Protection
  6. 21 0518 – Escutcheons for Fire-Suppression Piping
  7. 21 0523 – General-Duty Valves for Water Based Fire Protection Piping
  8. 21 0529 – Hangers & Supports for Fire Suppression Piping and Equipment
  9. 21 0553 – Identification for Fire Suppression Piping and Equipment
  10. 21 1100 – Facility Fire-Suppression Water-Service Piping
  11. 21 1119 – Fire Department Connections
  12. 21 1313 – Wet-Pipe Sprinkler Systems
  13. 21 2200 – Clean-Agent Fire-Extinguishing Systems

### 1.01 INSTALLATION AND COORDINATION

- A. **Contractors are required to review site conditions at the prebid walkthrough.**
- B. Remove / reinstall sprinkler systems as needed for the demo of the ceiling systems as shown on the plans.
- C. Remove and reinstall piping as needed.
- D. Relocated pipe into the ceiling space in locations noted.
- E. All field measurements and layout work necessary for the completion of this contractor's work.
- F. See allowances, unit prices, and alternates as applicable.
- G. Cooperate with other trades on site in the completion of their work. Cooperation with the owners Construction Manager in the use and management of the site, and in the coordination of work with other trades.

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- H. Shut down sprinkler systems in areas where ceilings are being removed. The systems will be reconnected once the joist reinforcement is completed and the new ceilings are installed.
- I. Relocate exposed piping into the new ceiling area in Room 2 Kitchen and Room 8 Dry Storage. Sprinkler heads are to be fully recessed with a white cover.

### 1.02 SITE CLEANING AND MAINTANENCE

- A. Construction cleaning shall be performed daily for debris generated by this contractor.

### 1.03 SUBMITALS

- A. Provide timely submission of shop drawings, submittals, product data, and samples as noted in the specification.
- B. Submittals will be uploaded to Procore or emailed to the Construction Manager running the project.
- C. Provide phased and accelerated submittals and shop drawings for all items needed to achieve start dates and meet the project schedule.
- D. Accurate set of as-built drawings at the completion of the project.
- E. Provide warranties, maintenance, manuals, and training as specified.

#### **1.04 MATERIAL HANDLING AND STORAGE**

- A. All equipment necessary to complete this contractor's work including but not limited to scaffold, hoists, forklifts, pumps, etc.
- B. Housekeeping and final cleanup must be completed before leaving the site weekly. Final payment will not be authorized unless site is clean.
- C. All freight and delivery charges for the delivery of material shall be paid for by this contractor.
- D. Contractor is responsible for coordinating, receiving, and off-loading of materials installed by this contractor.
- E. Storage of onsite materials shall be approved by the Construction manager and coordinated with the other trades.

#### **1.05 SAFETY**

- A. Comply with all federal, state, and local safety guidelines.
- B. Comply with Gehrtz Construction Services "Site Specific Safety Plan".
- C. Every contractor needs to have a safety plan and competent person on site while the contractor is performing work.
- D. Thoroughly plan all work activities and operations so they are performed safely, as well as efficiently.
- E. Effectively communicate the health and safety requirements of Gehrtz Construction Services' Site-Specific Safety Plan to all contractors and their workers through open communications, comprehensive training, assessments, and workplace inspections.
- F. Develop an understanding, among those in leadership on this project, of their responsibilities and accountability for providing a safe and healthy workplace.
- G. Plan and coordinate work operations and activities to minimize or eliminate situations which may jeopardize worker's health and safety due to conflicting or simultaneous work operations or activities.
- H. Communicate to all workers that safety is their responsibility, and they will be held responsible, accountable, and assigned the appropriate authority for their individual safety and the safety of their co-workers.
- A. Concrete and grout trucks either need to wash out in a designated concrete washout pit, or into their hopper, coordinate with the Construction Manager. Details must be communicated to all persons involved in activity.

## Bid Package 23 – Plumbing and HVAC

### 1.00 BID PACKAGE SUMMARY

- A. Comply with all specification sections as contained in the project manual including but not limited to:
  - 1. Division 00 – Procurement and Contracting Requirements
  - 2. Division 01 – General Requirements
  - 3. 02 4101 – Demolition (as applicable)

### 1.01 INSTALLATION AND COORDINATION

- A. **Contractors are required to review site conditions at the prebid walkthrough.**
- B. Remove and reinstall all diffusers and any other HVAC items withing the ceiling systems being removed.
- C. Remove and reinstall duct that interferes with the steel joist reinforcement.
- D. Relocate plumbing system piping as needed that interferes with the steel joist reinforcement.
- E. Furnish and install HVAC systems as shown on the plans, detailed, and specified.
- F. Furnish and install louvers and vents as specified.
- G. Contractor will verify all HVAC systems that were worked on are in working condition at the end of the project.
- H. Coordinate all temperature control systems relocations that will be needed for joist reinforcement.
- I. Provide all permits and inspections needed throughout construction.
- J. Reinstall acoustical and fire sealant at all penetrations through walls and floors if needed.
- K. Coordinate with other contractors to ensure proper installation.
- L. All field measurements and layout work necessary for the completion of this contractor's work.
- M. See allowances, unit prices, and alternates as applicable.
- N. Cooperate with other trades on site in the completion of their work. Cooperation with the owners Construction Manager in the use and management of the site, and in the coordination of work with other trades.

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- O. If there are any Temp controls needs, please coordinated with WIR3D Electric Inc – Terry Steiner 701-446-8270 terry@wir3d-electric.com
- P. Remove and reinstall diffusers as noted on the Reflected Ceiling plans. Clean diffusers as needed prior to reinstallation.

### 1.02 SITE CLEANING AND MAINTANENCE

- A. Construction cleaning shall be performed daily for debris generated by this contractor.

### 1.03 SUBMITALS

- A. Provide timely submission of shop drawings, submittals, product data, and samples as noted in the specification.
- B. Submittals will be uploaded to Procore or emailed to the Construction Manager running the project.
- C. Provide phased and accelerated submittals and shop drawings for all items needed to achieve start dates and meet the project schedule.
- D. Accurate set of as-built drawings at the completion of the project.

- E. Provide warranties, maintenance, manuals, and training as specified.

#### **1.04 MATERIAL HANDLING AND STORAGE**

- A. All equipment necessary to complete this contractor's work including but not limited to scaffold, hoists, forklifts, pumps, etc.
- B. Housekeeping and final cleanup must be completed before leaving the site weekly. Final payment will not be authorized unless site is clean.
- C. All freight and delivery charges for the delivery of material shall be paid for by this contractor.
- D. Contractor is responsible for coordinating, receiving, and off-loading of materials installed by this contractor.
- E. Storage of onsite materials shall be approved by the Construction manager and coordinated with the other trades.

#### **1.05 SAFETY**

- A. Comply with all federal, state, and local safety guidelines.
- B. Comply with Gehrtz Construction Services "Site Specific Safety Plan".
- C. Every contractor needs to have a safety plan and competent person on site while the contractor is performing work.
- D. Thoroughly plan all work activities and operations so they are performed safely, as well as efficiently.
- E. Effectively communicate the health and safety requirements of Gehrtz Construction Services' Site-Specific Safety Plan to all contractors and their workers through open communications, comprehensive training, assessments, and workplace inspections.
- F. Develop an understanding, among those in leadership on this project, of their responsibilities and accountability for providing a safe and healthy workplace.
- G. Plan and coordinate work operations and activities to minimize or eliminate situations which may jeopardize worker's health and safety due to conflicting or simultaneous work operations or activities.
- H. Communicate to all workers that safety is their responsibility, and they will be held responsible, accountable, and assigned the appropriate authority for their individual safety and the safety of their co-workers.

## Bid Package 26 – Electrical Systems

### 1.00 BID PACKAGE SUMMARY

- A. Comply with all specification sections as contained in the project manual including but not limited to:
  - 1. Division 00 – Procurement and Contracting Requirements
  - 2. Division 01 – General Requirements
  - 3. 02 4101 – Demolition (as applicable)

### 1.01 INSTALLATION AND COORDINATION

- A. **Contractors are required to review site conditions at the prebid walkthrough.**
- A. Remove and reinstall electrical systems as needed to complete the installation of joists reinforcement.
- B. Provide and install new light fixtures as shown in the plans.
- C. Remove and reinstall all light fixtures and other ceiling mounted electrical systems in area where ceiling is being removed and replaced.
- D. Contractor shall provide all electrical permits and inspections.
- E. Cooperate with other trades on site in the completion of their work. Cooperation with the owners Construction Manager in the use and management of the site, and in the coordination of work with other trades.

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- F. Contact Summit Fire Protection for fire alarm systems work.
  - 1. Contractor will remove the smoke detectors within the affected area where welding is taking place and take them offline.
  - 2. Reinstall as soon as the welding is completed and put back online.
- G. Remove and reinstall cameras in the same locations for ceiling rework. Owner will program and align the camera.
- H. Reinstall lighting controls at all fixtures to be replaced. Provide new tunable lighting controls for FAC Classroom 9 and Sensory Integration OT. PT. 13. Plan for enough demo work to access all lighting controls as needed.

### 1.02 SITE CLEANING AND MAINTANENCE

- A. Construction cleaning shall be performed daily for debris generated by this contractor.

### 1.03 SUBMITALS

- A. Provide timely submission of shop drawings, submittals, product data, and samples as noted in the specification.
- B. Submittals will be uploaded to Procore or emailed to the Construction Manager running the project.
- C. Provide phased and accelerated submittals and shop drawings for all items needed to achieve start dates and meet the project schedule.
- D. Accurate set of as-built drawings at the completion of the project.
- E. Provide warranties, maintenance, manuals, and training as specified.

### 1.04 MATERIAL HANDLING AND STORAGE

- A. All equipment necessary to complete this contractor's work including but not limited to scaffold, hoists, forklifts, pumps, etc.
- B. Housekeeping and final cleanup must be completed before leaving the site weekly. Final payment will not be authorized unless site is clean.
- C. All freight and delivery charges for the delivery of material shall be paid for by this contractor.
- D. Contractor is responsible for coordinating, receiving, and off-loading of materials installed by this contractor.
- E. Storage of onsite materials shall be approved by the Construction manager and coordinated with the other trades.

**1.05 SAFETY**

- A. Comply with all federal, state, and local safety guidelines.
- B. Comply with Gehrtz Construction Services "Site Specific Safety Plan".
- C. Every contractor needs to have a safety plan and competent person on site while the contractor is performing work.
- D. Thoroughly plan all work activities and operations so they are performed safely, as well as efficiently.
- E. Effectively communicate the health and safety requirements of Gehrtz Construction Services' Site-Specific Safety Plan to all contractors and their workers through open communications, comprehensive training, assessments, and workplace inspections.
- F. Develop an understanding, among those in leadership on this project, of their responsibilities and accountability for providing a safe and healthy workplace.
- G. Plan and coordinate work operations and activities to minimize or eliminate situations which may jeopardize worker's health and safety due to conflicting or simultaneous work operations or activities.
- H. Communicate to all workers that safety is their responsibility, and they will be held responsible, accountable, and assigned the appropriate authority for their individual safety and the safety of their co-workers.

**SECTION 00 1100  
ADVERTISEMENT FOR BIDS**

**PROJECT:**

MAPS Robert Asp Elementary Roof Reinforcement  
910 11th Street North  
Moorhead, Minnesota 56560

**OWNER:**

Moorhead Area Public Schools  
1313 30th Avenue South  
Moorhead, Minnesota 56560

**SEPARATE SEALED BIDS FOR THE FOLLOWING BID GROUP PACKAGES OF CONSTRUCTION WORK FOR THE PROJECT NAMED ABOVE WILL BE RECEIVED BY MOORHEAD AREA PUBLIC SCHOOLS UNTIL WEDNESDAY, FEBRUARY 18, 2026 AT 2:00 PM LOCAL TIME AT MOORHEAD AREA PUBLIC SCHOOLS , 1313 30TH AVENUE SOUTH , MOORHEAD , MINNESOTA 56560, WHERE BIDS WILL BE PUBLICLY OPENED AND READ.**

**BID PACKAGES:**

- 5B: Structural Steel Material and Erection
- 6A: General Work and Labor
- 9B: Drywall
- 9E: ACT Ceilings
- 9I: Painting
- 21: Building Sprinkler
- 23: Plumbing and HVAC Combined
- 26: Electrical

The construction is expected to begin June 1, 2026. Completion of the project is scheduled for 07-31-2026. See Section 01 3216 - Project Construction Schedule for more information.

A pre-bid informational meeting will be held on February 12th, 2026 at 4:00 pm at Robert Asp Elementary. **Attendance at the meeting is mandatory.**

The Information to Bidders, Form of Bid, Form of Contract, Drawings, Specifications, and other contract documents may be examined at the following places:

1. North Dakota Builders Exchanges: Bismarck Mandan Builder's Exchange, Bismarck Construction Plains Exchange, Fargo-Moorhead Builder's Exchange, Grand Forks Builders & Traders Exchange, and Minot Builders Exchange.
2. Minnesota Builders Exchanges: Minnesota Builders Exchange (Minneapolis) and St. Cloud Builders Exchange.
3. South Dakota Builders Exchanges: Aberdeen Builder's Exchange, Construction Industry Center Exchange (Rapid City), and Plains Builders Exchange (Sioux Falls).

Electronic copies of the above documents may be obtained from Gehrtz Construction Services. Request documents via email at [info@gcs-fm.com](mailto:info@gcs-fm.com).

Bids shall be submitted by mail or in-person, using the bid form contained in the specifications at the following locations:

1. The Office of Moorhead Area Public Schools: 1313 30th Avenue South, Moorhead, Minnesota 56560.

The Owner reserves the right to waive any informality or to reject any or all bids.

No bidder may withdraw their bid within 30 days after the actual date of the opening thereof.

A

Each sealed bid shall be accompanied by the 00 2110 - MN Responsible Contractor Verification Form and bid security in the form a bidders bond in a sum equal to 5 % of the full amount of the bid made payable to the owner, executed by the bidder as principal and by a surety company authorized to do business in Minnesota, conditioned that if the principal's bid be accepted and the contract awarded to the principal, within ten days after notice of award, the principal will execute and effect a contract in accordance with the terms of the bid and a contractors bond as required by law the regulations and determinations of the governing board.

1. By Minnesota State Statutes, Section 429.041 subdivision 1, bid security can be submitted in the following forms: cash deposit, cashier's check, bid bond, or certified check payable to the Owner.
2. The Bid Form, Contractor Verification, and Bid Bond do not need to be submitted in separate envelopes.

By Minnesota State Statutes, Section 16C.285 subdivision 3, each bid must contain the endorsed form verifying compliance with the minimum responsible contractor requirements in the statute. Submit completed form with the bid. See section 00 2110 - MN Responsible Contractor Verification for compliance form.

**END OF SECTION**

**SECTION 00 4100  
BID FORM**

**PROJECT:**

Moorhead Area Public Schools  
MAPS Robert Asp Elementary Roof Reinforcement  
Moorhead, Minnesota

**DATE: WEDNESDAY, FEBRUARY 18, 2026**

Proposal of \_\_\_\_\_, hereinafter called the bidder, a  
\_\_\_\_\_ corporation / partnership / an individual, doing business as  
(State) (strike out inapplicable terms)  
\_\_\_\_\_ to Moorhead Area Public Schools, hereinafter called the  
Owner.

**TO THE OWNER:**

The bidder in compliance with the Advertisement for Bids for the construction of MAPS Robert Asp Elementary Roof Reinforcement having examined the plans and specifications with related documents and the site of the proposed work and being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies and to construct the project in accordance with the contract documents within the time set forth therein and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the contract documents of which this proposal is a part.

Bidder hereby agrees to commence work under this contract on or before a date noted in the Project Construction Schedule included in these specifications and to fully complete the project in the time allotted by this same schedule.

Bidder acknowledges receipt of the following addenda: \_\_\_\_\_.

Bidder acknowledges the review of Section 00 0150 - Bid Packages Scope of Work (SOW):  
\_\_\_\_\_ (initial).

Bidder attended the mandatory prebid walkthrough: \_\_\_\_\_ (initial).

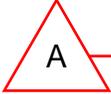
**BASE PROPOSAL:**

Bidder agrees to perform all of the Construction Work described in the specifications and shown on the plans for the following Bid Package(s) for the sum of money as noted following each Bid Package: (Contractors are required to submit individual bids for each Bid Package. Bidders are allowed to submit combined bids as well.)

Bidder shall include under Base Bid all pertinent allowances described for specific Bid Packages under Section 01 2100 - Allowances.

**BID PACKAGE**

Number/Name	Amount of Bid
# _____	\$ _____
# _____	\$ _____
# _____	\$ _____
# _____	\$ _____



**UNIT PRICES: See 01 2200 - Unit Prices for Descriptions**

Unit Price No. 1 - Plumber/HVAC Installer. Bid Package 23.

UP-1 \$ \_\_\_\_\_ per Hour.

Unit Price No. 2 - Journeyman Electrician. Bid Package 26.

UP-2 \$ \_\_\_\_\_ per Hour.

Unit Price No. 3 - Apprentice Electrician. Bid Package 26.

UP-3 \$ \_\_\_\_\_ per Hour.

Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informality in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 30 days after the scheduled closing time for receiving bids.

Upon receipt of written notice of acceptance of this bid, bidder will execute the formal contract attached within 10 days and deliver a surety bond or bonds as required by the specifications.

Respectfully submitted,

By \_\_\_\_\_  
(signature)

Title \_\_\_\_\_

Business Address \_\_\_\_\_

(SEAL if bid is by a Corporation) \_\_\_\_\_

Telephone No. \_\_\_\_\_

E-Mail \_\_\_\_\_

**END OF SECTION**

**SECTION 01 2100  
ALLOWANCES**

**PART 1 GENERAL**

**1.01 SUMMARY**

- A. This Section includes administrative and procedural requirements governing allowances.
  - 1. Selected materials and equipment are specified in the Contract Documents by allowances. In some cases, these allowances include installation. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. See Section 00 7200 - General Conditions for additional requirements.

**1.02 SUBMITTALS**

- A. Comply with 01 3000 - Administrative Requirements.
- B. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.
- C. Submit invoices or delivery slips to show the actual quantities of materials delivered to the site for use in fulfillment of each allowance.

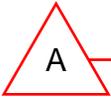
**1.03 ALLOWANCE BREAKDOWN**

- A. These allowances shall cover the cost to the Contractor, less any applicable trade discount, of the materials and equipment required by the allowance, delivered at the site, and all applicable taxes.
- B. The Contractor's costs for unloading and handling on the site, labor, installation costs, overhead, profit, and other expenses contemplated for the original allowance shall be included in the Contract Sum and not in the allowance.
- C. Whenever the cost is more or less than the allowance, the Contract Sum shall be adjusted accordingly by Change Order, the amount of which will recognize changes, if any, in handling costs on the site, labor, installation costs, overhead, profit, and other expenses.

**1.04 SCHEDULE OF ALLOWANCES**

- A. The Steel Supplier (Bid Package 5B) shall include in their proposal an allowance of \$2,500 for miscellaneous materials to be used at the direction of the Construction Manager.
- B. The Steel Erector Contractor (Bid Package 5B) shall include in their proposal an allowance of 40 hours for one welder to work at the direction of the Construction Manager during the construction period of the project.
  - 1. A weekly time sheet shall be prepared by the Steel Erector Contractor and submitted to the Construction Manager for recording. Upon completion of the project, any difference in time will be adjusted by Change Order. Rates of pay for the welder shall be the same as the base pay and fringe benefits received for the work they are doing for the Steel Erector Contractor on the project.
- C. The General Work and Labor Contractor (Bid Package 6A) shall include in their proposal an allowance of 40 hours for one laborer and 40 hours for one carpenter to work at the direction of the Construction Manager during the construction period of the project. General Work and Labor Contractor shall also include a materials allowance of \$10,000. The work to be provided by these individuals will include but not be limited to the following:
  - 1. Unloading and storing materials, equipment, etc. that has not already been specified as part of the General Work and Labor contract.
  - 2. Moving materials, equipment, etc. as may be necessary to accommodate various contractors in completing their work.
  - 3. Cleaning work beyond that specified under Section 01 7000 - Execution and Closeout Requirements.

4. Constructing and/or removing temporary facilities not covered under Section 01 5000 - Temporary Facilities and Controls.
  5. Receiving project material and equipment deliveries in the absence of the Construction Manager.
  6. A weekly time sheet shall be prepared by the General Work and Labor Contractor and submitted to the Construction Manager for recording. Upon completion of the project, any difference in time will be adjusted by Change Order. Rates of pay for the laborer and carpenter shall be the same as the base pay and fringe benefits received for the work they are doing for the General Work and Labor Contractor on the project.
- D. The Drywall Contractor (Bid Package 9B) shall include in their proposal an allowance of 20 hours for one framer and 20 hours for one taper to work at the direction of the Construction Manager. Drywall Contractor shall also include a materials allowance of \$2,500.
1. A weekly time sheet shall be prepared by the Drywall Contractor and submitted to the Construction Manager for recording. Upon completion of the project, any difference in time will be adjusted by Change Order. Rates of pay for the framer and taper shall be the same as the base pay and fringe benefits received for the work they are doing for the Drywall Contractor on the project.
- E. The Painting Contractor (Bid Package 9I) shall include in their proposal an allowance of 10 hours for one painter to work at the direction of the Construction Manager.
1. A weekly time sheet shall be prepared by the Painting Contractor and submitted to the Construction Manager for recording. Upon completion of the project, any difference in time will be adjusted by Change Order. Rates of pay for the painter shall be the same as base pay and fringe benefits received for the work they are doing for the Painting Contractor on the project.

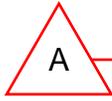


- F. The Plumbing & HVAC Contractor (Bid Package 23) shall include in their proposal an allowance of 500 labor hours for a plumber or HVAC installer to remove and reinstall items for the joist reinforcement to take place. This contractor shall also include a materials allowance of \$20,000. Contractor to provide a weekly time sheet for hours worked and materials used for the CM to sign off.
- G. The Electrical Contractor (Bid Package 26) shall include in their proposal an allowance of 100 labor hours for a journeyman electrician to remove and reinstall items for the joist reinforcement to take place. This contractor shall also include a materials allowance of \$5,000. Contractor to provide a weekly time sheet for hours worked and materials used for the CM to sign off.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**



## SECTION 01 2200 UNIT PRICES

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. List of unit prices, for use in preparing Bids.
- B. Measurement and payment criteria applicable to Work performed under a unit price payment method.

#### **1.02 COSTS INCLUDED**

- A. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

#### **1.03 MEASUREMENT OF QUANTITIES**

- A. Take all measurements and compute quantities. Measurements and quantities will be verified by Construction Manager .
- B. Assist by providing necessary equipment, workers, and survey personnel as required.

#### **1.04 PAYMENT**

- A. Payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities of Work that is incorporated in or made necessary by the Work and accepted by the Construction Manager, multiplied by the unit price.
- B. Payment will not be made for any of the following:
  - 1. Products wasted or disposed of in a manner that is not acceptable.
  - 2. Products determined as unacceptable before or after placement.
  - 3. Products not completely unloaded from the transporting vehicle.
  - 4. Products placed beyond the lines and levels of the required Work.
  - 5. Products remaining on hand after completion of the Work.
  - 6. Loading, hauling, and disposing of rejected Products.

#### **1.05 SCHEDULE OF UNIT PRICES**

- A. Unit Price No. 1: Plumber/HVAC Installer.
  - 1. Unit price for a plumber or HVAC installer
  - 2. Price per Hour.
  - 3. Bid Package 23.
- B. Unit Price No. 2: Journeyman Electrician.
  - 1. Unit price for a journeyman electrician.
  - 2. Price per Hour.
  - 3. Bid Package 26.
- C. Unit Price No. 3: Apprentice Electrician.
  - 1. Unit Price for an apprentice electrician.
  - 2. Price per Hour.
  - 3. Bid Package 26.

### **PART 2 PRODUCTS - NOT USED**

### **PART 3 EXECUTION - NOT USED**

**END OF SECTION**

**DEMO KEYNOTES**

- DB.1 REMOVE ACT CEILING GRID, DEMO LIGHT FIXTURES AND SALVAGE ALL OTHER ELECTRICAL AND MECHANICAL DEVICES TO REINSTALL.
- DB.2 REMOVE PLASTER CEILING AND STUD FRAMING SYSTEM, DEMO LIGHT FIXTURES AND SALVAGE OTHER ELECTRICAL DEVICES TO REINSTALL.
- DB.3 CONTRACTOR SHALL REMOVE MECH GRILLES CLEAN AND REINSTALL. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CAN LIGHTS IN THIS ROOM.
- DB.5 CONTRACTORS SHALL PROTECT ALL WALLS FROM DAMAGE DURING REMOVAL OF PLASTER LID.
- DB.6 REMOVE BOTTOM LAYER OF GNB FROM SOFFIT. TAKE CARE TO PREVENT DAMAGE TO STUDS AND VERTICAL GNB ON SOFFIT.
- DB.1 SEAL DOORWAY DURING DEMOLITION AND CONSTRUCTION.
- DB.2 CONTRACTOR TO PROVIDE DUST PARTITION SEPARATING EXISTING TO NEW.
- DB.3 REMOVE EXISTING SPRINKLER LINE.

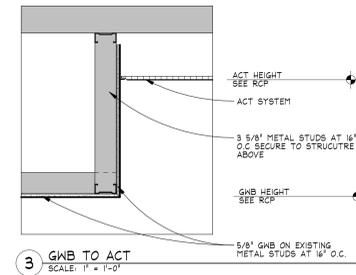
**RCP KEYNOTES**

- C1 LIGHT FIXTURES SHALL BE LITHONIA LIGHTING COPY LED PANEL LIGHT, 2'X2' OR 2'X4' - OR APPROVED EQUAL. PROVIDE TUNABLE EQUIVALENT AT ROOMS # 4 & 13.
- C2 PROVIDE NEW GNB AT BOTTOM SIDE OF SOFFIT. PAINT ENTIRE SOFFIT TO MATCH EXISTING PAINT COLOR.
- C3 VERIFY INSTALL OF CEILING IS BELOW HEAT PIPING.
- C4 REWORK EXISTING SPRINKLER HEADS IN NEW ACT CEILING.
- C5 CLEAN AND REINSTALL EXISTING MECHANICAL DIFFUSERS.
- C6 REROUTE SPRINKLER PIPE ABOVE THE ACT CEILING ONLY WITHIN THE WORK AREA.

**PLAN KEYNOTES**

- SEE GENERAL G SHEETS FOR ADDITIONAL NOTES APPLICABLE TO THESE DRAWINGS.
- PI LIGHTING CONTROL DEVICE TO BE INSTALLED AT THE EXISTING LOCATION FOR THE NEW LIGHTS. CONTRACTOR SHALL VERIFY EXISTING CONTROL LOCATIONS.

- RCP GENERAL NOTES**
1. INTERIOR CEILING PLAN DIMENSIONS ARE TO FACE OF WALL.
  2. CEILING ELEVATIONS ARE RELATIVE TO FLOOR BELOW.
  3. CENTER SUSPENDED ACT, GNB SOFFITS BOTH DIRECTIONS, UNLESS NOTED / INDICATED OTHERWISE.
  4. CENTER ITEMS IN ACT, GNB SOFFITS AND BETWEEN CEILING MOUNTED FIXTURES, SPEAKERS, SMOKE DETECTORS, MAP UNITS, ETC. CAN BE LOCATED AT 1/4 POINTS ON ACT PANELS.
  5. ALIGN FIXTURES / EQUIPMENT AS SHOWN ON DRAWINGS, ALSO INDICATED BY CENTERLINES.
  6. COORDINATE POSITIONS OF ALL LIGHT FIXTURES, ACCESS PANELS, GRILLES, DIFFUSERS AND REGISTERS TO ELIMINATE CONFLICT.
  7. COORDINATE LIGHTING LAYOUTS IN ALL SPACES WITH OVERHEAD PIPING, DUCTS, AND OTHER SUSPENDED EQUIPMENT.
  8. ELECTRICAL & MECHANICAL CONTRACTORS SHALL COORDINATE & REFERENCE ARCHITECTURAL DRAWINGS FOR THE PLACEMENT OF DEVICES WITHIN CEILING WHEN SUBMITTING PRIOR TO SUBMITTING DRAWINGS FOR PERMIT.
  9. ALL SPRINKLER HEADS OCCURRING IN CEILING TILES SHALL BE LOCATED IN THE CENTER OF TILE. CONTRACTOR SHALL SUBMIT HEAD LOCATIONS TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
  10. ALL NEW CEILING SHALL MATCH THE EXISTING CEILING HEIGHTS.
  11. ACT-1 2X2 FINE FIGURED HIGH NRC PANEL MANUF BY CERTAINTED, 3/4" DEPTH WITH REVEAL EDGE.
  12. ACT-2 2X2 VINYLLOCK PANEL MANUF BY CERTAINTED, 1/2" DEPTH WITH SQUARE EDGE.
- DEMO GENERAL NOTES**
1. CONTRACTORS ARE TO PROTECT ALL WALLS FROM DAMAGE DURING REMOVAL OF PLASTER LID.
  2. CONTRACTORS TO VISIT SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS BOTH BUILDING INTERIOR, EXTERIOR, AND SITE.
  3. CONTRACTORS SHALL PROTECT AND AVOID DAMAGE TO EXISTING MATERIALS AND FINISHES. ANY CONSEQUENTIAL DAMAGE WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE.
  4. ALL DEMOLITION WASTE TO BE REMOVED AND DISPOSED OF BY CONTRACTORS.
  5. OWNER RESERVES FIRST SALVAGE RIGHTS TO ALL ITEMS SCHEDULED FOR DEMOLITION.
  6. ALL DEMOLITION TO BE EXECUTED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.



**2 01 MAIN LEVEL RCP - PART PLANS**  
SCALE: 1/8" = 1'-0"



**1 01 MAIN LEVEL RCP - DEMO PLAN**  
SCALE: 1/8" = 1'-0"

**REVISION SCHEDULE**

NUMBER	DESCRIPTION	DATE
A	Addendum A	2/12/2026

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Todd Hoff  
Signature: [Signature]  
Date: 1/30/2026 Registration No. 57169



**Robert Asp Structural Reinforcement**

MAIN LEVEL DEMO AND NEW RCP

Project No.: 25-041  
Date: 1/30/2026 **A2.11**