Exhibit D
Scope of Work for General Contractor for the New Wentzville Public Works Facility
Updated 1/25/23 for Addendum 2
Updated 2/9/23 for Addendum 3

The Construction Manager (CM) referred to below is Navigate Building Solutions, LLC. The Owner referred to below is the City of Wentzville. The Contractor referred to below is the General Contractor. This bid package includes, but is not limited to, the following:

1. Scope shall include all work outlined by the project documents (plans and specifications) issued by H-Design Group dated January 12, 2023.

2. This contractor shall include in the base bid price an unknown site conditions allowance of $200,000. Allowance shall include all overhead, profit, and fees as is allowed for Change Orders in contract Exhibit F, Modification/Explanation of Change Order Fee. Unit prices provided on the Supplemental Bid Information Form shall be used where applicable to work paid from the Allowance. Any savings to this allowance shall be reconciled via a deduct Change Order which shall include the associated overhead, profit, and fees. This allowance may only be used at the sole discretion of the CM and Owner. This allowance may not be used to address the effects of weather conditions. Allowance amount is pre-entered into the eBidding system line item.

3. Contractor is aware of the potential for Liquidated Damages. Contractor shall be responsible to maintain scheduled items for the Contractor's work as included in the Master Project Schedule below. Contractor shall reference the City-Contractor Agreement included in the bid documents. Contractor agrees to pay the Owner, or to deduct from the Contract Sum, not as a penalty, but as liquidated damages, the amounts listed in the contract drafts provided.

4. Upon execution of this contract, this contractor must submit to the CM a detailed critical path baseline construction schedule outlining each construction activity and phase. This schedule must fall within the Master Project Schedule outlined below and be submitted no later than twenty-one (21) days following execution of the contract. Contractors are required to provide updated work schedules at a minimum on a monthly basis with each pay application. Contractor's detailed activity schedule/critical path schedule shall adhere to the Master Project Schedule and shall provide for expeditious and practicable execution of the Work. Should the Contractor fall behind schedule by more than 5 workdays due to the fault of this Contractor, the Contractor shall provide a recovery schedule to the CM within 5 days of request by the CM.

Master Project Schedule Milestone Dates (It is the responsibility of the contractor to check the e-bidding system for up to date information for Items a – g):

a.	Issue Request for Bids	January 12, 2023
b.	Pre-Bid Meeting and Site Visit	January 19, 2023
c.	Last Bidder Questions & Requests for Substitutions Due	February 6, 2023
d.	Last Bid Addenda Issued	February 9, 2023
e.	Bids Due	February 16, 2023 at 2:00 PM
f.	Supplemental Bid Information Due	February 17, 2023 at 2:00 PM
g.	Final Board Approval	March 8, 2023
h.	Anticipated Notice to Proceed / Mobilization	March 27, 2023

(18 days after BOA approval)

i.	Groundbreaking	Date TBD by Owner
j.	Critical Submittals Submitted for Review	
	(Retaining Wall, Footings/Foundations, HVAC	
	Equipment, Electric Gear, & Generator	30 days after NTP
	PEMB	45 days after NTP
k.	All Remaining Submittals Submitted for Review	120 days after NTP
l.	Topping Out Ceremony	Date TBD (Coordinated with Owner)
	● Main Public Works Building 'Dry-In':	Based on Bidder's Schedule
	● Watertight roof	
	● Exterior wall air barrier in place	
	● All windows / storefront / curtainwall installed, or openings filled with temporary watertight construction	
m.	Internal Contractor Internal Pre-Punch	6 wks. prior to Sub. Comp.
n.	Substantial Completion / Punchlist Populated (Day ___*) Schedule Note: All Life Safety Inspections & Occupancy Inspections to be completed on or before Substantial Completion date.	*Based on Bidder's
o.	Final Completion / Completion of Punchlist	30 calendar days after Subst. Completion

5. The contractual project duration shall be proposed by bidders in the e-bidding system Bid Form. The proposed duration will be used as key criteria along with other information submitted via the eBidding system to select and award a General Contractor. The project duration will be incorporated into the Contract between the Owner and the General Contractor.

6. Contractor accepts all risks associated with adverse weather. No time extensions will be granted related to claims of adverse weather. No claims for extra costs will be granted related to adverse weather and/or taking action to deal with adverse weather and/or the effects of adverse weather. All provisions in the City-Contractor Agreement otherwise respecting weather are superseded by this provision, and are of no force and effect.

7. Any claims for delay to critical path activities shall be submitted to the Construction Manager within 24 hours of occurrence, identifying the event and the impacted critical path activity. The Construction Manager will review to determine if the claim will be considered a valid delay. Each day claimed shall be tracked on a log for review at the bi-weekly Owner meetings.

8. Contractor is required to provide detailed work schedule (short term schedule) on a weekly basis. Contractor's detailed work schedule shall adhere to the Master Project Schedule and the accepted contractual project duration. Contractor shall meet the requirements of the Master Project Schedule.

9. Provide all supervision, labor, tools, equipment, and materials to complete the work.

10. Perform all unloading, loading, distribution and hoisting of materials for this scope of work.

11. Furnish, install, maintain, and remove temporary on-site trailers and storage containers as required to perform the work. Trailer shall include a conference room with table and chairs for Owner and Architect meetings, and other meetings as needed.

12. Perform all work in accordance with OSHA standards (including OSHA 10-hour requirement). This Contractor is responsible for OSHA required safety railings (installation, maintenance, and removal) including appropriate OSHA approved system for roof edge protection for all trades.

13. Provide ladders for all contractors to access the upper floor until the stairs are in place and available for use.

14. The Owner will provide the MO DNR Land Disturbance permit. The Contractor will comply with all requirements of the MO DNR Land Disturbance permit.

15. The Contractor will apply for and obtain the City of Wentzville Building permit. The City of Wentzville will waive the building permit review and building permit fees. The Contractor is still responsible for scheduling and obtaining all City of Wentzville building inspections and final approvals, temporary and final occupancy permits.

16. The City of Wentzville will waive the Engineering review fees and construction permit fees only. The Contractor is responsible to include all other required City of Wentzville engineering and utilities inspection costs, tap fees, connection fees, etc.

17. The cost of the Wentzville Fire Department Site Plan Review and New Construction permit will be applied for and paid for by the City of Wentzville. All other permits required by the Wentzville Fire District will be applied for and paid for by the Contractor (subcontractors), i.e.: Fire Main Underground, Fire Sprinkler Systems, Fire Alarm Systems, etc. Coordinate with Fire District for inspection of fire lines and fire hydrants. Site fire line into the building shall be flushed prior to interior drywall construction.

18. This Contractor (or its subcontractors) are responsible for all other permits, if required and fees required by state, county, local, regional, and federal authorities, and agencies associated with this scope of work, i.e.: mechanical, electrical, plumbing permits, pre-engineered building, and canopies, retaining wall, etc. and all permit requirements and inspection requirements associated with such items of work.

19. This Contractor is also required to obtain a Business License from the City of Wentzville if required.

20. The City of Wentzville will cut down all large hardwood trees (greater than 8”) as this work must be completed by March 31, 2023. Contractor will be responsible for removing the fallen trees, stumps, and all remaining smaller trees and vegetation.

21. Coordinate all work with the Construction Manager’s representative.

22. Bi-weekly meetings at the jobsite will be held with the Owner Representative. The work of this contractor must be performed in accordance with the decisions and schedules formulated at these meetings so as not to delay the work. The Contractor’s Project Manager and Foreman/Superintendent must be present at these meetings. This contractor shall keep minutes of these meetings and forward them to the CM for review within 4 working days after the meeting.

23. Weekly meetings at the jobsite MUST be held with this contractor and its subcontractor’s Foreman/Project Managers to coordinate installation of all systems. The Owner, Architect and the CM shall be invited to all of these meetings and will attend at their discretion. This contractor shall keep minutes of these meetings and forward them to the CM for review weekly.

24. General Contractor and its HVAC, Plumbing, Fire Protection, Electrical, and Equipment subcontractors will be expected to coordinate above-ceiling work prior to installation, including the creation of drawing overlays to identify and address interferences prior to installation as needed.

25. This Contractor shall provide all surveying and layout required to complete the work.

26. Review all drawings and specifications and accept responsibility for requirements, general notes, notes, specifications, and details as they relate to this scope of work.

27. General Contractor will install, maintain, and remove all SWPPP scope of work. Contractor will provide all SWPPP reports per MDNR standards. Provide SWPPP reports to the CM on a weekly basis and immediately following each rain event.

28. This Contractor is responsible for locating all public and private utilities.

29. Provide street cleaning to remove dirt, mud, and debris generated by the project site as needed to maintain a clean surface at existing drives, parking lots and public roads.

30. Take note of nearest water source and the schedule for water line installation; if no water is available on site, provide alternate means for tire wash down of trucks prior to leaving the site.

31. Provide barricades, signage, flagging and flagman for traffic control and public safety during the execution of the work. Coordination of all road closures (full or partial) with CM and city officials.

32. Protect adjacent properties and utilities as required during the execution of this work. Provide shoring or underpinning as required for safe excavations to meet OSHA requirements and to protect adjacent streets, sidewalks, utilities, and existing structure(s). If this requires engineered shoring systems, this Contractor will provide as needed for this scope of work.

33. This Contractor to cleanup all rubbish and debris from site and building on a daily basis. This includes off-site disposal of all rubbish and debris along with excess spoils, unsuitable materials, excess materials such as concrete, sand and masonry materials. Trucks or dumpsters to haul off material by this Contractor.

34. This Contractor shall furnish all dumpsters for the entire project and shall include cost to haul offsite and legally dispose of all construction rubbish and debris.

35. This contractor to broom clean all floors at least once a week to ensure housekeeping stays up to par.

36. This Contractor shall provide a heavy construction cleaning prior to punch list creation so all surfaces can be observed by the design team. Clean exterior and interior surfaces exposed to view; remove temporary labels, stains, putty, soil, paint and foreign substances from all surfaces, including glass and painted surfaces; polish transparent and glossy surfaces; clean equipment and fixtures to a sanitary condition; replace air filters in mechanical equipment; clean roofs, gutters, and downspouts; remove obstructions and flush debris from drainage systems; clean site; sweep paved areas and rake clean other surfaces; remove trash and surplus materials from the site; clean and polish all floors; clean and polish all hardware; and repair all Work damaged during cleaning.

37. Provide final cleaning of all buildings and site prior to occupancy.

38. Contractor will provide temporary construction toilets for the project for all Contractors, visitors, etc.

39. Contractor will provide ice, cups and distribute drinking water as needed for workers performing this scope of work.

40. This Contractor and all subcontractors will be responsible to review all specifications and drawings.

41. Contractor must not burn in the concrete at the carpet tile, vinyl, or other resilient flooring locations. Contractor to ensure floors are kept dry and clean so that the concrete can dry in order to accept adhesive for flooring products. Include moisture mitigation as required by the specifications.

42. The Owner, Architect, and CM will be very stringent on the quality of exposed concrete floors during punch list. It is ultimately in this Contractor's scope of work to protect all finish products through education, signage, and temporary protection. Proper concrete protection from staining must be observed and will be enforced. Steel must not be placed on slab to avoid staining. Diaper hydraulic powered equipment to avoid oil and gasoline staining. Pipe cutting machines shall not be used on the concrete slabs where the exposed concrete finishes are scheduled. Any rubber-tired traffic shall be kept at a minimum and shall be protected with drop cloths.

43. Plan concrete floor pours such that a single pour covers any continuous area of sealed concrete floors.

44. No lignite to be allowed in any interior or exterior flatwork concrete.

45. Contractor to furnish first aid and safety supplies as needed for this scope of work.

46. Contractor is solely responsible for site/project safety for this scope of work.

47. Contractor to maintain Site Specific Safety Plan which shall be completed and kept in their job trailer at all times.

48. Contractor to grout fill frames per architectural details and notes.

49. Provide code compliant seismic support and bracing as required by the contract documents.

50. Provide fire stop systems as required for the installation of this scope of work.

51. Provide stenciling of rated walls according to the AHJ requirements.

52. Include cost to furnish and install toilet accessories as indicated.

53. Include wall blocking as needed for ALL specialty items (toilet accessories, signage, wall mounted furniture, TV's, etc. regardless of OFCI, OFOI, or CFCI status.

54. Contractor to provide and maintain weather protection for material and work as required by the project schedule. Contractor to also provide any cold or hot weather measures for weather sensitive materials like concrete, masonry, roofing materials, air/vapor barrier, etc. This shall include but is not limited to tenting and heating for masonry installation. Delays will not be awarded for construction activities impacted by hot/cold temperatures. If wet site conditions are hindering the progress onsite and access for trades, this Contractor shall provide temporary rock access to those areas to maintain the project schedule.

55. Include water pumping and dewatering necessary to proceed with work being performed under this bid package. Refer to Geotechnical Report for anticipated groundwater.

56. This Contractor is responsible for securing the building once it is reasonably possible to do with temporary or permanent measures at the close of every day. Any temporary openings in walls are to be secured at the end of the work day.

57. This Contractor to supply, install, maintain, move, and remove temporary site fence with gates. Contractor shall submit their own proposed Site Logistics Plan for review. The Owner, CM, Contractor, and Architect will meet to review and discuss site logistics and finalize an agreed upon plan of action for construction parking, office/storage containers, temporary toilets, temporary site fence, etc.

58. Provide and remove temporary rock parking for visitors to the site, temporary construction parking, staging, and laydown areas. Location of all staging/trailer placement/access to be coordinated and approved by the Construction Manager.

59. General Contractor shall place rock around the building perimeter to create an all-weather access path for crane access and exterior wall construction as needed to maintain schedule.

60. Contractor is responsible for any coordination of staging or relocation for materials for this scope of work after initial unloading.

61. Soil testing, concrete testing and the Special Inspections listed on structural plans shall be performed by Owner's consultant and paid for by Owner. Contractor will assist and coordinate/schedule with the agency to perform onsite testing work as needed/required by the documents. If the agency must re-test or re-inspect for failed tests/inspections or if the Contractor fails to notify the testing agency of a cancelled test/inspection, this Contractor shall compensate the Owner for such tests.

62. The Owner will utilize the Faith Group as the third party Commissioning agent for the mechanical and electrical systems and exterior envelope. General Contractor to assist with coordinating and scheduling such inspections, start-ups, testing, and final owner demonstration, training sessions, etc. .

63. No smoking shall be allowed inside the building once interior construction begins.

64. Full-time onsite superintendent is required when any Work is taking place. Contractors shall consider the size and complexity of this project when determining the balance of the project's project management staff. Contractor shall assign staff as needed to maintain project progress and oversight. Contractor shall assign project manager/engineer/superintendent to the project with relative similar industry and project-type experience, availability, and workload capacity.

65. The contractor shall use Procore Project Management software program for coordination of project RFIs, submittals, change orders, etc. Contractor shall be the administrator and maintain all records in the program, and shall grant access to the Owner, CM, and design team members. Include the cost associated with the use of such program. Alternate Submittal Exchange may be requested, and must be a cloud-based system that can be accessed by multiple users including the contractor, design team, construction manager, and owner for collaboration of document exchange for the project.

66. This Contractor shall produce a submittal log at the beginning of the project that is populated with all of the required submittals for this scope of work and assign due dates for submission to the Architect and due dates for return from the Architect. This log must be submitted to the CM and Architect for review on a Bi-weekly basis.

67. The Project Milestone Dates identify when all submittals shall be submitted for review. This milestone does not relieve the Contractor of completing select submittals sooner, as needed to meet the overall project schedule for installation of the work.

68. This Contractor shall maintain an RFI log for this scope of work. This log must be submitted to the CM and Architect for review on a Bi-weekly basis. Log to include:

    a. RFI number
    b. Topic of RFI
    c. Date submitted
    d. Date requested response by
    e. Date returned
    f. Status- Open or Closed

69. This Contractor must prepare and make available upon request, a procurement log for this scope of work for all long lead materials and equipment. Procurement log must include date of order, date of confirmation of order, expected delivery date, actual delivery date, and comments noting any changes to dates and reasons for change.

70. This Contractor shall organize and arrange for pre-installation meetings for this scope of work for all major scopes of work with the subcontractors and manufacturers prior to commencement of those activities and invite the Owner, Architect, and CM to all pre-installation meetings (must give at least 2 weeks' notice of meetings). This contractor shall keep minutes of those meetings and forward to the CM and Architect for review.

71. This Contractor will be responsible for submitting daily logs containing the number of workers, equipment, work accomplished, daily weather, deliveries, visitors to the site, any inspections passed or failed, problems encountered, and other relevant data as may be required. These reports must be emailed to the CM daily, within 24 hours of work performance, utilizing an Apple iPad app called Construction Superintendent.

72. Provide photographs of all below slab, in slab, and in-wall rough in prior to cover-up. Organize photos electronically and label with location on corresponding floor plan. Submit 'rough in photograph' package at the end of the project. CM may ask for progress photos during project as needed for reference or coordination.

73. This Contractor shall arrange, schedule, organize and video tape as it pertains to this scope of work all equipment start-ups and Owner Training sessions per contract documents. These training sessions shall be recorded professionally by a videographer, including lapel mics for person providing the training, etc. A DVD including copies of each training session (organized as individual Chapters) shall be provided as part of the closeout documents. All Owner Demonstration and Training sessions will be scheduled to occur between Substantial Completion and Final Completion.

74. This Contractor must populate a closeout log and submit to the CM and Architect for review to verify that all required items have been included. Once approved, this log will be used to track required closeout items prior to final payment. This contractor is highly encouraged to submit O&M requirements as soon as possible in advance of final acceptance to help eliminate delay in payment.

75. This Contractor is responsible for any temporary heating/cooling, humidifying/dehumidifying as needed to maintain the project schedule and as needed prior to starting the permanent HVAC equipment. Use of the new HVAC system will not be allowed during construction. Contractor is also responsible for any extended warranties needed to provide the Owner with the required contractual warranty durations.

76. This Contractor shall be responsible for the cost of temporary utilities usage for all trades during the course of construction including but not limited to gas, electric, sewer, water. Contractor is responsible for any backflow preventer costs/water usage costs for hydrant use. Upon Substantial Completion, CM will work with Contractor and Owner to transfer all utilities into the Owner's name.

77. Contractor shall coordinate, furnish, and install temporary transformer according to Ameren requirements.

78. Prepare subgrade/pad for the Ameren transformer per Ameren UE Specifications. Ameren will furnish, deliver, and install the transformer pad and transformer.

79. Provide fuel for generator testing. At turnover of emergency generator, this Contractor is to completely fill generator fuel tank.

80. Clean all HVAC equipment and replace all filters with new filters at the time of building turnover to the Owner.

81. All ductwork ends are to be sealed before arriving at site and seals at end of runs to be maintained.

82. This Contractor will compile for the Owner a 'record set' of all documents and drawings, as it pertains to this scope of work, for the project at Substantial Completion. This shall be 'red-lined' copies of all project changes throughout the course of the project to identify all systems as they were actually installed on the project for the Owner's records. These must be electronically recorded and submitted to the Owner in pdf format.

83. As-built Surveys will be required by this Contractor at the Completion of the Project, including for Site Utilities, rain gardens, detention basins, etc. to submit to Utility company/department or City/County for final approval. A portion of retainage will be held until all surveyed as-builts have been submitted and accepted by the utility company and authorities having jurisdiction. As-built surveys must be prepared by a Land Surveyor or Engineer registered in the State of Missouri. Contractor shall also provide as-built drawings in accordance with Chapter 11 of the Wentzville Engineering Design Criteria and Division 11 of the Wentzville Standard Specifications.

84. Contractor is required to hold their alternate pricing that was included in the bid form for 60 days after the bid date, unless noted otherwise in the alternate description. Contractor will notify CM when decisions need to be made regarding the acceptance of bid alternates in order to maintain deliveries, installation, and the master project schedule.

85. The Master Project Milestone Dates include all work proposed in the Bid Alternates. No time extensions will be granted for accepted Alternates.

86. Unit prices provided on the Bid Form and incorporated into the contract shall apply to the condition described in the unit price, regardless of which subcontractor performs the work or when the work is being performed.

87. Construction work shall only be allowed during hours permitted by the City of Wentzville. If Contractor opts to work outside of those hours, they must contact the CM/City/Owner to obtain permission.

88. During the warranty period of the project, this Contractor shall document, maintain, and update a Warranty Log of all warranty items, weekly, to be shared with the Client and CM. Contractor shall acknowledge the Owner's warranty call within 4 hours and keep the Owner apprised of the resolution status. Any roof or building envelope leaks or elevator issues or any issue that interferes with regular building operations shall be considered as urgent / emergencies. Contractor to provide a 24-hour on-call service for such urgent or emergency items.

89. Builder's Risk to be carried by the General Contractor. Deductibles to be paid by General Contractor.

90. Contractor is required to maintain access to the work as needed to maintain schedule.

91. No change orders will be issued for material cost increases or impacts of tariffs that occur during the project.

92. The Owner will provide and maintain two time-lapse cameras to record progress of construction. General Contractor to provide two sturdy 20-foot tall mounting posts in location to be coordinated with the Owner. General Contractor to mount cameras on pole. Provide access to the pole for periodic maintenance once a month for the duration of the project. Remove poles at the completion of the project. Turn over cameras to the Owner.

93. This Contractor shall provide an opportunity for a ground-breaking ceremony. General Contractor to provide a twelve-inch high mound of lose dirt, three feet wide and forty feet long, to be removed after ceremony.

94. This Contractor shall provide an opportunity for a topping out ceremony. General Contractor to coordinate with Owner to provide location, parking, accessible steel beam and hoisting for ceremony.

95. If this contractor chooses to backfill foundation walls prior to that time which is approved/allowed by the structural engineer, this Contractor is responsible for designing, installing, rental (and eventual removal) of all temporary shoring of foundation walls prior to backfill.

96. Provide housekeeping pads.

97. Provide site bollards complete with footing, anchoring, concrete fill, painting, and plastic covers.

98. Signage – Contractor to furnish and install the equipment signage called for on the Equipment plans and specifications. Also, the parking lot handi-cap signs. All other signage will be provided by the owner. Contractor is responsible for coordinating building construction with the signage requirements including required blocking and any required electrical rough-in.

99. Remove remaining fallen trees and stumps and complete all required site demolition work. Strip all vegetation, roots, soft, organic, frozen, and unsuitable soils in the construction areas and either haul off or stockpile for later use in non-bearing areas.

100. Strip topsoil, stockpile, and stabilize until ready for use. Spread topsoil to the depth required by civil and landscape drawings and landscape specifications.

101. All areas must be left at the end of each day so that there is no standing water. Grade temporary swales to drain site, if necessary, to achieve this requirement.

102. After stripping of site and completion of initial cuts to required subgrades (-1' below paving section in the parking/drive areas and -3' below slab on grade section in the building areas), and prior to fill operations, proof roll the structure and parking areas.

     Replace of areas that rut or deflect (greater than 1") with properly compacted fill. Scarify and compact the subgrade soils to a depth of at least 6" below the surface in accordance with the geotechnical report recommendations. If remediation of the existing soils is required after completing the site stripping and initial cuts, this work will be completed on a unit price basis, and is should not be included in the base bid.

103. After subgrade preparation, complete site grading and compacted fill placement to three feet below the building and one foot below parking area required subgrades Contractor to determine the final fill material quantities and types. If onsite materials are utilized, Contractor is responsible for any additional work (moisture conditioning) to achieve required compaction and this work should be included in the Base Bid.

104. Include in the base bid imported, 1" minus gradation crushed limestone fill to a depth of 3' below building slab subgrades and 1' below parking and drive areas pavement subgrades. Include also 2' below the bearing level of footings/column pads. Lien concrete can also be utilized for remediation under the footings.

105. Include recompacting of the bottom of footing excavations, as directed by the materials testing agency, if the footing excavation has disturbed the compacted subgrade materials.

106. Proof roll subgrade again, prior to placing base rock for the final paving.

107. Provide properly compacted fill in all utility trenches within the building and parking areas.

108. Utilize equipment as recommended in the geotechnical report as weather and site conditions require.

109. If more or less remediation is required beyond what is included as outlined above, the change in work will be addressed by Unit Prices included on the Bid Form. In such case, unit quantities must be tracked by the Contractor and confirmed by the Materials Testing agency.

110. Lime stabilization of all pavement areas. Clarify. Moisture conditioning, if required, is to be included in the Base Bid. See Item 103.

111. No change orders will be awarded for additional forming or additional concrete in over excavated footings.

112. Pressure test and chlorinate site water lines. Provide test reports to Owner verifying acceptable pressures and chlorination. Coordinate with utility company / fire district and obtain approval from those parties as required.

113. Verify that all plumbing fixtures are mounted at ADA height required by AHJ.

114. Include all caulking and sealants for all systems and materials furnished and installed on the bid documents.

115. Provide access panels needed for all work installed under this contract.

116. Provide a mockup per documents of the building envelope materials and construction techniques. The mockup should reflect the project document details and be installed exactly as indicated on

the drawings. The purpose of the mockup is to not only review and achieve an approval of the materials, but also to ensure the transition of the materials results in a good water tight condition. Contractor to follow the mockup guidelines outlined in the project documents. If the Contractor questions a detail provided, it should be submitted as an RFI and discussed with the project team prior to the construction of the mockup.

117. Contractor (or the responsible subcontractor providing the delegated design) must include Professional Liability and errors and omissions insurance for the design-build, or delegated design scopes of work that are required by specifications to designed by a professional engineer. The General Contractor or subcontractor providing the design must carry a minimum of Professional Liability of $2M per claim. Drawings and calculations shall be signed and sealed by a Professional Engineer registered in the State of Missouri. The following items are delegated design by this Contractor:

    a. Heavy duty, simulated stone look vinyl fencing and footings
    b. Site retaining wall
    c. Pre-engineered metal building
    d. Pre-engineered/prefabricated covered parking structures.
    e. Salt Building Fabric Structure
    f. Fire Suppression System (including hangers, seismic restraints, etc.)
    g. Fire Alarm System (including wiring diagrams, etc.)
    h. Plumbing trapeze hangers and the seismic restraints
    i. Mechanical hangers and supports and seismic restraints
    j. Electrical hanger and supports and seismic restraints
    k. Structural Steel Connections (See Spec Section 051200)
    l. Cold Formed Metal Framing (See Spec Section 054000)
    m. Guardrails for mezzanine and truck dock areas
    n. Aluminum-Framed Storefronts (See Spec Section 084113)
    o. Glazed Aluminum Curtain Walls (See Spec Section 084113)
    p. Glazing (Spec Section 08800)

118. Review with the Owner/Fire Marshall before ordering the Knox box. Verify/obtain final location of the Knox box prior to installation.

119. The CONTRACTOR shall provide one project sign. The sign will include the Owner's logo, design team logos, Construction Manager logo and the CONTRACTOR logo. They shall also include the project rendering, the project name and expected completion timeframe. No other project signs will be allowed on the project for advertisement unless approved in advance by the owner. The sign needs to a minimum of 4' by 8'. The sign will be installed at a location to be approved by the Owner.

120. All disturbed landscape areas must be replaced to their pre-construction condition at the end of the project unless noted otherwise on the Project Documents. This includes areas disturbed by this Contractor outside of the parcel boundary, on adjacent properties, and along the ROW.

121. Contractor will submit to the CM a detailed Schedule of Values for review and approval prior to the submission of the first pay application.

122. Contractor must reference and comply with all City Standards in construction of the new facilities.

123. The typical property owner/development or service agreement fees from Ameren Electric, Ameren Gas, and Brightspeed are the responsibility of the Owner. Contractor to coordinate with and provide all indicated infrastructure and installations indicated on the plans to support the public utility provided services and equipment.

124. Mechanical, electrical, and plumbing subcontractors will assist Owner's Representative with completing Ameren BizSavers Program Incentive documentation within 30 days of Substantial Completion, including backups for labor and material costs for mechanical equipment, light fixtures, lighting controls, and other electric equipment which qualifies for incentives. Subcontractors shall also provide all invoices from suppliers for these items as required by Ameren for backup.

125. BID ALTERNATES (PROVIDE Lump Sum ADD or DEDUCT Amount)

Provided for information only. Contractor to provide all Alternate Bids via e-Bidding system.

Alternate 1 – Eliminate covered parking at the Main Building to include the prefabricated canopy structure, related storm piping, and lighting.

Alternate 2 – Provide medium duty EMPC concrete paving (Note 26 - Detail 13/C700) in lieu of areas called out to be light duty asphalt paving (Note 27 – Detail 12/C700) and medium duty asphalt paving (Note 15 – Detail 14/C700) at the North Parking Lot.

Alternate 3 – Provide approved substitute manufacturer to Trane as requested in Specifications Sections 230923 (Direct-Digital Control for HVAC), 237413 (Indoor Indirect-Fired Heating & Ventilating Units, and 237413 (Outdoor Packaged Heating & Cooling Units).

Alternate 4 – Provide engineered quartz tops at wet areas (Rooms 108, 119, 120, 123, 213, 214, 301, and 411) in lieu of solid surface tops.

Alternate 5 – Provide plastic laminate tops at dry areas (Rooms 112, 117, 211, 216, 308, and 403) in lieu of solid surface tops in accordance with the Finish Drawings

126. **UNIT PRICES:** The unit rates below are to include all general conditions, overhead, and profit. Rates are to be applied either as add or deduct rates; the same rate will apply for either condition. There will be only one rate allowed per unit price regardless of when in the construction process the rate is being applied or what trade is performing it.

Provided for information only. Contractor to submit all Unit Prices on Exhibit C – Supplemental Bid Information Form.

Unit Price No. 1: Removal and haul-off of rippable rock. Per CY

Unit Price No. 2: Removal and haul-off of non-rippable rock. Per CY

Unit Price No. 3: Removal and haul-off of trench rock. Per CY

Unit Price No. 4: Removal and disposal of existing buried concrete man-made structures. Per CY

Unit Price No. 5: Removal, haul-off and disposal of unsuitable soils and placement of lean concrete for soil remediation. Per CY

Unit Price No. 6: Removal, haul-off and disposal of unsuitable soils and import & compaction of 1" granular material for soil remediation per recommendations in Geotechnical Report. Per CY

Unit Price No. 7: Removal, haul-off and disposal of unsuitable soils and import & compaction of suitable soils per recommendations in Geotechnical Report. Per CY

Unit Price No. 8: Lime treatment of on-site unsatisfactory soils, tilled into a depth directed by Geotechnical Engineer. Include tilling, spreading and recompaction of treated soil. Per CY

Unit Price No. 9: Moisture conditioning existing subgrade material by aerating soil with a disk and allowing to air dry. Include spreading and recompaction. Per CY

Unit Price No. 10: Load and haul-off of surplus soils. Per CY

Unit Price No. 11: Import, placement and compaction of suitable soil. Per CY

Unit Price No. 12: 1" clean rock placement and compaction Per CY

Unit Price No. 13: 1" minus rock placement and compaction Per CY

Unit Price No. 14: Eliminate seed/straw, furnish, and install additional sod. Per SF

Unit Price No. 15: Furnish and install enhanced flooring adhesive capable of withstanding up to 99% Relative Humidity of slabs (compatible with flooring products) on new concrete slabs. Per SF

Unit Price No. 16: Furnish and install additional heavy duty, simulated stone vinyl fence. Per LF

Unit Price No. 17: Eliminate chain link/fabric screen fence. Per LF