

**Broken Arrow Public Schools  
Options Academy Interior Renovation**

**CONSTRUCTION MANAGER'S BID AND  
CONTRACTING MANUAL**

**9/25/24**



**BROKEN ARROW PUBLIC SCHOOLS**  
**Options Academy Interior Renovation**

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## **SOLICITATION AND NOTICE FOR BIDS**

Sealed Bids for **Broken Arrow Public Schools Options Academy Interior Renovation** will be received and publicly opened and read aloud. Bids will be received by the INDEPENDENT SCHOOL DISTRICT NUMBER THREE OF TULSA COUNTY, OKLAHOMA, hereinafter referred to as "Owner," in the Education Service Center, 701 S. Main Street, Broken Arrow, OK 74012 until **10:00 am, Tuesday, October 1st, 2024.**

The bidding process will be in compliance with the Public Competitive Bidding Act of 1974. Bids must be accompanied by a bid security in the amount of 5% of the bid if the bid equals or exceeds \$50,000. By this notice, all provisions of the act apply to this project and are incorporated into the notice by reference.

Upon receipt of an acceptable bid, the contract will be awarded within thirty days after the opening of bids.

A pre-bid conference will be held at the BA Options Academy site at 2:00 PM on Wednesday, September 18th, 2024. Attendance at this conference is not mandatory.

Drawings, specifications, and contract documents for the construction of the Broken Arrow Academy Interior Renovation can be reviewed at the following locations:

<https://www.lowrycs.com/bids>

iSqFt/Construct Connect

All printing costs are the bidder's responsibility.

The owner reserves the right to reject any or all bids and to waive informalities or minor irregularities in any bid.



**Lowry Construction Services, Inc.**  
**Broken Arrow Public Schools Options Academy Interior Renovation**  
**Architect's Project No. 2416**

INSTRUCTIONS TO BIDDERS

1. Receipt and Opening of Bids:

Lowry Construction Services, Inc. (herein called Construction Manager) acting as Construction Manager for Broken Arrow Public Schools, Independent District 3, an Agency of the State of Oklahoma, (herein called the "Owner"), invites bids on the form attached hereto, all blanks of which must be appropriately filled in.

All bids shall be sealed closed and delivered to the Owner at the following address:

Broken Arrow Public Schools  
Education Service Center  
701 South Main St  
Broken Arrow, OK 74012

and designated as: **Broken Arrow Public Schools  
Options Academy Interior Renovation**

In submitting the bid, it is understood that the right is reserved by the Construction Manager to reject any and all bids, and it is agreed that this bid may not be withdrawn for a period of sixty (60) days after the date of closing of same.

If the bid is for \$50,000 or more, it shall be accompanied by a certified check or a cashier's check made payable to Lowry Construction Services, Inc. or a Corporate Surety Bond of a surety company duly authorized to do business in the State of Oklahoma, in the sum of five percent (5%) of the total amount of the bid (unless otherwise specified in the bid documents which is submitted as bid security, conditioned upon the Bidder's entering into a contract with Lowry Construction Services, Inc. in accordance with the terms of the bid.

2. Proposal Due Date and Time:

Due Date: **October 1<sup>st</sup>, 2024**  
Time: **10:00AM (Local Time)**

Bids will be opened in public by Owasso Public Schools, GH2 Architects, and Lowry Construction Services, Inc.

3. Prebid Meetings:

- a. There is a pre-bid meetings scheduled:  
Wednesday, September 18<sup>th</sup>, 2024 at 2:00 PM.

The prebid meeting will be at the Broken Arrow Public Schools Options Academy Interior Renovation Site.

Address: 412 S 9th St  
Broken Arrow, OK 74012

4. Preparation of Bid:

- a. Each bid proposal must be submitted on the prescribed form. All blank spaces for bid prices must be filled in, in both words and figures.



**Lowry Construction Services, Inc.  
Broken Arrow Public Schools Options Academy Interior Renovation  
Architect's Project No. 2416**

- b. Bidder shall submit proposals using the prescribed forms referenced in this document.
- c. Bidders must deposit with each bid, security in the amount and form and subject to all conditions provided for in the Instruction to Bidders. Bidders must also submit with each bid an affidavit disclosing certain business affiliations and a non-collusion affidavit. This submission must be in accordance with state law.
- d. Bid shall be delivered in a sealed envelope clearly marked with Project Name, *Name of Bidder* and *Bid Package Number*.
- e. **The following documents are to be attached to and made a condition of the bid. Fill out all forms completely and include any notarizations and seals required:**
  - 1) Scope Package Bid Form
  - 2) Required bid security in the form of (bond, check, 5% of bid if bid of \$50,000 or more)
  - 3) Business Relationship Affidavit.
  - 4) Non-collusion Affidavit.
  - 5) Non-Kickback Affidavit.
  - 6) Felony Compliance Affidavit.
  - 7) Resident and Non-Resident Business Registration and Licensing Affidavit.

**Bidders that have not bid public education projects before are strongly encouraged to reach out to the Construction Manager for any questions about the bidding process. Please reach out to Jessie Patrick by email at [Jessie@lowrycs.com](mailto:Jessie@lowrycs.com) or by phone at 918-282-3201.**

5. Qualifications of Bidder:

The Owner or Construction Manager may make such investigations as they deem necessary to determine ability of the bidder to perform the work, and the bidder shall furnish to the Owner or Construction Manager all such information and data for this purpose as the Owner or Construction Manager may request. The Owner or Construction Manager reserves the right to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy the Owner or Construction Manager that such bidder is properly qualified to carry out the obligation of the Agreement for Construction and to complete the work contemplated therein. Conditional bids shall not be accepted.

6. Bid Security:

Each bid of \$50,000 or more must be accompanied by certified check of the bidder, or a bid bond duly executed by the bidder as principal and having as surety thereof a surety company approved by the Owner or Construction Manager, in the amount of five percent (5%) of the bid. Such certified checks or bid bonds will be returned to all except the three lowest bidders within three (3) days after the bid opening, and the remaining checks or bid bonds will be returned promptly after the Owner or Construction Manager and the accepted bidder have executed the Agreement for Construction, or, if no award has been made within sixty (60) days after the date of the opening of bids, upon demand of the bidder at any time thereafter, so long as he has not been notified of the acceptance of his bid.



**Lowry Construction Services, Inc.**  
**Broken Arrow Public Schools Options Academy Interior Renovation**  
**Architect's Project No. 2416**

7. Liquidated Damages for Failure to Enter into the Agreement for Construction:

The successful bidder, upon his failure or refusal to execute and deliver the Agreement for Construction and bonds required within ten (10) days after he has received notice of the acceptance of his bid, shall forfeit to the Owner or Construction Manager, as liquidated damages for such failure or refusal, the security deposited with his bid.

8. Conditions of Work:

Each bidder must inform himself fully of the conditions relating to construction of the Project and the employment of labor thereon. While the drawings and specifications are intended to indicate the physical scope of the project, each bidder is encouraged to closely examine the site in order to determine the most precise quantities of labor and material required to complete the project. Failure to do so will not relieve a successful bidder of his obligation to furnish all material and labor necessary to carry out the provisions of his Agreement. As far as possible the Contractor, in carrying out his work, must employ such methods or means as will not cause any interruption of or interference with the work of any other Contractor.

It is understood and agreed that the work shall be completed and performed according to the true intent, meaning and spirit of the Contract documents, and should anything be omitted from the Contract documents, which are intended to cover all work necessary to complete the project in a first-class workmanlike manner, then the Contractor shall secure written instructions from the Construction Manager before proceeding with the work affected or to be affected by such omissions and discrepancies.

9. Addenda and Interpretations:

No interpretation of the meaning of plans, specifications or other pre-bid documents will be made to any bidder orally. Every request for such interpretation should be in writing, via email to Jesse Patrick, Lowry Construction Services, [jessie@lowrycs.com](mailto:jessie@lowrycs.com), and to be given consideration, must be received **no later than 5:00 pm on September 27<sup>th</sup>, 2024**. Any and all such interpretations and supplemental instructions will be in the form of a written addenda to the specification which, not later than three (3) working days prior to date fixed for opening of bids. Failure of any bidder to receive any such addendum or interpretation shall not relieve such bidder from any obligation under his bid as submitted. All addenda so issued shall become part of the Contract documents.

10. Security for Faithful Performance:

Simultaneously with delivery of the executed Agreement for Construction the Contractor shall furnish a surety bond or bonds as security for faithful performance of this Agreement, for the payments of all persons performing labor on the project under this Agreement and furnishing materials in connection with this Agreement, and for defects in materials and workmanship. The surety on such bond or bonds shall be a duly authorized surety company satisfactory to the Owner or Construction Manager and licensed to do business in the State of Oklahoma.

11. Power of Attorney:

Attorneys-in-fact who sign bid bonds or Contract bonds must file with each bond a certified and effectively dated copy of their power of attorney.

12. Laws and Regulations:

Owasso Public Schools and Construction Manager are committed to all applicable Oklahoma statutes, and the bidder's attention is directed to the fact that all applicable federal laws, state laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the Agreement for Construction throughout, and they will be deemed to be included in the Agreement for Construction the same as though herein written out in full.



**Lowry Construction Services, Inc.**  
**Broken Arrow Public Schools Options Academy Interior Renovation**  
**Architect's Project No. 2416**

13. Small, Small Disadvantaged, and Female-owned Business Enterprise Participation:

It is the goal of Owasso Public Schools and the Construction Manager to diversify the pool of contractors, subcontractors, suppliers, consultants and other vendors who provide goods and services related to construction projects. To help achieve this objective, contractors are encouraged to exert equal opportunity efforts to identify and locate small, small disadvantaged and female-owned business enterprises to participate as subcontractors and material suppliers for construction projects. In order for Owasso Public Schools to monitor progress in this area, the successful contractor may be required to provide a list of all subcontracts and major material purchase orders issued to firms which are certified as such and which will provide goods or services for this project.

14. Sales Tax Exemption:

All bids must be submitted exclusive of Federal Excise Tax and Oklahoma State Sales Tax. Owasso Public Schools is exempt from Oklahoma State Sales Tax and Federal Excise Tax.

15. Obligation of Bidder:

At the time of the opening of bids each bidder will be presumed to have inspected the site and to have read and be thoroughly familiar with the Plans and Contract Documents (including all addenda). The failure or omission of any bidder to examine any form, instrument or document shall in no way relieve any bidder from any obligation in respect of his bid. Bidder must agree to commence work on a date to be specified in a written "Notice to Proceed" of the Construction Manager and to fully complete the project within the number of days specified in the bid schedule.

16. Time of Completion:

Bidder must agree to commence work on a date to be specified in a written "Notice to Proceed" and to substantially complete the project in accordance with the date(s) included in the Lowry Construction Services, Inc. project schedule.



Lowry Construction Services, Inc.  
Broken Arrow Public Schools Academy Renovation

ID	Task Mode	Task Name	Duration	Start	Finish	
1		<b>Building Permit Application</b>	<b>56 days</b>	<b>Fri 8/2/24</b>	<b>Fri 10/18/24</b>	
2		City of Broken Arrow Plan Review Complete	1 day	Fri 8/2/24	Fri 8/2/24	
3		<b>MILESTONE - Preconstruction</b>	<b>1 day</b>	<b>Mon 9/9/24</b>	<b>Mon 9/9/24</b>	
4		BOE Contract Review - A133 and A21	1 day	Mon 9/9/24	Mon 9/9/24	
5		Bid Solicitation/Advertisement	16 days	Tue 9/10/24	Tue 10/1/24	
6		Public Bid Opening	1 day	Tue 10/1/24	Tue 10/1/24	
7		Review Building Permit Subcontractor List (by	11 days	Thu 10/3/24	Thu 10/17/24	
8		GMP Submitted to BOE for approval	6 days	Mon 10/7/24	Mon 10/14/24	
9		Receive Approved Building Permit	1 day	Fri 10/18/24	Fri 10/18/24	
10		<b>MILESTONE - Board Approval</b>	<b>1 day</b>	<b>Mon 10/14/24</b>	<b>Mon 10/14/24</b>	
11		NTP	1 day	Tue 10/15/24	Tue 10/15/24	
12		Execute Subcontracts	3 days	Wed 10/16/24	Fri 10/18/24	
13		<b>MILESTONE - CM Mobilization</b>	<b>1 day</b>	<b>Mon 10/21/24</b>	<b>Mon 10/21/24</b>	
14		<b>Submittals_General</b>	<b>14 days</b>	<b>Mon 10/21/24</b>	<b>Thu 11/7/24</b>	
15		Submittals (Production to Architect Return)	14 days	Mon 10/21/24	Thu 11/7/24	
16		<b>Procurement &amp; Fabrication_General</b>	<b>20 wks</b>	<b>Fri 11/8/24</b>	<b>Thu 3/27/25</b>	
17		Isomet contactor and control box – (Keynote E010 Sheet E101	16 days?	Thu 11/7/24	Thu 11/28/24	
18		Panel D and S concerns - match the existing AIC rating	16 days?	Thu 11/7/24	Thu 11/28/24	
19		<b>Selective Demolition</b>	<b>10 days</b>	<b>Wed 7/31/24</b>	<b>Tue 8/13/24</b>	
20		Salvage Items Prior to Demo	3 days	Mon 10/21/24	Wed 10/23/24	
21		MEPF Make Safe	1 day	Wed 10/23/24	Wed 10/23/24	
22		Interior Demolition	4 days	Thu 10/24/24	Tue 10/29/24	
23		<b>Construction Duration</b>	<b>41 days</b>	<b>Mon 10/21/24</b>	<b>Mon 12/16/24</b>	
24		Contractor Punch List (Identify & Complete)	5 days	Mon 12/2/24	Fri 12/6/24	
25		Fire Marshal Inspection	1 day	Fri 12/6/24	Fri 12/6/24	





Lowry Construction Services, Inc.  
Broken Arrow Public Schools Academy Renovation

ID	Task Mode	Task Name	Duration	Start	Finish	Gantt Chart																											
						Jun '24	9	16	23	Jul '24	30	7	14	21	28	Aug '24	4	11	18	25	Sep '24	1	8	15	22	Oct '24	29	6	13	20	27	N	
26		A/E Punch List (Assign & Complete)	5 days	Mon 12/9/24	Fri 12/13/24																												
27		Substantial Completion	1 day	Mon 12/16/24	Mon 12/16/24																												
28		Owner Move-In	1 day	Mon 12/16/24	Mon 12/16/24																												
29		Completion and Turnover	3 days	Thu 10/17/24	Mon 10/21/24																												
30		Contractor Punch List (Identify & Complete)	5 days	Mon 12/9/24	Fri 12/13/24																												
31		Fire Marshal Inspection	1 day	Fri 12/13/24	Fri 12/13/24																												
32		A/E Punch List (Assign & Complete)	5 days	Fri 12/13/24	Thu 12/19/24																												
33		Substantial Completion	1 day	Fri 12/20/24	Fri 12/20/24																												
34		Owner Move-In	1 day	Fri 12/20/24	Fri 12/20/24																												
35		MILESTONE - CM Demobilize	1 day	Mon 1/13/25	Mon 1/13/25																												



**STATEMENT OF NON-COLLUSION**

(Name) \_\_\_\_\_, of lawful age, being first duly sworn, on oath says: (s)he is the duly

authorized agent of (Firm) \_\_\_\_\_, the bidder submitting the competitive bid which is attached to this statement, for the purpose of certifying the facts pertaining to the existence of collusion among bidders and between bidders and Broken Arrow Public School officials or employees, as well as facts pertaining to the giving or offering of things of value to school district personnel in return for special consideration in the letting of any contract pursuant to the bid to which this statement is attached: (S)he is fully aware of the facts and circumstances surrounding the making of the bid to which this statement is attached and has been personally and directly involved in the proceedings leading to the submission of such bid: and neither the bidder nor anyone subject to the bidder's direction or control has been a party: (a) to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding: (b) to any collusion with any school district official or employee as to quantity, quality or price in the prospective contract, or as to any other terms of such prospective contract, nor; (c) in any discussions between bidders and any school district official concerning exchange of money or other thing of value for special consideration in the letting of a contract.

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

(SEAL)



**FELONY COMPLIANCE AFFIDAVIT**

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA     )

The undersigned, under the penalties of perjury, certifies to the Broken Arrow Public Schools ("School District") as follows:

1.       The undersigned:

\_\_\_\_\_ has a contract with the School District; OR  
\_\_\_\_\_ is the duly authorized representative of a business ("entity") having a contract with the School District,

to perform work on School District premises on a full-time or part-time basis.

2.       The undersigned hereby certifies that neither the undersigned nor any employee of the undersigned or of the entity, or of any subcontractor of the undersigned or the entity, will perform work on School District premises on a full-time or part-time basis that would otherwise be performed by School District employees if such employee has been convicted in this State, the United States or any other state of any felony offense unless ten (10) years have elapsed since the date of the criminal conviction or the employee has received a pardon for the offense.

3.       Neither the undersigned nor any employee of the undersigned, or the entity, or of any subcontractor of the undersigned or the entity, who performs any work on School District property is currently registered under the Oklahoma Sex Offenders Registration Act or the Mary Rippy Violent Crime Offenders Registration Act.

4.       The undersigned, or the entity: \_\_\_\_\_ has or \_\_\_\_\_ has not conducted a felony record search of all employees who will be assigned to work on a full-time or part-time basis on School District property.

5.       This Affidavit is made and delivered pursuant to the requirements of **Title 70 O.S. § 6-101.48 (Supp. 2000)** and **Title 58 O.S. § 589 (Supp. 2004)** (the "Acts"). The undersigned further certifies to the School District that the undersigned and/or the entity are in full compliance with the requirements of the Acts.

EXECUTED AND DELIVERED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**AFFIANT'S SIGNATURE**

\_\_\_\_\_

**Representing:**

\_\_\_\_\_  
**(Name of Entity)**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

( S E A L )

Notary Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Broken Arrow Public Schools  
Broken Arrow, Oklahoma  
Declaration Regarding Prohibition  
Of Sex Offenders and Convicted Felons on School Premises**

\_\_\_\_\_ (“Subcontractor”) hereby acknowledges that it has a contract with Manhattan Construction for services to be performed during normal school hours on school premises. Subcontractor declares that it has verified and will continue to verify that none of its employees working on school premises during normal school hours shall have been convicted, entered a plea of guilty or a plea of nolo contendere, or received a suspended sentence for a crime or an attempt to commit a crime in the State of Oklahoma, the United States, or any other state for

- 1) Any sex offense subject to a Sex Offenders Registration Act or
- 2) Any felony offense within the last ten (10) years unless such an employee has received a presidential or gubernatorial pardon. This restriction does not apply to persons who have been convicted of a felony within ten (10) years and who are volunteers, who are performing community service hours under court order, or who are performing services under a supervised work release program.

Subcontractor acknowledges that, pursuant to 57 O.S. Section 589, it is unlawful for any person registered pursuant to the Sex Offenders Registration Act to work with children or to work on school premises who is registered pursuant to the Sex Offenders Registration Act.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_

Notary Public

**Declaration of Subcontractor**

The undersigned, \_\_\_\_\_ represents that he/she is the owner or an officer of \_\_\_\_\_, who has the authority to make this declaration to the Broken Arrow Public Schools, as required by Section 6-101.48 of title 70 of the Oklahoma Statutes.

I declare that no employee working on school premises during normal working hours under the authority of the above-named company or business has been convicted in this State, the United States or another state of any sex offense subject to the Sex Offenders Registration Act or is subject to another State’s or the federal sex offender registration provisions.

I further declare that no employee working on school premises during normal working hours under the authority of the above named company or business has been convicted of a felony offense within the past ten (10) years in this State, the United States, or another state.

I further understand that Title 57, Oklahoma Statutes, Section 589 provides as follows, to-wit:

It is unlawful for any person registered pursuant to the Sex Offenders Registration Act to work with or provide services to children or to work on school premises, or for any person or business who offers or provides services to children or contracts for work to be performed on school premises to knowingly and willfully allow any employee to work with children or to work on school premises who is registered pursuant to the Sex Offenders Registration Act. Upon conviction for any violation of the provisions of this subsection, the violator shall be guilty of a misdemeanor punishable by a fine not to exceed One Thousand Dollars (\$1,000.00). In addition the violator may be liable for civil damages.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Subcontractor’s Name & Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Authorized Signature \_\_\_\_\_

RESIDENT AND NON-RESIDENT BUSINESS REGISTRATION AND LICENSING AFFIDAVIT

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, of lawful age, being duly sworn on oath states, that (s)he is the agent authorized of Bidder submitting attached Bid.

Affiant further states that \_\_\_\_\_ (Bidder) submitting this written bid for a construction project in this State (Oklahoma), duly certifies that \_\_\_\_\_ (Bidder) is registered and licensed with the State, and has in his possession all current State and Federal required employer identification numbers and necessary State licenses for the purpose of conducting business for this project in compliance with State statutes and Federal requirements.

Affiant further states that the Bidder's current business Employer Identification (EIN) and License number(s) for this Bid as issued by the below listed agencies, are as follows:

Oklahoma Tax Commission	EIN _____
Oklahoma Employer Security Commission	EIN _____
Federal Internal Revenue Service	FEIN _____
Federal Social Security Administration	SSN or ITIN _____

Contractor's License (Trade Description) \_\_\_\_\_ Number \_\_\_\_\_

\_\_\_\_\_  
Name of Bidder

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State and Zip

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public (or Court Clerk or Judge)

My Commission Expires:  
\_\_\_\_\_

Commission Number \_\_\_\_\_

END OF SECTION



**Bid Package 2.01 – Selective Demolition**

Submitted by (Company Name per W-9 Form): \_\_\_\_\_

Provide the following *Lump Sum Proposal* as requested in accordance with all scope items listed in Scope of Work.

**Scope Package 2.01 Base Bid: \$** \_\_\_\_\_

**Written out:** \$ \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Federal Employers  
Identification Number:** \_\_\_\_\_

**Phone/Mobile Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Alternate 01 (Classrooms 109, 111, and 112): \$** \_\_\_\_\_

**UNIT PRICING:  
NONE**

By acknowledging items below, bidder certifies acceptance of these documents and that all associated costs have been included in the proposal amount. Any and all exceptions/comments to these documents must be attached to this proposal. Comments or requested revisions to these documents will not be accepted after this proposal date.

Acknowledge all scope of work items listed under SCOPE OF WORK

Initial:

Addenda Included

#'s:

CM Clarifications Included

#'s:

**SCHEDULE/EXPEDITING/SUBMITTALS**

LCS Preliminary Schedule is attached. Please verify supplier the listed dates are able to be met.

Initial:





No obligation shall be incurred by the Owner or Lowry Construction Services, Inc. to any Bidder by reason of the issuance of these written instructions, by any notification relating to this bid, or by any act other than the execution of a written Subcontract Agreement between Lowry Construction Services, Inc. and the Bidder.

**APPLICABLE SPECIFICATIONS:**

DIVISION 00 – Procurement and Contracting Requirements	As Applicable
DIVISION 01 – General Requirements	As Applicable
DIVISION 02 – Existing Conditions	As Applicable
<b>Section 024100 – Demolition</b>	<b>Complete</b>
DIVISION 04 – Masonry	As Applicable
DIVISION 05 – Metals	As Applicable
DIVISION 06 – Wood, Plastics, and Composites	As Applicable
DIVISION 07 – Thermal and Moisture Protection	As Applicable
DIVISION 08 – Openings	As Applicable
DIVISION 09 – Finishes	As Applicable
DIVISION 10 – Specialties	As Applicable
DIVISION 11 – Equipment	As Applicable
DIVISION 12 – Furnishings	As Applicable
DIVISION 22 – Plumbing	As Applicable
DIVISION 23 – Mechanical	As Applicable
DIVISION 26 – Electrical	As Applicable
DIVISION 32 – Exterior Improvements	As Applicable
Legends, Notes and Schedules per Plans and Specifications	As Applicable

**Definition of Terms**

Contractor and/or Subcontractor shall mean Scope Package Bidder.  
Construction Manager (CM) shall mean Lowry Construction Services, Inc.  
Owner shall mean Broken Arrow Public Schools.  
Architect shall mean CJC Architects.

**LCS Clarifications:**

**ADDENDA:**

**SCOPE OF WORK:**

Includes, but is not limited to, providing all the necessary labor, materials, tools, supplies, supervision, insurance, equipment, scaffolding, hoisting, fees, etc. necessary to provide the **Demolition Work for the Broken Arrow Public Schools Options Academy Interior Renovation**, Broken Arrow, Oklahoma in accordance with the Contract Documents. It is further understood and agreed that this Subcontract also includes the furnishing and installation of the below listed items regardless of whether or not they are in the listed specification section(s) or any other specification section(s) or shown on the plans. This scope listing is to be used as a guideline and should not be considered as an all-inclusive list of items required to provide a complete scope of work under this proposal. Drawing and detail references are provided for reference only and are not to be considered as all-inclusive of Contract Documents for the particular items referenced. **(Please note: The word “provide” when used herein shall mean furnish and install completely, including all costs for labor, materials, equipment, hoisting, layout, scaffolding, ladders, staging, tools, rigging and any other appurtenances necessary to complete the Work”.)**

1. Provide all building structure selective building demolition complete as indicated and required.
2. Coordinate pre-demolition conference with CM, Owner, and Architect before start of work.
3. Coordinate with CM to provide appropriate dust control measures as required by the owner.
4. Submit a demolition plan as required by OSHA and AHJ to the CM and any other necessary parties. Include, at a minimum, items listed in the Demolition Plan requirements of Project Manual Section 024100.
5. Provide video recording of all existing site and building conditions before start of work.
6. Remove and legally dispose of all building components including required interior walls, ceilings, miscellaneous interior components, improvements, and incidentals, including all related: removals, repairs, installations, cutting, patching, etc. as indicated, necessary, and as required to make complete.
7. Provide saw cutting and removal of concrete and asphalt for waterline extension per Note N on C100.
8. Provide demolition and removal of mastic adhesives. Note the spaces that are going back to sealed concrete and will require potential multiple passes at removing the existing mastic adhesive.

**Lowry Construction Services, Inc.**  
**Broken Arrow Options Academy Interior Renovation**  
**Architect's Project No. 2416**



9. Provide demolition of all floor coverings and floor adhesives including base as indicated.
10. Provide all vertical saw cutting and all demolition in preparation for new exterior components.
11. Work must be performed in accordance with the project schedule.
12. Salvage all items as indicated on drawings and place on pallet undamaged and secure for turnover to the Owner.
13. Remove existing metal panel and make weathertight in preparation for 1-hour rating per the construction documents.
14. Saw cutting and removal of all concrete required for MEP installation.
15. Provide structural removal of walls shown. Shore work until structural supports are installed as shown on structural documents. Design of shoring is included in this scope.
16. Provide a minimum of two mobilizations for work of this package if necessary. See project schedule.
17. Salvage and return all door hardware to Owner as directed by Construction Manager.
18. Provide demolition of all existing plumbing, mechanical, and electrical items called to be demolished or removed (make safe will be by trade). Refer to plumbing, mechanical, and electrical documents for details.
19. Carefully cut all hangers for ceiling supported items to ensure no damage occurs to existing structure.
20. Disposal of all demolition debris shall be in licensed sanitary landfills. Contractor shall keep and submit to the Construction Manager the following work day, a copy of the previous days manifest and all dump receipts corresponding to each manifest.
21. Coordinate all work with utility companies/agencies and CM as required. Where utility cutting, capping, or plugging is required, perform such work in accordance with requirements of the utility company or governmental agency having jurisdiction.
22. Provide all dumpsters and hauling to legally dispose of all building demolition debris, concrete trenching materials and excess materials.
23. Repair any existing work to remain if damaged during removal. Patch to match new work.

**GENERAL ITEMS**

24. Include separate mobilizations / demobilizations as required by the Project Schedule and Phasing Plans.
25. Provide all shop drawings, product data, samples, and other pertinent submittals for the work of this Subcontract. Provide engineering and printing costs for all shop drawings, coordination drawings, and product submittals for architect approval as required to properly coordinate the work included in this Subcontract with other trades. Include costs for revising and resubmitting shop/ coordination drawings as needed.
26. Subcontractor will have to register for a contractors license with the City of Broken Arrow.
27. Subcontractor will assist LCS with providing material quantities and cost breakdowns as required for the Owner's and LCS's budget requirements.
28. Contractor shall provide a complete installation that complies with all applicable codes, ordinances and satisfying all Authorities Having Jurisdiction.
29. Subcontractor is required to control Dust and Airborne Contaminants. No waste materials or debris shall be allowed to accumulate.
30. Contractor is responsible for all related pumping, bailing, discharge and maintenance thereof including temporary drainage requirements for control of run-off and the prevention of ponding and repair to resulting damaged sub-grades.
31. Provide coordination, assistance, and necessary access for the Owner's furnished Testing Laboratory, including notification, obtaining samples and data gathering as required for scope of work. Costs for retesting due to failed tests and/or for Subcontractor's unpreparedness, will be paid by this Subcontractor.
32. It is mutually understood and agreed that this subcontractor will coordinate all of the scheduled deliveries of these items being furnished by others with the LCS designated representative. This includes the on or off site storage, staging, inventory control, and shipping to the site. All damages or shortages are to be reported within 24 hours of delivery.

**Exclusions:**

1. Make-Safe of Electrical components



**Bid Package 9.01 – Drywall**

Submitted by (Company Name per W-9 Form): \_\_\_\_\_

Provide the following *Lump Sum Proposal* as requested in accordance with all scope items listed in Scope of Work.

**Scope Package 9.01 Base Bid: \$** \_\_\_\_\_

**Written out:** \$ \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Federal Employers  
Identification Number:** \_\_\_\_\_

**Phone/Mobile Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Alternate 01 (Classrooms 109, 111, and 112): \$** \_\_\_\_\_

**UNIT PRICING:  
NONE**

By acknowledging items below, bidder certifies acceptance of these documents and that all associated costs have been included in the proposal amount. Any and all exceptions/comments to these documents must be attached to this proposal. Comments or requested revisions to these documents will not be accepted after this proposal date.

Acknowledge all scope of work items listed under SCOPE OF WORK

**Initial:**

Addenda Included

**#'s:**

CM Clarifications Included

**#'s:**

**SCHEDULE/EXPEDITING/SUBMITTALS**

LCS Preliminary Schedule is attached. Please verify supplier is able to meet required installation dates.

**Initial:**



No obligation shall be incurred by the Owner or Lowry Construction Services, Inc. to any Bidder by reason of the issuance of these written instructions, by any notification relating to this bid, or by any act other than the execution of a written Subcontract Agreement between Lowry Construction Services, Inc. and the Bidder.

**APPLICABLE SPECIFICATIONS:**

DIVISION 00 – Procurement and Contracting Requirements	As Applicable
DIVISION 01 – General Requirements	As Applicable
DIVISION 02 – Existing Conditions	As Applicable
DIVISION 04 – Masonry	As Applicable
DIVISION 05 - Metals	As Applicable
<b>DIVISION 06 – Wood, Plastics, and Composites</b>	As Applicable
<b>Section 061000 – Rough Carpentry</b>	<b>Complete</b>
<b>DIVISION 07 – Thermal and Moisture Protection</b>	<b>As Applicable</b>
<b>Section 078400 – Firestopping</b>	<b>Complete</b>
<b>Section 079200 – Joint Sealants</b>	<b>As Applicable</b>
<b>DIVISION 08 – Openings</b>	<b>As Applicable</b>
<b>Section 081113 – Hollow Metal Doors and Frames</b>	<b>As Applicable</b>
<b>DIVISION 09 – Finishes</b>	<b>As Applicable</b>
<b>Section 092116 - Gypsum Board Assemblies</b>	<b>Complete</b>
<b>Section 093000 – Tiling</b>	<b>As Applicable</b>
<b>Section 095110 – Suspended Acoustical Ceilings</b>	<b>Complete</b>
<b>DIVISION 10 – Specialties</b>	<b>As Applicable</b>
<b>Section 101700 – Toilet Partitions</b>	<b>As Applicable</b>
<b>Section 102800 – Toilet, Bath, and Laundry Accessories</b>	<b>As Applicable</b>
<b>Section 104400 - Fire Cabinets and Extinguishers</b>	<b>As Applicable</b>
DIVISION 11 – Equipment	As Applicable
DIVISION 12 – Furnishings	As Applicable
DIVISION 22 – Plumbing	As Applicable
DIVISION 23 – Mechanical	As Applicable
DIVISION 26 – Electrical	As Applicable
DIVISION 32 – Exterior Improvements	As Applicable
 Legends, Notes and Schedules per Plans and Specifications	 As Applicable

**Definition of Terms**

Contractor and/or Subcontractor shall mean Scope Package Bidder.  
Construction Manager (CM) shall mean Lowry Construction Services, Inc.  
Owner shall mean Broken Arrow Public Schools.  
Architect shall mean CJC Architects

**LCS Clarifications:**

**ADDENDA:**

**SCOPE OF WORK:**

Includes, but is not limited to, providing all the necessary labor, materials, tools, supplies, supervision, insurance, equipment, scaffolding, hoisting, fees, etc. necessary to provide the **Drywall Work for the Broken Arrow Public Schools Options Academy Interior Renovation**, Broken Arrow, Oklahoma in accordance with the Contract Documents. It is further understood and agreed that this Subcontract also includes the furnishing and installation of the below listed items regardless of whether or not they are in the listed specification section(s) or any other specification section(s) or shown on the plans. This scope listing is to be used as a guideline and should not be considered as an all-inclusive list of items required to provide a complete scope of work under this proposal. Drawing and detail references are provided for reference only and are not to be considered as all-inclusive of Contract Documents for the particular items referenced. **(Please note: The word “provide” when used herein shall mean furnish and install completely, including all costs for labor, materials, equipment, hoisting, layout, scaffolding, ladders, staging, tools, rigging and any other appurtenances necessary to complete the Work”.)**



1. Provide all Cold-Formed Metal Framing per Division 05 complete.
  - a. All framing clips requiring attachment to structure will be provided and installed by this contractor.
  - b. Provide all framing bracing, bridging and solid blocking, web stiffeners, gusset plates, deflection track, etc. for a complete assembly.
  - c. Provide all cold formed metal framing including design drawings and engineering calculations where so specified or required by a registered professional engineer licensed in the State of Oklahoma. Stud gauge is to be as indicated or required by the deflection and load limits as specified and required. Include all costs for possible gauge upsizing due to deferred submittal requirement. Gaging stated on the documents is the minimum gage to be installed.
2. Provide all cold formed metal stud framing and gypsum board assemblies at exterior and interior walls, partitions, columns, column covers, soffit framing, light coves, furring, gypsum board, etc. Provide cement backer board, coated glass-mat water resistant board, shaft wall, paper faced gypsum board etc. as indicated and noted, including deflection track and fire stop track where indicated or required.
  - a. Provide all wall types and wall rating as designated or indicated including framing details and partition head types complete.
  - b. Provide all rated drywall partitions and smoke partitions as scheduled, including fire or smoke caulking of all perimeters to the structure, where required.
  - c. Install all hollow metal frames.
  - d. Provide all concrete backer board or water resistant board in wet areas if indicated or required.
  - e. Provide all tape, float, and finish of Gypsum Board as required, ready to paint.
3. Sheathing, Shaft Liner Panels, and other gypsum board materials in fire rated partitions must be rated for exposure by the product manufacturers. (E.G. Dens Sheild, etc.)
4. Provide labor to set hollow metal door frames and hollow metal window frames. This subcontractor shall receive and unload hollow metal frames from supplier and distribute the material to the place of installation. Frames must be set plumb, straight, and without twist such that doors may be properly installed. This Subcontractor shall maintain and correct frames that are out of plumb, twisted, damaged, or misaligned at the request of Superintendent throughout course of project at no additional cost. Prior to installation of wall finishes this scope shall check all frames to ensure they are set plumb, straight and without twist.
5. Provide all in-wall wood and metal blocking / backing at all Owner provided equipment as required.
  - a. Provide all in wall blocking and backing required for architectural millwork, wood trim and cabinets, wall mounted countertops, toilet accessories, toilet partitions, wall protection, stair handrail brackets, ladders, hardware, signage, marker/visual display boards, ladder cages, mechanical, electrical, art work, television and displays monitors, etc.
  - b. Provide all dimensional lumber and plywood per grade markings and performance requirements per specification with corresponding fasteners and anchoring devices.
  - c. Provide all metal blocking or backing of gauge metal specified for type of application including walls and ceilings.
  - d. Provide blocking at all glazed systems, and or fixed windows around perimeter of openings including window sills, as indicated.
  - e. Install fire treated or marine grade plywood as indicated or required.
  - f. Install fire-retardant-treated plywood with marking of testing agency exposed to view.
  - g. Provide all surface mounted plywood required for mechanical systems as indicated or required. Furnish grades of plywood according to location exposed.
  - h. Coordinate FFE blocking locations with all drawings whether provided by architect or consultants, including Audio Visual, and Low Voltage.
  - i. Provide all Rough Carpentry per Section 061000, this includes but not limited to, wall blocking and miscellaneous dimensional and sheet goods, complete.
6. Provide all required fire rated blocking or fire retardant blocking.
7. Provide all Insulation which is integral with Cold-Form-Metal Framing per Plans and Specifications. This includes batt insulation, spray insulation, wool insulation and rigid insulation where applicable and specified in documents.
8. Provide all insulation above ceiling tiles.
9. Provide all sound and thermal insulation work required, including STC ratings as indicated or required including:
  - a. Fiberglass batt insulation (faced and un-faced), fiberglass semi-rigid insulation, mineral wool semi-rigid insulation, wool insulation and extruded polystyrene rigid insulation.
  - b. All insulation work at and integral with partitions and furring, complete.
  - c. Provide mineral fiber batt above ceilings in thickness and locations indicated.
  - d. Fill voids with fire safing at rated partition perpendicular and adjacent to beams.
  - e. Provide vapor retarder tape at exterior wall applications on interior side of outlet boxes as required.
  - f. Insulation at hollow metal door and window frames to meet STC rated walls.
  - g. All acoustical caulking as required for the work of this agreement. This subcontractor shall provide acoustical sealants at all partitions in STC rated walls.
10. Provide all required cementitious backer board.
11. Coordinate and install blocking for Section Toilet, Bath, and Laundry Accessories for a complete installation.
12. Provide all required gaskets below sill plates.
13. Provide all Gypsum Board per Section 092900 as shown and specified, complete.
14. Provide all corner beads, control joints, J trim, fry reglets, and drywall accessories as required.



15. Provide all drywall control joints at door frames, etc., for vertical and horizontal application as indicated, including required acoustical or fire-resistive sealants.
16. Provide all required firesafing at slab edges as required.
17. Provide all warning markings, stenciling for smoke & fire partitions above ceilings, both sides, and as required by the contract documents.
18. Provide all fire rated sealant for this scope of work, complete.
19. Provide acoustical sealant for all non-rated partitions and non-rated smoke resistant partitions.
20. Provide all acoustical ceiling systems in accordance with specification section 095113.
21. Provide all required patching of existing ceilings.
22. Install all access panels as indicated on architectural drawings for other trades work.
23. This Subcontractor shall frame openings in drywall partitions and ceilings for access doors, transfer grilles, louvers, diffusers, wall recesses, etc. as may be required for other trades, along with double studs and other specified incidental framing.
24. Provide all drywall furring work at interior and exterior wall columns and bumpouts.
25. Provide all hangers, clips, bracing, unistrut, racks, struts, seismic and all required supports for all drywall and ceilings and other systems required per scope.
  - a. Where walls are sound rated provide acoustical putty pads. Putty pad is to completely seal all sides of each electrical outlet box.
26. Provide all auxiliary materials: adhesives, steel screws, brass screws, sill sealer gaskets, rubberized asphalt flashing under framed walls, isolation strip at exterior walls, accessories etc. as required or indicated and specified
27. Provide all partition layout from control points. Includes participation in joint trade layout crew to locate walls and core hole penetrations. Partition layout includes door and opening locations etc. Stencil door number on floor at each frame location.
28. Every effort will be made to allow duct runs to be made prior to the installation of metal studs. However, if a partition cannot be sealed to deck after a duct is installed, or if timing becomes an issue, this subcontractor shall install the partition (with gypsum board extending 4' down from the structure) prior to the duct installation. At the time that the duct is to be installed through this partition, this subcontractor shall provide framing for the duct penetration. This process shall be documented by inspection procedure and pictures furnished by this subcontractor
29. Provide all hoisting, material transportation, dunnage, rigging, loading and unloading etc. as required for the work of this subcontractor
30. This subcontractor shall clean and wet wipe all taping mud off windows, door frames, floors and surrounding surfaces. Floors are to be power sanded to remove taping mud. Also includes removing taping mud from electrical boxes.
31. Provide temporary enclosures for existing and new openings to keep the building weathertight during construction.
32. Provide installation of access doors and panels.
33. Submittals and samples will be critical to get submitted to the CM to process for approval. Please adhere to subcontract submittal timing and procedures.
34. Participate in MEP and above ceiling coordination efforts as required. Provide coordination drawings for this trade as required.

#### GENERAL ITEMS

35. Include separate mobilizations / demobilizations as required by the Project Schedule and Phasing Plans.
36. Provide all shop drawings, product data, sample and other pertinent submittals for the work of this Subcontract. Provide engineering and printing costs for all shop drawings, coordination drawings, and product submittals for architect approval as required to properly coordinate the work included in this Subcontract with other trades. Include costs for revising and resubmitting shop/ coordination drawings as needed.
37. Subcontractor will assist LCS with providing material quantities and cost breakdowns as required for the Owner's and LCS's budget requirements.
38. Subcontractor will have to register for a contractors license with the City of Broken Arrow.
39. Contractor shall provide a complete installation that complies with all applicable codes, ordinances and satisfying all Authorities Having Jurisdiction.
40. Provide all field engineering and layout from benchmarks and base building control (benchmarks and baseline control is furnished by others). This Subcontractor is responsible for replacement of any damaged benchmarks, base line control or layout work of other trades/packages damaged or destroyed by the work of this work package.
41. Provide all required pedestrian protection, traffic control and protection including flagman, barricades, signage, etc. as required for the work, and as may be required for protection for equipment access, deliveries and loading.
42. Subcontractor is required to comply with requirements to control Dust and Airborne Contaminants. No waste materials or debris shall be allowed to accumulate.
43. Provide coordination, assistance, and necessary access for the Owner's furnished Testing Laboratory, including notification, obtaining samples and data gathering as required for scope of work. Costs for retesting due to failed tests and/or for Subcontractor's unpreparedness, will be paid by this Subcontractor.
44. It is mutually understood and agreed that this subcontractor will coordinate all of the scheduled deliveries of these items being furnished by others with the LCS designated representative. This includes the on or off site storage, staging, inventory control, and shipping to the site. All damages or shortages are to be reported within 24 hours of delivery.



**SCOPE OF WORK EXCLUSIONS:**

The following items are excluded from this Subcontract:

1. Furnishing Doors
2. Sealing penetrations by other trades
3. Painting



**Bid Package 9.02 – Flooring and Ceramic Tile**

Submitted by (Company Name per W-9 Form): \_\_\_\_\_

Provide the following *Lump Sum Proposal* as requested in accordance with all scope items listed in Scope of Work.

**Scope Package 9.02 Base Bid: \$** \_\_\_\_\_

**Written out:** \$ \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Federal Employers  
Identification Number:** \_\_\_\_\_

**Phone/Mobile Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Alternate 01 (Classrooms 109, 111, and 112): \$** \_\_\_\_\_

**UNIT PRICING:  
NONE**

By acknowledging items below, bidder certifies acceptance of these documents and that all associated costs have been included in the proposal amount. Any and all exceptions/comments to these documents must be attached to this proposal. Comments or requested revisions to these documents will not be accepted after this proposal date.

Acknowledge all scope of work items listed under SCOPE OF WORK

Initial:

Addenda Included

#'s:

CM Clarifications Included

#'s:

**SCHEDULE/EXPEDITING/SUBMITTALS**

LCS Preliminary Schedule is attached. Please verify supplier is able to meet required installation dates.

Initial:



**Lowry Construction Services, Inc.  
Broken Arrow Options Academy Interior Renovation  
Architect's Project No. 2416**



No obligation shall be incurred by the Owner or Lowry Construction Services, Inc. to any Bidder by reason of the issuance of these written instructions, by any notification relating to this bid, or by any act other than the execution of a written Subcontract Agreement between Lowry Construction Services, Inc. and the Bidder.

**APPLICABLE SPECIFICATIONS:**

DIVISION 00 – Procurement and Contracting Requirements	As Applicable
DIVISION 01 – General Requirements	As Applicable
DIVISION 02 – Existing Conditions	As Applicable
DIVISION 04 – Masonry	As Applicable
DIVISION 05 – Metals	As Applicable
DIVISION 06 – Wood, Plastics, and Composites	As Applicable
DIVISION 07 – Thermal and Moisture Protection	As Applicable
DIVISION 08 – Openings	As Applicable
DIVISION 09 – Finishes	As Applicable
<b>Section 090561 Common Work Results for Flooring Preparation</b>	<b>Complete</b>
<b>Section 093000 Tiling</b>	<b>Complete</b>
<b>Section 096500 Resilient Base &amp; Flooring Transition</b>	<b>Complete</b>
<b>Section 096800 Carpet</b>	<b>Complete</b>
DIVISION 10 – Specialties	As Applicable
DIVISION 11 – Equipment	As Applicable
DIVISION 12 – Furnishings	As Applicable
DIVISION 22 – Plumbing	As Applicable
DIVISION 23 – Mechanical	As Applicable
DIVISION 26 – Electrical	As Applicable
DIVISION 32 – Exterior Improvements	As Applicable
Legends, Notes and Schedules per Plans and Specifications	As Applicable

**Definition of Terms**

Contractor and/or Subcontractor shall mean Scope Package Bidder.  
Construction Manager (CM) shall mean Lowry Construction Services, Inc.  
Owner shall mean Broken Arrow Public Schools.  
Architect shall mean CJC Architects.

**LCS Clarifications:**

**ADDENDA:**

**SCOPE OF WORK:**

Includes, but is not limited to, providing all the necessary labor, materials, tools, supplies, supervision, insurance, equipment, scaffolding, hoisting, fees, etc. necessary to provide the **Flooring and Ceramic Tile Work for the Broken Arrow Public Schools Options Academy Interior Renovation**, Broken Arrow, Oklahoma in accordance with the Contract Documents. It is further understood and agreed that this Subcontract also includes the furnishing and installation of the below listed items regardless of whether or not they are in the listed specification section(s) or any other specification section(s) or shown on the plans. This scope listing is to be used as a guideline and should not be considered as an all-inclusive list of items required to provide a complete scope of work under this proposal. Drawing and detail references are provided for reference only and are not to be considered as all-inclusive of Contract Documents for the particular items referenced. **(Please note: The word “provide” when used herein shall mean furnish and install completely, including all costs for labor, materials, equipment, hoisting, layout, scaffolding, ladders, staging, tools, rigging and any other appurtenances necessary to complete the Work”.)**

1. Provide all Ceramic Tile, Tile Setting Materials, Grouts, Sealants & Accessories as required by the contract documents. All work to be furnished and installed with materials as indicated, specified, in accordance with best practice, and as required to make a complete system.
2. Provide all Tiling per Section 093000 as shown, scheduled, and noted. Include all wall tile including wall tile behind lockers.
3. Provide ARDEX FEATHER FINISH® XF™ - Self-Drying, Cement-Based Finish Underlayment at all classrooms with mastic adhesive residue
4. Provide hard tile flooring, including all patterns, transitions, and accessories as applicable, scheduled, or required.
5. Provide all necessary floor preparation.
6. Provide all adhesives, primers, patching compound, expansion joints, additives, etc. as required for the performance of this subcontractors work.



7. Provide crack isolation membrane underneath all hard tile flooring.
8. Provide all prep of flooring systems after removal of any existing systems.
9. Provide all waterproofing membrane as required behind or under hard tile surfaces.
10. Provide all extruded metal trim and transition strips. (E.G. Schluter Systems metal profiles)
11. Prepare all existing surfaces to receive new tile and finishes included in this scope.
12. Provide and maintain protection of all tile flooring after areas are completed. This protection is to be adequate to provide protection against staining and loaded pallet jacks on tile. Mask entire carpeted areas and provide a 4' wide, hard surface walkway down carpeted corridors and in high-traffic areas as coordinated with LCS.
13. Subcontractor shall clean areas requiring finished flooring prior to installation as necessary per manufacturer requirements to achieve and maintain warranty.
14. Provide all sealants and caulking as related to the work of this subcontract to provide a complete and finished appearance.
15. Provide all attic stock materials as called for. Material shall be labeled and stored as directed by CM's site superintendent.
16. Provide all manufacturers required testing to maintain warranty requirements including relative humidity probe testing and any other testing required per the specifications.
17. Perform floor moisture/vapor transmission, alkalinity and adhesion tests as required by project conditions, manufacturer, or contract documents. Testing shall be commenced at a minimum of 8 weeks prior to the scheduled start of flooring installation.
18. Provide all Resilient Base & Accessories and Carpet, as required by the contract documents. All work to be furnished and installed with materials as indicated, specified, in accordance with best practice, and as required to make a complete system.
19. Provide all Resilient Base and Accessories per Section 096500 as shown, scheduled, and noted.
20. Provide all Carpet per Section 096800 as shown, scheduled, and noted including all patterns, transitions, and accessories as applicable, scheduled, or required.
21. Provide all rubber or resilient sheet and tile flooring, including all patterns, transitions, and accessories as applicable, scheduled, or required.
22. Provide all resilient wall base in lengths, height, pre-molded corners and accessories as required.
23. Provide all adhesives, transitions, and accessories.
24. Provide all required flooring patterns and custom flooring designs.
25. Provide task lighting where required to perform the work of this contract.
26. Provide all field engineering and layout from benchmarks and base building control (benchmarks and baseline control is furnished by others). This shall include layout of all carpet patterns and pathways on the structural slab prior to installation of materials. This Subcontractor is responsible for replacement of any damaged benchmarks, base line control or layout work of other trades/packages damaged or destroyed by the work of this work package.
27. Provide as applicable to the scope of work; all factory, fabrication, and field test reports, all warranties, and close-out requirements for work and systems as specified. All close out information is to be submitted as one package.
28. Subcontractor is responsible to provide all street/sidewalk/parking lane blocking and closures including providing all safety requirements, traffic and pedestrian control, (i.e. signage, barricades, flashers, etc.), traffic covers, flagmen and flagging, etc. as required for prosecution and completion of Contractor's work.
29. Cleanup of any dirt or debris caused by this contractor from any paved surface or walk or building walls. Contractor to ensure trucks entering and leaving jobsite do not soil any existing private, campus or public roadways. Repair all damage caused by delivery trucks to any existing private, public, or campus roads not scheduled to be replaced.
30. All bidders shall include cleanup of all debris created by the work of their scope as directed.
31. Provide temporary fire extinguishers for equipment on-site and during welding operations per OSHA requirements.
32. Contractor shall pay special attention to site logistics plan when planning deliveries. Site access and truck maneuverability is limited. Coordinate delivery times around the school's schedule.

#### GENERAL ITEMS

33. Include separate mobilizations / demobilizations as required by the Project Schedule.
34. Provide all shop drawings, product data, samples and other pertinent submittals for the work of this Subcontract. Provide engineering and printing costs for all shop drawings, coordination drawings, and product submittals for architect approval as required to properly coordinate the work included in this Subcontract with other trades. Include costs for revising and resubmitting shop/ coordination drawings as needed.
35. Subcontractor will assist LCS with providing material quantities and cost breakdowns as required for the Owner's and LCS's budget requirements. All breakouts specified in this subcontract will be used for accounting purposes and tracking only.
36. Contractor shall provide a complete installation that complies with all applicable codes, ordinances and satisfying all Authorities Having Jurisdiction.
37. Subcontractor will have to register for a contractors license with the City of Broken Arrow.
38. Provide all field engineering and layout from benchmarks and base building control (benchmarks and baseline control is furnished by others). This Subcontractor is responsible for replacement of any damaged benchmarks, base line control or layout work of other trades/packages damaged or destroyed by the work of this work package.
39. Provide all required pedestrian protection, traffic control and protection including flagman, barricades, signage, etc. as required for the work, and as may be required for protection for equipment access, deliveries and loading.
40. Subcontractor is required to comply with requirements to control Dust and Airborne Contaminants. No waste materials or debris shall be allowed to accumulate.

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**Architect's Project No. 2416**



41. Contractor is responsible for all related pumping, bailing, discharge and maintenance thereof including temporary drainage requirements for control of run-off and the prevention of ponding and repair to resulting damaged sub-grades.
42. Provide coordination, assistance, and necessary access for the Owner's furnished Testing Laboratory, including notification, obtaining samples and data gathering as required for scope of work. Costs for retesting due to failed tests and/or for Subcontractor's unpreparedness, will be paid by this Subcontractor.
43. It is mutually understood and agreed that this subcontractor will coordinate all of the scheduled deliveries of these items being furnished by others with the LCS designated representative. This includes the on or off site storage, staging, inventory control, and shipping to the site. All damages or shortages are to be reported within 24 hours of delivery.

**SCOPE OF WORK EXCLUSIONS:**

The following items are excluded from this Subcontract:

1. Demolition of flooring and base systems (floor prep after demo is included).



**Bid Package 9.03 – Paint**

Submitted by (Company Name per W-9 Form): \_\_\_\_\_

Provide the following *Lump Sum Proposal* as requested in accordance with all scope items listed in Scope of Work.

**Scope Package 9.03 Base Bid: \$** \_\_\_\_\_

**Written out:** \$ \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Federal Employers  
Identification Number:** \_\_\_\_\_

**Phone/Mobile Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Alternate 01 (Classrooms 109, 111, and 112): \$** \_\_\_\_\_

**UNIT PRICING:  
NONE**

By acknowledging items below, bidder certifies acceptance of these documents and that all associated costs have been included in the proposal amount. Any and all exceptions/comments to these documents must be attached to this proposal. Comments or requested revisions to these documents will not be accepted after this proposal date.

Acknowledge all scope of work items listed under SCOPE OF WORK

Initial:

Addenda Included

#'s:

CM Clarifications Included

#'s:

**SCHEDULE/EXPEDITING/SUBMITTALS**

LCS Preliminary Schedule is attached. Please verify supplier is able to meet required installation dates.

Initial:



No obligation shall be incurred by the Owner or Lowry Construction Services, Inc. to any Bidder by reason of the issuance of these written instructions, by any notification relating to this bid, or by any act other than the execution of a written Subcontract Agreement between Lowry Construction Services, Inc. and the Bidder.

**APPLICABLE SPECIFICATIONS:**

DIVISION 00 – Procurement and Contracting Requirements	Complete
DIVISION 01 – General Requirements	As Applicable
DIVISION 02 – Existing Conditions	As Applicable
DIVISION 04 – Masonry	As Applicable
DIVISION 05 – Metals	As Applicable
DIVISION 06 – Wood, Plastics, and Composites	As Applicable
DIVISION 07 – Thermal and Moisture Protection	As Applicable
DIVISION 08 – Openings	As Applicable
<b>DIVISION 09 – Finishes</b>	<b>As Applicable</b>
<b>Section 099000 – Paints and Coatings</b>	<b>Complete</b>
DIVISION 10 – Specialties	As Applicable
DIVISION 11 – Equipment	As Applicable
DIVISION 12 – Furnishings	As Applicable
DIVISION 22 – Plumbing	As Applicable
DIVISION 23 – Mechanical	As Applicable
DIVISION 26 – Electrical	As Applicable
DIVISION 32 – Exterior Improvements	As Applicable
Legends, Notes and Schedules per Plans and Specifications	As Applicable

**Definition of Terms**

Contractor and/or Subcontractor shall mean Scope Package Bidder.  
Construction Manager (CM) shall mean Lowry Construction Services, Inc.  
Owner shall mean Broken Arrow Public Schools.  
Architect shall mean CJC Architects.

**LCS Clarifications:**

**ADDENDA:**

**SCOPE OF WORK:**

Includes, but is not limited to, providing all the necessary labor, materials, tools, supplies, supervision, insurance, equipment, scaffolding, hoisting, fees, etc. necessary to provide the **Painting Work for Broken Arrow Public Schools Options Academy Interior Renovation**, Broken Arrow, Oklahoma in accordance with the Contract Documents. It is further understood and agreed that this Subcontract also includes the furnishing and installation of the below listed items regardless of whether or not they are in the listed specification section(s) or any other specification section(s) or shown on the plans. This scope listing is to be used as a guideline and should not be considered as an all-inclusive list of items required to provide a complete scope of work under this proposal. Drawing and detail references are provided for reference only and are not to be considered as all-inclusive of Contract Documents for the particular items referenced. **(Please note: The word “provide” when used herein shall mean furnish and install completely, including all costs for labor, materials, equipment, hoisting, layout, scaffolding, ladders, staging, tools, rigging and any other appurtenances necessary to complete the Work”.)**

1. Provide all painting as specified, scheduled or as noted.
2. Paint HM doors.
3. Paint HM frames.
4. Paint support brackets.
5. All existing walls shall be patched prior to painting. Minor patching is by this scope.
6. This scope shall protect all finished materials during final painting.
7. Paint all MEP items as called for on the MEP documents.
8. Paint access doors.
9. Paint mechanical louvers and grills.
10. Provide all miscellaneous painting as scheduled detailed or noted by the documents.
11. Putty and blend nail/screw holes in all wood door glass vision light stops, refinish stops as necessary.
12. Provide all painting of glass stops for hollow metal vision and borrow light frames. This will include all preparation and touch up painting.



13. Provide cosmetic caulking of all door frames to the finish wall surface and to the floor.
14. Provide caulking of ceiling grid to wall finish surface.
15. Provide all surface preparation, sanding, priming etc as specified or recommended by the paint and wall covering manufacturers.
16. Provide task lighting as and where required to perform the work of this contract.
17. This subcontractor is to remove any paint solvents, containers daily, to his storage facility, and is to legally dispose of paint and containers offsite and not in the jobsite dumpster. Painting supply shall not be washed out onsite. All materials are to be removed and cleaned off site.
18. This subcontractor will spackle minor dings/bondo door frames at painted surfaces during final paint and Punch List.
19. All existing door frames to be repainted shall be sanded and bondo prior to priming and final paint. New doors may be installed so caution shall be used to protect new products.
20. Provide overspray protection and clean-up of surrounding surfaces.

#### GENERAL ITEMS

21. Include separate mobilizations / demobilizations as required by the Project Schedule.
22. Provide all shop drawings, product data, samples and other pertinent submittals for the work of this Subcontract. Provide engineering and printing costs for all shop drawings, coordination drawings, and product submittals for architect approval as required to properly coordinate the work included in this Subcontract with other trades. Include costs for revising and resubmitting shop/ coordination drawings as needed.
23. Subcontractor will assist LCS with providing material quantities and cost breakdowns as required for the Owner's and LCS's budget requirements. All breakouts specified in this subcontract will be used for accounting purposes and tracking only.
24. Contractor shall provide a complete installation that complies with all applicable codes, ordinances and satisfying all Authorities Having Jurisdiction.
25. Subcontractor will have to register for a contractors license with the City of Broken Arrow.
26. Provide all field engineering and layout from benchmarks and base building control (benchmarks and baseline control is furnished by others). This Subcontractor is responsible for replacement of any damaged benchmarks, base line control or layout work of other trades/packages damaged or destroyed by the work of this work package.
27. Provide all required pedestrian protection, traffic control and protection including flagman, barricades, signage, etc. as required for the work, and as may be required for protection for equipment access, deliveries and loading.
28. Subcontractor is required to comply with requirements to control Dust and Airborne Contaminants. No waste materials or debris shall be allowed to accumulate.
29. Contractor is responsible for all related pumping, bailing, discharge and maintenance thereof including temporary drainage requirements for control of run-off and the prevention of ponding and repair to resulting damaged sub-grades.
30. Provide coordination, assistance, and necessary access for the Owner's furnished Testing Laboratory, including notification, obtaining samples and data gathering as required for scope of work. Costs for retesting due to failed tests and/or for Subcontractor's unpreparedness, will be paid by this Subcontractor.
31. It is mutually understood and agreed that this subcontractor will coordinate all of the scheduled deliveries of these items being furnished by others with the LCS designated representative. This includes the on or off site storage, staging, inventory control, and shipping to the site. All damages or shortages are to be reported within 24 hours of delivery.

#### **SCOPE OF WORK EXCLUSIONS:**

The following items are excluded from this Subcontract:

1. Drywall Tape and Bed.



**Bid Package 22.01 – Plumbing**

Submitted by (Company Name per W-9 Form): \_\_\_\_\_

Provide the following *Lump Sum Proposal* as requested in accordance with all scope items listed in Scope of Work.

Scope Package 22.01 – Plumbing Base Bid: \$ \_\_\_\_\_

Written out: \$ \_\_\_\_\_

Contact Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Federal Employers  
Identification Number: \_\_\_\_\_

Phone/Mobile Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Alternate 01 (Classrooms 109, 111, and 112): \$ \_\_\_\_\_

**UNIT PRICING:  
NONE**

By acknowledging items below, bidder certifies acceptance of these documents and that all associated costs have been included in the proposal amount. Any and all exceptions/comments to these documents must be attached to this proposal. Comments or requested revisions to these documents will not be accepted after this proposal date.

Acknowledge all scope of work items listed under SCOPE OF WORK

Initial:

Addenda Included

#'s:

CM Clarifications Included

#'s:

**SCHEDULE/EXPEDITING/SUBMITTALS**

LCS Preliminary Schedule is attached. Please verify supplier is able to meet required installation dates.

Initial:



No obligation shall be incurred by the Owner or Lowry Construction Services, Inc. to any Bidder by reason of the issuance of these written instructions, by any notification relating to this bid, or by any act other than the execution of a written Subcontract Agreement between Lowry Construction Services, Inc. and the Bidder.

**APPLICABLE SPECIFICATIONS:**

DIVISION 00 – Procurement and Contracting Requirements	As Applicable
DIVISION 01 – General Requirements	As Applicable
DIVISION 02 – Existing Conditions	As Applicable
DIVISION 04 – Masonry	As Applicable
DIVISION 05 – Metals	As Applicable
DIVISION 06 – Wood, Plastics, and Composites	As Applicable
DIVISION 07 – Thermal and Moisture Protection	As Applicable
DIVISION 08 – Openings	As Applicable
DIVISION 09 – Finishes	As Applicable
DIVISION 10 – Specialties	As Applicable
DIVISION 11 – Equipment	As Applicable
DIVISION 12 – Furnishings	As Applicable
<b>DIVISION 22 – Plumbing</b>	<b>COMPLETE</b>
DIVISION 23 – Heating, Ventilating, and Air-Conditioning (HVAC)	As Applicable
DIVISION 26 – Electrical	As Applicable
DIVISION 32 – Exterior Improvements	As Applicable
Legends, Notes and Schedules per Plans and Specifications	As Applicable

**Definition of Terms**

Contractor and/or Subcontractor shall mean Scope Package Bidder.  
Construction Manager (CM) shall mean Lowry Construction Services, Inc.  
Owner shall mean Broken Arrow Public Schools.  
Architect shall mean CJC Architects.

**LCS Clarifications:**

**ADDENDA:**

**SCOPE OF WORK:**

Includes, but is not limited to, providing all the necessary labor, materials, tools, supplies, supervision, insurance, equipment, scaffolding, hoisting, fees, etc. necessary to provide the **Plumbing Work for the Broken Arrow Public Schools Options Academy Interior Renovation**, Broken Arrow, Oklahoma in accordance with the Contract Documents. It is further understood and agreed that this Subcontract also includes the furnishing and installation of the below listed items regardless of whether or not they are in the listed specification section(s) or any other specification section(s) or shown on the plans. This scope listing is to be used as a guideline and should not be considered as an all-inclusive list of items required to provide a complete scope of work under this proposal. Drawing and detail references are provided for reference only and are not to be considered as all-inclusive of Contract Documents for the particular items referenced. (Please note: The word "provide" when used herein shall mean furnish and install completely, including all costs for labor, materials, equipment, hoisting, layout, scaffolding, ladders, staging, tools, rigging and any other appurtenances necessary to complete the Work".)

1. Include all required demolition as indicated for this scope of work. Removal shall be back to the source if possible.
2. Disconnect and make safe all plumbing as required for demolition. Refer to demo drawings for coordination.
3. Provide complete Division 22 PLUMBING systems work complete, including but not limited to all sanitary, storm, gas, domestic cold and hot water systems, venting, fixtures, equipment, insulation, controls, and appurtenances as required for all areas designated for construction.
4. Comply with all notes on plumbing drawings.
5. Provide all fixtures on fixture schedule, complete.
6. Provide sinks and associated faucets and fixtures in millwork.
7. Provide all required RPZs or backflow preventers for domestic water.
8. Provide all PLUMBING service(s) for drain and vent systems complete including rough-in, piping drains, and floor drains. Coordinate with HVAC subcontractor and provide per contract documents all PLUMBING rough-in, in-line devices, drains, piping, connection requirements, and controls as required by the PLUMBING division 22.
9. Provide all condensate drains and condensate piping, complete.





10. Provide and coordinate all PLUMBING services and provide final connect all Owner furnished equipment and all items furnished under other trade sections.
11. Provide hookup of any appliances connected to domestic water.
12. Provide and update coordination list of electrical requirements with electrical subcontractor.
13. Subcontractor agrees to review electrical drawings and ensure that all power requirements for the work included in this subcontract are met. Subcontractor to notify Lowry Construction Services in writing of any electrical requirements which have not been shown on these drawings prior to the start of the work of this subcontract.
14. Provide all building natural gas distribution systems complete. Connect to gas service lines as provided by others.
15. Provide all required clean-outs and architectural cover plates as required for plumbing work at all cleanout locations within walls or flooring.
16. Provide all specified insulation for systems installed under this subcontract.
17. Provide all pipe insulation.
18. Provide all required fire stops, firesafing, fire caulking, sealing and grouting of all floor, wall and ceiling penetrations as required by this scope of work.
19. Provide caulking and sealing of all work provided by this subcontract. Include escutcheons and/or finish caulking of all materials in exposed areas to adjacent surfaces.
20. Provide all required roof curbs, supports, flashings, flashing collars, water seals, escutcheons and counter flashings as required for all equipment mounted on the roofs and mechanical roof penetrations.
21. Provide all miscellaneous metal and steel items for support of Plumbing items of work including but not limited to hangers, protective appurtenances, platforms, plates, sleeves, embedded items, unistrut, steel angle or channel, bolts, rods and straps.
22. Provide labels, stencils, tags, warning tape and similar pipe identification relative to the work of this subcontract.
23. Provide touch-up painting of any damaged pre-finished equipment.
24. Provide all required access panels or architectural cover plates as required for the execution of this work (All access panels will be installed by the ceiling or wall contractor).
25. Provide all cutting, patching and repair of concrete, drywall and masonry if Subcontractor's work is not installed ahead of other trades. All costs to cut/patch/repair this work will be borne by this Subcontractor.
26. Provide core drilling and cutting at locations in existing as required.
27. Provide all grouting required for all equipment bases which may be required.
28. Review all mechanical drawings for any plumbing work identified therein.
29. Subcontractor shall participate in a formal coordination process with other subcontractors (primarily the HVAC, Fire Suppression, and Electrical Trades) in order to determine the final routing for all systems.
30. Submit and participate in the coordination drawing process as specified.
31. Coordinate and cooperate with fire protection, HVAC, and electrical subcontractors at tight/congested overhead spaces. Piping may require offsets or relocation so it does not cover up any existing or new electrical junction boxes or block access to other work as performed by others. Coordinate and locate or relocate pipe locations so as not to be inaccessible above other's work required to have maintenance access.
32. Provide all testing and balancing.
33. Provide all performance and acceptance testing. Subcontractor to provide all labor, materials, supervision and equipment to facilitate the testing of all work of this subcontract.
34. Provide start-up for all equipment. Include manufacturer's start-up of equipment if required by the equipment manufacturer. Subcontractor must provide a pre-functional start-up checklist and verify all items have been completed by other trades prior to factory personnel being onsite for start-up activities.
35. Provide all necessary local and state trade permits, test and inspection fees as required for the performance of this subcontractor's work.
36. Provide in person and video recorded training for all systems, components and equipment for the owner's building operations team.

#### GENERAL ITEMS

37. Include separate mobilizations / demobilizations as required by the Project Schedule.
38. Provide all shop drawings, product data, samples and other pertinent submittals for the work of this Subcontract. Provide engineering and printing costs for all shop drawings, coordination drawings, and product submittals for architect approval as required to properly coordinate the work included in this Subcontract with other trades. Include costs for revising and resubmitting shop/ coordination drawings as needed.
39. Subcontractor will assist LCS with providing material quantities and cost breakdowns as required for the Owner's and LCS's budget requirements.
40. Subcontractor will have to register for a contractors license with the City of Broken Arrow.
41. Contractor shall provide a complete installation that complies with all applicable codes, ordinances and satisfying all Authorities Having Jurisdiction.
42. Provide all field engineering and layout from benchmarks and base building control (benchmarks and baseline control is furnished by others). This Subcontractor is responsible for replacement of any damaged benchmarks, base line control or layout work of other trades/packages damaged or destroyed by the work of this work package.



43. Provide all required pedestrian protection, traffic control and protection including flagman, barricades, signage, etc. as required for the work, and as may be required for protection for equipment access, deliveries and loading.
44. Subcontractor is required to comply with requirements to control Dust and Airborne Contaminants. No waste materials or debris shall be allowed to accumulate.
45. Contractor is responsible for all related pumping, bailing, discharge and maintenance thereof including temporary drainage requirements for control of run-off and the prevention of ponding and repair to resulting damaged sub-grades.
46. Provide coordination, assistance, and necessary access for the Owner's furnished Testing Laboratory, including notification, obtaining samples and data gathering as required for scope of work. Costs for retesting due to failed tests and/or for Subcontractor's unpreparedness, will be paid by this Subcontractor.
47. It is mutually understood and agreed that this subcontractor will coordinate all of the scheduled deliveries of these items being furnished by others with the LCS designated representative. This includes the on or off site storage, staging, inventory control, and shipping to the site. All damages or shortages are to be reported within 24 hours of delivery.



**Bid Package 23.01 – Mechanical**

Submitted by (Company Name per W-9 Form): \_\_\_\_\_

Provide the following *Lump Sum Proposal* as requested in accordance with all scope items listed in Scope of Work.

Scope Package 23.01 Base Bid: \$ \_\_\_\_\_

Written out: \$ \_\_\_\_\_

Contact Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Federal Employers  
Identification Number: \_\_\_\_\_

Phone/Mobile Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Alternate 01 (Classrooms 109, 111, and 112): \$ \_\_\_\_\_

**UNIT PRICING:  
NONE**

By acknowledging items below, bidder certifies acceptance of these documents and that all associated costs have been included in the proposal amount. Any and all exceptions/comments to these documents must be attached to this proposal. Comments or requested revisions to these documents will not be accepted after this proposal date.

Acknowledge all scope of work items listed under SCOPE OF WORK

Initial:

Addenda Included

#'s:

CM Clarifications Included

#'s:

**SCHEDULE/EXPEDITING/SUBMITTALS**

LCS Preliminary Schedule is attached. Please verify supplier is able to meet required installation dates.

Initial:

**Lowry Construction Services, Inc.**  
**Broken Arrow Options Academy Interior Renovation**  
**Architect's Project No. 2416**



No obligation shall be incurred by the Owner or Lowry Construction Services, Inc. to any Bidder by reason of the issuance of these written instructions, by any notification relating to this bid, or by any act other than the execution of a written Subcontract Agreement between Lowry Construction Services, Inc. and the Bidder.

**APPLICABLE SPECIFICATIONS:**

DIVISION 00 – Procurement and Contracting Requirements	As Applicable
DIVISION 01 – General Requirements	As Applicable
DIVISION 02 – Existing Conditions	As Applicable
DIVISION 04 – Masonry	As Applicable
DIVISION 05 – Metals	As Applicable
DIVISION 06 – Wood, Plastics, and Composites	As Applicable
DIVISION 07 – Thermal and Moisture Protection	As Applicable
DIVISION 08 – Openings	As Applicable
DIVISION 09 – Finishes	As Applicable
DIVISION 10 – Specialties	As Applicable
DIVISION 11 – Equipment	As Applicable
DIVISION 12 – Furnishings	As Applicable
DIVISION 22 – Plumbing	As Applicable
<b>DIVISION 23 – Mechanical</b>	<b>COMPLETE</b>
DIVISION 26 – Electrical	As Applicable
DIVISION 32 – Exterior Improvements	As Applicable
Legends, Notes and Schedules per Plans and Specifications	As Applicable

**Definition of Terms**

Contractor and/or Subcontractor shall mean Scope Package Bidder.  
Construction Manager (CM) shall mean Lowry Construction Services, Inc.  
Owner shall mean Broken Arrow Public Schools.  
Architect shall mean CJC Architects.

**LCS Clarifications:**

**ADDENDA:**

**SCOPE OF WORK:**

Includes, but is not limited to, providing all the necessary labor, materials, tools, supplies, supervision, insurance, equipment, scaffolding, hoisting, fees, etc. necessary to provide the **Mechanical Work for the Broken Arrow Public Schools Options Academy Interior Renovation**, Broken Arrow, Oklahoma in accordance with the Contract Documents. It is further understood and agreed that this Subcontract also includes the furnishing and installation of the below listed items regardless of whether or not they are in the listed specification section(s) or any other specification section(s) or shown on the plans. This scope listing is to be used as a guideline and should not be considered as an all-inclusive list of items required to provide a complete scope of work under this proposal. Drawing and detail references are provided for reference only and are not to be considered as all-inclusive of Contract Documents for the particular items referenced. **(Please note: The word “provide” when used herein shall mean furnish and install completely, including all costs for labor, materials, equipment, hoisting, layout, scaffolding, ladders, staging, tools, rigging and any other appurtenances necessary to complete the Work”.)**

1. Provide all required demolition as indicated for this scope of work. Removal shall be back to the source if possible.
2. Remove any HVAC equipment required to be salvaged and turn over to Owner as directed by the Construction Manager.
3. Disconnect and make safe all required ductwork and any required refrigerant lines as required for demolition. Refer to demolition drawings.
4. Provide complete **Division 23 Mechanical** systems including but not limited to all HVAC ductwork, hydronic pressure piping or refrigerant piping as required for all areas designated for construction.
5. Provide all sheet metal, return/supply and exhaust air devices, vanes, registers, grilles, duct silencers and diffusers.
6. Provide and install smoke detectors as indicated.
7. Provide all mechanical equipment including VAV's, FCU's, exhaust fans, unit heaters, booster fans, inline fans, dampers, grilles, louvers, and other misc. mechanical equipment.
8. Provide relocation of all mechanical equipment as indicated.
9. Provide all HVAC temperature control and instrumentation work complete (turnkey) including all, raceways, low and line voltage circuitry, control interlocks and miscellaneous control wiring (power supply circuitry by Division 26). All control wiring to be in raceways as required including all in-wall drops from above finished ceiling to wall mounted T-stats or sensors.



10. Provide demolition and relocation of thermostats if required.
11. Provide all vibration isolation controls as indicated.
12. Include temporary supporting of all HVAC items that are to stay and reinstall once grid is installed.
13. Cover duct openings during painting.
14. Modify duct in renovation areas as required for a complete system.
15. Provide temporary filters for all units during construction including changing of filters weekly or as required to ensure the units operate at Manufacturer recommended efficiency levels.
16. Install temporary filters on all return air vents and cover all open ducts during demo as well as drywall/ paint.
17. Provide all specified insulation for systems installed under this subcontract.
18. Provide all pipe insulation.
19. Provide all refrigerant, refrigerant piping.
20. Provide all fire, fire/smoke and smoke dampers required for ductwork penetrations through fire rated and smoke rated walls. Coordinate device monitoring connections with fire alarm contractor.
21. Provide all required motorized dampers.
22. Provide and coordinate all HVAC services and provide final connect all Owner furnished equipment and all items furnished under other trade sections.
23. Subcontractor agrees to review electrical drawings and ensure that all power requirements for the work included in this subcontract are met. Subcontractor to notify Lowry Construction Services in writing of any electrical requirements which have not been shown on these drawings prior to the start of the work of this subcontract.
24. Provide all required fire stops, firesafing, fire caulking, sealing and grouting of all floor, wall, ceiling, and roof penetrations as required by this scope of work.
25. Provide caulking and sealing of all work provided by this subcontract. Include escutcheons and/or finish caulking of all materials in exposed areas to adjacent surfaces.
26. Provide all miscellaneous metal and steel items for support of HVAC items of work including but not limited to hangers, protective appurtenances, platforms, plates, sleeves, embedded items, unistrut, steel angle or channel, bolts, rods and straps.
27. Provide labels, stencils, tags, warning tape and similar pipe identification relative to the work of this subcontract.
28. Provide touch-up painting of any damaged pre-finished equipment.
29. Provide all required access panels or architectural cover plates as required for the execution of this work (All access panels will be installed by the ceiling or wall contractor).
30. Provide all cutting, patching and repair of concrete, drywall and masonry if Subcontractor's work is not installed ahead of other trades. All costs to cut/patch/repair this work will be borne by this Subcontractor.
31. Subcontractor shall participate in a formal coordination process with other subcontractors (primarily the Plumbing, Fire Suppression, and Electrical Trades) in order to determine the final routing for all systems. Lowry Construction Services, nor the design team, will be providing models for use by Subcontractors. If the Subcontractor elects to use 3D BIM coordination for this process, the subcontractor may be required to model architectural and structural elements if needed at their own expense and risk. If agreed by all parties that 3D BIM coordination will be used, Lowry Construction Services will help oversee and manage the process to ensure all parties participate in the coordination process.
32. Coordinate and cooperate with fire protection, plumbing, and electrical subcontractors at tight/congested overhead spaces. Piping may require offsets or relocation so it does not cover up any existing or new electrical junction boxes or block access to other work as performed by others. Coordinate and locate or relocate pipe locations so as not to be inaccessible above other's work required to have maintenance access.
33. Provide all testing and balancing of HVAC systems.
34. Provide all performance and acceptance testing. Subcontractor to provide all labor, materials, supervision and equipment to facilitate the testing of all work of this subcontract.
35. Provide start-up for all equipment. Include manufacturer's start-up of equipment if required by the equipment manufacturer. Subcontractor must provide a pre-functional start-up checklist and verify all items have been completed by other trades prior to factory personnel being onsite for start-up activities.
36. Provide all necessary local and state trade permits, test and inspection fees as required for the performance of this subcontractor's work.
37. Provide training for all systems, components and equipment for the owner's building operations team.

#### GENERAL ITEMS

1. Include separate mobilizations / demobilizations as required by the Project Schedule.
2. Provide all shop drawings, product data, samples and other pertinent submittals for the work of this Subcontract. Provide engineering and printing costs for all shop drawings, coordination drawings, and product submittals for architect approval as required to properly coordinate the work included in this Subcontract with other trades. Include costs for revising and resubmitting shop/ coordination drawings as needed.
3. Subcontractor will assist LCS with providing material quantities and cost breakdowns as required for the Owner's and LCS's budget requirements.
4. Contractor shall provide a complete installation that complies with all applicable codes, ordinances and satisfying all Authorities Having Jurisdiction.

**Lowry Construction Services, Inc.**  
**Broken Arrow Options Academy Interior Renovation**  
**Architect's Project No. 2416**



5. Subcontractor will have to register for a contractors license with the City of Broken Arrow.
6. Provide all field engineering and layout from benchmarks and base building control (benchmarks and baseline control is furnished by others). This Subcontractor is responsible for replacement of any damaged benchmarks, base line control or layout work of other trades/packages damaged or destroyed by the work of this work package.
7. Provide all required pedestrian protection, traffic control and protection including flagman, barricades, signage, etc. as required for the work, and as may be required for protection for equipment access, deliveries and loading.
8. Subcontractor is required to comply with requirements to control Dust and Airborne Contaminants. No waste materials or debris shall be allowed to accumulate.
9. Contractor is responsible for all related pumping, bailing, discharge and maintenance thereof including temporary drainage requirements for control of run-off and the prevention of ponding and repair to resulting damaged sub-grades.
10. Provide coordination, assistance, and necessary access for the Owner's furnished Testing Laboratory, including notification, obtaining samples and data gathering as required for scope of work. Costs for retesting due to failed tests and/or for Subcontractor's unpreparedness, will be paid by this Subcontractor.
11. It is mutually understood and agreed that this subcontractor will coordinate all of the scheduled deliveries of these items being furnished by others with the LCS designated representative. This includes the on or off site storage, staging, inventory control, and shipping to the site. All damages or shortages are to be reported within 24 hours of delivery.



**Bid Package 26.01 – Electrical**

Submitted by (Company Name per W-9 Form): \_\_\_\_\_

Provide the following *Lump Sum Proposal* as requested in accordance with all scope items listed in Scope of Work.

Scope Package 26.01 Base Bid: \$ \_\_\_\_\_

Written out: \$ \_\_\_\_\_

Contact Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Federal Employers  
Identification Number: \_\_\_\_\_

Phone/Mobile Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Alternate 01 (Classrooms 109, 111, and 112): \$ \_\_\_\_\_

**UNIT PRICING:  
NONE**

By acknowledging items below, bidder certifies acceptance of these documents and that all associated costs have been included in the proposal amount. Any and all exceptions/comments to these documents must be attached to this proposal. Comments or requested revisions to these documents will not be accepted after this proposal date.

Acknowledge all scope of work items listed under SCOPE OF WORK

Initial:

Addenda Included

#'s:

CM Clarifications Included

#'s:

**SCHEDULE/EXPEDITING/SUBMITTALS**

LCS Preliminary Schedule is attached. Please verify supplier is able to meet required installation dates.

Initial:



No obligation shall be incurred by the Owner or Lowry Construction Services, Inc. to any Bidder by reason of the issuance of these written instructions, by any notification relating to this bid, or by any act other than the execution of a written Subcontract Agreement between Lowry Construction Services, Inc. and the Bidder.

**APPLICABLE SPECIFICATIONS:**

DIVISION 00 – Procurement and Contracting Requirements	As Applicable
DIVISION 01 – General Requirements	As Applicable
DIVISION 04 – Masonry	As Applicable
DIVISION 05 – Metals	As Applicable
DIVISION 06 – Wood, Plastics, and Composites	As Applicable
DIVISION 07 – Thermal and Moisture Protection	As Applicable
DIVISION 08 – Openings	As Applicable
DIVISION 09 – Finishes	As Applicable
DIVISION 10 – Specialties	As Applicable
DIVISION 11 – Equipment	As Applicable
DIVISION 12 – Furnishings	As Applicable
DIVISION 22 – Plumbing	As Applicable
DIVISION 23 – Mechanical	As Applicable
<b>DIVISION 26 – Electrical</b>	<b>Complete</b>
DIVISION 32 – Exterior Improvements	As Applicable
Legends, Notes and Schedules per Plans and Specifications	As Applicable

**Definition of Terms**

Contractor and/or Subcontractor shall mean Scope Package Bidder.  
Construction Manager (CM) shall mean Lowry Construction Services, Inc.  
Owner shall mean Broken Arrow Public Schools.  
Architect shall mean CJC Architects.

**LCS Clarifications:**

**ADDENDA:**

**SCOPE OF WORK:**

Includes, but is not limited to, providing all the necessary labor, materials, tools, supplies, supervision, insurance, equipment, scaffolding, hoisting, fees, etc. necessary to provide the **Electrical Work for the Broken Arrow Public Schools Options Academy Interior Renovation**, Broken Arrow, Oklahoma in accordance with the Contract Documents. It is further understood and agreed that this Subcontract also includes the furnishing and installation of the below listed items regardless of whether or not they are in the listed specification section(s) or any other specification section(s) or shown on the plans. This scope listing is to be used as a guideline and should not be considered as an all-inclusive list of items required to provide a complete scope of work under this proposal. Drawing and detail references are provided for reference only and are not to be considered as all-inclusive of Contract Documents for the particular items referenced. **(Please note: The word “provide” when used herein shall mean furnish and install completely, including all costs for labor, materials, equipment, hoisting, layout, scaffolding, ladders, staging, tools, rigging and any other appurtenances necessary to complete the Work”.)**

1. Provide electrical power and lighting systems for complete, operable, and code compliant systems.
2. **Provide low voltage system requirements as outlined per the electrical drawings and specifications.**
3. **Provide access control system requirements as outlined in the electrical drawings and specifications.**
4. **Provide fire alarm system requirements as outlined per the electrical drawings and specifications.**
5. **Provide telephone and data system requirements as noted, but not limited to requirements in E402.**
6. Provide all required local, State and Federal trade permits and pay required fees as required for the performance of this subcontractor's work.
7. Disconnect and make safe all required electrical systems for demolition work. Coordinate with demolition drawings.
8. Include all required demolition as indicated for this scope of work. Removal shall be back to the source if possible.
9. Remove any existing light fixtures shown to be salvaged and turn over to Owner as directed by Construction Manager.
10. Provide all high, medium, low, and control voltage raceways, conduit, wire ways, boxes, pull strings, etc. complete. Provide medium and high voltage conductors and cabling.
11. Provide all substations, switchboards, transformers (high and low voltage), switchgear, switchboards, power distribution panels, bus assemblies, panel boards, wiring devices, switches, circuit breakers, fuses, receptacles, etc. complete.





- a. All panel boards containing spare breaker space are to contain empty space only with cover plates. No breakers will be required at locations labeled 'Spare'
12. Provide all electrical conduit and equipment identification (above or below grade) including safety warning tape and wires, labels, stencils, tags, banding etc. as specified or required by code, the documents, and by the Owner.
13. Panel board schedules must be provided per documents and the Owner but no less than typewritten.
  - a. Update all panel boards with new information as required.
14. Provide all rough-in, circuitry and connections for all building electrical receptacles.
15. Provide all lighting and lighting systems:
  - a. Provide lighting controls panels and relays.
  - b. Provide all emergency lighting as required and indicated.
  - c. Provide all interior lighting, architectural interior light fixtures, lighting control systems, dimmers, occupancy sensors, ballasts, contactors, luminaires and lamps, all diffusers including egg crates lens and supports, as required. Refer to all drawings as well as Electrical Documents.
  - d. Provide all fixture blocking/backing required for light fixtures.
  - e. Provide any attic stock of fixtures and lamps as required.
16. Provide relocation of any existing light fixtures as required.
17. Provide all Grounding and Bonding including all electrodes, ground rods, test wells including drilled piers, impedance and hi-pot testing, complete including those of low voltage and control systems.
18. Provide all Over Current Protective Device(s) and Ark Flash coordination studies including required test and reports, etc. complete, including field adjustment agency for analysis, adjustments as required.
19. Provide all power monitoring and control systems complete.
20. Provide all Surge Protection, complete.
21. Provide raceways, electrical and low voltage power circuitry, install remote controls and final connect all motor operated Roller Shades / draperies if required.
22. Provide all required backing and blocking for attachment of all electrical components as required.
23. Provide all rough-in, circuitry, disconnects and final connect all electrical requirements for all kitchen type appliances including but not limited to refrigerators, microwaves and dishwashers.
24. Provide, relocate and remove upon completion, all temporary power (generators) and all required temporary light plants for work performance, safety and convenience for the work of this subcontractor, and as required to maintain required schedule.
25. Provide and maintain temporary electric power and lighting systems complete, including all installation charges, permits and costs thereof, required disconnects, transformers, panel boards, panels, supports, coring, sleeves, etc. as required and installed in accordance with jurisdictional authorities. Provide CM with a weekly ground fault inspection log. Maintain systems, replace all components including lamp replacements as required for a fully functional temporary system throughout the project duration. Upon completion of temporary service requirements, this contractor shall dismantle and remove all temporary components from the jobsite.
26. Provide all miscellaneous metal and steel items for support of Electrical items of work including but not limited to hangers, protective appurtenances, platforms, plates, sleeves, embedded items, unistrut, steel angle or channel, bolts, rods and straps.
27. Provide all warranties including all extended and special warranties as specified including extended warranties for permanent electrical equipment used for temporary Electrical and other services.
28. Provide all factory/manufacture testing, field testing, inspections, and reports thereof, as specified.
29. Provide all taping, flashings, etc. protection, etc. as required around perimeter of electrical rough-in components for air, moisture, weather, acoustical, fire resistance, etc., as required.
30. Contractor is also required to seal (fire or acoustical) any penetrations of walls that occur after drywall is complete including all acoustical sealing of penetrations at any STC rated walls. Seal both sides of all wall penetrations. Fire Safe and seal any extra unused sleeves.

**General Items:**

31. Include separate mobilizations / demobilizations as required by the Project Schedule.
32. Subcontractor will assist LCS with providing material quantities and cost breakdowns as required for the Owner's and LCS's budget requirements.
33. Contractor shall provide a complete installation that complies with all applicable codes, ordinances and satisfying all Authorities Having Jurisdiction.
34. Subcontractor will have to register for a contractors license with the City of Broken Arrow.
35. Subcontractor is required to comply with requirements to control Dust and Airborne Contaminants. No waste materials or debris shall be allowed to accumulate. Comply with LCS cleaning requirements.
36. Provide coordination, assistance, and necessary access for the Owner's furnished Testing Laboratory, including notification, obtaining samples and data gathering as required for scope of work. Costs for retesting due to failed tests and/or for Subcontractor's unpreparedness, will be paid by this Subcontractor.
37. It is mutually understood and agreed that this subcontractor will coordinate all of the scheduled deliveries of these items being furnished by others with the LCS designated representative. This includes the on or off site storage, staging, inventory control, and shipping to the site. All damages or shortages are to be reported within 24 hours of delivery.

**Exclusions:**