



**CITY COMMISSION
WEDNESDAY, JANUARY 7, 2026 AT 11:00 AM
CITY COMMISSION CHAMBER**

ORDER OF BUSINESS

CALL MEETING TO ORDER Mayor Erren Harter

MEMBERS PRESENT

Vice-Mayor Becky Smith
Commissioner Susan Brinkman
Commissioner Tyler Curtis
Commissioner Jamie Sauder

PROCLAMATIONS

PUBLIC FORUM

The public is invited to make comments at this time. Please limit comments to two (2) minutes each. Please state your name and address prior to making comments.

NEW BUSINESS

1) Appoint Member to the Natural Resources Advisory Board

Presented by: Becky Smith, Vice Mayor & Jamie Sauder, Commissioner

Recommended Action: Approve the appointment of Nadia Qureshi to the Natural Resources Advisory Board

2) Crossland Construction Contract for the Fire Station Projects Change Order No. 1

Presented by: Brandon Beck, Fire Chief

Recommended Action: Approve GMAX A.2 to the Crossland Construction Contract for the approved remodel and addition to Fire Station 2 for \$6,271,246 with allowances totaling \$149,278 and contractor contingency of \$136,405. Approval of costs outside of Crossland Constructions contract of \$200,000 for fixtures, furniture, and equipment

3) Resolution No. 3785 of the City of Emporia Authorizing Certain Public Improvements (Fire Truck and Fire Station Improvements)

Presented by: Mark Detter, Deputy City Manager

Recommended Action: Approve Resolution No. 3780 of the City of Emporia authorizing certain public improvements for Aerial Fire Truck and improvements to Fire Station 2

COMMUNICATIONS

Presented by Trey Cocking, City Manager.

CONSENT AGENDA

Presented by Trey Cocking, City Manager.

- 1) Commission Meeting Minutes for December 17, 2025
- 2) Appropriations Request for FHTC Nursing School
- 3) Municipal Advisory Agreement for Series 2026
- 4) BG Consultants Engineering Services Agreement for 24th Avenue & Prairie Street Watermain Improvements – Supplemental No. 3

INFORMATIONAL ITEMS

Presented by Trey Cocking, City Manager.

- 1) Informational Items

EXECUTIVE SESSION

GOVERNING BODY COMMENTS

Mayor Erren Harter

Vice-Mayor Becky Smith

Commissioner Susan Brinkman

Commissioner Tyler Curtis

Commissioner Jamie Sauder

STATE OF THE CITY SPEECH

ADJOURN SINE DIE

OATH OF OFFICE

BUSINESS MEETING

- ▶ Elect Mayor and Vice Mayor
- ▶ Approve Surety Bonds for the City Manager, Clerk, and Treasurer
- ▶ Designate the Emporia Gazette as the Official City Paper
- ▶ Designate Financial Institutions

RECESS

Recess to Conference Room 1AB for Study Session

STUDY SESSION AGENDA ITEMS

- 1) Discuss Legislative Policy Statement
- 2) Appoint Commission Members to RDA, JEDAC, Recreation Commission, Emporia Enterprises, Emporia Public Library, and Emporia Main Street
- 3) Appoint Commission Liaisons and Designate Commissioners for Board Interviews

ADJOURNMENT



Commission Action Report

Appoint Member to the NRAB

Title: Appoint Member to the Natural Resources Advisory Board

Agenda Date: January 7, 2026

Presented By: Becky Smith, Vice Mayor & Jamie Sauder, Commissioner

Background:

The Natural Resources Advisory Board requests that the City Commission fill board openings with qualified candidates.

Discussion:

Applications were received, and interviews were conducted by Commissioners Becky Smith and Jamie Sauder.

Interviewing Commissioners recommend the reappointment of Nadia Qureshi for a term ending 12/31/2029.

Recommended action:

Approve the appointment of Nadia Qureshi to the Natural Resources Advisory Board.



Commission Action Report

Crossland Construction Contract
for the Fire Station Projects Change Order No. 1

Title: Crossland Construction Contract for the Fire Station Projects Change Order No. 1

Agenda Date: January 7, 2026

Presented By: Brandon Beck, Fire Chief

Background:

In the next phase of the City Commission's initiative for fire department facility upgrades, Fire Station 2 will undergo the construction of a new addition to the building as well as a complete remodel of the existing living areas. As we experienced with Fire Station 1, Station 2 suffers from a lack of usable space, efficient space, and some deferred maintenance that needs addressed. In addition, upgrades to Station 2 need to be performed to improve the safety and living conditions of the firefighters. We will utilize the green, yellow, and red philosophy for contamination as we have with the new Station 1. City staff have been working with our architect, Tessere and our construction manager at risk, Crossland Construction, to complete construction documents for Station 2. Crossland collected bids and held a bid opening on December 9, 2025.

Discussion:

This item is a request for a change order to the construction contract with Crossland Construction to include the remodel and addition to Fire Station 2.

Financial considerations:

The contract sum guaranteed by the Construction Manager not to exceed is \$16,355,361 for Station 1 and Station 2, subject to additions and deductions by Change Order.

This item will be paid out of the city's bond and interest fund.

Recommended action:

Approve GMAX A.2 to the Crossland Construction Contract for the approved remodel and addition to Fire Station 2 for \$6,271,246 with allowances totaling \$149,278 and contractor contingency of \$136,405. Approval of costs outside of Crossland Constructions contract of \$200,000 for fixtures, furniture, and equipment.

Attachments:

GMAX A.2 Budget Package

Emporia Fire Station Facilities
Emporia Fire Station #2 Addition & Remodel
GMAX A.2 Budget Package
January 7th, 2026



January 7th, 2026

Trey Cocking
City of Emporia
111 East 6th Avenue
Emporia, KS 66801

RE: Emporia Fire Station #2 Addition & Remodel GMAX A.2 Budget Package

All,

Crossland Construction Company, Inc. ("CROSSLAND") is pleased to submit our GMAX A.2 Budget for the Emporia Fire Station #2 Addition & Remodel Project. This is based on our Bid Package 01 bids received on December 9th, 2025, and includes demolition, cast in place concrete, masonry, structural & misc. steel material/installation, architectural millwork/casework – supply & solid surface – supply & installation, roofing/sheet metal/soffit panels, joint sealants & waterproofing, EIFS, doors & hardware – supply, architectural millwork/casework & doors/hardware – installation, glass & glazing, overhead doors, drywall & acoustical, flooring & wall tile, painting, specialties supply, specialties installation, exterior signage, PPE gear lockers & accessories, vehicle exhaust ventilation, window treatments, fire protection, plumbing, HVAC, electrical/communications/fire alarm, earthwork, site concrete & paving, landscape & irrigation, fencing and site utilities.

This budget is established on the 'Bid Set' produced by Tessere Architecture dated November 13th, 2025. The GMAX A.2 Budget is derived from the bids received, drawings, as well as our knowledge and understanding of the Project through various meetings and onsite observations.

We appreciate being part of your project team and helping make your project successful. If you have any questions regarding our GMAX A.2 or need additional information, please do not hesitate to call.

Best regards,



Evan Malloy
Project Manager
emalloy@crossland.com

Emporia Fire Station Facilities
Emporia Fire Station #2 Addition & Remodel
GMAX A.2 Budget Package
January 7th, 2026

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Emporia Fire Station Facilities
Emporia Fire Station #2 Addition & Remodel
GMAX A.2 Budget Package
January 7th, 2026

Section 1 - Exhibit A.1.2 GMAX A.2 Budget

GMP - Exhibit A.1.2

Project: Emporia Fire Station #2 Addition & Remodel
Date: 01.07.2026



Trade Package #	Trade Package Description	GMAX A.3 Budget 01.07.2026
01A	Temp Cost of Work	\$ 199,697
02A	Demolition	\$ 34,250
03A	Cast In Place Concrete	\$ 392,266
04A	Masonry	\$ 381,000
05A	Structural Steel	\$ 298,742
06A	Architectural Millwork	\$ 68,985
07A	Roofing	\$ 533,666
07B	Joint Sealants & Waterproofing	\$ 44,015
07D	EIFS	\$ 93,530
08A	Doors & Hardware (Supply/Install)	\$ 149,890
08C	Glass & Glazing/Storefront	\$ 89,305
08D	Overhead Doors	\$ 110,335
09A	Gypsum Assemblies	\$ 291,560
09B	Flooring & Wall Tile	\$ 70,597
09C	Painting & Wall Coverings	\$ 55,000
09F	Polished Concrete	\$ 14,500
10A	Specialties (Supply & Install)	\$ 15,769
10B	Signage	\$ 38,058
11B	Plymovent	\$ 66,799
12A	Window Treatments	\$ 19,531
21A	Fire Suppression	\$ 87,725
22A	Plumbing	\$ 403,205
23A	HVAC	\$ 462,246
26A	Electrical	\$ 998,006
31A	Earthwork	\$ 176,144
32D	Landscape & Irrigation	\$ 29,500
33A	Site Utilities	\$ 182,584
	Allowances	\$ 149,278
SUBTOTAL DIRECT COSTS		\$ 5,456,183
2.5%	Contractor Contingency	\$ 136,405
0.0%	Owner Contingency	\$ -
	Gen. Conditions	\$ 335,145
	Project Requirements	\$ 42,000
0.13%	Technology Fee (Procore)	\$ 7,761
0.95%	Insurance	\$ 56,786
0.90%	Bonding	\$ 54,309
	Construction Mgmt. Fee	\$ 182,658
TOTAL ESTIMATED CONSTRUCTION COST		\$ 6,271,246
	Owner FFE/Contingency	\$ 200,000
	Architect & Engineering Fee	\$ 424,000.00
TOTAL ESTIMATED PROJECT COST		\$ 6,895,246

Emporia Fire Station #2 Addition & Remodel
01.07.2026



Allowances

Item Description	Bid Pkg # 2 Cost	TOTAL
Gear Grid Locker Allowance	\$ 22,000	\$ 22,000
Fencing Allowance	\$ 34,778	\$ 34,778
Casework/Doors/Hardware Install Allowance	\$ 25,000	\$ 25,000
Paving Allowance	\$ 50,000	\$ 50,000
Demo Allowance	\$ 10,000	\$ 10,000
Epoxy Flooring Allowance	\$ 7,500	\$ 7,500
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
TOTAL ALLOWANCES	\$ 149,278	\$ 149,278

Emporia Fire Station Facilities
Emporia Fire Station #2 Addition & Remodel
GMAX A.2 Budget Package
January 7th, 2026

Section 2 - Bid Package 01 Bid Tabulation Sheet

PROJECT:	Emporia Fire Station #2
BID PACKAGE #:	GMAX A.2
DATE:	1/7/2026



Trade Bid Package: 02A - DEMOLITION

	Subcontractor MWE	Subcontractor Mills	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 97,600	\$ 34,250	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Included	Not Required	-	-	-	-	-	-
Roof?	-	-	-	-	-	-	-
Garage Doors?	-	-	-	-	-	-	-
Bid Form	Yes	-	-	-	-	-	-
	-	-	-	-	-	-	-
Total	\$ 97,600	\$ 34,250	\$ -	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 34,250
Package Estimate:	\$ -
Delta:	\$ 34,250

Trade Bid Package: 03A - CAST IN PLACE CONCRETE

	Subcontractor Crossland	Subcontractor Roberts	Subcontractor Voegeli	Subcontractor Stallbaumer	Subcontractor	Subcontractor	Subcontractor
Building Only	\$ 239,000	-	-	-	-	-	-
Building / Site Combo	-	\$ 392,266	\$ 422,471	\$ 402,320	-	-	-
Alt 1 Site Paving	-	\$ 245,904	\$ 254,898	\$ 197,300	-	-	-
Winter Charge	-	None	\$ 3,553	None	-	-	-
See Alternates	-	-	-	-	-	-	-
Bond Included	Yes	Yes	No	Yes	-	-	-
Bid Form	Yes	Yes	No	No	-	-	-
Total	\$ 239,000	\$ 392,266	\$ 680,922	\$ 402,320	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 392,266
Package Estimate:	\$ -
Delta:	\$ 392,266

Trade Bid Package: 04A - MASONRY

	Subcontractor Parish	Subcontractor Perfection	Subcontractor Wheatland	Subcontractor Heartman	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 504,000	\$ 605,000	\$ 557,750	\$ 720,000	-	-	-
Bond Included	Assumed	No	Yes	\$ 7,200	-	-	-
Bid Form	Yes	No	Yes	None	-	-	-
Dimple Frames	None	None	\$ (1,250)	None	-	-	-
Alt 2 EIFS vs Cast Stone	\$ (69,800)	None	\$ (167,250)	\$ (170,000)	-	-	-
Alt 3 Brick	\$ (10,000)	None	\$ (9,500)	\$ (150)	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Total	\$ 424,200	\$ 605,000	\$ 381,000	\$ 557,050	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 381,000
Package Estimate:	\$ -
Delta:	\$ 381,000

Trade Bid Package: 05A - STRUCTURAL STEEL SUPPLY

	Subcontractor 4G	Subcontractor Midwest	Subcontractor Metal Arts	Subcontractor HME	Subcontractor Central	Subcontractor UMFI	Subcontractor PKM
Base Bid	\$ 248,800	\$ 224,575	\$ 172,395	\$ 351,383	\$ 172,630	\$ 258,072	\$ 251,130
Bond	Not Required	Not Required	Not Required	Assumed	Not Required	Not Required	Not Required
Bid Form	No	No	No	Yes	No	No	No
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 248,800	\$ 224,575	\$ 172,395	\$ 351,383	\$ 172,630	\$ 258,072	\$ 251,130

Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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NOTES:

Recommended Bid:	\$ 172,395
Package Estimate:	\$ -
Delta:	\$ 172,395

Trade Bid Package: 05B - STRUCTURAL STEEL INSTALL

	Subcontractor Crossland	Subcontractor Donner	Subcontractor CC Welding	Subcontractor Heinen	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 158,000	\$ 182,700	\$ 122,667	\$ 178,710	\$ -	\$ -	\$ -
Bond	Yes	Assumed	\$ 3,680	\$ 3,757	\$ -	\$ -	\$ -
Bid Form	Yes	Yes	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 158,000	\$ 182,700	\$ 126,347	\$ 182,467	\$ -	\$ -	\$ -

Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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NOTES:

Recommended Bid:	\$ 126,347
Package Estimate:	\$ -
Delta:	\$ 126,347

Trade Bid Package: 6A/6B - ARCHITECTURAL MILLWORK

	Subcontractor Crossland	Subcontractor Kitchens	Subcontractor Carthage	Subcontractor Highland Mill	Subcontractor Keystone	Subcontractor Artistic	Subcontractor
Supply Only	\$ -	\$ 68,985	No	\$ 106,629	No	No	\$ -
Install Casework Only	\$ 48,500	No Install	No Install	No Install	No Install	No Install	\$ -
Top Install		Included	Yes	\$ 7,150	Included	No	
Alt 1 Dimple Door Frames Install	\$ 1,000	No Install	No Install	No Install	No Install	No Install	\$ -
Top Only	\$ -	No	\$ 47,878	No	\$ 39,696	\$ 26,889	\$ -
Bid Form	Yes	No	No	No	No	No	\$ -
Bond	Not Required	Not Required	Not Required	No	No	No	\$ -
Total	\$ 49,500	\$ 68,985	\$ 47,878	\$ 113,779	\$ 39,696	\$ 26,889	\$ -

Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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NOTES:

Recommended Bid:	\$ 68,985
Package Estimate:	\$ -
Delta:	\$ 68,985

Trade Bid Package: 07A - ROOFING							
	Subcontractor Metric	Subcontractor T&C	Subcontractor Danker	Subcontractor Diamond	Subcontractor Howser	Subcontractor Martin	Subcontractor
Base Bid	\$ 201,257	\$ 413,975	\$ 413,449	\$ 410,280	\$ 327,590	\$ 349,900	\$ -
Bond	Unknown	Yes	Unknown	Yes	Yes	5,300	\$ -
Bid Form	No	Yes	No	Yes	Yes	No	\$ -
Demo	Unknown	\$ 32,525	Unknown	\$ 13,180	\$ 29,330	\$ 14,300	\$ -
Metal Panels	No	\$ 215,900	\$ 120,217	No	No	\$ 384,400	\$ -
Alt 1 Wood Look Panel at Patio	No	25.00 SQFT	\$ 14,068	None	No	\$ 51,000	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 201,257	\$ 662,400	\$ 533,666	\$ 423,460	\$ 356,920	\$ 804,900	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 533,666
Package Estimate:	\$ -
Delta:	\$ 533,666

Trade Bid Package: 07B - JOINT SEALANTS & WATERPROOFING							
	Subcontractor Jacor	Subcontractor Kpoxy	Subcontractor Ok Building Solutions	Subcontractor First Time	Subcontractor IWP	Subcontractor	Subcontractor
Base Bid	\$ 72,431	\$ 44,015	\$ 68,000	\$ 47,811	\$ 31,297	\$ -	\$ -
Bond	Not Required	Not Required	Not Required	\$ -	\$ -	\$ -	\$ -
Bid Form	No	Yes	No	\$ -	\$ -	\$ -	\$ -
Existing Building Air Barrier	Included	Yes	Included	\$ -	\$ 13,858	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 72,431	\$ 44,015	\$ 68,000	\$ 47,811	\$ 45,155	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 44,015
Package Estimate:	\$ -
Delta:	\$ 44,015

Trade Bid Package: 07C - METAL PANELS							
	Subcontractor Mahaney	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 270,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	Yes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	Yes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alt 1 Wood Look Panel at Patio	\$ 58,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 329,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ -
Package Estimate:	\$ -
Delta:	\$ -

Trade Bid Package: 07D - EIFS							
	Subcontractor Exterior Wall Spec.	Subcontractor Silver Creek	Subcontractor Deihl	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 25,479	\$ 106,400	\$ 38,940	\$ -	\$ -	\$ -	\$ -
Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alt 1 EIFS vs Cast Stone	\$ 68,051	\$ 106,200	\$ 83,052	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 93,530	\$ 212,600	\$ 121,992	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 93,530
Package Estimate:	\$ -
Delta:	\$ 93,530

Trade Bid Package: 08A - DOORS, FRAMES, HARDWARE SUPPLY & INSTALL							
	Subcontractor Topeka Foundry	Subcontractor Resource	Subcontractor Edelman-Lyon	Subcontractor Design Supply	Subcontractor Capitol	Subcontractor Walsh	Subcontractor Unified
Base Bid	\$ 190,480	\$ 142,400	\$ -	\$ 132,914	\$ 113,905	\$ 155,800	\$ 129,665
Bond	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
Bid Form	Yes	Yes	\$ -	No	Yes	No	No
Dimple Frames	\$ 125	\$ 100	\$ -	No	\$ 100	\$ 100	\$ 123
Auto Operators	No	\$ 8,300	\$ 7,490	No	No	No	No
Aluminum Hardware	Yes	Yes	\$ -	No	\$ 34,940	Yes	No
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 190,605	\$ 142,400	\$ 7,490	\$ 132,914	\$ 148,945	\$ 155,900	\$ 129,788
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 149,890
Package Estimate:	\$ -
Delta:	\$ 149,890

Trade Bid Package: 08B - GLAZING & STOREFRONTS							
	Subcontractor Glassco	Subcontractor Crystal	Subcontractor Higgins	Subcontractor Midwest	Subcontractor Mid Continent	Subcontractor Manko	Subcontractor Hoppers
Base Bid	\$ 189,750	\$ 125,600	\$ 92,738	\$ 204,894	\$ 108,000	\$ 82,419	\$ 91,295
Bond	Assumed	Assumed	Assumed	Assumed	Unknown	\$ 1,236	\$ 2,282
Bid Form	Yes	Yes	Yes	Yes	No	Yes	No
Hardware	Assumed	No	Assumed	Assumed	No	No	No
Kawneer Thermal Doors	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,650	\$ -
Warranty	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 189,750	\$ 125,600	\$ 92,738	\$ 204,894	\$ 116,000	\$ 89,305	\$ 93,577
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 89,305
Package Estimate:	\$ -
Delta:	\$ 89,305

Trade Bid Package: 8C - OH DOORS							
	Subcontractor Reddi	Subcontractor DH Pace	Subcontractor Stoner	Subcontractor Wiese	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 122,203	\$ 110,335	\$ 124,865	\$ -	\$ -	\$ -	\$ -
Bond	Yes	Yes	Unknown	Not Required	\$ -	\$ -	\$ -
Bid Form	No	Yes	No	No	\$ -	\$ -	\$ -
Glass Doors Only	No	No	No	\$ 90,190	\$ -	\$ -	\$ -
Coiling Door at Apparatus Storage	\$ -	\$ 4,439	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 122,203	\$ 110,335	\$ 124,865	\$ 90,190	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 110,335
Package Estimate:	\$ -
Delta:	\$ 110,335

Trade Bid Package: 9A - GYP ASSEMBLY & CEILING SYSTEMS							
	Subcontractor SW Drywall	Subcontractor Midwest	Subcontractor HTI	Subcontractor Rockers	Subcontractor Higgins	Subcontractor	Subcontractor
Base Bid	\$ 392,700	\$ 362,296	\$ 349,500	\$ 291,560	\$ 550,500	\$ -	\$ -
Bond	Yes	Yes	Yes	Yes	\$ -	\$ -	\$ -
Bid Form	Yes	Yes	Yes	Yes	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 392,700	\$ 362,296	\$ 349,500	\$ 291,560	\$ 550,500	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 291,560
Package Estimate:	\$ -
Delta:	\$ 291,560

Trade Bid Package: 9B - FLOORING & WALL TILE							
	Subcontractor FCI	Subcontractor Country Carpet	Subcontractor Star	Subcontractor Hall Floor Covering	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 69,192	\$ 102,900	\$ 114,057	\$ 70,597		\$ -	\$ -
Bond	Not Required	Yes	Yes	Not Required	\$ -		\$ -
Bid Form	No	Yes	Yes	No	\$ -		\$ -
Concrete Polish	No	No	No	No	\$ -	\$ -	\$ -
Sealed Concrete	No	No	No	No	\$ -	\$ -	\$ -
Epoxy	No	Yes	Yes	No	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 69,192	\$ 102,900	\$ 114,057	\$ 70,597	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 70,597
Package Estimate:	\$ -
Delta:	\$ 70,597

Trade Bid Package: 9C - PAINTING & WALL COVERINGS

	<u>Subcontractor</u> AB Painting	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>
Base Bid	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	Not Required	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-----------	------	------	------	------	------	------	------

NOTES:

Recommended Bid:	\$ 55,000
Package Estimate:	\$ -
Delta:	\$ 55,000

Trade Bid Package: 9D - EPOXY FLOORING

	<u>Subcontractor</u> Pro Concrete	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>
Base Bid	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	Not Required	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	Not Required	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-----------	------	------	------	------	------	------	------

NOTES:

Recommended Bid:	\$ -
Package Estimate:	\$ -
Delta:	\$ -

Trade Bid Package: 09F - POLISHED CONCRETE

	<u>Subcontractor</u> ProConcrete	<u>Subcontractor</u> Reddi	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>
Base Bid	\$ -	\$ 25,200	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	Not Required	Not Required	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	No	No	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Polish	\$ 14,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sealed Concrete	\$ 14,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Epoxy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 14,500	\$ 25,200	\$ -	\$ -	\$ -	\$ -	\$ -

Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-----------	------	------	------	------	------	------	------

NOTES:

Recommended Bid:	\$ 14,500
Package Estimate:	\$ -
Delta:	\$ 14,500

Trade Bid Package: 10A - SPECIALTIES SUPPLY & INSTALL

	Subcontractor Crossland	Subcontractor Czarniecki	Subcontractor Wildcat	Subcontractor US Fire	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ -	\$ 15,769	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	Not Required	Not Required	Not Required	Not Required	\$ -	\$ -	\$ -
Bid Form	Yes	No	No	No	\$ -	\$ -	\$ -
Supply Only	No	No	\$ 5,715	Yes	\$ -	\$ -	\$ -
Install Only	\$ 12,000	No	No	No	\$ -	\$ -	\$ -
Fire Cabinets	No	Yes	Yes	1,121	\$ -	\$ -	\$ -
Total	\$ 12,000	\$ 15,769	\$ 5,715	\$ 1,121	\$ -	\$ -	\$ -

Combo Bid \$ - \$ - \$ - \$ - \$ - \$ - \$ -

NOTES:

Recommended Bid: \$ 15,769
 Package Estimate: \$ -
 Delta: \$ 15,769

Trade Bid Package: 10B - SIGNAGE

	Subcontractor Pinnacle	Subcontractor Inpro	Subcontractor Kansas City Sign	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 38,058	\$ 3,454	\$ 44,348	\$ -	\$ -	\$ -	\$ -
Bond	Not Required	Not Required	Not Required	\$ -	\$ -	\$ -	\$ -
Bid Form	No	No	No	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 38,058	\$ 3,454	\$ 44,348	\$ -	\$ -	\$ -	\$ -

Combo Bid \$ - \$ - \$ - \$ - \$ - \$ - \$ -

NOTES:

Recommended Bid: \$ 38,058
 Package Estimate: \$ -
 Delta: \$ 38,058

Trade Bid Package: 10C - LOCKERS

	Subcontractor Crossland	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Gear Grid / Personel Locker Allowance	\$ 22,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 22,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Combo Bid \$ - \$ - \$ - \$ - \$ - \$ - \$ -

NOTES:

Recommended Bid: \$ 22,000
 Package Estimate: \$ -
 Delta: \$ 22,000

Trade Bid Package: 11B - Plymovent							
	<u>Subcontractor</u> ModernAir	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>
Base Bid	\$ 66,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	With HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	Yes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Hoses and Fittings Original Bays	\$ (18,594)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 66,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 66,799
Package Estimate:	\$ -
Delta:	\$ 66,799

Trade Bid Package: 12A - WINDOW TREATMENTS							
	<u>Subcontractor</u> Abby	<u>Subcontractor</u> Schammerhorn	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>
Base Bid	\$ 24,004	\$ 19,531	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	Not Required	Not Required	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	Yes	No	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 24,004	\$ 19,531	\$ -	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 19,531
Package Estimate:	\$ -
Delta:	\$ 19,531

Trade Bid Package: 21A - FIRE SUPPRESSION							
	<u>Subcontractor</u> Kruse	<u>Subcontractor</u> Central	<u>Subcontractor</u> Myers	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>
Base Bid	\$ 159,400	\$ 87,725	\$ 118,800	\$ -	\$ -	\$ -	\$ -
Bond	Unknown	Not Required	Yes	\$ -	\$ -	\$ -	\$ -
Bid Form	No	No	Yes	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 159,400	\$ 87,725	\$ 118,800	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 87,725
Package Estimate:	\$ -
Delta:	\$ 87,725

Trade Bid Package: 22A - PLUMBING

	Subcontractor Burnap	Subcontractor Beavers	Subcontractor McElroys	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 403,205	\$ 485,000	\$ 1,069,768	\$ -	\$ -	\$ -	\$ -
Bond	Yes	\$ 14,550	Yes	\$ -	\$ -	\$ -	\$ -
Bid Form	Yes	No	No	\$ -	\$ -	\$ -	\$ -
Deduct CPVC and/or PEX	No	\$ (50,000)	No	\$ -	\$ -	\$ -	\$ -
	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 403,205	\$ 449,550	\$ 1,069,768	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 403,205
Package Estimate:	\$ -
Delta:	\$ 403,205

Trade Bid Package: 23A - HVAC

	Subcontractor ModernAire	Subcontractor McElroys	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 475,360	In Plumbing Above	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	Yes	Yes	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	-	No	\$ -	\$ -	\$ -	\$ -	\$ -
Controls Package	\$ 60,145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DOAS Savings Trane & Lennox	\$ (9,922)						
Dakin	\$ 462,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lennox	\$ 440,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Remove Radiant Floor to Tube Heaters	\$ (60,000)						
Total	\$ 462,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 462,246
Package Estimate:	\$ -
Delta:	\$ 462,246

Trade Bid Package: 26A - ELECTRICAL

	Subcontractor Shelley	Subcontractor Wichita Electric	Subcontractor McElroys	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 1,258,230	\$ 1,041,722	\$ 998,006	\$ -	\$ -	\$ -	\$ -
Bond	Yes	Yes	Yes	\$ -	\$ -	\$ -	\$ -
Bid Form	No	Yes	No	\$ -	\$ -	\$ -	\$ -
Alternate Generator Relocate	\$ 26,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Lot Tear Out Deduct	Unknown	\$ (6,060)	Unknown	\$ -	\$ -	\$ -	\$ -
BDA System Budget For Transponder System	Unknown	\$ 31,648	Unknown	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,285,040	\$ 1,073,370	\$ 998,006	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 998,006
Package Estimate:	\$ -
Delta:	\$ 998,006

Trade Bid Package: 31A - EARTHWORK

	Subcontractor Victory Excavation	Subcontractor Fremar	Subcontractor Advanced	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 177,103	\$ 174,400	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	\$ 5,313	\$ 1,744	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 1 Demo/Paving	\$ 65,374	\$ 97,000	\$ 2,935	\$ -	\$ -	\$ -	\$ -
Structure Demo	\$ 13,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -
Erosion Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 182,416	\$ 176,144	\$ 2,935	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 176,144
Package Estimate:	\$ -
Delta:	\$ 176,144

Trade Bid Package: 32A - SITE CONCRETE

	Subcontractor Crossland	Subcontractor Voegeli	Subcontractor Roberts	Subcontractor Stallbaumer	Subcontractor Morgan	Subcontractor Manz	Subcontractor Nu Line
Base Bid	\$ 243,000	ABOVE	ABOVE	ABOVE	\$ -	\$ 1,925	\$ 9,935
Bond	\$ 278,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	\$ -	\$ -	\$ -	\$ 4,130	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alt 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Striping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 521,000	\$ -	\$ -	\$ 4,130	\$ -	\$ 1,925	\$ 9,935
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ -
Package Estimate:	\$ -
Delta:	\$ -

Trade Bid Package: 32C - FENCING

	Subcontractor Ten Works	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Base Bid	\$ 34,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 34,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 34,778
Package Estimate:	\$ -
Delta:	\$ 34,778

Trade Bid Package: 32D - LANDSCAPE & IRRIGATION							
	<u>Subcontractor</u> Topeka Landscape	<u>Subcontractor</u> Turf Design	<u>Subcontractor</u> Seeders	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>
	\$ 29,500	\$ 72,185	\$ 62,715	\$ -	\$ -	\$ -	\$ -
Irrigation	NO	NO	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 29,500	\$ 72,185	\$ 62,715	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 29,500
Package Estimate:	\$ -
Delta:	\$ 29,500

Trade Bid Package: 33A - SITE UTILITIES							
	<u>Subcontractor</u> Victory Excavation	<u>Subcontractor</u> Fremar	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>	<u>Subcontractor</u>
Base Bid	\$ 177,266	\$ 598,100	\$ -	\$ -	\$ -	\$ -	\$ -
Bond	\$ 5,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Form	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 182,584	\$ 598,100	\$ -	\$ -	\$ -	\$ -	\$ -
Combo Bid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES:

Recommended Bid:	\$ 182,584
Package Estimate:	\$ -
Delta:	\$ 182,584

Value Management Log

Project: Emporia Fire Station #2 Addition & Remodel

Date: January 7th, 2026



ITEM NO.	DESCRIPTION	APPROXIMATE VALUE	AREA	CATEGORY	MUTUALLY EXCLUSIVE	STATUS	PENDING	ACCEPTED	REJECTED	STATUS LAST UPDATED	ANALYSIS COMMENTS
1	Added Concrete Paving & Curb and Gutter	\$197,300				REJECTED			\$197,300		
2	Paving Demolition / Structure Demo	\$122,000				REJECTED			\$122,000		
3	Cast Stone in lieu of EIFS	\$108,699				REJECTED			\$108,699		
5	Coiling Door at Storage 127	\$4,439				REJECTED			\$4,439		
6	Remove in floor heat and use tube heaters	(\$60,000)				REJECTED			(\$60,000)		
7	New Hoses and Fittings Original Bays	\$18,629				ACCEPTED		\$18,629			
8		\$0									
9		\$0									
10		\$0									
11		\$0									
12		\$0									
TOTAL PROPOSED COST SAVINGS		\$391,067	SUBTOTAL PENDING/APPROVED/REJECTED				\$0	\$18,629	\$372,438		

BASE BUDGET	\$ 6,252,617
TOTAL AMOUNT OF ACCEPTED VE ITEMS	\$ 18,629
BUDGET w/ACCEPTED VE ITEMS	\$ 6,271,246
TOTAL AMOUNT OF PENDING VE ITEMS	\$ -
BUDGET w/ PENDING VE ITEMS	\$ 6,271,246

Emporia Fire Station Facilities
Emporia Fire Station #2 Addition & Remodel
GMAX A.2 Budget Package
January 7th, 2026

Section 3 - Bid Package 01 Documents

City of Emporia Fire Station #2



Bid Package #1

11/17/2025

CROSSLAND
CONSTRUCTION COMPANY, INC.

REQUEST FOR BIDS:

City of Emporia Fire Station #2

BID PACKAGE #1

Crossland Construction Company, hereinafter called the (CM) Construction Manager, will receive bids in care of City of Emporia via email to emalloj@crossland.com or at 516 Mechanic St. Room 1AB, Emporia, KS 66801 on or before December 9th, 2025 at 1:00 PM for Bid Package #1. Work includes: DEMOLITION, CAST IN PLACE CONCRETE, MASONRY, STRUCTURAL & MISC. STEEL MATERIAL/INSTALLATION, ARCHITECTURAL MILLWORK/CASEWORK – SUPPLY & SOLID SURFACE – SUPPLY & INSTALLATION, ROOFING/SHEETMETAL/SOFFIT PANELS, JOINT SEALANTS & WATERPROOFING, EIFS, DOORS & HARDWARE – SUPPLY, ARCHITECTURAL MILLWORK/CASEWORK & DOORS/HARDWARE – INSTALLATION, GLASS & GLAZING, OVERHEAD DOORS, DRYWALL & ACOUSTICAL, FLOORING & WALL TILE, PAINTING, SPECIALTIES SUPPLY, SPECIALTIES INSTALLATION, EXTERIOR SIGNAGE, PPE GEAR LOCKERS & ACCESSORIES, VEHICLE EXHAUST VENTILATION, WINDOW TREATMENTS, FIRE PROTECTION, PLUMBING, HVAC, ELECTRICAL/COMMUNICATIONS/FIRE ALARM, EARTHWORK, SITE CONCRETE & PAVING, LANDSCAPE & IRRIGATION, FENCING AND SITE UTILITIES.

The bid shall be emailed, or hand delivered in a sealed envelope plainly marked and addressed as follow:

If emailed:

- 1) The **name and address of the bidder** shall appear in the email.
- 2) The **Trade Contract Package number and description** you are bidding shall be referenced in the email.
- 3) The email subject shall be: **BID FOR: City of Emporia Fire Station #2 BID PACKAGE #1.**

If hand delivered:

- 1) The **name and address of the bidder** shall appear in the upper left-hand corner of the envelope.
- 2) The **Trade Contract Package number and description** you are bidding shall be written on the cover of the envelope.
- 3) The lower left-hand corner of the envelope shall be marked: **BID FOR: City of Emporia Fire Station #2 BID PACKAGE #1.** The envelope shall be addressed in the lower right-hand corner to:

**Crossland Construction Company
Attention: Evan Malloy
Emporia Civic Center
516 Mechanic St., Room 1AB
Emporia, KS, 66801**

All RFI's and questions relating to the project must be submitted to Evan Malloy via email: emalloj@crossland.com by EOB 11/26/2025.

All sealed bids will be publicly opened, recorded, and studied for recommendations to the Owner. Bids received after the official stated time or more than ninety-six hours, excluding Saturdays, Sundays and Holidays, before the official stated time set for the opening of bids, will not be accepted. No bids may be submitted, changed, or withdrawn after the time of the opening of the bids.

Crossland Construction Co. & the owner reserves the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.

Jobsite visits can be arranged through Evan Malloy at 316-391-8124 (cell)

The Plans & Specifications are available at the following link:

<https://crosslandconstruction.box.com/s/jhb4tbiorumnub0c8jxj6hqw3moi60zl0> - Contract Document Link

Attention to the following bid requirements:

- **Complete, sign and include Attachments A, B, C, D, & E found at the end of this bid package document along with your bid form with your sealed bid.**
- **Performance, payment, and maintenance bonds will be required by the lowest responsible bidder for any subcontract bid over \$100,000. These costs are to be included in your bid amount. Additionally, a letter from the surety stating sufficient capacity to bond this project that also identifies the bonding rate shall be included in your bid response.**

All questions shall be furnished in writing via email to:

Evan Malloy emalloy@crossland.com or at 316-391-8124.

Work Package Summaries

City of Emporia Fire Station #2 Bid Package #1

BID DATE: 12/09/2025 at 1:00 PM

Bid Location:

Email to emallov@crossland.com

or

**516 Mechanic St., Room 1AB
Emporia, KS, 66801**

The following Contract (Bid Group) Work Summaries describe the intended scopes of work to be included in each Bid Package quoted under the Crossland Construction Co., Inc. Construction Management Contract. Bids shall include all the requirements of the plans with specifications unless specifically indicated otherwise in this summary. This includes all layout and daily clean up involved with your work. It is the bidder's responsibility to review bidding requirements and forms to insure a complete, safe, and coordinated execution of the Work Package being quoted. Additionally, bidders shall include in their pricing applicable portions of related specification sections normally associated with the work to be performed whether specifically indicated by this Contract Work Summary or not. Should any bidder be unclear as to the scope of work required, he is instructed to contact the Construction Manager for resolution prior to bidding. In the absence of written instruction to the contrary, in matters of specification and/or scope of interpretation, bidders shall include the more costly and complete of the possible interpretations. Awarding of Trade Contracts will be based on best qualified bid. A copy of the contract agreement to be issued to the lowest qualified trade contractor is available for review upon request.

The trade contractor who is awarded this work shall be responsible for attaining and paying for his own plans & specifications and shall include those costs in the bid amount.

Substitution requests must be submitted for review and consideration at least 5 days prior to the bid date. Substitution requests submitted after this time will not be accepted or considered.

How to submit and what to include in your emailed bid:

1. Email to emallov@crossland.com
2. **Write in your bid amounts on the Bid Form**
3. Include costs for payment and performance bonds in your bid amount if your total bids exceed \$100,000. A letter from the surety stating sufficient capacity to bond this project that also identifies the bonding rate shall be included in your bid response.
4. Sign and complete all information and include attachments A, B, C, D, & E in your email. Make sure you identify receipt of all addenda on attachment A.
5. Items #1 - #4 above to be included in emailed bid and received before 12/09/2025 at 1:00 pm CDT.
6. All bids will be publicly opened at 2:00 pm CDT at 516 Mechanic St. Room 1AB, Emporia, KS 66801.

How to submit and what to include in your sealed bid:

1. The Sealed Bid Envelope to be addressed and filled out as outlined on page 1.
2. **Write in your bid amounts on the Bid Form**
3. Include costs for payment and performance bonds in your bid amount if your total bids exceed \$100,000. A letter from the surety stating sufficient capacity to bond this project that also identifies the bonding rate shall be included in your bid response.
4. Sign and complete all information and include attachments A, B, C, D, & E in your sealed envelope. Make sure you identify receipt of all addenda on attachment A.
5. Items #1 - #4 above to be included in your sealed bid and hand delivered to the location identified on page 1 before 12/09/2025 at 1:00 pm CDT.
6. All bids will be publicly opened at 2:00 pm CDT at 516 Mechanic St. Room 1AB, Emporia, KS 66801.

TRADE CONTRACT

02A Demolition

Drawings and Specifications: See attached list of drawings/specifications.

Work includes but is not limited to the following:

Project-Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide labor and equipment required to remove existing doors and frames as detailed and required per AD101.
- 2) Provide labor and equipment required to demo existing precast for new openings as detailed and required per note 5 & 9 on AD101.
- 3) Provide labor and equipment required to demo existing windows as detailed and required per note 6, 7, 13, 14 on AD101.
- 4) Provide labor and equipment required to demo existing walls and floor finishes as detailed and required per AD101.
- 5) Provide labor and equipment required to demo existing ceilings as detailed and required per AD101.
- 6) Provide labor and equipment required to demo existing mezzanine as detailed and required per AD101.
- 7) Provide labor and equipment required to demo existing roofing components as detailed and required per AD121.
- 8) Provide labor and equipment required to demo overhead doors and components as detailed and required per note 2 on AD201.
- 9) Provide labor and equipment required to demo existing storefront, windows and doors as detailed and required per note 4, 6, 7, 9 on AD201.
- 10) Provide labor and equipment required to demo existing precast for new openings as detailed and required per note 5 & 10 on AD201.
- 11) Provide labor and equipment required to demo existing mechanical equipment as detailed and required per note 10 on AD101.
- 12) Dumpsters and haul off is the responsibility of this trade contract.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) This Trade Contract Package intends to be fully inclusive of all labor, material and equipment required for this scope of work.
- 2) Include selective or entire demolition of the existing buildings and structures, inclusive of all contents shown to be demolished, including but not limited to; the structure as noted, foundations, masonry, all interior framing, sheetrock, ceilings, fire sprinklers and pipe, ductwork and HVAC devices, electrical, fixtures, conduit, glazing and storefront, doors, frames and hardware, toilet partitions, accessories, flooring, millwork and casework, kitchen equipment in accordance with the contract documents.
- 3) Trade Contractor is responsible for the disconnection of all mechanical, electrical, and plumbing included within the demolition scope as a requirement to proceed with demolition. The contractor is to take care to avoid disruption of service to existing facilities during normal business hours. Trade Contractor to coordinate with MEP subs to avoid disruption of respective systems.
- 4) Include demolition of existing structural steel and concrete slabs if shown on the contract document. Include steel joists, purlins, girts, beams, columns, decking, bracing, etc. as indicated. Structural

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members shown to remain in place shall be shored and supported as needed.

- 5) Remove any existing slabs including sawcut, paving (asphalt or concrete), and foundations. Infill existing foundation voids with dirt from the site to leave the areas smooth and free of debris. Trade contractor to provide a clean, straight line for all saw cutting.
- 6) Including openings required to be cut into existing walls. Doors and frames will be provided by others. Support openings as necessary. The Trade Contractor is responsible for providing clean, straight lines for all wall demolition.
- 7) Asbestos abatement, if necessary and, if an asbestos survey is available, will be the responsibility of this Trade Contract.
- 8) The Trade Contractor is responsible for properly disposing of demolished items in accordance with the contract documents and local municipality requirements. This includes all fees and permits necessary for proper waste removal. A disposal plan, including dump locations, must be provided.
- 9) Trade Contractor shall provide, install, and remove all shoring and temporary supports if required for demolition. Include all associated with the delegated engineered design for the shoring and signed and sealed shop drawings.
- 10) This Trade Contract will be responsible for maintaining a weather-proof exterior for openings created by the demolition work. Precautions must be taken to prevent water and humidity damage to materials that are to remain.
- 11) Trade Contractor shall coordinate with Construction Manager and, other trades on all items to remain, are properly protected, capped, temporarily supported, and/or removed prior to demolition.
- 12) All demolition and construction activities shall be coordinated with the Construction Manager and Owner. Contractor shall take necessary precautions to prevent damage to Owner's occupied areas adjacent to construction zones, or occupied areas where system connections or extensions are required.
- 13) Provide protection for all existing materials or items shown to remain, to salvage, to be re-used, or relocated during demolition. Disconnect or remove all items, load, and relocate to a location on site as provided by the Construction Manager. Repair damaged items to remain will be the responsibility of this Trade Contract.
- 14) The Trade Contractor acknowledges and agrees that any summary or recap of the work to be performed is intended solely to clarify the status of items included within the Trade Contractor's scope of work. Any items not specifically mentioned but generally performed within the industry by members of the Trade are still considered part of the Trade Contractor's Scope of Work.
- 15) All work will be performed using recognized methods and procedures that meet the highest standards, ensuring it is done in a neat, skillful manner and in compliance with applicable standards, codes, and the requirements of the prime contract.
- 16) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 17) Trade Contractor shall be aware of the schedule for their scope of work and include all weather protection measures as required.
- 18) Coordination and phasing of work as required by Crossland Construction Co.
- 19) Include all ADA requirements applicable to system(s) and project.
- 20) Any damage caused by this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible elements of the project will be the responsibility of this Trade Contractor.
- 21) This Trade Contractor shall clean and repair any damage, due to work provided in this contract, to the streets or adjacent areas.
- 22) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 23) The Trade Contractor is responsible for daily cleanup of the work area. If daily cleanup is not provided, temporary labor will be assigned at the Trade Contractor's expense, but only after written notice from Crossland Construction has been issued requesting corrective action.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor is required to include a minimum 40-hour work week. This refers to actual work

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performed by the Trade Contractor and does not include travel time.

- 26) Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or as required by authorities having legal control inclusive Coordination and phasing of work as required by Crossland Construction Co. Multiple mobilizations to be included as required.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all interior and exterior demolition as described above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

03A Cast in Place Concrete

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 13) Building footings and foundations including all excavation, reinforcing and concrete.
- 14) 2" Perimeter foundation insulation at footings and slab on grade.
- 15) Install anchor bolts in foundations, to be provided by others.
- 16) Provide and install non shrink grout at column base plates.
- 17) Furnish and install raised platform seating pad at Day RM 115.
- 18) 4" slab on grade with granular leveling base, vapor barrier, forms and reinforcing.
- 19) 8" slab on grade with granular leveling base, vapor barrier, forms and reinforcing.
- 20) Pour and place pan filled stairs at mezzanine per A-431.
- 21) Install continuous galvanized steel angle for slab on grade protection at coiling door openings. Material to be provided by others. Per D/S-202.
- 22) 5-1/2" slab on deck with reinforcing at storm shelter.
- 23) 3" slab on deck with fiber mesh at apparatus bay mezzanine.
- 24) Demolition of slab on grade trenches in remodel space by others. Infill reinforcing, vapor barrier, and concrete to be included in this scope of work.
- 25) Provide and install reinforcing and concrete at trench drains. Coordinate trench drain installation with plumbing contractor.
- 26) Install interior pipe bollards provided by others including all necessary excavation, concrete footings, and concrete filling of bollards.
- 27) Include winter concrete charges and winter protection in proposal.
- 28) Expansion joint of interior concrete slab on grade as detailed. All interior joint sealants are required with this scope of work.
- 29) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.
- 30) Due to site size restrictions, excavation spoil haul off is the responsibility of the subcontractor.**

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 27) Trade Contractor to include all concrete foundations, grade beams, footings, spot footings, spread footings, void forms, vapor barrier, granular fill, slabs on grade, elevated concrete slabs, normal weight concrete roof decks, steel stair pan infill, concrete ramps, concrete housekeeping pads (within building), concrete curing, concrete beams, perimeter insulation and saw cutting.
- 28) Engineering of forms as required will be the responsibility of this Trade Contract.
- 29) This Trade Contractor shall use its own employees to perform this work and shall not subcontract out more than 50% of this work. References will be requested for verification that this contractor is capable and has the adequate manpower to perform this work. A representative of the Trade Contractor must be present on site if any portion of this work is subcontracted to a third-tier sub.

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- 30) Soil treatment for termite control to be included in this Trade Contract.
- 31) Trade Contractor is to properly dispose of spoils and other waste per contract documents & local municipality requirements. Include all fees and/or permits required for proper waste removal. Provide plan of disposal, including dump locations.
- 32) Install provided pipe bollards per detail at locations shown within the building.
- 33) Include all slab-on-grade granular fill, granular sub-base, geofoam, specified vapor barriers or approved alternate, steel reinforcing, rebar, wire mesh, thickened footings and slabs, keyed construction joints, chairs, supports, slab dowels, expansion materials, keyways, saw-cutting, or, any other accessories as required for this scope to provide a complete system.
- 34) Provide all batter boards and layout for this work. This Trade Contract shall have building corners established by a surveying company; Construction Manager to approve layout.
- 35) Work shall include all layout, excavation and grading work required for the slab-on-grade thickened edges and slabs.
- 36) Receive, stage, layout, survey, set, and protect all anchor bolts and nuts. Protect and clean threads to receive nuts. Coordinate the layout of all anchor bolts with the structural steel Trade Contractor prior to setting all anchor bolts (anchor bolts to be provided by the structural steel Trade Contractor). Missed or incorrect placement of anchor bolts will be replaced or fixed at no additional cost.
- 37) Furnish, receive, offload, stage, inventory, layout, place, tie (this Trade Contractor furnishes tie wire), modify as required by field conditions and install all concrete reinforcement, wire mesh, chairs, slab bolsters. Any and all concrete reinforcement and accessories are to be included under this Trade Contractor.
- 38) Trade Contractor shall clean up and dispose of all excess concrete and waste as directed by Construction Manager to onsite designated concrete disposal area. At the end of the concrete work the excess concrete spoils shall be removed from the site by this Trade Contractor.
- 39) Clean-up of all concrete "splatters" on masonry, structural steel, and, other finished products to be the responsibility of this Trade Contractor.
- 40) Grouting of all column base plates as well as furnishing and installing all isolation joint felt shall be performed by this Trade Contractor.
- 41) Form and strip all concrete openings required by other Trade Contractors. This is to be coordinated by the Construction Manager.
- 42) Provide temporary fencing at all open excavations not to be immediately poured.
- 43) Protect all openings in floor decks with plywood spray painted with "hole" secured to slab.
- 44) Work shall include backfill of all footings, grade beams, pads, foundations, and miscellaneous concrete structures as required, to provide finished sub-grade elevations ready for slabs-on-grades or finish grading.
- 45) Trade Contractor shall include a "zip strip" on the top of all expansion joints. Trade Contractor shall remove all "zip strips" and clean joints as directed by Construction Manager.
- 46) Pointing, rubbing, and finishing as required to provide a complete and finished product to be included in this Trade Contract.
- 47) Trade Contractor shall follow all cold/hot weather placement and protection procedures required by the Work provided under this Trade Contract, the project schedule, or as directed by Construction Manager. Ice, hot water, admixtures required for any hot/cold weather concrete pours shall be included in this Trade Contract.
- 48) Any and all curing compound, water-stop and keyways as required by the Contract Documents to be included with this Trade Contract. All curing compounds to be approved by the Construction Manager prior to use and coordinated with all floor coverings to ensure compatibility. Review floor spec with manufacture of compound prior to bidding.
- 49) Trade Contractor is responsible for all overtime required to comply with, meet and maintain the project schedule
- 50) Provide and install all perimeter rigid foundation insulation.
- 51) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 52) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall

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be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

- 53) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 54) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 55) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 56) Coordination and phasing of work as required by Crossland Construction Co.
- 57) Include all ADA requirements applicable to system(s) and project.
- 58) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 59) Include travel and mobilizations for field measuring.
- 60) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 61) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 62) Trade Contractor shall include a final clean of all materials installed by this contract.
- 63) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 64) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 65) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 66) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 67) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 68) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 69) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all building footings, foundations, slabs on grade, slabs on deck and installation of embedded elements in concrete as described above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

04A Masonry

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all CMU, brick, cast stone, and limestone.
- 2) Provide and install all masonry accessories including but not limited to rigid insulation, ties, mortar net, flashing and sealants.
- 3) Provide and install all limestone and brick veneer.
- 4) Provide and install dumpster enclosure assembly with CMU, brick veneer and cast stone wall cap.
- 5) Furnish and install all loose masonry lintels as detailed.
- 6) Provide and install all flashings at the base of all masonry materials. Including base flashing at lintels.
- 7) Include winter charges, winter protection, and heated tenting required to comply with the project schedule in proposal.
- 8) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide and install all masonry units as listed on the project including, but not limited to, CMU, Brick Veneer, Cast Stone, Limestone, and special shaped blocks.
- 2) Furnish and install all masonry reinforcing, rebar, joint reinforcements, bracing and anchorages. Bracing design to be in accordance with manufacturers best practices.
- 3) Trade Contractor shall provide shop drawings, if required, showing details of work not adequately detailed on the construction drawings.
- 4) Trade Contractor is responsible for all mortar, grout, colored mortar, and grout fill. Trade Contractor to comply with all requirements of the specifications.
- 5) Trade Contractor to supply and install any and all associated flashings relative to this scope or integral to the work of this trade contract as specified in the Sheet Metal Flashings and Trim spec section.
- 6) Trade Contractor shall include installation of lintels and loose lintels. Provided by others.
- 7) Trade Contractor shall include the installation of hollow metal doors, windows, or opening/cased frames within Masonry. Construction Manager must approve any dimpling of frames. Frames provided by others.
- 8) All ties, anchorages, weeps and vents, control joints, drainage fabric, integral water repellents, bracing, fasteners, and other masonry accessories.
- 9) All rigid insulation associated with the masonry scope of work.
- 10) Include application of brick sealers, as it relates to this scope of work.
- 11) Install all miscellaneous metals associated with the masonry application. Layout, install, grout, and place all bearing plates, lintels, brick relief angles, and other embeds into work.
- 12) This scope is inclusive of all masonry on the project. Should there be masonry applications at locations other than the main building or main scope of work, it will be this Trade Contract's responsibility (I.e.

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monument signs, dumpster gates, etc.)

- 13) Provide and install any concrete splash blocks associated with the project.
- 14) Trade Contractor to supply and install any expansion joint or joint cover assemblies as it corresponds with this scope of work.
- 15) Washing procedures, methods, and timing must be approved by the Construction Manager prior to commencing work. Approval may also be necessary by from the architect. Testing of grout and mortar is paid for by this Trade Contractor, if necessary, or required. Soap masonry units around all structure and as required by Construction Manager. and/or Contract Documents.
- 16) Daily cleanup, removal of all trash, debris, and excess materials to dumpster (dumpster by Construction Manager). Mason must remove all bulk waste, e.g. block, brick, sand, etc. from the site. Trade Contractor is responsible to supply, install, and maintain all barricades necessary for openings associated with this scope of work.
- 17) Trade Contractor shall provide any hot and cold weather protection required by the Work provided under this Trade Contract, the project schedule, or as directed by Construction Manager. Also include covering up of open walls for protection of rain and washout, or heating of mortar, if cold weather requirements deem necessary. Weather Protection of stored materials and finished work to be included in this trade contract as well as protection of all windows, frames, and all surroundings.
- 18) All layout, staking, grades and elevations as required by the work provided by this Trade Contract, including embeds (all anchors).
- 19) Provide all rubbing, tuck-pointing, and cleanup. All masonry shall be rubbed, pointed, and cleaned immediately after construction of the wall is completed or as directed by Construction Manager.
- 20) Pre-Installation meeting is required, with mandatory attendance by subcontractor's field, and office personnel.
- 21) Detailed coordination with window installations is a requirement of this Trade Contract.
- 22) Construct and dry pack and grout all joist pockets.
- 23) Cleanup of all waste and excess materials from inside chases. Protect mechanical and electrical piping, boxes, carriers, and fixtures.
- 24) Coordination of hose bibs, exterior receptacles, FDC's, Knox boxes, Fire Alarm, Security Cameras and any other items by other trades to be installed in the masonry work to be coordinated by this Trade.
- 25) Clean and prep footings (as required) prior to start of masonry work.
- 26) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 27) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work
- 28) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 29) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 30) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 31) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 32) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 33) Coordination and phasing of work as required by Crossland Construction Co.
- 34) Include all ADA requirements applicable to system(s) and project.
- 35) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or

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mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.

- 36) Include travel and mobilizations for field measuring.
- 37) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 38) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 39) Trade Contractor shall include a final clean of all materials installed by this contract.
- 40) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 41) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 42) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 43) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 44) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 45) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 46) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed to furnish and install a complete masonry package as detailed above.

Add/Deduct Alternate:

1. Alternate #1 – Cost deduct if hollow metal door frames are to be dimpled and installed by others.
2. Alternate #2 – Provide cost deduct at locations shown on drawing A-203 where EIFS is used in lieu of cast stone.
3. Alternate #3 – Provide cost alternate at locations shown on drawing A-203 where face brick is used in lieu of decorative stone.

TRADE CONTRACT

05A Structural & Miscellaneous Steel Material

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all material and means of conveyance) for a complete and finished system per the contract documents.*

- 1) Provide guardrail at mezzanine with (1) steel gate with latch.
- 2) Provide mezzanine stairs at apparatus bay mezzanine.
- 3) Provide all handrail interior and exterior.
- 4) Provide all roof access ladders.
- 5) Provide continuous galvanized steel angle for slab on grade protection at coiling door openings.
- 6) Include pipe bollards for building interior and exterior.
- 7) Provide cast in steel angle at mezzanine handrail slab edge.
- 8) Provide structural steel support at apparatus bay for light fixtures and exhaust extraction system.
- 9) Provide dumpster enclosure gates and posts.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall furnish all structural steel, steel joists, metal decking, nelson studs, canopy frames, anchor bolts, metal stairs, steel bollards, lintels, schedule 40 handrails, fabric structure, dumpster gates, mechanical yard gates, roof gates, roof ladder, and miscellaneous steel.
- 2) Include all columns, beams, tube steel, angles, bridging, outriggers, angle bracing/support for RTU's, openings, roof hatches, trusses, joists, special joists, roof decking, floor decking, joist girders, steel tubes, steel plates, lintels, embed plates (except in precast), turnbuckles, clerestory framing, channels and bracing, tension rods and assembly, and adjustable connections.
- 3) Include supply of dumpster gate, mechanical yard gates and roof deck gates. Include corrugated steel. Provide all miscellaneous hardware required for a complete, finished, and operational system.
- 4) Furnish all expansion anchors, adhesive anchors, epoxy anchors and epoxy required for the materials furnished under this Trade Contract.
- 5) Trade Contractor shall provide all decking, closure angles, bent plate, perimeter angle and misc. required for a complete, finished, and operational system.
- 6) Include tube steel for overhead door tracks. Refer to architectural plans if not found in structural plans.
- 7) Trade Contractor shall provide steel supports, supports for operable partitions, attachments, anchors, plates, angles, and other accessories as shown, or as required for the complete installation of all work.
- 8) Include deck attachment as shown in plans.
- 9) Trade Contractor to provide a prime coat. Galvanizing as required. Paint and primer shall be as specified by the Contract Documents.
- 10) Provide all shims, expansion anchors, anchor bolts, bent plate, channels, "M" channels, metal deck, tube steel, tube steel girders, lintels, shelf angles, connection plates, bolts, and bracing angles.
- 11) Provide all work required for complete and finished structural steel erection, metal decking erection, metal decking and miscellaneous metals for erection.
- 12) Provide additional bracing at coiling overhead doors in metal studs if required.
- 13) Provide all pipe bollards to be installed by the concrete trade contractor.
- 14) Provide all supports for HVAC equipment on the roof. Locations to be coordinated with the HVAC trade

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contract.

- 15) All temporary guying, shoring, and bracing as required to provide a safe working environment.
- 16) Steel framing at all roof openings.
- 17) Provide all steel handrails and guardrails inclusive of all setting, anchoring, or attachment methods. Include core drilling or wet setting if applicable. Specialty metal or decorative handrails by others.
- 18) Provide primer for connections and touchup as required.
- 19) Include all moment welds as specified in the contract documents.
- 20) Provide all fasteners and misc. connecting material required for complete and finished systems.
- 21) All welders shall be certified.
- 22) Include AISC requirements as specified for erector and fabricator.
- 23) Provide all diagonal bracing.
- 24) Roof ladders from finish floor to the roof and from the different roof levels on the roof, including cages as shown on the architectural drawings.
- 25) Fabricate and deliver all steel embeds into other materials to the site for installation. Provide coordination of shop drawings for proper layout of embeds.
- 26) Where possible, provide members shop welded/pre-assembled for ease of constructability.
- 27) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 28) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 29) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 30) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 31) Coordination and phasing of work as required by Crossland Construction Co.
- 32) Include all ADA requirements applicable to system(s) and project.
- 33) Include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.
2. The inclusions of this trade contract represent material supply only, installation is excluded.

Base Bid: Includes furnishing of all structural and miscellaneous steel as described above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

05B Structural & Miscellaneous Steel Installation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Install guardrail at mezzanine with (1) steel gate with latch.
- 2) Install all handrail interior and exterior.
- 3) Install mezzanine stairs at apparatus bay.
- 4) Install all roof access ladders.
- 5) Install cast in steel angle at mezzanine handrail slab edge.
- 6) Install structural steel support at apparatus bay for light fixtures and exhaust extraction system.
- 7) Install dumpster gates. Posts installed by others.
- 8) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall install all structural steel, steel joists, metal decking, nelson studs, canopy frames, anchor bolts, metal stairs, welded lintels, schedule 40 handrails, dumpster gates, mechanical yard gates, roof ladder, and miscellaneous steel.
- 2) Include all columns, beams, tube steel, angles, bridging, outriggers, angle bracing/support for RTU's, openings, roof hatches, trusses, joists, special joists, roof decking, floor decking, joist girders, steel tubes, steel plates, lintels, embed plates (except in precast), turnbuckles, clerestory framing, channels and bracing, tension rods and assembly, and adjustable connections.
- 3) Include supply and installation of dumpster gate, mechanical yard gates and roof deck gates. Include corrugated steel. Provide all miscellaneous hardware required for a complete, finished, and operational system.
- 4) Furnish all expansion anchors, adhesive anchors, epoxy anchors and epoxy required for the materials furnished under this Trade Contract.
- 5) Trade Contractor shall install all decking, closure angles, bent plate, perimeter angle and misc. required for a complete, finished, and operational system.
- 6) Install tube steel for overhead door tracks. Refer to architectural plans if not found in structural plans.
- 7) Trade Contractor shall install all steel supports, supports for operable partitions, attachments, anchors, plates, angles, and other accessories as shown, or, as required for the complete installation of all work.
- 8) Include deck attachment as shown in plans.
- 9) Install all shims, expansion anchors, anchor bolts, bent plate, channels, "M" channels, metal deck, tube steel, tube steel girders, lintels, shelf angles, connection plates, bolts, and bracing angles.
- 10) Provide all work required for complete and finished structural steel erection, metal decking erection, metal decking and miscellaneous metals for erection.
- 11) Trade Contractor shall be responsible for layout, grades, elevations, application, and cleanup of all welds required for complete and finished systems.

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- 12) Install all clip angles, anchors, bent plates, deck closures, deck supports, expansion anchors, welds, support angles, steel beams, steel columns, bridging, angles, double angles, tube steel, and miscellaneous, as required to provide complete and finished systems.
- 13) Install supports at metal canopies and entrance roofs as required, if shown on the drawings or required by the specifications.
- 14) Install all steel and steel bracing required for the storefront and masonry systems.
- 15) Provide additional bracing at coiling overhead doors in metal studs if required.
- 16) Include coordination with masonry subcontractor and Construction Manager for embed locations.
- 17) Trade Contractor shall power-wash and clean structural steel as required to provide a structure free of mud and debris and/or as directed by Construction Manager.
- 18) Install all supports for HVAC equipment on the roof. Locations to be coordinated with the HVAC trade contract.
- 19) Trade Contractor shall protect painted surfaces of steel during erection. Any finish on the steel damaged during completion of this Work shall be corrected by this Trade Contractor.
- 20) All temporary guying, shoring, and bracing as required to provide a safe working environment.
- 21) Furnish all equipment required to provide complete installation of shear connectors.
- 22) Install, wire brush, clean and prime all welds, scarred areas, all lintels, anchor devices, guard and steel handrails, steel ladders, and metal stairs.
- 23) Install steel framing at all roof openings.
- 24) Install all steel handrails and guardrails inclusive of all setting, anchoring, or attachment methods. Include core drilling or wet setting if applicable. Specialty metal or decorative handrails by others.
- 25) All work installed by the Trade Contractor will be checked and accepted by the Construction Manager and Drywall Trade Contractor for straightness. Should work be determined by Construction Manager as unacceptable, this Trade Contractor shall rework as required to provide work +/- 1/16".
- 26) Provide, apply, and cleanup primer for connections and touchup as required.
- 27) Install all metal closure strips, wet concrete stops, cover plates, opening angle, and all materials furnished by the steel supplier.
- 28) Include all moment welds as specified in the contract documents.
- 29) Provide all fasteners, welding rods, and misc. connecting material required for complete and finished systems.
- 30) All welders shall be certified.
- 31) Include AISC requirements as specified for erection.
- 32) Install all required safety rail per OSHA along the perimeter of each floor and to be removed at Construction Manager's request once all work is complete.
- 33) Install all diagonal bracing.
- 34) Install roof ladders from finish floor to the roof and from the different roof levels on the roof, including cages as shown on the architectural drawings.
- 35) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 36) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 37) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 38) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 39) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

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- 40) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 41) Coordination and phasing of work as required by Crossland Construction Co.
- 42) Include all ADA requirements applicable to system(s) and project.
- 43) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 44) Include travel and mobilizations for field measuring.
- 45) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 46) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 47) Trade Contractor shall include a final clean of all materials installed by this contract.
- 48) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 49) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 50) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 51) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 52) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 53) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 54) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, erection drawings, calculations, certifications, delegated design, engineering, warranties etc.

Exclusions:

1. Tax is excluded. Project is tax exempt.

Base Bid: Installation of all Structural and Miscellaneous Steel / Metals as described above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

06A Architectural Millwork & Casework - Supply Solid Surface - Supply & Installation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish all upper, lower, and pantry cabinets including shelving. Installation by others.
- 2) Furnish all countertop support assemblies including brackets, plywood substrate, angles, wood structure, and steel bracing/legs/supports. Stainless-steel material and installation by others.
- 3) Provide and install all quartz and butcher block countertops including edge/back splashes.
- 4) Provide and install all solid surface windowsills.
- 5) Field measure prior to fabrication/installation as needed.
- 6) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 15) Trade Contractor is to furnish all millwork, casework, wood cabinets, stainless steel countertops with back/edge splashes, and staining and finishing of all woodwork. Include all hardware, locks, grommets, shop finishing of all woodwork.
- 16) Trade Contractor is to furnish and install all solid surface windowsills and quartz countertops. Include all furring, shimming, anchors, adhesive, back/edge splashes and caulking for a complete installed system.
- 17) Include all required wood trim or framing components.
- 18) Include all staining and transparent finishing of all woodwork including all wood fillers, primers, sealers, acrylic finishes and all prep work.
- 19) Include all manufactured wood casework, wood faced casework, plastic laminate faced casework, thermoset decorative panels, edge banding, staining and finishing, hardware, accessories, wall shelving and supports.
- 20) Include all backsplashes, end splashes and, any inserts or clips required for undermount sinks and bowls.
- 21) Include all metal countertop support brackets.
- 22) Include all transaction tops including all standoffs, supports and anchors.
- 23) Provide and make ready cabinets for electrical, telephone, mechanical, or plumbing equipment, as may be noted on the contract documents. Provide grommets as required for electrical and plumbing.
- 24) Provide all cutouts for sinks, data and electrical connections as detailed per shop drawings.
- 25) This trade Contract responsible for all field verification of dimensions and conditions. Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements) and provide ample borders and edges to allow for subsequent scribing and trimming of casework and millwork for accurate fit.

- 26) Contractor shall provide all millwork, wood, hardware, and finish samples in a timely manner and as indicated by contract documents so as not to delay the selection process.
- 27) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work described above.
- 28) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 29) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 30) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 31) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 32) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 33) Coordination and phasing of work as required by Crossland Construction Co.
- 34) Include all ADA requirements applicable to system(s) and project.
- 35) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 36) Include travel and mobilizations for field measuring.
- 37) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 38) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 39) Trade Contractor shall include a final clean of all materials installed by this contract.
- 40) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 41) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 42) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 43) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 44) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 45) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 46) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

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Exclusions:

1. This project is tax exempt.
2. All in wall blocking to be by others.
3. Installation of millwork, casework, and stainless-steel countertops.
4. Stainless-steel material.

Base Bid: Includes all items needed to furnish all millwork, casework, and countertops support package as detailed above. Includes all items needed to furnish and install all solid surface windowsills and quartz countertops package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

06B Finish Carpentry & Doors/Hardware - Installation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Install all upper, lower, and pantry cabinets including shelving.
- 2) Install all countertop support assemblies including brackets, plywood substrate, angles, wood structure, and steel bracing/legs/supports.
- 3) Install all quartz countertop support assemblies including any plywood substrate, angles, wood structure, support, and brackets.
- 4) Install all interior/exterior hollow metal and steel doors.
- 5) Install all flush wood doors.
- 6) Install all door hardware sets.
- 7) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor is to install all standing trim, running trim, flush wood paneling and wainscots, panel molds, base molds, wood caps, wood cabinets, casings, chair rail, stainless countertops with edge/back splashes. Include all chair rails, wood base, hardware, locks, grommets, furring, shimming, anchors, and caulking of all woodwork.
- 2) Provide all labor, material and equipment required to install all interior architectural woodwork, casework, stainless steel countertops with edge/back splashes for a complete and finished interior architectural woodwork system.
- 3) Include all wood trim or framing components.
- 4) Include all manufactured wood casework, wood faced casework, plastic laminate faced casework, thermoset decorative panels, edge banding, solid surfacing, staining and finishing, caulking of all work to adjacent surfaces and materials, hardware, accessories, countertops, wall shelving and supports.
- 5) Include installation of all modesty panels, solid surfaced countertops and, windowsills as identified in the contract documents.
- 6) Include installation of all backsplashes, end splashes and, any inserts or clips required for undermount sinks/bowls, and metal countertop support brackets for stainless steel countertops.
- 7) Make ready cabinets for electrical, telephone, mechanical, or plumbing equipment, as may be noted on the contract documents. Drill holes and install grommets as required for electrical and plumbing.
- 8) This trade Contract responsible for all field verification of dimensions and conditions. Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements) and provide ample borders and edges to allow for subsequent scribing and trimming of casework and millwork for accurate fit.

- 9) Contractor shall provide protection of all stored work and finished work. Contractor shall cover completed work with 4-mil polyethylene film protective enclosure, applied in a manner which will allow easy removal and without damage to woodwork or adjoining work. Remove cover immediately before time of final acceptance.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) Provide all labor and misc. materials to install all doors & hardware as specified in the contract documents.
- 12) Include all wood doors, hollow metal doors, specialty doors, lead lined doors, finish hardware, hinges, pivots, lock & latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders & keys, and weather seals to provide a fully functioning door system as specified in the contract documents and door and hardware schedule.
- 13) Provide all labor to install all electrified hardware. Interconnections and final terminations by others. Leave whips/leads in an accessible location as directed by the CM.
- 14) Install all doors with construction cores to allow the building to be lockable during construction.
- 15) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 16) A representative from the successful bidder shall be present, record inventory, and sign off acceptance for all deliveries. Materials missing or damaged after delivery sign off and replacement thereof shall be the responsibility of this Trade Contract.
- 17) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 18) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 19) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 20) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 21) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 22) Coordination and phasing of work as required by Crossland Construction Co.
- 23) Include all ADA requirements applicable to system(s) and project.
- 24) Receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. Provide all labor to move material from staging area to final installation location.
- 25) Inventory and sort material for installation. Notify Construction Manager of any missing items within 48 hours of delivery.
- 26) The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 27) Include travel and mobilizations for field measuring.
- 28) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 29) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 30) Trade Contractor shall include a final clean of all materials installed by this contract.

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- 31) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 32) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 33) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 34) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 35) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 36) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 37) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.
2. Door Hardware to be provided by others.
3. Millwork, casework, and stainless-steel countertops to be provided by others.
4. Aluminum door and hardware installation to be by others.
5. Card readers and access controls to be installed by others.

Base Bid: Includes all items needed install a complete door, hardware, millwork, casework, and stainless-steel countertops package as detailed above.

Add Alternate:

1. Add Alternate #1 – Provide cost to install dimpled door frames in CMU walls.

TRADE CONTRACT

07A Roofing, Sheetmetal & Soffit Panels

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Removal and haul off of existing TPO roofing system and its components to be made ready for new TPO roof system installation.
- 2) Provide and install complete TPO roofing and insulation system at existing and remodel spaces.
- 3) Provide and install all scuppers, flashings, metal coping and parapet cap. Blocking by others.
- 4) Provide and install roof walkway pads as required.
- 5) Furnish and install roof hatches.
- 6) All miscellaneous patching and repair included.
- 7) Provide and install metal soffit panels. Framing, blocking, and sheathing by others.
- 8) Provide and install metal wall panels, soffit panels, and metal fascia.
- 9) Provide and install all metal panel z-girts and insulation required.
- 10) Provide and install gutters, downspouts and piedmont downspout adaptor (or approved equal) to grade.
- 11) Provide and install any cant framing/blocking required for this scope of work.
- 12) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish and install all pre-finished metal cap flashings, parapet caps, ridge caps, copings, base flashings, counter-flashings, cleats, trims, ridge flashings, sheet metal flashings, metal closure pieces, flashings and counter flashings for rooftop mounted equipment utility curbs, counter flashing, fasteners, expansion joints, and sheet metal.
- 2) Provide all work required for a complete, operational, and weather-tight roofing system per the contract documents. Include any light-weight concrete, insulation, cover board, metal flashings, counter flashings, scuppers, walk pads, metal reglets, gaps and coping and roof accessories.
- 3) Furnish and install all roof control joints, scuppers, expansion joints, expansion joint covers with zee closures & flashing membranes and flexible foam rods, gasketed fasteners, drape weep flashings and compressible insulation.
- 4) Include all clips, fasteners, sealants, paper slip sheet, underlayment, bedding compounds, reglet flashings, zee closures, field formed flashings, sub flashings, sheet metal pans, cleats, anchoring devices, metal cover plates, and miscellaneous required for complete, operational, and finished systems.
- 5) Furnish and install all stainless fasteners, neoprene washers, pop rivets, sealant, expansion joint cover, angle trim, and miscellaneous required for parapet caps.
- 6) Provide all tapered insulation required to provide positive drainage to the roof drains or gutters.
- 7) Trade Contractor shall thoroughly clean the roof of all debris, screws, nails, shavings, scraps, mud and miscellaneous materials. Include any paint touch up of scratched roofing.
- 8) Trade Contractor shall provide all flashing required at roof drains, curbs, and vertical surfaces. Roofer

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will be responsible to replace any covers, gratings, screws, or bolts that have to be removed to accomplish this Work. coordinate installation of work at roof drains with Plumbing Trade Contractor.

- 9) Trade Contractor shall provide continuous bead of sealant at each flashing and terminations of membrane as required for a watertight installation. Any flashing in roof system will be sealed by this trade contractor.
- 10) Provide protection of all surroundings including other finishes, concrete, landscaping, and buildings during installation of this work. Any and all costs associated with surroundings damaged during the work of this Contract will be the responsibility of this Contract.
- 11) Trade Contractor is responsible for all miscellaneous equipment required to receive, unload and install your work. Trade Contractor shall include all materials FOB jobsite.
- 12) Provide and remove temporary handrails, guardrails, and any safety measures required to meet OSHA guidelines or as directed by Construction Manager or the Owner around perimeter of roofs.
- 13) This Trade Contractor is responsible for all field verification of dimensions and conditions.
- 14) Daily cleanup, removal of all trash, debris, and excess materials of this trades material to be removed by this trade contract.
- 15) This Trade Contractor to coordinate all roof curb heights provided by other trade contracts.
- 16) Provide and install all cap flashing on top of any masonry or precast walls/perimeter.
- 17) This trade contractor to include OSHA approved hard warning line (cable or 2x4) around the perimeter of the building from the completion of the steel erection to the completion of the job. This trade contractor will need to include mobilization to the jobsite to set this up before their work starts.
- 18) Trade Contractor shall provide all labor, material and equipment to install all insulated and non-insulated metal soffit panels, and all associated flashings, battens, clips, fasteners, sealers and accessories for a complete and finished system.
- 19) Trade contractor shall include all sheet metal flashings and trims including all gutters, downspouts, parapet caps, copings, roof edge drainage systems, fascia's and, all trims/flashings to create a complete/watertight and finished appearance.
- 20) Trade Contractor shall thoroughly clean the roof of all debris, screws, nails, shavings, scraps and miscellaneous materials. Include any paint touch up or replacement of scratched roofing or panels.
- 21) Include all receiver pieces and metal trim pieces between metal panels and roofing, masonry, EIFS or other dissimilar materials.
- 22) Include all expansion joints associated with this scope of work.
- 23) All caulking around metal soffit panels to insure a water-tight product.
- 24) Trade Contractor shall replace or correct any panels with an "oil canning" effect that is outside industry standards or limits defined in the specifications or manufacturer standards.
- 25) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 26) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 27) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 28) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 29) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 30) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 31) Coordination and phasing of work as required by Crossland Construction Co.
- 32) Include all ADA requirements applicable to system(s) and project.

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- 33) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 34) Include travel and mobilizations for field measuring.
- 35) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 36) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 37) Trade Contractor shall include a final clean of all materials installed by this contract.
- 38) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 39) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 40) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 41) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 42) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 43) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 44) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed to furnish and install a complete roofing system package as detailed above.

Add/Deduct Alternate:

1. Alternate #1 – Provide alternate cost to furnish and install “wood look” metal panels at north patio screen wall.

TRADE CONTRACT

07B Joint Sealants & Waterproofing

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all fluid applied air/weather barrier.
- 2) Provide and install joint sealants to include slab on grade, masonry and windows/doors/dissimilar materials. Site paving joint sealants to be by others.
- 3) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall include all labor, material and equipment to install all caulking for all building joints, inclusive of masonry to masonry joints, masonry to EIFS joints, EIFS to metal joints, concrete floor joints, masonry to concrete joints, masonry control joints, concrete to concrete joints, and miscellaneous caulking/sealants as required to provide complete, finished, and watertight work.
- 2) Trade Contractor shall provide and install all backer rod, primers and bond breakers.
- 3) Trade Contractor shall provide all caulking and sealant of exterior hollow metal frames, including exterior and interior of frames, inclusive of hollow metal frames in masonry walls.
- 4) Trade Contractor shall provide and install fluid applied air/weather barrier at all exterior walls and soffits.
- 5) Trade Contractor shall clean any, and, all joints by power washing, vacuuming, blowing or whatever means required to make the joint ready to receive the work under this trade contract.
- 6) Trade Contractor is responsible for blocking or roping off work area(s) as necessary during cleaning, installation and curing of joints.
- 7) Disregard any plan notes stating what trades are responsible for certain scopes of work. Scopes of work are specified solely by the bid package(s).
- 8) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 9) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 10) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 11) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 12) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract
- 13) through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift

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work at no extra cost to Contractor as necessary to maintain the project schedule.

- 14) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.
2. Joint sealants at site paving.

Base Bid: Includes all items needed to furnish and install a complete joint sealant and waterproofing package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

07C EIFS

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install a complete drainable EIFS system package.
- 2) Provide and install all flashings at the base of EIFS system.
- 3) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all labor, material, and equipment to install a complete drainable EIFS system per plans & specifications.
- 2) Include all profiling and build out necessary to meet the details provided.
- 3) Trade Contractor responsible to furnish and install all fascia details as noted in the plans.
- 4) Include textures, finishes & colors as detailed in the plans/specs.
- 5) Include any caulking and expansion joints required in the EIFS system.
- 6) Include all trims & moldings, soffits, soffit vents, cornices, capitals, banding, flashing & caulking for complete system.
- 7) Provide and remove temporary handrails, guardrails, and any safety measures required to meet OSHA guidelines or as directed by CM or the Owner around perimeter of roofs.
- 8) This trade Contract responsible for all field verification of dimensions and conditions.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

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- 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 16) Coordination and phasing of work as required by Crossland Construction Co.
- 17) Include all ADA requirements applicable to system(s) and project.
- 18) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 19) Include travel and mobilizations for field measuring.
- 20) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 21) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 22) Trade Contractor shall include a final clean of all materials installed by this contract.
- 23) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 24) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 25) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 26) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 27) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 28) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 29) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed to furnish and install a complete EIFS package as detailed above.

Add/Deduct Alternate:

1. Alternate #1 – Provide alternate to furnish and install EIFS system in lieu of cast stone per A-203.

TRADE CONTRACT

08A Doors, Frames & Hardware - Supply

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish all interior/exterior hollow metal door frames.
- 2) Furnish all interior/exterior hollow metal and steel doors.
- 3) Furnish all flush wood doors.
- 4) Furnish all door hardware sets mechanical and electrical.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish all doors, frames, & hardware associated with the project, except Aluminum doors and frames.
- 2) Furnish all doors including, but not limited to: wood doors, hollow metal doors, steel doors, storm doors, & composite doors.
- 3) Furnish all frames including, but not limited to: hollow metal, steel, storm, rated, hollow metal window frames, & hollow metal cased openings.
- 4) Furnish all hardware as listed in the hardware schedule. Include all hinges, pivots, lock and latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders and keys, power supplies, electrified hardware, anchors, astragals, glazing stops, door silencers, and weather sealants.
- 5) Furnish all doors with construction cores to allow the building to be lockable during construction. Include final keying for all locks and cylinders to existing or new system.
- 6) Include pre-finishing of doors as specified.
- 7) Furnish all electric, hardware, devices and power supplies.
- 8) All materials to be shipped FOB jobsite. Materials to be unloaded and placed in a location as directed by the CM with dunnage included.
- 9) Creation of the submittal package shall include coordination between the architectural plan pages and the applicable schedules. Discrepancies between the two shall be provided to the CM in RFI format. Failure to do so will result in replacement of the material in question at no expense to the owner or CM.
- 10) Trade Supplier to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; samples, product data, shop drawings, calculations, certifications, warranties etc.

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Exclusions:

1. This project is tax exempt.
2. Installation.

Base Bid: Includes all items needed furnish a complete door and hardware package as detailed above.

Add Alternate:

1. Add Alternate #1 – Provide cost to dimple all door frames to be installed in CMU walls.

TRADE CONTRACT

08B Glass & Glazing

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install interior and exterior storefront walls, doors, and windows.
- 2) Provide all storefront hardware as scheduled and identified to be provided by aluminum door supplier.
- 3) Install all storefront door hardware including that scheduled to be provided by others.
- 4) Provide and install mirrors and accessories for fitness center.
- 5) Provide and install glazing for sidelights, door lites and interior windows.
- 6) Provide and install Crossland Construction required sub sill with end dams at all exterior storefronts.
- 7) Provide and install all sill, jamb, and head flashings at exterior storefront door and window frames.
- 8) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all labor, material and equipment to install all aluminum storefronts, windows, doors, glass & glazing, weather stripping, interior/exterior caulking and flashings required for a complete, operational and weather tight system.
- 2) Include all aluminum doors, hardware, silencers, glass, glass stops for aluminum doors, compression insulation, glass in wood doors and hollow metal frames.
- 3) Install all hardware for aluminum doors. Hardware to be supplied by door trade contractor
- 4) Provide construction core for use during construction. Final cores will be provided by the door hardware trade contract.
- 5) Furnish and install all glass in wood doors, hollow metal doors, hollow metal frames.
- 6) Include all caulking for aluminum frames both inside and out.
- 7) Include all one-way mirrors.
- 8) All equipment, freighting, & permits required to deliver material to jobsite.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

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- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 16) Coordination and phasing of work as required by Crossland Construction Co.
- 17) Include all ADA requirements applicable to system(s) and project.
- 18) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 19) Include travel and mobilizations for field measuring.
- 20) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 21) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 22) Trade Contractor shall include a final clean of all materials installed by this contract.
- 23) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 24) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 25) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 26) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 27) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 28) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 29) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed furnish and install a complete glass and glazing package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

08C Overhead Doors

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install (4) 16'x 14' overhead sectional doors type OH1.
- 2) Provide and install (4) 14' x 14' overhead sectional doors type OH2.
- 3) Provide and install overhead door operators as required. Power to be provided by others.
- 4) All low voltage wiring to be in conduit provided by others.
- 5) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all labor, material and equipment to furnish and install all overhead sectional doors.
- 2) Trade Contractor to include all door curtains, slats, insulation, gasket seals, end-locks, wind-locks, bottom bars, astragals, jamb guides, hoods, locking devices, weather seals, counterbalance mechanisms, brackets, electric door operators (wiring by Electrical Trade Contractor), motors, limit switches, control stations, disconnects and accessories for a complete and fully functional door/grille.
- 3) Include, furnish and install of all metal or wood blocking required to mount guides, motors or hood enclosures.
- 4) Trade Contractor responsible for door and grille finishes per specifications.
- 5) Trade Contractor to include all hardware and components.
- 6) Trade Contractor to include attaining all field dimensions prior to order and installation of all doors.
- 7) Trade Contractor to protect all adjacent finishes during installations.
- 8) Include testing of all work for proper operation after installation and during owner final walk thru to be included.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the

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Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule. Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.

- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed to furnish and install a complete overhead coiling door package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

09A Drywall & Acoustical

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install all framing, insulation and sheathing exterior walls.
- 2) Provide and install all framing, insulation, sheathing and sheetrock interior walls.
- 3) Provide and install all tape, bed and finishing of all sheetrock.
- 4) Provide and install all fire, smoke, and acoustical sealants.
- 5) Install hollow metal frames in framed walls. Hollow metal frames provided by others.
- 6) Provide and install all framing and sheetrock at hard lid ceilings and fur downs.
- 7) Provide and install all ACT ceilings.
- 8) Provide and install all ceiling tile.
- 9) Provide and install FRP and accessories.
- 10) Provide and install corner guards as specified.
- 11) Provide and install all in wall wood blocking and backing as required for all TV's, toilet/bath/laundry accessories, cabinets, specialties, and any other required items.
- 12) Provide and install all roof parapet blocking and sheathing.
- 13) Provide and install all mezzanine joists as detailed.
- 14) Provide any delegated design engineering as identified in the contract documents for metal stud framing assemblies.
- 15) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases.
New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to provide all labor, material and equipment to install all interior stud wall framing, exterior stud wall framing, structural studs, metal channel, ceiling framing, hat channel framing, batt insulation, gypsum board, high impact, moisture resistant, cement board gypsum board, exterior sheathing, air barriers, tape & bed, acoustical sealants, fasteners, suspension systems, gypsum board ceilings and acoustical ceilings as required for a complete and finished system.
- 2) Trade Contractor to include all layout for metal stud framing, and, bracing of metal stud walls as required.
- 3) Coordinate with other trades all openings from ductwork, piping and cable trays. If not coordinated this Trade Contractor is responsible to modify framing accordingly. Cut gypsum board tightly around all penetrations unless trade contractors cut opening after walls have gypsum board installed.
- 4) Trade contractor to provide and install all fabric wrapped acoustical panels when applicable.
- 5) Provide and install any expansion joints in framing system. Include all expansion joint covers and assemblies to be installed in gypsum board walls and gypsum board or acoustical ceilings.
- 6) Include all drywall control joints and reveals.
- 7) Include all foamed in place insulation at all exterior wall crevices, between walls and metal decking and

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- junctions between walls. Include top of CMU filler.
- 8) Trade Contractor to provide and install all insulation and sound insulation as required.
 - 9) Trade contractor to include and install all fire treated wood blocking in correct locations for architectural woodwork, future TV's, mirrors, toilet partitions, marker boards, tack boards, smart boards, toilet accessories, exterior building signage, windows, chair rail, lockers, storage bins, fire extinguisher cabinets, water fountains, and overhead coiling doors.
 - 10) Trade contract to provide and install all gypsum soffits and furr downs.
 - 11) Provide all slide clips, studs, tracks, top track, metal trims, runners, channels, expansion tracks, fasteners, and welding shim studs as required to achieve straight, plumb walls.
 - 12) Trade Contractor shall check and review all work in which this Trade Contractor's work attaches.
 - 13) Treat all joints, nail heads, and other depressions in the surface of the wallboard, in accordance with the recommended manner, with a taped joint system by the gypsum wallboard manufacturer and as per the contract documents.
 - 14) Furnish and install all wood blocking for roof systems and under parapet cap flashings, behind metal fascia's, plywood at parapets and, any other wood associated with the metal or roofing system.
 - 15) Install all hollow metal frames in framed walls. (Frames to be provided by others).
 - 16) Furnish and install access panels as necessary for, and, to adjust/offset framing as required for structure, mechanical, plumbing, and electrical systems as approved by Architect and Construction Manager.
 - 17) Furnish and install plywood in any mechanical/data/electrical/IT rooms as shown.
 - 18) Furnish and install fire resistant plywood on back side of parapet walls.
 - 19) Provide and install exterior gypsum sheathing under soffit panels and overhangs.
 - 20) Fire rated and nonrated caulking at top and bottom of wall types as shown.
 - 21) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
 - 22) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
 - 23) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
 - 24) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
 - 25) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
 - 26) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
 - 27) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
 - 28) Coordination and phasing of work as required by Crossland Construction Co.
 - 29) Include all ADA requirements applicable to system(s) and project.
 - 30) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
 - 31) Include travel and mobilizations for field measuring.
 - 32) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
 - 33) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
 - 34) Trade Contractor shall include a final clean of all materials installed by this contract.

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- 35) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 36) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 37) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 38) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 39) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 40) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 41) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed to furnish and install a complete gypsum assembly and acoustical ceiling package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT 09B Flooring & Wall Tile

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish and install all carpet tile.
- 2) Furnish and install all luxury vinyl tile.
- 3) Furnish and install rubber athletic floor tile.
- 4) Furnish and install all floor and wall porcelain tile.
- 5) Furnish and install all trims and transitions as required.
- 6) Furnish and install rubber base, porcelain floor tile base, and seamless floor base.
- 7) Furnish and install seamless resin flooring.
- 8) Furnish and install shower wet wall panel including waterproofing.
- 9) Furnish and install all static dissipative tile.
- 10) Furnish and install all walk-off carpet.
- 11) Furnish and install linoleum wall covering at exercise room with associated Schluter trim.
- 12) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to furnish and install all VCT, SDT, resilient flooring, rubber base, porcelain wall tile, porcelain floor tile, carpet, linoleum wall covering, and all miscellaneous work required for a complete and finished installation.
- 2) Trade Contractor shall provide all grout, base, and trim as required for a complete and finished porcelain tile system. If applicable Trade Contractor shall provide all rock and glass tile, base, and trim as required for complete and finished porcelain tile systems.
- 3) Provide patterning in all applications as shown/indicated in contract documents.
- 4) Trade Contractor shall provide all resilient sheet flooring, resilient floor coverings, carpet floor covering, rubber base/tile, and miscellaneous work required for a complete and finished systems.
- 5) Furnish and install all carpet, sub floor filler, adhesive, edge strips, Schluter trim, transition strips, seaming cement, and miscellaneous as required for complete and finished systems.
- 6) Include all floor preparation; including floor filler, floor leveling compound, adhesive primer, trim, grout, sealants, solid surfacing thresholds, installation adhesives, trim, and miscellaneous materials required for complete and finished systems.
- 7) Include floor and wall waterproofing for shower applications for a complete watertight system.
- 8) Include all epoxy grout, epoxy mortar bed, mortar bed, mortar bed bond coat, and miscellaneous for complete and finished systems.
- 9) Furnish and install all VCT, static dissipative tile, sub floor filler, adhesive, edge strips, seaming cement, and miscellaneous as required for complete and finished systems.

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- 10) This trade contract to install rubber tread and risers at the stage stairs as indicated in the plans.
- 11) Provide all certified test reports, certifications, samples, shop drawings, and miscellaneous as required by contract documents.
- 12) Include all rubber bases on casework, cabinets, and equipment where indicated.
- 13) This Trade Contractor shall pay for an independent firm to perform inspection and testing of substrates as defined in the specification.
- 14) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 15) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 16) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 17) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 18) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 19) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 20) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 21) Coordination and phasing of work as required by Crossland Construction Co.
- 22) Include all ADA requirements applicable to system(s) and project.
- 23) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 24) Include travel and mobilizations for field measuring.
- 25) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 26) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 27) Trade Contractor shall include a final clean of all materials installed by this contract.
- 28) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 29) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 30) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 31) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 32) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 33) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 34) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

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Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed to furnish and install a complete flooring and wall tile package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

09C Painting

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Material and labor for all exterior painting.
- 2) Material and labor for painting of interior drywall partitions and drywall ceilings.
- 3) Material and labor for CMU partitions including block fill and epoxy paint.
- 4) Material and labor to paint all exposed structure as required.
- 5) Material and labor to paint all doors, frames, and windows.
- 6) Material and labor for sealing of exposed concrete floors.
- 7) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contract to include all labor, material and equipment for all painting including but not limited to the painting of all gypsum board walls, gypsum board ceilings, block filler at CMU, deck and ceiling structure, exposed MEP, hollow metal doors and frames, pipe bollards, metal handrails and guardrails, exterior structure, canopies and all exposed structure.
- 2) All exposed steel structure, non-acoustic decking, and, ductwork to be painted at all exposed ceiling locations, unless noted otherwise; refer to reflected ceiling plan.
- 3) Painting all non-prefinished wood doors and doors as shown.
- 4) Preparation of all doors, walls and ceilings as required providing a completed and acceptable finished product. Includes any scraping, cleaning, priming, bonding and caulking as required to provide a complete and finished product.
- 5) Include all sealed concrete and epoxy paint as noted in the plans and specifications.
- 6) Include protection and cleanup of all floors and other adjacent materials from paint or overspray.
- 7) Trade Contractor shall provide all touch-up work prior to, and after, the painting is completed.
- 8) Trade Contractor shall remove or protect all electrical plates, hardware, light fixtures, escutcheons, and fittings prior to painting.
- 9) Trade Contractor shall caulk all hollow metal door and window frames to sheetrock for a smooth and finished transition.
- 10) Cover all HVAC return air grilles and fire sprinkler heads to protect from overspray.
- 11) Include all painting of steel pipes, bollards, exposed steel joist, and any misc. exposed steel.
- 12) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 13) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 14) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.

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- 15) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 16) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 17) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 18) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 19) Coordination and phasing of work as required by Crossland Construction Co.
- 20) Include all ADA requirements applicable to system(s) and project.
- 21) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 22) Include travel and mobilizations for field measuring.
- 23) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 24) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 25) Trade Contractor shall include a final clean of all materials installed by this contract.
- 26) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 27) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 28) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 29) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 30) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 31) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 32) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed furnish and install a complete painting package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

10A Specialties - Supply

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish all bathroom accessories and mirrors.
- 2) Furnish stainless 2 compartment sink.
- 3) Furnish mop/broom holder.
- 4) Furnish ideal shield bollard plastic sleeves.
- 5) Install all fire extinguishers, cabinets, and accessories.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish all visual display surfaces, markerboards, tack boards, lockers, fire extinguishers & cabinets, toilet partitions, toilet accessories, bath accessories, laundry accessories, mop and broom holders, and flagpole as required for a complete and finished package.
- 2) Include all toilet, bath and laundry accessories including all mirrors, toilet tissue dispensers, paper towel dispensers, grab bars, sanitary napkin dispensers, shower curtains, shower rods, folding shower seats, towel pins, towel hooks, coat hooks, toilet seat cover dispensers, waste receptacle trim, baby changing stations, mop and broom holders, utility shelves and all fasteners & anchors.
- 3) Furnish flagpoles, metal collars, flagpole sleeves and all components and accessories per the contract documents. Flagpole concrete foundation to be installed by others.
- 4) Include all personnel lockers including all base blocking, frames, doors, hardware, base steel, handles, latches, identification plates, sloping tops, filler panels, boxed end panels, clothes hooks, bench tops & pedestals. Include all fasteners and accessories for a complete and finished system.
- 5) Include all fire extinguishers, brackets, cabinets, hose valve cabinets, including all trims, glazing, hardware, locks & accessories. Include all tagging/inspections of fire extinguishers. Include coordination of determining what size recessed cabinet is to be installed in each location to properly fit each wall type.
- 6) Trade supplier is responsible for all equipment, freighting, & permits required to deliver material to jobsite.
- 7) All materials to be shipped FOB jobsite. Materials to be unloaded and placed in a location as directed by the CM with dunnage included.
- 8) Creation of the submittal package shall include coordination between the architectural plan pages and the applicable schedules. Discrepancies between the two shall be provided to the CM in RFI format. Failure to do so will result in replacement of the material in question at no expense to the owner or CM.
- 9) Trade Supplier to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; samples, product data, shop drawings, calculations, certifications, warranties etc.

Exclusions:

1. This project is tax exempt.
2. PPE gear lockers and accessories.
3. SCBA cylinder storage rack.

Base Bid: Includes all items needed to furnish a complete specialties package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

10B Specialties - Installation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Install all toilet accessories.
- 2) Install all bath accessories.
- 3) Install all laundry accessories.
- 4) Install all mop racks.
- 5) Install all stainless-steel frame restroom vanity mirrors.
- 6) Install all visual display units.
- 7) Install all fire extinguishers, cabinets, and accessories.
- 8) Install all wire shelving.
- 9) Install flagpole.
- 10) Install ideal shield bollard plastic sleeves.
- 11) Install personnel lockers.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Install all visual display surfaces, markerboards, tack boards, lockers, fire extinguishers & cabinets, toilet partitions, toilet accessories, bath accessories, laundry accessories, mop and broom holders, and flagpole as required for a complete and finished package.
- 2) Install all toilet, bath and laundry accessories including all mirrors, toilet tissue dispensers, paper towel dispensers, grab bars, sanitary napkin dispensers, shower curtains, shower rods, folding shower seats, towel pins, towel hooks, coat hooks, toilet seat cover dispensers, waste receptacle trim, baby changing stations, mop and broom holders, utility shelves and all fasteners & anchors.
- 3) Install flagpoles, metal collars, flagpole sleeves and all components and accessories per the contract documents. Flagpole concrete foundation to be installed by others.
- 4) Install all personnel lockers including all base blocking, frames, doors, hardware, base steel, handles, latches, identification plates, sloping tops, filler panels, boxed end panels, clothes hooks, bench tops & pedestals. Include all fasteners and accessories for a complete and finished system.
- 5) Install all fire extinguishers, brackets, cabinets, hose valve cabinets, including all trims, glazing, hardware, locks & accessories. Include all tagging/inspections of fire extinguishers. Include coordination of determining what size recessed cabinet is to be installed in each location to properly fit each wall type.
- 6) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 7) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 8) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall

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be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

- 9) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 10) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 11) Coordination and phasing of work as required by Crossland Construction Co.
- 12) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 13) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 14) Trade Contractor shall include a final clean of all materials installed by this contract.
- 15) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.

Exclusions:

1. This project is tax exempt.
2. PPE gear lockers and accessories.
3. SCBA cylinder storage rack.

Base Bid: Includes all items needed to furnish a complete specialties package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

10C Exterior Signage

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish and install exterior building signage as per building elevations A-201.
- 2) Furnish and install shelter signage per detail 1/I-101.
- 3) Furnish and install interior signage per signage plans.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide and install all required mounting devices, accessories, and fasteners necessary for the complete installation of the signage.
- 2) Finish and color shall be as specified in the contract documents.
- 3) Trade Contractor shall handle, ship, and store materials in such a manner that it will not be damaged or deformed. Upon receipt, all material having defects that may affect serviceability of use for the intended purpose or appearance will be rejected, shall not be used, and shall be replaced immediately by this Trade Contractor at no additional cost.
- 4) Trade Contractor shall provide all labor, on-site supervision, services, material, equipment, tools and supplies necessary for or incidental to the complete installation of all signage in strict compliance with the approved submittals, construction documents, and manufacturer's installation instructions.
- 5) Contractor shall be responsible for verifying in-place construction and primary supports. Report, in writing to Construction Manager and Architect any conditions detrimental to proper and timely completion of work in accordance with the project specifications.
- 6) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 7) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 8) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 9) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 10) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 11) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.

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- 12) Coordination and phasing of work as required by Crossland Construction Co.
- 13) Include all ADA requirements applicable to system(s) and project.
- 14) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 15) Include travel and mobilizations for field measuring.
- 16) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 17) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 18) Trade Contractor shall include a final clean of all materials installed by this contract.
- 19) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 20) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 21) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 22) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 23) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 24) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 25) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed to furnish and install a complete exterior signage package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

10D PPE Gear Lockers & Accessories

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Supply and install (24) Gear Grid turnout gear lockers ELKR with support frame and turn out gear accessories as specified. Base bid should include at least 2 adjustable shelves, 3 apparel hooks and wire gridback panels, 1 stainless steel hanger, top storage shelf, gear hanger horizontal rod.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor is responsible for all equipment, freighting, & permits required to deliver material to jobsite.
- 2) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 3) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 4) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 5) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 6) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 7) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 8) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 9) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.

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- 10) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed furnish and a complete turnout gear locker/accessory and SCBA cylinder storage package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

11B Vehicle Exhaust Ventilation

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish and install Plymovent vehicle exhaust ventilation system in apparatus bay addition as specified and detailed in contract documents.
- 2) The duct sizing and layout to be by Plymovent, size and routing shown is schematic. Design and proper functionality is the responsibility of this contractor.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 2) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 3) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 4) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 5) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 6) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 7) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 8) Coordination and phasing of work as required by Crossland Construction Co.
- 9) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddled.
- 10) Include travel and mobilizations for field measuring.
- 11) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 12) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's

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expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.

- 13) Trade Contractor shall include a final clean of all materials installed by this contract.
- 14) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 15) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 16) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 17) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 18) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed furnish and install a vehicle exhaust ventilation package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

12A Window Treatments

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish and install WT, WT2, WT3, and WT3(A) roller window shades as specified and detailed in contract documents.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall include all labor, material and equipment to install all roller window shades as shown in the contract documents.
- 2) Include all bead chains, rollers, fascia, fabric, hardware, closure panel, wall clips, side channels, and associated accessories for complete installation.
- 3) Include all roller window shades, brackets, fabrics, bottom bars, end caps and all components and accessories.
- 4) Include site visits as necessary for field dimensioning.
- 5) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 6) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 7) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 8) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 9) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 10) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 11) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 12) Coordination and phasing of work as required by Crossland Construction Co.
- 13) Include all ADA requirements applicable to system(s) and project.
- 14) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 15) Include travel and mobilizations for field measuring.

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- 16) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 17) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 18) Trade Contractor shall include a final clean of all materials installed by this contract.
- 19) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 20) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 21) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 22) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 23) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 24) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 25) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed furnish and install a complete window treatment package as detailed above.

Add/Deduct Alternate:

1. N/A

TRADE CONTRACT

21A Fire Protection

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Fire protection make safe for phase 2 demolition to be included in this scope of work. Fire suppression system for phase 1 must be active prior to demolition of phase 2 remodel.
- 2) Include all design, permitting, labor, material, and testing for complete and fully operational fire suppression system as per plans, specifications, and NFPA 13 requirements.
- 3) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all work required for a complete, operational, and finished fire protection and sprinkler system. Work shall include any, and, all piping, fittings, sprinkler heads, supports, anchors, shields, hangers, anchor bolts, flashing, escutcheons, caulking, fire stopping, alarm devices, low voltage wiring, testing, and miscellaneous required for a finished and, operational system.
- 2) Work shall include all cleanouts, backflow preventers, shock absorbers, thermometers, expansion tanks, stands, supports, and miscellaneous required for a complete, finished, and operational systems.
- 3) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
- 4) Provide and install fire pump with Automatic Transfer Switch if required.
- 5) This Trade Contractor shall be responsible for coring any and all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough in shall be the responsibility of this Trade Contractor.
- 6) Sprinkler heads are to be centered in ceiling tiles by two directions.
- 7) This Trade Contractor shall coordinate with all other above ceiling trades to insure a complete system of all trades.
- 8) Trade Contractor shall prime coat exposed steel hangers and supports as required.
- 9) Furnish and install all vibration isolation and seismic bracing required by plans and specifications and local and state code for this work.
- 10) Provide and install the Fire Department Connection.
- 11) Layout, furnish and install all sleeves through concrete and masonry.
- 12) All offsets as required to coordinate with other trades.
- 13) Furnish and install any, and, all access panels as required by this work.

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- 14) Provide all temporary protection of sprinkler heads.
- 15) Provide all labeling, marking, and identification as required for work provided by this Trade Contract.
- 16) Provide all supporting devices as required for work provided under this Trade Contract.
- 17) Trade Contractor shall re-finish and touchup all equipment installed as part of this work as required.
- 18) Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract. It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 19) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 20) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 21) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 22) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 23) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 24) Coordination and phasing of work as required by Crossland Construction Co.
- 25) Include all ADA requirements applicable to system(s) and project.
- 26) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 27) Include travel and mobilizations for field measuring.
- 28) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 29) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 30) Trade Contractor shall include a final clean of all materials installed by this contract.
- 31) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 32) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 33) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 34) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 35) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 36) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 37) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all items needed furnish and install a complete fire protection package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

22A Plumbing

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Plumbing make safe for phase two demolition to be included in this scope.
- 2) Provide and install trench drains at apparatus bay. Coordinate drain installation with concrete contractor.
- 3) Provide and install all water closets, urinals, and lavatories.
- 4) Provide and install all electric water coolers with bottle filling station.
- 5) Provide and install all floor drains.
- 6) Provide and install shower components including drain/pan, shower heads and valves.
- 7) Provide and install all compartment sinks and janitor/service sinks.
- 8) Provide and install all faucets.
- 9) Provide and install garbage disposals.
- 10) Provide and install all washer boxes and ice boxes.
- 11) Install residential appliances. Appliances supplied by others.
- 12) Provide and install eye wash stations.
- 13) Provide and install hand wash sinks and boot wash stations.
- 14) Provide and install gas fired water heater(s) to serve all new plumbing fixtures. Extend flue and vent to roof and terminate.
- 15) Provide and install recirculating pump, expansion tank and mixing valves.
- 16) Provide and install all gas piping connections to equipment as needed.
- 17) Provide and install all plumbing hookups to building equipment as needed.
- 18) Provide and install all air compressor piping, drops and hose reels.
- 19) Provide and install water hose reels.
- 20) Provide and install all waste and vent piping as scheduled for a complete system.
- 21) Provide all install all water, gas, and air piping as scheduled for a complete system.
- 22) Provide and install all fixtures, pumps, connections, and water heaters as schedule.
- 23) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases.
New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to provide all labor, material and equipment to furnish and install all plumbing fixtures, plumbing specialties, water piping, water treatments, sanitary waste, vent piping, roof drainage piping, natural gas piping, water heaters, mechanical identification, recirculating pumps, grease interceptors, floor and roof drains, solids interceptors, piping, pipe expansion fittings and loops, supports, equipment, roof drain piping and underground piping to existing storm system, insulation, under-slab drainage required for complete, operational, and finished plumbing systems.
- 2) Trade Contractor to include all piping, fittings, sleeves, valves, escutcheons, expansion joints, framing

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- systems, hanger shield inserts, pipe stands, pipe positioning systems, equipment supports, alignment guides, fasteners, hangers, supports and all associated structural steel and grout alignment guides for this scope of work.
- 3) Trade Contractor shall include all electric and fuel fired water heaters, drain pans, piping, regulators, expansion tanks, shock absorbers, venting, supports, anchors, burners, shut off valves and all components and accessories.
 - 4) Trade Contractor to furnish and install all fixtures, water closets, urinals, lavatories, sinks, electrical water coolers, service sinks, mop basins, drinking fountains, showers, bathtubs, washer boxes, emergency eye wash stations, recirculating pumps, electric water coolers, water heaters, faucets, flushometers, toilet seats, protective shielding guards, fixture supports, emergency showers and all associated components and accessories.
 - 5) Trade Contractor shall include all design work associated for a complete, finished, and, operational system. System to be designed to meet all local, state, and, national codes as well as the requirements set forth in the contract documents.
 - 6) Trade Contractor to include all condensate piping, meters, gages, thermometers, test plugs and thermowells.
 - 7) Include all identification, equipment labels, warning signs, pipe labels, direction arrows, stencils, valve tags and warning tags.
 - 8) Include all insulation including foam insulation, cellular glass, flexible elastomeric, mineral fiber, cements, adhesives, mastics, joint sealants, jackets, fabric reinforced mesh, field applied jackets, tapes, securements and corner angles.
 - 9) Include all domestic water piping and water pumps including all vacuum breakers, backflow preventers, valves, mixing valves, strainers, hose bibs, hydrants, drain valves, water hammer arrestors, trap seal primer valves and regulators. Include connection of site water piping to 5' beyond building perimeter (site water trade contractor pipes all site water to within 5' of building).
 - 10) Include all sanitary waste and vent piping including all piping, fittings, gaskets, couplings, floor drains, sleeve flashings and vent caps.
 - 11) Include all sump pumps, sump pump basins, covers and connectors.
 - 12) Install systems, material and equipment level and plumb, parallel and perpendicular to other building systems.
 - 13) Routing and concealing of all water, sanitary sewer, and storm sewer as required by the contract documents, for an aesthetically pleasing appearance.
 - 14) Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.
 - 15) Purging and disinfecting as required.
 - 16) Include all acid neutralization tanks and associated piping and limestone chips.
 - 17) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
 - 18) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
 - 19) Settlement of trenches associated with this scope of work to be repaired by this trade contractor.
 - 20) Include all excavation, suitable bedding material, backfilling, compaction and final grading at disturbed area to within +/- one tenth of final specified grades.
 - 21) Trade Contractor shall immediately remove all excess materials (spoils) from Work areas to a location designated by the Construction Manager. Any spoils damaged, overly wet, contaminated, or not suitable for backfill or fill will be this Trade Contractor's responsibility to remove to an offsite location. Trade Contractor shall be responsible for coordinating, spreading, and compacting materials (spoils) into finished work.
 - 22) Include all site underground and building natural gas piping as well as all gas connections to equipment, valves, regulators, roof piping to HVAC equipment, meters, regulators, supports, unions, reducers, concrete bases and shut offs. Coordinate with ONG for location of site gas meter.
 - 23) Include all foundation, elevator pit piping and under-slab drainage piping per plans.
 - 24) Include installation of all kitchen and, or, culinary floor troughs and grates, furnish and install temporary plywood covers and associated piping as per the kitchen plans and specifications.

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- 25) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
- 26) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
- 27) Include all Ansul fire system piping, water supply lines, reducers and associated fittings and components at kitchen hoods as identified in the kitchen plans / specifications.
- 28) Furnish and install food disposal systems, grease interceptors, internal air relief bypass, cleanouts, baffles, trap seals, gasketing and fittings.
- 29) Furnish and coordinate with other Trades all penetrations through grade beams and foundations.
- 30) Include access panels for all work under this scope where required.
- 31) Trade Contractor shall re-finish and touch-up all equipment installed as part of this work as required.
- 32) Work shall include caulking, fire caulking, and sealing of all penetrations made by the execution of the work provided by this Trade Contractor.
- 33) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 34) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 35) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 36) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 37) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 38) All work included in this trade contract shall be according to the project/progress schedule provided by the Construction Manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 39) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 40) Coordination and phasing of work as required by Crossland Construction Co.
- 41) Include all ADA requirements applicable to system(s) and project.
- 42) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 43) Include travel and mobilizations for field measuring.
- 44) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 45) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 46) Trade Contractor shall include a final clean of all materials installed by this contract.
- 47) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 48) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 49) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 50) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 51) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.

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- 52) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 53) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

- 1. This project is sales tax exempt.

Base Bid: Includes all items needed furnish and install a complete plumbing package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

23A HVAC

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) HVAC make safe for phase two demolition to be included in this scope.
- 2) Provide and install all RTU's, DOAS, gas furnaces, boilers/boiler pumps, and condensing units scheduled on MP-101/MP-102.
- 3) Provide and install all exhaust fans, mini splits, kitchen hood, HVLS fan, and Grilles/Registers/Diffusers scheduled on MP-101/MP-102.
- 4) Provide and install all RTU curbs.
- 5) Provide and install a complete radiant floor heating system as shown on M-301. Radiant floor panels are required to ensure piping stays in place during concrete placement. HVAC representative to be on site during slab on grade pours to monitor system and ensure no leaks develop. Existing radiant heating system in existing apparatus bays will remain and is to be protected.
- 6) Provide and install all ductwork shown on M-101 & M-102.
- 7) Provide and install discharge duct for Plymovent system. Tie new duct work onto existing Plymovent exhaust fan.
- 8) Provide and install all roof curbs.
- 9) Provide and install all dryer vents.
- 10) Provide and install all thermostats and controls.
- 11) Include test and balancing of system.
- 12) Provide and install a building monitoring system.
- 13) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all packaged heating and cooling units, air-to-air energy recovery units, ductless split systems, fan coil units, AHUs, RTUs and rooftop units.
- 2) Provide all work required for a finished and operational heating, ventilating, and air conditioning system. Include phasing, delivery, off-loading, setting, adjusting, lifting, rigging, storage, and clean up as required to provide complete, finished and operational systems.
- 3) Furnish and install all heat pumps, variable air volume terminal units, unit heaters, integral electric heating coils, factory mounted electronic controls, fan powered terminals with electric heat, and misc. accessories required for complete, operational and finished systems.
- 4) Provide all ductwork system insulation and jacketing, condensate line insulation, refrigerant line insulation/jacketing, duct insulation/jacketing, grease duct insulation/jacketing, fire master blankets, and miscellaneous as required for complete finished and operation systems.
- 5) Furnish and install all ductwork accessories, dampers, volume control dampers, fire dampers, back draft dampers, air turning devices, flexible duct connections, duct access doors, duct test holes, smoke dampers, access doors, U-belt drives, drip pans, metal supports, wood supports, anchors hardware, access

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- doors, flexible connections, mounting angles, duct connections, supports, closure plates, anchors, connections, registers, diffusers, grilles, louvers, bird screen, and miscellaneous accessories required for a complete, operational and finished systems.
- 6) Trade Contractor shall provide all HVAC piping, refrigerant piping, expansion tanks, heat trace, checks, valves, stands, and miscellaneous required for complete, finished and operational systems.
 - 7) Trade Contractor shall furnish and install all make-up air units, heat exchangers, pumps, fan powered boxes, fans, VFDs and miscellaneous required for complete, operational, and finished systems.
 - 8) Furnish and install all curbs, roof curbs, flashings, roof flashing, boots, roof boots, and wall flashings for Work provided by this Trade Contract as required for complete, finished, and operational systems.
 - 9) Provide all power and gravity ventilators, louvers, roof mounted and wall mounted exhaust fans/relief fans, roof and wall mounted supply fans, propeller fans, in-line fans, relief roof hoods, intake roof hoods, and all Work associated as required to provide complete, finished and operational systems. This Trade Contractor will be responsible for cutting any louvers into existing walls.
 - 10) Trade Contractor shall provide all noise, vibration control, and vibration isolation required for this work.
 - 11) Trade contractor to include demolition or removal of existing equipment & pipe as shown.
 - 12) Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract.
 - 13) Trade Contractor shall include all design work associated for a complete, finished, and, operational system. System to be designed to meet all local, state, and, national codes as well as the requirements set forth in the contract documents.
 - 14) Trade Contractor shall include all work required for complete, finished, and rated wall, floor, and ceiling penetrations.
 - 15) This Trade Contract shall be responsible for coring any/all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, sleeves, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.
 - 16) Trade Contractor shall provide testing and balancing of air moving equipment, air distribution, and exhaust systems. Trade Contractor shall be present to supervise the balancing and adjustment of these systems. All testing and balancing to be performed by an approved testing agency. Testing and balancing reports, and re-testing as needed. Operator training will also be this Trade Contractor's responsibility.
 - 17) Trade Contractor shall provide wiring diagrams and temperature control drawings of all equipment furnished to the Electrical Contractor.
 - 18) Provide all control systems including all valves, dampers, thermostats, clocks, sensors, controllers, instrument wells, valve bodies, dampers, transmitters, low-voltage control system, operator interface, networking/communications, facilities management system, standalone
 - 19) Contractor shall include cleaning all diffusers, registers, and grilles prior to Owner occupancy or as directed by the Construction Manager.
 - 20) Include cleaning exterior of all ductwork and fittings, and removal of all tags, markings and stitches exposed to view.
 - 21) Provide all testing equipment, extra material and supplies as defined by the contract documents.
 - 22) Include all offsets as required to coordinate with other trades. Provide all labeling mechanical identifications, pipe markers, line markers, valve tags, valve schedule frames, signage, lettering, graphics, nameplates and miscellaneous as required for complete, finished and operational systems.
 - 23) Provide all supporting devices, steel plate, shapes, bars, trapezes, hangers, clamps, hanger rods, building attachments, saddles, shields, supports and anchors as required for execution of the work and as required for complete, finished, and operational systems.
 - 24) Coordinate the locations of roof penetrations with the Construction Manager and Steel Contractor. If not coordinated this trade will be responsible for all cost due to changes in the duct work and caused by other trades that are incurred.
 - 25) Install systems, material and equipment level and plumb, parallel and perpendicular to other building

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systems.

- 26) Install mechanical to facilitate servicing, maintenance, and repair or replacement of equipment components.
- 27) Provide access panel/doors as required to access work supplied by the Contract.
- 28) Trade Contractor shall start up equipment prior to substantial completion as directed by the Construction Manager.
- 29) Trade Contractor shall include the cost of warranty extension as required to provide a full one-year warranty on equipment, commencing from the date of substantial completion.
- 30) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 31) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 32) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 33) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 34) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 35) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 36) Coordination and phasing of work as required by Crossland Construction Co.
- 37) Include all ADA requirements applicable to system(s) and project.
- 38) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 39) Include travel and mobilizations for field measuring.
- 40) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 41) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 42) Trade Contractor shall include a final clean of all materials installed by this contract.
- 43) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 44) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 45) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 46) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 47) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 48) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

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Base Bid: Includes all items needed furnish and install a complete HVAC package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

26A Electrical, Communications & Fire Alarm

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Electrical make safe for phase two demolition to be included in this scope. Switch gear and distribution panels to be demolished are the responsibility of this trade contract.
- 2) Provide and install all electrical systems including all primary/secondary conduits, distribution, conductors, cables, grounding, bonding, raceways, boxes, cable tray, identification, lights, light control systems, dimming controls, switchboards, wiring devices, fuses, floor boxes, switches, receptacles, circuit breakers, dedicated circuits, controllers, transient voltage suppression, interior lighting, exterior lighting, and all components, supports, and accessories for complete and operational systems.
- 3) Provide and install all conduit, devices, wiring, cabling and fixtures shown.
- 4) Include fire alarm device mounting detail, hood interlock with heat sensor, telecommunications primary bonding busbar, and name plates/labeling requirements.
- 5) Include details and grounding as shown.
- 6) Include equipment connection requirements as shown.
- 7) Provide and install all panels and feeders as shown.
- 8) Provide and install all wireless digital clocks.
- 9) Provide and install all special outlets, light fixtures, lighting controls, and lighting relay panels.
- 10) Provide and install emergency backup natural gas-powered generator. Include docking station.
- 11) Provide and install automatic transfer switch.
- 12) Provide and install power drops and connection for mechanical and plumbing equipment as needed.
- 13) Provide and install electric cord reels in the apparatus bay. Coordinate location of drops based on owner equipment in apparatus bay
- 14) Include all labor, material and testing for complete and fully operational telecom and data system as specified and detailed in contract documents.
- 15) Include all design, permitting, labor, material and testing for complete and fully operational fire alarm system as specified, detailed in contract documents, and NFPA requirements.
- 16) Provide rough in and pathway for access controls system at required door locations, card readers, and control location.
- 17) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) This Trade Contract shall include all electrical distribution, equipment feeders, panels, switchgears, raceways, electrical rough-ins, underfloor raceways, cable trays, underground ducts & raceways, conduits, boxes, fittings, wire cables, fuses, switchboards, panelboards, contactors, motor starters, wiring devices, disconnects, motor starters, branch circuit wiring, building & site lighting, emergency

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generators, surge protection equipment, grounding, transient voltage suppression, transformers, transfer switches, low voltage cabling (not identified in separate Trade Contracts), control wiring, data conduit, electrical power monitoring & control, lighting control, temporary power & lighting, identification and all work required to provide these systems complete, finished, and fully operational.

- 2) Include all site underground conduit/PVC for low voltage.
- 3) Include all camera poles, base plates, anchor bolts and leveling nuts. (concrete bases by others)
- 4) Include wind turbine and all associated conduit, wiring, junction boxes, grounding system, panels and components.
- 5) Include all electrical duct banks and all associated excavation, fill material, duct supports, spacer supports, tracer wires, warning tapes and backfilling. Include compaction of backfill material to meet structural guidelines. All spoils to be removed from site by this Trade Contractor.
- 6) Trade Contractor to include wiring and connections to all automatic flush valves including any additional wire necessary to make connection.
- 7) Provide and install all disconnects, motor starters, wiring and power to all mechanical equipment. (All variable frequency motor controllers required by HVAC Trade Contractor)
- 8) Include all low-voltage electrical power connections, conductors and cables, connectors and splices, sleeves and sleeve seals.
- 9) Include all control voltage electrical power cables including all pathways, cable trays, backboards, plywood, UTP Cable, UTP Cable hardware, optical fiber cable & hardware, low-voltage control cable, conductors & identification. (unless specifically included in another Trade Contract Scope)
- 10) All site underground electrical and communications conduits in “green spaces” (areas that are not beneath any roads, parking or hardscapes) shall be installed to a depth of 36”.
- 11) Include all grounding and bonding for electrical systems including all conductors, connectors and grounding electrodes.
- 12) Include all hangers and supports for electrical systems including all steel slotted support systems, raceway cable supports, conduit and cable support devices, support for conductors in vertical conduit, structural steel for fabricated supports and restraints, fasteners, inserts, bolts and rods.
- 13) Include all raceway and boxes for electrical systems, metal conduit & tubing, nonmetallic conduit & tubing, metal wireways, nonmetallic wireways, surface raceways, boxes, enclosures and cabinets, handholes and boxes for exterior underground wiring, sleeves for raceways and sleeve seals.
- 14) Include all cable trays for electrical systems including all fittings, covers, barrier strips, supports, connectors and warning signs.
- 15) Include all underfloor raceways, trenching, cover plates, supports, fittings, hardware, junction boxes and service fittings.
- 16) Including all underground ducts and raceways, conduits, duct accessories, concrete encased duct banks, handholes, pull boxes, manholes, steel conduit, plastic utilities duct, pre-cast manholes, knockout panels and joint sealants.
- 17) Include all vibration and seismic controls including all isolation pads, channel support systems, restraint cables, hanger rod stiffeners, anchorage bushings and washers.
- 18) Include all identification for electrical systems including all warning tapes, labels, signs, instruction signs, labels, tags, floor marking tapes and cable ties.
- 19) Include all electrical power monitoring and control including all PC based workstations and software, communication network and interface modules and all components as per the contract documents.
- 20) Include all lighting control devices, time switches, photoelectric switches, indoor occupancy sensors, outdoor motion sensors, lighting contactors, emergency shunt relays, conductors and cables.
- 21) Include all modular dimming controls and all associated components and accessories, conductors and cables.
- 22) Include all network lighting controls, panels, relays, switches, interfaces and clocks.
- 23) Include all low voltage transformers.
- 24) Include all switchboards, suppression devices, protective devices, instrumentation and control power.
- 25) Include all panelboards and components.
- 26) Include all motor control centers, main lugs and OCPDs, full & reduced voltage magnetic controllers, VFCs, TVs, instrumentation and auxiliary devices.
- 27) Include all rough-in for security system and card readers (wiring and devices by others)

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- 28) Include all enclosed bus assemblies.
- 29) Include all wiring devices, receptacles, device plates, wall-box motion sensors, snap switch and wall box dimmers, fan speed controls, sensors, outlets, connector devices, cord and plug sets and floor service outlets.
- 30) Include lockable covers on all shunt trips.
- 31) Include all fuses, fuse adaptors and spare fuse cabinets.
- 32) Include all enclosed switches and circuit breakers, fusible switches, non-fusible switches, molded-case circuit breakers, molded case switches and enclosure.
- 33) Include all enclosed controllers, full voltage manual & magnetic, reduced voltage magnetic & solid state, multispeed controllers and accessories.
- 34) Include all engine generators, cooling systems, controls, monitoring, load banks, outdoor enclosures, muffler silencers, air-intake filters, starting systems, overcurrent & fault protection, exciter & voltage regulators, vibration isolator devices.
- 35) Include all transfer switches, wiring, enclosures and components.
- 36) Include all transient voltage suppression for low-voltage electrical power conduits including all suppressors, surge protection devices, panelboard suppressors and enclosures.
- 37) Include all conduit/raceway/cable tray(s) shown on the drawings including those for mounting: projectors, loudspeakers, touch panels.
- 38) Include all rough-in, conduits, raceways, pathways for all electronic safety and security systems.
- 39) Include all electrical connections, wiring, feeders, controls, raceways, rough-ins, pull boxes, starters, overload protection, disconnects, coordination and all electrical work identified as being performed by this trade in the kitchen plans and specifications.
- 40) Include all smoke evacuation controls and power wiring.
- 41) Include all plywood backing required at data, and, or electrical rooms.
- 42) Include all floor boxes and specialty plates. Include all core drilling at elevated slabs as required.
- 43) Include all electrical wiring and connections for food service equipment as identified in the Kitchen plans and specifications.
- 44) Include all shunt trips, disconnects and breakers.
- 45) Include all power and electrical connections for all mechanical equipment, elevators, overhead doors, automatic doors, motorized window shades & drapery, monumental signs and any other electric powered equipment being installed by other trades.
- 46) Include all underground feeders and piping from transformer secondary termination cabinets and to building including all manholes and pullboxes, trenching and backfilling with suitable material to within $\pm 1/4''$ of the specified elevation.
- 47) Include any required shunt trip disconnects for kitchen hoods, elevators or other equipment.
- 48) Electrical Trade Contractor shall provide and maintain temporary lighting, covers, and electricity throughout the new facility. Lamps not functioning properly shall be replaced immediately. Include removal of all temporary lighting as directed by CM.
- 49) Electrical Trade Contractor shall be responsible for all safety barricades and safety covers for electrical panels as required by OSHA, NEC, the Owner and/or CM. All temporary panels/receptacles shall be "GFI" protected by this Contract.
- 50) Trade Contractor shall provide a temporary electric panel to two locations (in the main building as necessary for construction in all areas and one at the southeast parking lot for contractor trailers) and provide all maintenance of panels as required. Include all cost of getting power service to panels. Panels shall be large enough to accommodate construction activities.
- 51) Include all site underground conduits for communications and power including conduit, ducts, ducts accessories, duct banks, boxes, warning tapes and trace wire.
- 52) Include all building wires, cables, and associated connectors, splices, and terminations for wiring systems as required for complete, operational and finished systems.
- 53) Include all raceways, fittings, boxes, enclosures, cable trays and cabinets for electrical systems, telephone/data conduit, audio visual, fire alarm, security and all electrical and low voltage systems.
- 54) Include all unistrut rack mounting.
- 55) Include wiring of all access controls, overhead doors and electric strikes.
- 56) Include all power & wiring for fire pump.

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- 57) Provide oversized trim plates as required. Provide blank cover plates on all boxes not used.
- 58) Trade Contract to include pull strings in conduits that are for future use or cabled by other trades.
- 59) Trade Contractor shall be responsible for terminating all power at mechanical equipment, including equipment furnished by other trades. Test to verify equipment is wired correctly.
- 60) Furnish and install all steel supports as required for mounting the electrical equipment.
- 61) Work shall include caulking, fire caulking, fire stop, "link-seal", fire barrier, penetration seals, sealing, and waterproofing of all penetrations by the execution of the Work provided by this Trade Contractor.
- 62) Furnish and install all equipment room fittings, mounting elements, backboards, grounding, equipment frames, racks, wire, cabling and labeling.
- 63) Trade Contractor to furnish and install all floor/wall/ceiling plates and connectors, field cabling (between equipment rooms and field plates/devices), and, terminate both ends of all cables and test as specified.
- 64) Include all communications backbone & horizontal cabling, pathways, UTP cable, optical fiber cabling, coaxial cabling, hardware, patch panels, cross-connections and identification.
- 65) Provide all labeling, nameplates, markings, identification, and signage as required for work provided by this Trade Contract.
- 66) Provide all supporting devices as required for work provided under this Trade Contract.
- 67) Cut, core, patch, trim, clean up, and seal floors, walls, and ceilings as required to execute and complete work by this Trade Contract.
- 68) Trade Contractor shall be responsible for coordinating, scheduling, delivery, receiving, unloading, storage, inventorying, placement, protection, and cleanup.
- 69) It shall be the responsibility of this Trade Contractor to obtain and pay all licenses, permits, fees, inspections, and certification required for the execution of this Work.
- 70) Trade Contractor shall set all boxes in walls to enable a flush mount to be made with a cover plate to the wall. It is the responsibility of this Trade Contractor to install all boxes to this, and the contract documents requirements. Any boxes not meeting these requirements will be corrected, with the cost to be met by this Trade Contractor.
- 71) Trade Contractor shall review all mechanical/plumbing schedules and provide all electrical work required for complete, finished, and operational systems.
- 72) Trade Contractor shall provide fireproofing around recessed fixtures installed in fire rated ceilings.
- 73) Trade Contractor shall secure all lay-in fixtures into the ceilings and install all additional wire hangars as required.
- 74) Include conduit, wiring, power, connections, transformers to site water feature lights, jets & pumps, power to fountains at ponds.
- 75) Furnish and install any/all access panels as required by this work.
- 76) Provide all labeling, nameplates, markings, identification, and signage as required for work provided by this Trade Contract.
- 77) Provide all supporting devices as required for work provided under this Trade Contract.
- 78) This Trade Contract shall be responsible for coring any/all penetrations required for execution of this Work. Include all coring, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the electrical in the concrete, and miscellaneous walls will be the Electrical Trade Contractors' responsibility. Any missed penetrations will be the responsibility of the Electrical Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of the Electrical Contractor to repair to original condition.
- 79) Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of the Electrical Contractor to repair to original condition.
- 80) Electrical Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract including any necessary surveying.
- 81) Contractor shall provide a representative at all startups to assist as needed.
- 82) Trade Contractor shall not mark or damage walls, ceiling finishes, floors, or any other finishes. All repairs to damaged finishes due to failure to meet these requirements shall be corrected and paid by this Trade Contract.
- 83) Trade Contractor shall refinish, restore, and touchup damaged paint on equipment and materials to original condition.
- 84) This trade contractor to perform and provide the Construction Manager an inventory of light fixtures as they arrive on site as well as identify long lead time light fixtures and their status throughout the course of the project.

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- 85) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 86) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 87) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 88) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 89) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 90) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 91) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 92) Coordination and phasing of work as required by Crossland Construction Co.
- 93) Include all ADA requirements applicable to system(s) and project.
- 94) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 95) Include travel and mobilizations for field measuring.
- 96) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 97) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 98) Trade Contractor shall include a final clean of all materials installed by this contract.
- 99) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 100) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 101) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 102) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 103) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 104) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 105) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

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Exclusions:

1. This project is tax exempt.
2. Access control card readers, front end system, and wiring to be by others.

Base Bid: Includes all items needed furnish and install a complete electrical, communications, and fire alarm package as detailed above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

31A Earthwork

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Demolition, removal, and disposal of existing structures as identified on construction documents.
- 2) Based bid paving demolition to include areas in front of existing apparatus bays to east and west.
- 3) Remove all existing trees/shrubs as identified by the construction documents.
- 4) Provide and install 1 construction entrance as shown on CE101. Include curb cutting fees, demo, removal, and disposal.
- 5) Provide and install all required SWPP and erosion control items/measures included on the erosion control plan. SWPP inspection and maintenance by others.
- 6) Provide all necessary labor, material, and equipment to prep building pad with 24" of LVC compacted as per the geotechnical report to bottom of sand level base within 1/10th. Provide 5' overbuild on building pad from building footprint. Sand leveling courses by others.
- 7) Provide all necessary labor, material, and equipment to prep all concrete sidewalk areas.
- 8) Provide all necessary labor, material, and equipment to prep all concrete paving areas with 6" KDOT AB-3 or similar & 2" subbase compacted per the geotechnical report.
- 9) Strip and stockpile topsoil on site to be utilized at end of project.
- 10) All existing subgrade and topsoil not utilized for the project is to be removed from site.
- 11) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 30) Provide all labor, material and equipment to perform all erosion control, site grading, importing & placement & compaction of select fill, soil treatment and stabilization, topsoil stockpiling and erosion control as per the plans, specifications & geotechnical report.
- 31) All stabilization, grading and aggregate base placement to be installed at all roads and parking areas and will be utilized for site access and staging.
- 32) Include all rock dams and associated filter fabric.
- 33) This Trade Contractor shall maintain all silt fence during the operations of this scope of work.
- 34) Trade Contractor is responsible for pot holing or hydro-vac procedures if any excavation within 10' of a known existing utility will be required.
- 35) Include detention pond construction, berms, grading as noted if noted in the plans.
- 36) Strip and stockpile all topsoil on site to areas designated by the Construction Manager. Place silt fence around stockpiles. Topsoil to be placed and fine graded by this Trade Contractor.
- 37) Perform all proof-rolling and watering of materials as required to meet specified compaction and moisture content requirements. Include the scarifying and re-compaction as required due to moisture re-conditioning or to maintain schedule due to excessive moisture caused by weather.
- 38) Include building pad preparation, grading, and compaction.

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- 39) Include coordination of all required testing as per the specifications and geotechnical report.
- 40) Trade contractor to include all subgrade preparation including all required treatment of subgrade, stabilized subgrade, importation/placement/compaction of select fill material required to establish finish grades as per the contract documents and geotechnical report. As required, Trade Contractor shall furnish acceptable fill material or treat existing material so that it will meet or exceed the requirements of the contract documents. Final grading and compacting of sub-base material to within +/- 1/4" of specified elevations is the responsibility of this trade contractor. This +/- requirement shall be balanced to zero.
- 41) This Trade Contract is responsible for dust control as well as cleaning of the public streets if mud is tracked out due to earthwork operations associated with this scope of work.
- 42) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 43) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 44) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 45) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 46) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 47) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 48) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 49) Coordination and phasing of work as required by Crossland Construction Co.
- 50) Include all ADA requirements applicable to system(s) and project.
- 51) Furnish, receive, offload, store, stage, inventory and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 52) Include travel and mobilizations for field measuring.
- 53) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 54) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 55) Trade Contractor shall include a final clean of all materials installed by this contract.
- 56) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 57) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 58) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 59) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 60) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 61) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 62) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop

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drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all site demo, removal, and earthwork activities as described above.

Add Alternate:

1. Alternate #1 – Provide alternate cost to demo and haul off existing structure, note 3, on CD101.
2. Alternate #2 – Provide alternate cost to demo and haul off exiting paving as noted “Alternate 1” on CD101. Include all necessary labor, material, and equipment to prep all concrete paving areas per the geotechnical report.

TRADE CONTRACT

32A Site Concrete

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install concrete paving, sidewalks, curb/gutter and patio concrete as detailed.
- 2) Provide and install all stairs, stair foundations, retaining walls, and retaining wall foundations.
- 3) Provide and install detectable warning surface to be used as handicap warning detection.
- 4) Provide and install generator and transformer pads.
- 5) Install site pipe bollards and dumpster gate posts provided by others.
- 6) Provide and install all ADA signage as detailed on drawing CS501.
- 7) Included all pavement markings, wheel stops, joint sealants, and expansion joint.
- 8) All traffic control necessary to complete this scope of work is the responsibility of the subcontractor.
- 9) Include winter concrete/paving charges and winter protection in proposal.
- 10) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) This Trade Contractor shall include all labor, material and equipment for all site concrete including all concrete sidewalk, sidewalk base, site mech/elect pads, concrete curb & gutter, concrete paving, transformer pads, light pole bases, dumpster foundations/paving, supply and installation of reinforcement, welded wire fabric, and all site concrete work as per plans and specifications.
- 2) Include all concrete sidewalks and handicap ramps include furnish and supply and installation of all tactile warning devices and specified granular base under sidewalks.
- 3) This trade contract to include all site footings, walls, steps and walkways for a completed system.
- 4) Include all concrete curb and gutter, mountable curb, header curb, and all curb transitions from new to existing.
- 5) Include concrete ramps, landings, retaining walls, and footings. Rubbed finish on all exposed areas unless noted otherwise.
- 6) Include all costs of permits for IDP or PFPI work and costs of traffic control as necessary to installation of work adjacent to traffic.
- 7) Include furnish and installation of all aggregate or sand base under all sidewalks and curb and gutter as shown & required.
- 8) Include installation of bollards including all necessary excavation, concrete footings, and concrete filling of bollards.
- 9) Include all drilling and epoxy required for anchor bolts or rebar. Include dowels into dumpster enclosure.
- 10) Include all haul off from spoils.
- 11) Include furnish and install of all steel reinforcement, dowels, bar supports, plate dowels, for all work under this scope.
- 12) Include furnish and install of all dowels including dowels that protrude from the perimeter edge of slab

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for tie-into to site concrete.

- 13) Trade Contractor shall clean up and dispose of all excess concrete and waste created under this trade contract. Waste/excess concrete MUST be poured into a concrete clean out container as directed by CM. This container shall be provided by this trade contractor.
- 14) Trade contractor to include all saw cutting, expansion joints and fillers, terminations and cure.
- 15) Trade Contract shall include all labor, material, and equipment for all asphalt pavement, striping, parking bumpers/wheel stops, and, handicap signs per the plans and specifications.
- 16) Include all asphalt prime coats and tack coats.
- 17) Include the cost of the work to grind out or paint black the existing striping shown to be removed.
- 18) Include any cutting/removal of existing asphalt necessary to provide a smooth transition of new asphalt paving between existing and new. The extent of this cut and removal would include no more than 6" wide section of existing asphalt should there be damage to it preventing a clean line at the tie in location.
- 19) Include patching back of asphalt where the existing pavement is identified to be trenched for utility crossings.
- 20) Any "bird baths" or areas holding water after asphalt paving is placed shall be either removed or filled in so that it does not hold any water. Costs for this to be by this trade contractor.
- 21) Include all striping, signs, hash marking, fire line striping and all associated layout.
- 22) Include site survey and verification that base rock elevations are acceptable prior to asphalt placement.
- 23) Include all site handicap and directional signs, posts, excavating and concrete for setting of signs.
- 24) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 25) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 26) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 27) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 28) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 29) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this
- 30) Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 31) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 32) Coordination and phasing of work as required by Crossland Construction Co.
- 33) Include all ADA requirements applicable to system(s) and project.
- 34) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 35) Include travel and mobilizations for field measuring.
- 36) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 37) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 38) Trade Contractor shall include a final clean of all materials installed by this contract.
- 39) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 40) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said

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Trade Contractor.

- 41) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 42) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 43) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 44) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 45) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes all site paving, curb and gutter, pavement markings, site foundations, site equipment pads, bollards and signage as described above.

Add/Deduct Alternate:

1. Add Alternate #1 – Provide alternate cost to furnish and install additional concrete paving as detailed on CP101.

TRADE CONTRACT

32B Landscaping, Irrigation & Plantings

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Include all fine grading from existing topsoil stored on site.
- 2) Provide and install all necessary components for a temporary irrigation system, if required, for the first two growing seasons.
- 3) Provide and install river rock mulch/hard wood mulch in all planting beds. Include steel edging where required.
- 4) Provide and install all trees, shrubs, seeding, ground cover, mulch, and sod.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish and install all underground irrigation piping systems, sleeves and components for all sod and plantings including all piping, fittings, sprinkler heads & nozzles, valves, drip tubing's, thrust blocks, pump stations, backflow preventers, controllers, decoders, valve boxes & markers, control valve wiring, sensors, booster pumps, low voltage wiring, environmental sensors, marking tapes, trenching, backfilling and miscellaneous required for a complete & operational system.
- 2) Trade Contractor to include all sod, seeding, fertilizer, soil amendments, watering. Include finish grading and temporary watering to ensure an established root base.
- 3) Trade Contractor to furnish and install all trees, shrubs, vines and ground cover. Include all T-posts & tie wire, mulch, fertilizer, compost, aluminum edgings, aluminum stakes, wrapping materials, stakes, hardware, tie straps and jute mesh.
- 4) Plants, shrubs, and trees shall not have name tags removed prior to final inspection.
- 5) Trade Contractor shall include all irrigation, seeding, sod, trees, plantings, and planting soils.
- 6) This trade contract to include the fill in the planters in their entirety. Provide the drainage cell, geotextile fabric, aggregate, planting bed mix, and mulch as shown. Waterproof membrane by others.
- 7) Include all topsoil backfill in planting beds, and all decorative landscape boulders/limestone block seating.
- 8) This Trade Contractor to include all layout of this work including any costs for surveying services if necessary.
- 9) Include re-fine grading and sod all landscaped areas that are a part of this work including backfilling against all sidewalks, concrete edgings, aluminum edgings, stem-walls, etc.
- 10) Trade Contract shall include replacement of damaged landscape, or landscape which dies as a result of construction operations, with equivalent landscape at no cost to the owner.
- 11) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 12) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 13) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.

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- 14) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 15) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 16) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 17) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 18) Coordination and phasing of work as required by Crossland Construction Co.
- 19) Include all ADA requirements applicable to system(s) and project.
- 20) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 21) Include travel and mobilizations for field measuring.
- 22) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 23) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 24) Trade Contractor shall include a final clean of all materials installed by this contract.
- 25) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 26) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 27) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 28) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 29) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 30) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 31) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes landscape and irrigation as described above.

Add/Deduct Alternate:

1. N/A

TRADE CONTRACT

32C Fencing

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install fencing at patio. Include metal posts, nailers, pickets, and gate.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall include all labor, material and equipment to install all required wood fencing systems in their entirety for a complete functioning installed system.
- 2) Trade contractor to include all post hole excavation and footing concrete, cleanup of spoils created from excavation and backfill.
- 3) Include all panels, posts, pickets, fasteners, bracing, gates and hardware required for a complete system.
- 4) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 5) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 6) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 7) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 8) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 9) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 10) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 11) Coordination and phasing of work as required by Crossland Construction Co.
- 12) Include all ADA requirements applicable to system(s) and project.

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- 13) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 14) Include travel and mobilizations for field measuring.
- 15) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 16) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 17) Trade Contractor shall include a final clean of all materials installed by this contract.
- 18) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 19) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 20) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 21) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 22) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 23) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 24) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is tax exempt.

Base Bid: Includes privacy fence at patio as described above.

Add/Deduct Alternate: N/A

TRADE CONTRACT

33A Site Utilities

Work including but not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide and install new sanitary sewer service within 5' of the building and structures as required.
- 2) Provide and install new domestic water service within 5' of the building. Tapping sleeve and valve BY OWNER.
- 3) Provide and Install new 2" domestic water meter and vault. Tap by City of Emporia.
- 4) Install new fire line and bring into building above finish floor, for fire sprinkler contractor continuation.
- 5) Provide and install all storm sewer lines.
- 6) Provide and install roof drain leaders to service down spouts around building perimeter.
- 7) Provide and install all curb inlets and structures.
- 8) Provide and install fire vault and double detector check valve for the system.
- 9) All private project staking, inspection, fees, testing, and bond is the responsibility of the subcontractor.
- 10) Multiple mobilizations are included as required to complete this scope of work. This project will have two phases. New additions will be our first phase with remodel to follow once new additions are complete.

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) This trade contractor to include all site water distribution systems, site domestic water and fire lines, tie-ins to existing main line, meters, meter setters, taps, valves, meter cans, tapping sleeves, valves and all components and accessories. Domestic water piping to be installed to within 5' of the building from the point of connection shown on the plumbing drawings. Include capping and clearly marking area within 5' of building for plumbing contractor to find and make connection.
- 2) Trade Contractor to include all meters for all site water systems.
- 3) Include all site fire lines to 12" above finished floor. Include all hydrants, backflow preventors, service saddles, sleeves, valves, meters, strainers, vaults, double check backflow preventers, tracer wire, thrust block(s), connection fittings, and vaults.
- 4) Install temporary water service for the Construction Manager trailers and sanitary piping from job trailer toilet to temporary sanitary storage tank (storage tank by others). Also install a temporary water hydrant for use by all contractors on site for temporary water. See attachment E for location of the jobsite trailer and temp water hydrant.
- 5) Include all site underground sanitary sewer service lines from within 5' of the building to its tie-in location including all taps, cleanouts, manholes, components and accessories. Include capping and clearly marking area within 5' of building for plumbing contractor to find and tie-into. Include connection to the manhole or main and any City requirements for the connection.
- 6) Include all excavation, fill, backfill, base, detectable warning tapes, drainage fabrics, separation fabrics, dewatering and compaction.

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- 7) Provide all labor, material and equipment to furnish and install all site water mains, site domestic water, site underground fire line to 12" above concrete slab on grade, fire hydrants, and site sanitary sewer systems.
- 8) Trade Contractor is responsible for pot holing or hydro-vac procedures if any excavation within 10' of a known existing utility will be required.
- 9) Include aggregate backfill where identified.
- 10) Settlement of trenches associated with this scope of work to be repaired by this trade contractor.
- 11) Include all excavation, suitable bedding material, backfilling, compaction and final grading at disturbed area to within +/- one tenth of final specified grades.
- 12) Include flushing and disinfecting of domestic water as per local, state, and national codes.
- 13) Include all haul off or disposal of spoils created from work under this trade contract.
- 14) This Trade Contract shall clean and repair any damages, due to Work provided in this Contract, to the streets or adjacent areas. Mud/debris on streets shall be removed and cleaned immediately by this Trade Contractor.
- 15) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 16) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 17) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 18) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 19) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 20) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 21) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 22) Coordination and phasing of work as required by Crossland Construction Co.
- 23) Include all ADA requirements applicable to system(s) and project.
- 24) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 25) Include travel and mobilizations for field measuring.
- 26) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 27) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 28) Trade Contractor shall include a final clean of all materials installed by this contract.
- 29) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 30) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 31) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 32) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.

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- 33) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 34) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 35) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Exclusions:

1. This project is sales tax exempt.
2. All irrigation and irrigation meter / tap fees.

Base Bid: Includes all domestic water, storm, fire, and sanitary utilities as described above.

Add/Deduct Alternate: N/A

BID PACKAGE GENERAL CONDITIONS

Each Trade Contract shall INCLUDE the following list of Work items/directives in the scope and cost of the Trade Contract

1) SUBMITTALS:

- A. All submittals must be submitted to the CM within 21 calendar days of the execution of the Contract.
- B. Resubmittals must be resubmitted within 10 calendar days of the date of submittal return. Fines in the amount \$500.00 per calendar day for submittals not meeting the aforementioned requirements will be charged to this Contract. Exceptions must be in writing from CM.
- C. Trade Contractor shall submit insurance certificate, bonds, schedule of values, and fully executed Contract Agreement within 10 days of award of Contract.
- D. All shop drawings, submittals, samples, as-builts, test certifications, and owners' manuals as required by the Contract Documents.
- E. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.
- F. Bonds (see Contract Security/Bonds section of Bid Package) will be required. Cost of bonds to be identified on Bid Form.

2) CONSTRUCTION:

- A. The Contract Documents are complementary. What is called for by anyone shall be binding as if called for by all. If there is a conflict in the Contract Documents, the following order of precedence shall govern:
 - 1. Agreement
 - 2. Bid Package/Trade Contract Scope
 - 3. Supplementary Conditions
 - 4. General Conditions
 - 5. Specifications
 - 6. Drawings
 - 7. Geotechnical Report
- B. Trade Contractor shall include all parts, components, work and material required to provide complete, operational, and finished systems in the bid. Any minor Work not specifically mentioned but obviously necessary and considered normal construction practice for the proper completion of the Work, shall be considered as being part of, and included in, the Trade Contract.
- C. The Trade Contractor shall perform all Work called for in the Trade Contract including the furnishing of all equipment, materials, labor, tools, and supervision necessary for the performance of all things necessary for the Work. All Work shall be accomplished in a Workman-like manner with the understanding that the Owner, at its option, furnish any such labor, materials, equipment or supplies, as it deems necessary or desirable within the limits of the Contract Documents.
- D. Each Trade Contractor shall attend weekly progress meetings with involved Trade Contractors, subcontractors, Construction Manager, & the Owner.
- E. Storage required by the Trade Contractor shall be in areas designated by the Construction Manager, storage of materials shall be in trailers, roll offs, or areas outside of the building areas. Areas inside of the building shall not be used for storage. All materials stored on the ground must be stored on dunnage.
- F. Coordination & Phasing of work as required by Construction Manager. Provide all coordination required

for completion of this work with other trades. Coordination must be done in a timely and professional matter. Any and all costs associated with lack of coordination on the part of this Contractor will be charged to this Contract.

- G. Trade Contractor shall provide all layout, staking, grades, and elevations as required by this Contract. Initial building layout will be by the Construction Manager. Daily construction layout, elevations, and layout required by this Trade Contractor shall be included in his Trade Contract.
- H. Trade Contractor shall include all misc. equipment required for permits, freight, receiving, unloading, and installation of the Work furnished in this Trade Contract.
- I. Trade Contractor shall comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan Permit(SWPPP).
- J. Trade Contractor shall final clean all material supplied or installed under this Contract.
- K. Trade Contractor shall provide any and all drinking water required by Trade Contractor's employees or Subcontractor's employees.
- L. Any temp electric, fax, & phones required by the Trade Contractor's employees and Trade Contractor's subcontractors.
- M. Trade Contractor shall include all offsets as required to coordinate with other trades.
- N. Trade Contractor shall provide protection of stored materials and finished work. Provide protection necessary to prevent damage to existing improvements, existing vegetation, trees, asphalt, EIFS, utilities, fences, buildings, adjoining properties, and Owner's property. Any and all costs associated with surroundings damaged during the work of this Contract will be the responsibility of this Contract.
- O. Trade Contractor shall include any costs & coordination associated with permits, fees or licenses (as required by your work), and as required to provide complete, operational, & acceptable finished Work.
- P. Trade Contractor shall include all general conditions, overhead, profit, and insurance.
- Q. Trade Contractor is responsible for receiving, offloading, inventory, storing, staging, installation, and connection of all materials or equipment furnished by the Owner that is included in the Work specified in the Trade Contractor Specification Sections (sections identified in Trade Contract's Scope of Work).
- R. Trade Contractor shall provide any cold weather protection required by the Work provided under this Trade Contract.
- S. Trade Contractor shall conduct site operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct roads, walks, or other areas of work unless approved by Construction Manager.

3) SAFETY REQUIREMENTS & SITE POLICIES:

- A. By bidding this Trade Contract, Contractor agrees to comply with CCC Safety Requirements & Site Policies for all employees, subcontractors, and subcontractors' employees. Failure to adhere to jobsite regulations shall result in fines against this Trade Contractors' Contract or termination of the Contract. Fines for violations will be \$500.00 per daily incident. Fines shall be given to a charity of the Owner's choice. Trade Contractor to orientate each employee and subcontractor to these requirements. Each subcontractor shall complete the requirements acknowledgement form (see inclusions).
- B. Trade Contractor shall delegate a competent onsite safety officer. This person shall inspect the site daily for safety issues.
- C. Permission shall be obtained from the Construction Manager prior to taking any vehicle into the building. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site. The company's name and/or shall be visible from a distance of 25' away.
- D. It is the policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Trade Contractor and sub contractors' employees shall

abide by this policy. Smoking will be permitted in designated areas only.

- E. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
- F. Trade Contractor shall confine operations to the areas contained within the property lines as shown on the drawings.
- G. Trade Contractor shall provide traffic control as required, in accordance with U.S. Department of Transportation “Manual of Uniform Traffic Control Devices” and the state highway department requirements and/or municipality or other jurisdictional body or the Construction Manager.
- H. Trade Contractor shall provide all materials and/or equipment required to provide a safe work-zone. Safety must meet all OSHA requirements and Crossland Construction Co. safety policies, including hardhats, safety fencing, handrails, and misc. required to comply with OSHA & Crossland safety policies. No exceptions will be made or given. CM will correct items not meeting requirements and any costs associated with this correction will be charged to this Contract.
- I. Trade Contractor shall verify with all local utilities all utility locations and terminations shown on the drawings. Utility locates as required.
- J. Trade Contractor to comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan. All requirements of Erosion & Sedimentation Control shall be adhered to.
- K. All the aforementioned rules shall apply as well as the jobsite specific rules. See Attachment “B” for jobsite specific requirements & policies
- L. Trade Contractor and all tiers of subcontractors shall conduct weekly safety meetings on the jobsite. Attendees and minutes of the weekly safety meetings are to be documented.

4) CLEANUP & HOUSEKEEPING:

- A. Trade Contractor shall include daily cleanup, removal of all trash, debris, and excess materials to dumpster.
- B. Trade Contractor shall clean waste & mud from streets/roads during the work completed in this Trade Contract. Streets shall be thoroughly cleaned and/or swept on a daily basis or more frequently as required by Construction Manager.
- C. In the event the Construction Manager or the Owner feels the project housekeeping and cleanup is not satisfactory, upon written notice, the Construction Manager will provide the necessary cleanup, and all related costs will be at the expense of the Trade Contractor(s).

5) PROJECT SCHEDULE:

- A. The Trade Contractor shall attend scheduling meetings as required by the Construction Manager and coordination conferences as required by the Construction Manager. These meetings will establish communication, coordination, and cooperation for scheduling. The Trade Contractor shall utilize the Construction schedule for the work as prepared by the Construction Manager. The schedule shall be related to the entire project and shall establish critical dates for performance of this Trade Contract, which affects performance of other Work.
- B. The Trade Contractor shall schedule their forces for a minimum forty (40) hour work week. Should the updated schedule show the Trade Contractor to be behind schedule, the Trade Contractor shall devise a plan for recovery of lost time within 96 hours and submit to the Construction Manager said plan. Once the Construction Manager approves the plan, the Trade Contractor shall institute it immediately. The Trade Contractor shall bear all costs and expenses related to recovery from the Trade Contractor’s delay including costs to other Contractors on the project site.
- C. Trade Contractor shall include all overtime as required to comply with the Project Schedule.

6) TAXES:

- A. This IS a Tax-Exempt project. Bidders shall NOT include tax on all applicable costs.

7) DAILY REPORTS:

- A. Each Trade Contractor shall file daily with the Construction Manager a daily field report, giving the Trade Contractor's and Subcontractor's name, foreman or superintendent's name, number of workers, and a brief scope of Work for all tiers.
- B. Trade Contractor's superintendent is to checkout with the Construction Manager when demobilizing and leaving the project on either a temporary or permanent basis.

8) PROJECT CLOSEOUT:

- A. The Owner reserves the right to take possession and use any completed or partially completed portion of the project, providing it does not interfere with the Contractor's Work. Possession or use of the project shall not be considered final acceptance, nor shall such occupancy relieve the Trade Contractor or Subcontractors of liability to perform any Work that has not been completed at the time of occupancy.
- B. Prior to completion of the Work under this Contract, partial occupancy by the Owner and separate Contractors will be necessary for installation of equipment.
- C. Cooperation in segregation of construction activities is required and is agreed to by the Trade Contractor.
- D. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.

9) WEATHER:

- A. Weather delays shall be as defined by contract documents

10) EROSION/SEDIMENTATION CONTROL / SWPPP:

- A. Provide dewatering, silt fence, & erosion control for all Work (including excavations, spoils, trenches, and stockpiles) provided by this Trade Contract as required by construction documents & SWPPP.
- B. This Contract to comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan.
- C. Any cost associated with rectifying damaged surroundings due to negligence by this Trade Contractor, will be the sole responsibility of this Trade Contractor.
- D. Any cost associated with rectifying damages to the wetland's areas due to negligence by this Trade Contractor will be the sole responsibility of this Trade Contractor.

11) DAMAGES:

- A. If the Trade Contractor refuses, neglects, or fails to complete the Work within the time stated at each Phase in the Trade Contract Schedule, then the Trade Contractor and the Trade Contractor's surety, if any, shall be liable for and shall pay the Construction Manager, not as a penalty but as liquidated damages, the sum of five-hundred fifty dollars (\$500.00) for each calendar day that the Trade Contractor is in default after the time stipulated in the Trade Contract Schedule for completing the Work of each Phase until the Work is Substantially Complete. The Construction Manager may withhold from payments due the Trade

Contractor, such amounts as may be assessed as liquidated damages. Upon Substantial and Final Completion of the Work, the Construction Manager may adjust the Contract Sum by the amount of the assessed liquidated damages.

12) UNIT PRICES:

- A. For CM/Owner information, provide all Unit Prices.
- B. The unit prices shall include all labor, material (including waste), tools, equipment, general conditions, overhead, profit, bond, and inclusions/exclusions per the base Contract.
- C. The contractor shall be paid for actual measured quantity of work multiplied times the unit price. Waste factors shall be included in the unit price.
- D. **NOTE:** The request for this information does not change unclassified excavation specified in base bid.

13) CHANGES:

- A. Contractor's markup, overhead, and profit on change orders are not to exceed ten percent (10%) combined or as dictated in the contract documents.
- B. Subcontractor must submit any changes in cost to adjust the Contract amount by use of written Change Order. Neither the CM nor the Owner will accept any adjustments from the Trade Contractor, except for those submitted as a written Change Order Request with a cost breakdown. Change orders are not to be billed until an official Change Order is issued by CM.
- C. Trade Contractor to adhere to all CM accounting requirements.

14) CONTRACT SECURITY/BONDS:

- A. For Subcontracts at or above \$100,000.00 the Trade Contractor shall furnish the following surety bonds, (with sufficient sureties to be approved by the Owner), when the contract is awarded:
 - 1. Performance Bond - 100% of Contract
 - 2. Guarantee/Warranty Bonds - 100% of Contract – As required for any Right of Way work.
- B. If required - Warranty Bonds shall guarantee against and shall remedy any defect due to faulty materials or workmanship and shall pay for any damages to other work resulting therefrom, which may appear from within a period of one year from the date of completion as evidenced by the date of the final acceptance of the project.

16) PAYMENT:

- A. Trade Contractor shall bill the CM by the 20th of each month.
- B. Trade Contractor shall submit a schedule of values with the signed Trade Contract Agreement. CM will approve the schedule of values before the first billing by Trade Contractor.
- C. Trade Contractor shall submit a Request for Payment on AIA forms.
- D. As-built drawings & owner's manuals are to be a line item on the schedule of values.
- E. The Owner/CM will hold ten percent (5%) retainage throughout the Project. Upon completion of the Work provided by this Trade Contractor, the Work will be reviewed by the CM, Architect and Owner for conformance with the Contract Documents. Once accepted by the CM, Architect and Owner the Trade Contractor may submit a pay requisition for release for retainage.
- F. Trade Contractor shall submit statement that the Work provided by the Trade Contractor is complete.

- G. Trade Contractor shall submit all as-built drawings, owners' manuals, and extra materials before submitting final payment.

17) DEFINITIONS:

- A. The term "Owner" shall mean City of Emporia and/or the person or entity identified as such and is referred to throughout the Contract Documents as if singular in number.
- B. The "Construction Manager" shall mean Crossland Construction Company, Inc. and/or the Construction Manager's employee or representative with authorization to act on behalf of the Construction Manager.
- C. The term "Architect/Engineer", "Architect", and/or "Engineer" shall mean the consulting "Architect" and/or consulting "Engineer" who prepared the Contract Documents for the Project and whose name and address appears on the Project Documents.
- D. The term "Trade Contractor" shall mean the person, persons, partnership, company, firm, or corporation entering into the Contract for the performance of the Work required by it, and the legal representative of said party, or agent appointed to act for said party in the performance of the Work.
- E. The term "Contract" shall mean collectively, the Agreement, Bid Package, General Conditions, Special Conditions, Supplementary Conditions, Specifications, Drawings, and the Addenda issued prior to execution of the Agreement, or other documents listed in the Agreement and modifications issued after execution of the Agreement.
- F. The term "Subcontractor" shall mean a person or entity that has a direct Contract or an assigned Contract with a Contractor to perform any of the Work at the site. The term Subcontractor means a Subcontractor or a Subcontractor's authorized representative.
- G. The term "Work" shall mean the entire completed construction of the various separately identifiable parts thereof required to be furnished under the Contract Documents.
- H. The term "Change Order" shall refer to the only document that can change the requirements of the Contract. Verbal instructions, notes, memos, RFI responses, and other communication not in the form of a change order cannot change the Contract.
- I. The term "Substantial Completion" is the stage in the progress of the work or designated portion thereof that is sufficiently complete in accordance with the Contract Documents so the Owner can utilize the Work for its intended use.
- J. The term "Nonconforming Work" shall mean portions of the Work that do not comply with the Contract Documents and reference standards.
- K. The term "As Required" shall mean Work or an item of work that shall be executed/completed by the Trade Contractor as directed by the Owner, Architect, Engineer, Authorities having Jurisdiction, or the Construction Manager and/or work that is required by the Contract Documents to provide complete, operational, and finished Work.
- L. The term "Complete" shall mean all Work included in the Contract Documents, and/or to provide Work finished and ready for fully loaded operation.
- M. The term "Provide" shall mean furnishing materials, installing materials, and any other Work required to furnish complete and finished systems as described

BID FORM

(Include Attachments A, B, C, D & E along with this bid form and your bid bond in your sealed envelope)

Company Name: _____

Estimator Name: _____

Estimator Phone: _____

Estimator E-Mail: _____

Trade Contract 02A-Demolition

Base Bid (including payment/performance bond costs if over \$100,000).....\$ _____

Trade Contract 03A-Cast In Place Concrete

Base Bid (including payment/performance bond costs if over \$100,000).....\$ _____

Trade Contract 04A-Masonry

Base Bid (including payment/performance bond costs if over \$100,000).....\$ _____

Alternate #1 – Provide cost deduct if hollow metal doors are to be dimpled and install by others

.....\$ _____

Alternate #2 – Provide cost deduct at locations shown on drawing A-203 where EIFS is used in lieu of cast stone.

.....\$ _____

Alternate #3 – Provide cost alternate at locations shown on drawing A-203 where face brick is used in lieu of decorative

stone.....\$ _____

Trade Contract 05A-Structural & Misc. Steel Material

Base Bid (including payment/performance bond costs if over \$100,000).....\$ _____

Trade Contract 05B-Structural & Misc. Steel Installation

Base Bid (including payment/performance bond costs if over \$100,000).....\$ _____

**Trade Contract 06A-Arch Millwork & Casework – Supply /
Solid Surface – Supply & Installation**

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 06B-Arch Millwork & Casework / Doors & Hardware Installation

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Add Alternate #1 – Provide cost to install dimpled door frames in CMU walls.

.....\$_____

Trade Contract 07A-Roofing, Sheetmetal & Soffit Panels

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Alternate #1 – Provide alternate cost to furnish and install “wood look” metal panels at north patio screen wall.

.....\$_____

Trade Contract 07B-Joint Sealants & Waterproofing

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 07C-EIFS

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Alternate #1 – Provide alternate to furnish and install EIFS system in lieu of cast stone per A-203.

.....\$_____

Trade Contract 08A-Doors & Hardware - Supply

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Alternate #1 – Provide cost to dimple all door frames to be installed in CMU walls

.....\$_____

Trade Contract 08B-Glass & Glazing

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

City of Emporia Fire Station #2 – Bid Package
Trade Contract 08C-Overhead Doors

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 09A-Drywall & Acoustical

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 09B-Flooring & Wall Tile

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 09C-Painting

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 10A-Specialties - Supply

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 10B-Specialties - Installation

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 10A & 10B Combo-Specialties - Supply & Installation

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 10C-Exterior Signage

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 10D-PPE Gear Lockers & Accessories

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

City of Emporia Fire Station #2 – Bid Package
Trade Contract 11B-Vehicle Exhaust Ventilation

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 12A-Window Treatments

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 21A-Fire Protection

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 22A-Plumbing

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 23A-HVAC

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 22A & 23B Combo-Plumbing & HVAC

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 26A-Electrical, Communications & Fire Alarm

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 31A-Earthwork

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Alternate #1 – Provide alternate cost to demo and haul off existing structure, note 3, on CD101.

.....\$_____

Alternate #2 – Provide alternate cost to demo and haul off exiting paving as noted “Alternate 1” on CD101. Include all necessary labor, material, and equipment to prep all concrete paving areas per the geotechnical report.

.....\$_____

Trade Contract 32A-Site Concrete

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Alternate #2 – Provide alternate cost to furnish and install additional concrete paving as detailed on CP101.

.....\$_____

Trade Contract 32B-Landscape, Irrigation & Plantings

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 32C-Fencing

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

Trade Contract 33A-Site Utilities

Base Bid (including payment/performance bond costs if over \$100,000).....\$_____

****The Following Attachments A, B, C, D, & E are to be included in your Sealed Bid Envelope****

Trade Contract Attachment “A”

The Bidder hereby agrees to commence work under this Contract on a date to be specified in a written “Notice to Proceed” by Crossland Construction Co. and to fully complete the Project within the time specified.

The Owner City of Emporia and/or Crossland Construction Co. reserve the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.

In the event a Contract is awarded to the successful Bidder, it shall be executed within ten (10) days. The Bidder shall return with his executed Contract all Performance Payment Bonds, Statutory Bonds, Warranty Bonds and Insurance Provisions as required by the Supplementary Conditions and the Trade Contract’s scope of work.

If the successful Bidder fails or refuses to enter into a Contract as required by the Owner or fails to provide the required bonds and insurance to the Owner, within the time limited, said Bidder shall forfeit to the Owner the difference between the low bid of said defaulting bidder and the amount of the bid of the Bidder to whom the Contract is subsequently awarded and the cost, if any, of republication of notice to bidders and all actual expense incurred by reason Bidder’s default. The amount of said forfeiture shall not exceed the total amount deposited as security and shall be forfeited to the Owner as liquidated damages and not as a penalty. Negligence on the part of Bidder in preparing or submitting the bid confers no right for the withdrawal of the bid after it has been opened and shall not constitute a defense to or excuse from the requirements of this Provision.

BIDDER ACKNOWLEDGES ADDENDUM/ADDENDA _____

BIDDERACKNOWLEDGESATTACHMENTS“A”THRU“E” _____

- Attachments:**
- Attachment “A” - The Affidavit of Non-Discrimination & Non-Segregation
 - Attachment “B” - Trade Contract, Subcontractor, & Employee Jobsite Rules
 - Attachment “C” – Safety Requirements & Jobsite Policies
 - Attachment “D” - List of Drawings/Specifications
 - Attachment “E” – Insurance Minimum Requirements

Kansas License # _____

Respectfully Submitted by, Affix Seal

Bidding Firm Corporation, Partnership, etc.

Signature Printed Name and Title

TRADE CONTRACT ATTACHMENT “B”

AFFIDAVIT OF NONDISCRIMINATION, NON-SEGREGATED FACILITIES

ANTI-COLLUSION AND BUSINESS RELATIONSHIPS

STATE OF _____

COUNTY OF _____

The undersigned of lawful age, being first duly sworn upon oath, deposes and states that I am the duly authorized agent of the bidder submitting the attached bid and am authorized by said Bidder to execute the within affidavit.

I further swear that if said Bidder is successful on this project, it will not discriminate against anyone in employment or employment practice because of race, color, religion, sex or national origin. The undersigned further states that said Bidder will comply with all federal and state laws and execute orders concerning the subject of nondiscrimination.

The undersigned further states that said Bidder does not and will not maintain or provide for its employees any segregated facilities as defined in the instructions to perform their services at any location under its control, where segregated facilities are maintained. The Bidder further agrees that a violation of this certification is a breach of the equal opportunity clause of this bid and any contract awarded pursuant thereto. Said Bidder further agrees that (except where it has obtained identical certification from proposed subcontractors for specific time periods), it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding Ten Thousand (\$10,000.00) which are not exempt from the provisions of the equal opportunity laws, and that said Bidder will retain such certifications in its files.

The undersigned further states that said Bidder has not been a party to any collusion among Bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from building; or with any state official or employees as to quantity, quality or price in discussions between Bidders and any state official concerning exchange of money or other thing of value for special consideration in the letting of a contract; and the Bidder/Contractor has not paid, given or donated or agreed to pay, give or donate to any officer or employee of the State of Oklahoma (or any other entity) any money or other thing of value, either directly or indirectly, in the procuring of the award of a contract pursuant to this bid.

The undersigned further states that any partnerships, joint ventures, or other business relationships that are now in effect, or existed within one (1) year prior to this statement, with the Architect, Engineer or other party to this project; or any such business relationships between any officer or director of the Bidder and any officer or director of the Architectural Engineering firm or other party to the project are described as follows:

NAME OF BIDDER: _____

By: _____

Subscribed and sworn to before me on this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

TRADE CONTRACT ATTACHMENT “C”

Safety Requirements & Site Policies

1. Workers shall report unsafe conditions to their supervisors immediately. No worker shall be required or knowingly be permitted to work in an unsafe place, unless for the purpose of correcting the hazard and then only after all safety precautions have been implemented.
2. Safe work habits are a must. Report any unsafe conditions or performances to Construction Manager. Follow all Crossland safety rules and procedures. Crossland’s safety manual is posted in office.
3. Suitable clothing for construction shall be worn on the construction site. Shirts with sleeves (at least t-shirt length) and full-length pants shall be required. Polyester or similar material is not allowed; No Shorts, No Tennis Shoes, and No Tank Tops. Proper Leather Hard Soled Shoes, and appropriate safety equipment shall be worn at all times. No “tennis shoes” will be allowed.
4. All employees on site shall wear hard hats that meet the requirements of ANSI Z89.1-1997 at all times outside the area designated as Trailer Row. Hard hats shall be worn in such a manner that the hat brim is positioned in front at all times. Hard hats may be worn backwards at the discretion of the Construction Manager. This includes **all** equipment operators, vehicle and truck drivers of contractors and material suppliers delivering to the site. Hard hats are required at **all times** on project. No exceptions. Hard hats will not be furnished by Crossland.
5. Protect and respect others work.
6. Lunch trash is to be deposited in trash cans. No exceptions.
7. Keep your work areas clean. Sweep areas at end of each day.
8. No urinating in or around buildings. Anyone caught will be removed from project and cannot return at any time.
9. Concealed weapons will not be allowed on project. Anyone having such will be permanently removed from project.
10. No removal of excess materials or scraps from project.
11. Posted speed limit shall be adhered to at all times: **10 mph** on designated haul roads, **5 mph** inside the building, on the building pad, trailer row, and other areas not designated at 10 mph. 20 mph may be permitted for site/civil work away from the pad areas and away from other trades at the discretion of the Construction Manager.
12. Seatbelts shall be worn at all times in vehicles including heavy equipment. All heavy equipment shall have

13. No one shall ride in a vehicle or mobile equipment unless they are on a seat. Exceptions: Scissors and boom Lifts. Riding in the back of pick-ups shall not be allowed.
14. All heavy equipment including: cranes, forklifts, etc. shall have a reverse signal/back-up alarm audible above surrounding background noise.
15. No catering services shall be permitted onsite.
16. Excavation work shall be performed in accordance with 29 CFR 1926 Subpart P.
 - ☐ Flagging and/or suitable warning devices will be required around all trench and excavation work at least three (3) feet (this distance can be exceeded if site specific required) from the edge of the excavation.
 - ☐ A safe means of access and egress shall be provided from excavations regardless of their depth at intervals that provide no more than 25 feet of lateral travel.
 - ☐ A competent person shall be present anytime excavation work is performed.
17. Persons working on any aerial lift shall be tied off, at all times, to a platform tie-off point or a similar safety device securely attached to the structure of the lift.
18. In the building, all lifts shall be propane or electrically powered with non-marking tires. Gasoline or diesel-powered lifts shall not be used in the building. Any costs associated with cleanup of floors due to damages caused by lifts will be charged to the Trade Contractor. Any changes to this requirement are at the discretion of the Construction Manager.
19. All propane tanks shall be stored in a tank farm. (Including empty tanks)
20. A fire watch shall be stationed to provide coverage for each welding, cutting, and other hot work operations. A fire watch may cover multiple operations with a 100-foot radius of them. In order for a fire watch to cover multiple operations, they shall have a clear line of sight to each operation and an unobstructed pathway to each operation. Fire watches shall have no collateral duties.
21. Ladders shall reach three feet above the landing for safe access. All ladders shall be positioned on a stable surface and secured to prevent displacement. All ladders shall be fiberglass. Step ladders and extension ladders are not acceptable as stairs. Each contractor is responsible for providing stairs into the building for their employees. Damaged ladders shall be removed immediately from the jobsite.
22. All electrical power tools and/or equipment shall be plugged into a ground fault circuit protection (GFCI). At the source of electrical power. All frayed and/or damaged electrical cords shall be removed from service and repaired. Cords shall not be tied into knots.
23. Only UL-approved metal fuel cans with flame arresters and self-closing pour spouts shall be allowed on sight. Fuel cans shall not be stored inside the building, or inside trailers. Cans shall be brought inside the building only to fuel equipment and then removed immediately.
24. All chemical materials used shall have a Material Safety Data Sheet (MSDS) filed with Construction Manager and posted in an area where work is being performed.
25. Electrical Panels shall not be accessed by anyone. Only those authorized by Construction Manager shall have access to the electrical panels.
26. Flag, barricade, or sign areas to keep employees from exposures to potentially hazardous work conditions.
27. All underground electrical utilities shall be located prior to any excavation work occurring. The electrical contractor shall be notified to assist with this location. As-built drawings and electronic location shall be used to locate all underground electrical utilities. Contractors working around overhead electrical lines shall ensure

City of Emporia Fire Station #2 – Bid Package

that all equipment, materials, and personnel are at least 10 feet from the overhead lines.

28. As described in each Contractor's Safety Program work permits shall be utilized for those work activities that specifically require them. (Examples are confined space, electrical hot work, welding, painting, work where underground utilities are present, etc.).
29. All employees shall OBEY all posted safety signs.
30. Clean up and housekeeping shall be top priority. This project shall be kept clean and orderly at all times. The work area SHALL be cleaned on a continuous basis; no debris or trash will be permitted. Dumpsters shall not be backed up to any location of the building. They shall be maintained at a minimum distance of 50 feet from the building.
31. Glass containers of any kind shall not be brought onto the construction site.
32. Each fuel storage tank brought onto the construction site shall be provided with its own secondary containment unit. The use of earthen dikes shall not be allowed. All fuel tanks shall be grounded in accordance with NFPA requirements.
33. Concrete trucks shall have all concrete chutes removed, with top chute in the raised and locked position while traveling on the jobsite.
34. Storage required by the Contractor shall be in areas designated by the Owner. All materials on the construction site shall be stored/staged on dunnage.
35. No one will be allowed to move a trailer or any other device for living on site.
36. It is a policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Contractor and Subcontractor employees shall abide by this policy.
37. There will be no smoking/tobacco products, eating or drinking (with the exception of water) when the roof of the building goes up. There will also be no smoking/tobacco products, eating, or drinking (with the exception of water) on the finished floors. Smoking will be permitted in designated areas only.
38. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
39. No parking in construction area. Designated parking areas only.
40. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site.
41. Permission shall be obtained from Construction Manager prior to taking any vehicle into the building.
42. All employees shall conduct themselves in a worker like manner at all times. Any other personnel, horseplay or disruptive activities of any kind shall result in immediate dismissal/removal from the job site.

I hereby attest by my signature that I have read and understand these Safety Requirements and Site Policies, and I will abide by them. I also understand that they may be jobsite specific amended or modified at any time at the discretion of Crossland Construction.

Respectfully Submitted by,

Affix Seal

Bidding Firm

Corporation, Partnership, etc.

Signature

Printed Name and Title

TRADE CONTRACT ATTACHMENT “D”

Trade Contract Drawing/Specification Package

I hereby attest by my signature that I have read and understand the drawings, as listed below, for their intended use. I also understand that they may be jobsite specific amended or modified at any time at the discretion of Crossland Construction, but not without prior written notification to the Trade Contractor.

City of Emporia Fire Station #2:

Drawings dated 11/13/2025 as may be amended via addenda during the bidding process:

EXHIBIT B				
EMPORIA FIRE STATION 2				
ENUMERATION OF CONTRTACT DOCUMENTS				
SHEET #	SHEET TITLE	REVISION NUMBER	SEALED DATE	ISSUED DATE
General				
G-001	COVER SHEET		11/13/2025	11/13/2025
G-002	SHEET INDEX		11/13/2025	11/13/2025
G-101	CODE SUMMARY		11/13/2025	11/13/2025
G-102	CODE SITE PLAN		11/13/2025	11/13/2025
G-103	REFERENCE CODE PLAN		11/13/2025	11/13/2025
G-104	CODE FLOOR PLAN - PHASE 1		11/13/2025	11/13/2025
G-105	CODE FLOOR PLAN - PHASE 2		11/13/2025	11/13/2025
G-106	CODE FLOOR PLAN - STORM SHELTER		11/13/2025	11/13/2025
G-111	TYPICAL MOUNTING HEIGHTS AND CLEARANCES		11/13/2025	11/13/2025
Civil				
GS001	TOPOGRAPHIC SURVEY		11/13/2025	11/13/2025
C-010	CIVIL GENERAL NOTES		11/13/2025	11/13/2025
CD101	DEMOLITION PLAN		11/13/2025	11/13/2025
CE101	EROSION CONTROL PLAN		11/13/2025	11/13/2025
CE501	EROSION CONTROL DETAILS		11/13/2025	11/13/2025
CG101	GRADING PLAN		11/13/2025	11/13/2025
CG401	GRADING ENLARGEMENTS		11/13/2025	11/13/2025
CP101	PAVING PLAN		11/13/2025	11/13/2025
CP501	PAVING DETAILS		11/13/2025	11/13/2025
CP502	PAVING DETAILS		11/13/2025	11/13/2025
CP503	PAVING DETAILS		11/13/2025	11/13/2025
CS101	CIVIL SITE PLAN		11/13/2025	11/13/2025
CS501	CIVIL SITE DETAILS		11/13/2025	11/13/2025
CU101	UTILITY PLAN		11/13/2025	11/13/2025
CU210	STORMWATER PLAN & PROFILE		11/13/2025	11/13/2025
CU211	STORMWATER PLAN & PROFILE		11/13/2025	11/13/2025
CU212	STORMWATER PLAN & PROFILE		11/13/2025	11/13/2025
CU510	STORMWATER DETAILS		11/13/2025	11/13/2025
CU511	STORMWATER DETAILS		11/13/2025	11/13/2025
CU512	STORMWATER DETAILS		11/13/2025	11/13/2025
CU520	SANITARY SEWER DETAILS		11/13/2025	11/13/2025
CU530	WATER DETAILS		11/13/2025	11/13/2025
LP101	PLANTING PLAN		11/13/2025	11/13/2025
Structural				
S-001	STRUCTURAL GENERAL NOTES		11/13/2025	11/13/2025
S-002	TYPICAL DETAILS		11/13/2025	11/13/2025
S-101	REFERENCE FOUNDATION PLAN		11/13/2025	11/13/2025
S-102	FOUNDATION PLANS - PHASE 1		11/13/2025	11/13/2025
S-103	FOUNDATION PLAN - PHASE 2		11/13/2025	11/13/2025
S-104	PLATFORM FRAMING PLAN - PHASE 2		11/13/2025	11/13/2025
S-111	REFERENCE ROOF FRAMING PLAN		11/13/2025	11/13/2025
S-112	ROOF FRAMING PLANS - PHASE 1		11/13/2025	11/13/2025
S-113	ROOF FRAMING PLANS - PHASE 2		11/13/2025	11/13/2025
S-121	STORM SHELTER DETAILS		11/13/2025	11/13/2025
S-131	FRAMING ELEVATIONS		11/13/2025	11/13/2025
S-201	FOUNDATION SECTIONS		11/13/2025	11/13/2025
S-202	FOUNDATION SECTIONS		11/13/2025	11/13/2025
S-203	FOUNDATION SECTIONS		11/13/2025	11/13/2025
S-301	ROOF FRAMING SECTIONS		11/13/2025	11/13/2025
S-302	ROOF FRAMING SECTIONS		11/13/2025	11/13/2025
S-303	ROOF FRAMING SECTIONS		11/13/2025	11/13/2025
S-304	ROOF FRAMING SECTIONS		11/13/2025	11/13/2025

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S-305	ROOF FRAMING SECTIONS SHEET INDEX		11/13/2025	11/13/2025
Architectural				
A-001	GENERAL NOTES, LEGENDS, SYMBOLS, & ABBREVIATIONS		11/13/2025	11/13/2025
AD101	DEMOLITION FLOOR PLAN		11/13/2025	11/13/2025
AD121	DEMOLITION ROOF PLAN		11/13/2025	11/13/2025
AD201	DEMOLITION ELEVATIONS		11/13/2025	11/13/2025
A-101	REFERENCE FLOOR PLAN		11/13/2025	11/13/2025
A-102	FLOOR PLAN - PHASE 1		11/13/2025	11/13/2025
A-103	FLOOR PLAN - PHASE 2		11/13/2025	11/13/2025
A-104	MEZZANINE PLANS		11/13/2025	11/13/2025
A-111	REFERENCE REFLECTED CEILING PLAN		11/13/2025	11/13/2025
A-112	REFLECTED CEILING PLAN - PHASE 1		11/13/2025	11/13/2025
A-113	REFLECTED CEILING PLAN - PHASE 2		11/13/2025	11/13/2025
A-121	REFERENCE ROOF PLAN		11/13/2025	11/13/2025
A-122	ROOF PLAN - PHASE 1		11/13/2025	11/13/2025
A-123	ROOF PLAN - PHASE 2		11/13/2025	11/13/2025
A-201	EXTERIOR ELEVATIONS		11/13/2025	11/13/2025
A-202	BUILDING SIGNAGE		11/13/2025	11/13/2025
A-301	BUILDING SECTIONS		11/13/2025	11/13/2025
A-302	BUILDING SECTIONS		11/13/2025	11/13/2025
A-311	WALL SECTIONS		11/13/2025	11/13/2025
A-312	WALL SECTIONS		11/13/2025	11/13/2025
A-313	WALL SECTIONS		11/13/2025	11/13/2025
A-314	WALL SECTIONS		11/13/2025	11/13/2025
A-315	WALL SECTIONS		11/13/2025	11/13/2025
A-401	ENLARGED PLANS AND ELEVATIONS		11/13/2025	11/13/2025
A-402	ENLARGED PLANS AND ELEVATIONS		11/13/2025	11/13/2025
A-431	VERTICAL CIRCULATION PLANS AND SECTIONS		11/13/2025	11/13/2025
A-501	PLAN DETAILS		11/13/2025	11/13/2025
A-511	CEILING DETAILS		11/13/2025	11/13/2025
A-521	ROOF DETAILS		11/13/2025	11/13/2025
A-522	ROOF DETAILS		11/13/2025	11/13/2025
A-531	SECTION DETAILS		11/13/2025	11/13/2025
A-532	SECTION DETAILS		11/13/2025	11/13/2025
A-551	STAIR DETAILS		11/13/2025	11/13/2025
A-561	MISC. DETAILS		11/13/2025	11/13/2025
A-601	PHASE 1 EXTERIOR WALL TYPES		11/13/2025	11/13/2025
A-602	PHASE 2 EXTERIOR WALL TYPES		11/13/2025	11/13/2025
A-603	INTERIOR PARTITION TYPES		11/13/2025	11/13/2025
A-611	DOOR SCHEDULE		11/13/2025	11/13/2025
A-612	DOOR DETAILS		11/13/2025	11/13/2025
A-613	DOOR DETAILS		11/13/2025	11/13/2025
A-621	GLAZING/WINDOW SCHEDULE		11/13/2025	11/13/2025
A-622	WINDOW DETAILS		11/13/2025	11/13/2025
Interiors				
I-101	INTERIOR DESIGN & SIGNAGE PLAN		11/13/2025	11/13/2025
I-102	INTERIOR DESIGN & SIGNAGE PLAN		11/13/2025	11/13/2025
I-103	INTERIOR FLOOR & SIGNAGE PLAN		11/13/2025	11/13/2025
I-104	INTERIOR FLOOR & SIGNAGE PLAN		11/13/2025	11/13/2025
I-111	FLOOR FINISH PLAN		11/13/2025	11/13/2025
I-201	INTERIOR ELEVATIONS		11/13/2025	11/13/2025
I-202	INTERIOR ELEVATIONS		11/13/2025	11/13/2025
I-301	CASEWORK SECTIONS		11/13/2025	11/13/2025
I-601	FINISH SCHEDULE AND CODES		11/13/2025	11/13/2025
IF101	FURNITURE REFERENCE PLAN		11/13/2025	11/13/2025
Equipment				
Q-001	EQUIPMENT SCHEDULE		11/13/2025	11/13/2025
Q-101	EQUIPMENT SCHEDULE - PHASE 1		11/13/2025	11/13/2025
Q-102	EQUIPMENT SCHEDULE - PHASE 2		11/13/2025	11/13/2025

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MP-001	MECHANICAL & PLUMBING COVER SHEET		11/13/2025	11/13/2025
MP-101	MECHANICAL SCHEDULES		11/13/2025	11/13/2025
MP-102	PLUMBING SCHEDULES		11/13/2025	11/13/2025
MP-201	MECHANICAL & PLUMBING DETAILS		11/13/2025	11/13/2025
MP-202	MECHANICAL & PLUMBING DETAILS		11/13/2025	11/13/2025
MP-203	KITCHEN HOOD DETAILS		11/13/2025	11/13/2025
Plumbing				
PD-101	WASTE & VENT DEMOLITION PLAN		11/13/2025	11/13/2025
PD-201	PLUMBING DEMOLITION PLAN		11/13/2025	11/13/2025
P-101	WASTE & VENT PLAN - PHASE 1		11/13/2025	11/13/2025
P-102	WASTE & VENT PLAN - PHASE 2		11/13/2025	11/13/2025
P-201	PLUMBING PLAN - PHASE 1		11/13/2025	11/13/2025
P-202	PLUMBING PLAN - PHASE 2		11/13/2025	11/13/2025
Mechanical				
MD-101	MECHANICAL DEMOLITION PLAN		11/13/2025	11/13/2025
M-101	HVAC PLAN - PHASE 1		11/13/2025	11/13/2025
M-102	HVAC PLAN - PHASE 2		11/13/2025	11/13/2025
M-201	OVERALL ROOF PLAN		11/13/2025	11/13/2025
M-301	RADIANT FLOOR PLAN		11/13/2025	11/13/2025
Electrical				
ED-201	ELECTRICAL DEMO PLAN		11/13/2025	11/13/2025
E-101	ELECTRICAL SCHEDULES		11/13/2025	11/13/2025
E-102	ELECTRICAL RISER DIAGRAM - PHASE 1		11/13/2025	11/13/2025
E-103	ELECTRICAL RISER DIAGRAM - PHASE 2		11/13/2025	11/13/2025
E-104	ELECTRICAL DETAILS		11/13/2025	11/13/2025
E-105	ELECTRICAL DETAILS		11/13/2025	11/13/2025
E-106	ELECTRICAL PANEL SCHEDULES		11/13/2025	11/13/2025
E-200	ELECTRICAL SITE PLAN		11/13/2025	11/13/2025
E-201	FLOOR PLAN PHASE 1 - POWER		11/13/2025	11/13/2025
E-202	FLOOR PLAN PHASE 2 - POWER		11/13/2025	11/13/2025
E-203	ROOF PLAN - POWER		11/13/2025	11/13/2025
E-301	FLOOR PLAN PHASE 1 - LIGHTING		11/13/2025	11/13/2025
E-302	FLOOR PLAN PHASE 2 - LIGHTING		11/13/2025	11/13/2025
E-303	FLOOR PLAN - RED LIGHTING SYSTEM		11/13/2025	11/13/2025
E-401	FLOOR PLAN PHASE 1 - SPECIAL SYSTEMS		11/13/2025	11/13/2025
E-402	FLOOR PLAN PHASE 2 - SPECIAL SYSTEMS		11/13/2025	11/13/2025

Project Specifications Manual dated 11/13/2025 via Tessere included in the contract document link.

Other Reports to be included as part of the contract documents:

- Crossland Construction Bid Package #1, Dated 11/18/2025
- Geotechnical Engineering Report as prepared by Terracon, **Dated 09/19/2025**

NAME OF BIDDER:_____

By:_____

Subscribed and sworn to before me on this_____day of_____, 20_____.

_____ My Commission Expires:_____

TRADE CONTRACT ATTACHMENT “E”

EXHIBIT 9.2.2.1

Insurance Minimum Requirements

The Subcontractor shall purchase and maintain insurance of the following types of coverage and limits of liability.

- 1. Commercial General Liability (CGL)** with limits of insurance not less than \$1,000,000 each occurrence, \$1,000,000 Personal and Advertising Injury, \$2,000,000 General Aggregate, \$2,000,000 Products/Completed Operations Aggregate.
 - a. If the CGL coverage contains a General Aggregate Limit, such General Aggregate shall apply separately to each project.
 - b. CGL coverage shall be written on ISO Occurrence for CG 00 01 04 13 or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent contractors, products-completed operations, and personal advertising injury.
 - c. General Contractor, Owner and all other parties required of the General Contractor, shall be included as Additional Insureds. The endorsement shall include that any person or organization that Subcontractor is required to add as an Additional Insured under the Subcontract Documents shall be included as an Additional Insured (CG 20 38 04 13 or its equivalent). Coverage must include both ONGOING Operations and COMPLETED Operations (CG 20 10 04 13 and CG 20 37 04 13 or equivalent as permitted by law). Vicarious forms of additional insured endorsements will not be accepted. It shall apply as Primary and non-contributing Insurance before any other insurance or self-insurance, including any deductible maintained by or provided to the Additional Insured.
 - d. Subcontractor shall maintain CGL coverage for itself and all Additional Insureds for the duration of the project and maintain Completed Operations coverage for itself and each Additional Insured for at least 2 years after the completion of the Work.
 - e. Provide Stop Gap Coverage, if applicable, for the following states: North Dakota, Ohio, Washington, West Virginia or Wyoming.
 - f. Coverage shall include:
 - a. Contractual liability coverage sufficient to meet the requirements of the Subcontract Documents (including defense costs and attorneys' fees assumed under the contract, which shall be payable in addition to the limit of liability).
 - b. No separation of insured exclusion.
 - c. The following exclusions are absolutely prohibited and shall not be included in Subcontractor's policy if applicable to the work.
 1. No damage to Work performed by Subcontractor exclusion (CG 22 94 or similar).
 2. No exclusion for subsidence, which is specifically prohibited for any work involving excavation, soil stabilization, earth retention, concrete, structural steel, landscaping, waterproofing, fire protection, and plumbing.
 3. No "residential" exclusion that would void or restrict coverage due to the nature of the Work.
 4. No EFIS exclusion. If Subcontractor's scope of work involves the building's exterior finish, there shall be no EIFS exclusion on the CGL policy unless the Subcontractor maintains a Pollution Liability policy that provides coverage for the resultant damage of the EIFS work.

2. Automobile Liability

- g. Business Auto Liability with limits of at least \$1,000,000 combined single limit.
- h. Business Auto coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles.
- i. General Contractor, Owner and all other parties required of the General Contractor, shall be included as Primary and Non-Contributory Additional Insureds on the auto policy.
- j. If hauling of hazardous waste is part of the Scope, Automobile Liability Insurance with a \$1,000,000 combined single limit per occurrence for bodily injury and property damage applicable to all hazardous waste hauling vehicles, and include MCS 90 endorsement and the ISO Form CA 9948 (Pollution Liability Broadened Coverage for Business Automobile).

3. Commercial Umbrella

- k. Commercial Umbrella/Excess Liability Insurance for bodily injury and property damage liability must sit over Subcontractor's primary Employers' Liability, Commercial General Liability and Commercial Automobile Liability.
- l. Umbrella limits must be at least \$1,000,000.
- m. All coverages and terms required under the Commercial General Liability, Automobile Liability and Employers' Liability must be included on the Excess/Umbrella Liability policy.
- n. Higher limits may be required by Contractor or Owner on a project-by-project basis.
- o. Umbrella coverage for such Additional Insureds shall apply as primary before any other insurance or self-insurance, including any deductible, maintained by, or provided to, the Additional Insured other than CGL, Auto Liability and Employers' Liability coverages maintained by the Subcontractor.

4. Workers' Compensation and Employers' Liability

- p. Workers' Compensation Insurance and Employers' Liability Insurance (including occupational disease) to cover statutory benefits and limits under the Workers' Compensation laws of any applicable jurisdiction in which the scope is to be performed.
- q. Employers' Liability Insurance limits of at least \$500,000 each accident, \$500,000 each employee, and \$500,000 disease policy limit.
- r. Where applicable, U.S. Longshore and Harborworkers Compensation Act Endorsement shall be attached to the policy.
- s. Where applicable, the Maritime Coverage Endorsement shall be attached to the policy.
- t. Maintain monopolistic coverage, if applicable, for the following states: North Dakota, Ohio, Washington, West Virginia or Wyoming.

5. Builder's Risk

- u. Upon written request of the Subcontractor, the Contractor shall provide the Subcontractor with a copy of the Builder's Risk policy of insurance or any other property or equipment insurance in force for the Project and procured by the Owner or Contractor.
- v. If the Owner or Contractor has not purchased Builder's Risk Insurance satisfactory to the Subcontractor, the Subcontractor may procure such insurance as will protect the interests of the Subcontractor, its subcontractors and their subcontractors in the Subcontract Work.
- w. If not covered under the Builder's Risk policy of insurance or any other property or equipment insurance required by the Subcontract documents, the Subcontractor shall procure and maintain at the Subcontractor's own

expense, property and equipment insurance for the Subcontract Work including portions of the Subcontract Work stored off the site or in transit, when such portions of the subcontract Work are to be included in an application for payment under Article 8.

6. Installation Floater

- x. If required by Contractor or not covered by the Builders Risk Insurance, Subcontractor shall obtain an Installation Floater to cover that portion of the Work to be constructed, installed, altered or repaired by Subcontractor. Contractor, Owner or other parties, as required by the Subcontract Documents, shall be listed as loss payees.

7. Professional Liability

- y. Subcontractor and all sub-subcontractors and Designers providing Professional Services shall provide and maintain Professional Liability Insurance coverage. The policy coverage shall be effective (retroactively, if applicable) from the date of commencement of all professional activities in connection with the scope.
- z. Professional Services always include, but are not limited to: design, architecture, engineering, testing, surveying or design/build services, temporary engineering, engineered excavations and shoring systems, post-tension supply, structured steel, specialized millwork that is performance specified, roofing or waterproofing systems, curtainwall, mechanical fire protection systems, electrical, and fire alarm systems.
- aa. Both Subcontractor and listed sub-subcontractors shall have proof of Professional Liability Insurance coverage in the amount of \$1,000,000 per claim with a maximum deductible of \$25,000 to be paid by Subcontractor.
- bb. The Subcontractor shall, upon request of Contractor, furnish a copy of its Professional Liability policy. The Professional Liability policies shall be continued in effect for the applicable statute of repose for the state where the project is located.

8. Pollution Liability

- cc. This Section is applicable to Subcontractor, and any sub-subcontractor of any tier that is providing work related to environmental services, building enclosure systems, plumbing, heating, ventilation, air conditioning, drywall, insulation, building foundations or any work which includes Microbial Matter, Mold, Fungi or Bacteria and any work which will involve the use of hazardous materials. Subcontractor and all applicable sub-subcontractors must provide and maintain a separate Pollution Liability Insurance policy including coverage for, but not limited to, claims arising out of all hazardous material and hazardous waste remediation, storage, transportation, clean-up and disposal. Pollution Liability policies must include contractual liability coverage aligned with indemnification obligation of the Subcontract Documents.
- dd. The policy limits shall be in the amount of \$1,000,000 with maximum deductible of \$25,000 to be paid by the Subcontractor.
- ee. Pollution Liability Insurance policy shall name Contractor and all other parties as required under the Subcontract Documents as Additional Insureds.
- ff. The Subcontractor and sub-subcontractors shall maintain Pollution Liability coverage for a minimum of 2 years after the completion of the Work, or such longer period as required by the Subcontract Documents. Should mold coverage be required and provided by a claims-made form, such coverage shall be maintained annually for 2 years following completion, or such longer period as required by the Subcontract Documents.

9. Equipment Floater

- gg. Subcontractor shall maintain, at its sole cost and expense, insurance to protect its own equipment, tools and materials against risk of loss with sufficient limits to cover the value of all of the equipment, tools and materials Subcontractor may use in performance of the Subcontract Work. Subcontractor is solely responsible for any deductibles, self-insured retentions or uninsured losses for any reason arising out of Subcontractor's obligations in this Section. Coverage shall include equipment leased/borrowed/rented by Subcontractor.

Waiver of Subrogation

Subcontractor waives all rights against the Contractor, Owner and Architect and their agents, officers, directors and employees for recovery of damages to the extent these damages are covered by Commercial General Liability, Commercial Umbrella Liability, Business Auto Liability, Builder's risk, or Workers' Compensation and Employers' Liability insurance maintained per requirement stated above and to the fullest extent allowed by law.

Number of Policies

Commercial General Liability Insurance and other liability insurance may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by an Excess or Umbrella Liability policy.

Cancellation, Renewal and Modification

The Subcontractor shall maintain in effect, all insurance coverage required under this Agreement at the Subcontractor's sole expense and with insurance companies acceptable to the Contractor. To the extent commercially available, the policies shall contain a provision that coverage will not be cancelled or not renewed until at least thirty (30) days prior written notice has been given to the Contractor. If not commercially available, Subcontractor shall be responsible for providing Contractor with notice.

Continuation of Coverage

Unless otherwise outlined herein, the Subcontractor shall continue to carry Completed Operations Liability Insurance for at least two (2) years after either ninety (90) days following Substantial completion of the Work, or final payment to the Contractor, whichever is earlier. The Subcontractor shall furnish the Contractor evidence of such insurance at final payment, and one year from final payment.

Special Provisions

All policies shall be written through companies duly entered and authorized to transact that class of insurance in the state in which the project is located. The Insurance Companies must have an A.M. Best rating of A- or better in the most recent Best's Key Rating Guide.

Approval, disapproval or failure to act by the Contractor regarding any insurance supplied by the Subcontractor shall not relieve the Subcontractor of full responsibility or liability for damages and accidents. Neither shall the bankruptcy, insolvency or denial of liability by the insurance company exonerate the Subcontractor from liability.

Contractor shall make no special payments for any insurance that the Subcontractor may be required to carry; all are included in the contract price and in the contract unit prices.

The Subcontractor shall require all sub-subcontractors to procure and maintain all insurance as set forth in this contract.

City of Emporia Fire Station #2 – Bid Package

NAME OF BIDDER: _____

By: _____

Subscribed and sworn to before me on this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

Line	Name	Duration	Start	Finish																																										
					2025												2026																													
					Nov	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June																						
					24	8	22	5	19	2	16	2	16	30	13	27	11	25	8	22	6	20	3	17	31	14	28	12	26	9	23	7	21	4	18	1	15	1	15	29	12	26	10	24	7	21
1	MAJOR MILESTONES	270d	2/18/2026	3/11/2027	MAJOR MILESTONES																																									
2	Construction Begin Phase 1		2/18/2026	2/18/2026																																										
3	New Emporia Fire Station #2 Phase 1 Complete		10/2/2026	10/2/2026																																										
4	Construction Begin Phase 2		10/5/2026	10/5/2026																																										
5	New Emporia Fire Station #2 Phase 2 Complete		3/11/2027	3/11/2027																																										
6	NEW STATION	331d	11/18/2025	3/11/2027	NEW STATION																																									
7	PRECONSTRUCTION	32d	11/18/2025	1/7/2026	PRECONSTRUCTION																																									
8	PERMITTING AND APPROVALS	32d	11/18/2025	1/7/2026	PERMITTING AND APPROVALS																																									
9	Bid Package 1 Pricing	13d	11/18/2025	12/8/2025	Bid Package 1 Pricing																																									
10	Bid Package 1 Scope Review and Subcontract Award	19d	12/9/2025	1/7/2026	Bid Package 1 Scope Review and Subcontract Award																																									
11	Sub Contracts and Submittals	152d	11/18/2025	6/25/2026	Sub Contracts and Submittals																																									
12	02 00 00 - Demolition	13d	11/18/2025	12/8/2025	02 00 00 - Demo Procurement																																									
13	03 05 00 - Concrete	40d	1/8/2026	3/4/2026	03 05 00 - Concrete Procurement																																									
14	04 20 00 - Masonry	40d	1/8/2026	3/4/2026	04 20 00 - Masonry Procurement																																									
15	05 00 00 - Structural Steel	70d	1/8/2026	4/15/2026	05 00 00 - Structural Steel Procurement																																									
16	06 00 00 - Millwork & Casework	70d	1/8/2026	4/15/2026	06 00 00 - Millwork & Casework Procurement																																									
17	08 10 00 - Doors, Frames, Hardware	70d	1/8/2026	4/15/2026	08 10 00 - Doors, Frames, Hardware Procurement																																									
18	08 34 20 - Overhead Door	80d	1/8/2026	4/29/2026	08 34 20 - Overhead Door Procurement																																									
19	08 40 00 - Storefront	70d	1/8/2026	4/15/2026	08 40 00 - Storefront Procurement																																									
20	09 29 00 - Drywall	40d	1/8/2026	3/4/2026	09 29 00 - Drywall Procurement																																									
21	09 60 00 - Flooring	90d	1/8/2026	5/13/2026	09 60 00 - Flooring Procurement																																									
22	09 90 00 - Painting	50d	1/8/2026	3/18/2026	09 90 00 - Painting Procurement																																									
23	10 05 00 - Specialties	90d	1/8/2026	5/13/2026	10 05 00 - Specialties Procurement																																									
24	21 05 00 - Fire Suppression	60d	1/8/2026	4/1/2026	21 05 00 - Fire Suppression Procurement																																									
25	22 05 00 - Plumbing	50d	1/8/2026	3/18/2026	22 05 00 - Plumbing Procurement																																									
26	23 20 00 - HVAC	100d	1/8/2026	5/28/2026	23 20 00 - HVAC Procurement																																									
27	26 05 00 - Electrical	120d	1/8/2026	6/25/2026	26 05 00 - Electrical Procurement																																									
28	31 05 00 - Earthworks	25d	1/8/2026	2/11/2026	31 05 00 - Earthworks Procurement																																									
29	32 13 00 - Concrete Paving	40d	1/8/2026	3/4/2026	32 13 00 - Concrete Paving Procurement																																									
30	33 00 00 - Utilities	50d	1/8/2026	3/18/2026	33 00 00 - Utilities Procurement																																									



Emporia Fire Station #2
Pre-Con Schedule

Job #: Job Number

Start Date: 11/18/2025
Finish Date: 3/11/2027

Print Date: 1/5/2026 3:31:33 PM
Update as of:: 11/18/2025

View: Bar Chart View

Filter: None

Page 1 of 3

Line	Name	Duration	Start	Finish																																										
					2025												2026																2027													
					Nov	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June																						
					24	8	22	5	19	2	16	2	16	30	13	27	11	25	8	22	6	20	3	17	31	14	28	12	26	9	23	7	21	4	18	1	15	1	15	29	12	26	10	24	7	21
31	CONSTRUCTION	260d	2/18/2026	2/25/2027	CONSTRUCTION																																									
32	PHASE 1	150d	2/18/2026	9/18/2026	PHASE 1																																									
33	Demolition	5d	2/18/2026	2/24/2026	Demolition																																									
34	Earthwork	15d	2/25/2026	3/17/2026	Earthwork																																									
35	Site Utilities	20d	3/18/2026	4/14/2026	Site Utilities																																									
36	Foundations	10d	4/15/2026	4/28/2026	Foundations																																									
37	CMU	10d	4/29/2026	5/12/2026	CMU																																									
38	Slab on Grade	10d	5/13/2026	5/27/2026	Slab on Grade																																									
39	Steel Erection	10d	5/28/2026	6/10/2026	Steel Erection																																									
40	Exterior Wall Framing	15d	5/28/2026	6/17/2026	Exterior Wall Framing																																									
41	Exterior Facade	20d	6/18/2026	7/16/2026	Exterior Facade																																									
42	Windows and Doors	15d	7/17/2026	8/6/2026	Windows and Doors																																									
43	Mechanical, Electrical, and Plumbing	40d	6/26/2026	8/21/2026	Mechanical, Electrical, and Plumbing																																									
44	Interior Framing	30d	7/17/2026	8/27/2026	Interior Framing																																									
45	Interior Finishes	30d	8/7/2026	9/18/2026	Interior Finishes																																									
46	Site Concrete	10d	8/7/2026	8/20/2026	Site Concrete																																									
47	Landscaping and Fencing	10d	8/21/2026	9/3/2026	Landscaping and Fencing																																									
48	PHASE 2	100d	10/5/2026	2/25/2027	PHASE 2																																									
49	Interior Demolition	10d	10/5/2026	10/16/2026	Interior Demolition																																									
50	Foundations	5d	10/19/2026	10/23/2026	Foundations																																									
51	CMU	5d	10/26/2026	10/30/2026	CMU																																									
52	Slab on Grade/Infill	5d	11/2/2026	11/6/2026	Slab on Grade/Infill																																									
53	Steel Erection	5d	11/9/2026	11/13/2026	Steel Erection																																									
54	Exterior Wall Framing	10d	11/9/2026	11/20/2026	Exterior Wall Framing																																									
55	Exterior Facade	40d	11/23/2026	1/21/2027	Exterior Facade																																									
56	Windows and Doors	20d	1/8/2027	2/4/2027	Windows and Doors																																									
57	Mechanical, Electrical and Plumbing	50d	11/23/2026	2/4/2027	Mechanical, Electrical and Plumbing																																									
58	Interior Framing	30d	12/9/2026	1/21/2027	Interior Framing																																									
59	Interior Finishes	30d	1/15/2027	2/25/2027	Interior Finishes																																									
60	CLOSEOUT	120d	9/21/2026	3/11/2027	CLOSEOUT																																									



Emporia Fire Station #2
Pre-Con Schedule

Job #: Job Number

Start Date: 11/18/2025
Finish Date: 3/11/2027

Print Date: 1/5/2026 3:31:33 PM
Update as of:: 11/18/2025

View: Bar Chart View

Filter: None

Page 2 of 3

Emporia Fire Station Facilities
Emporia Fire Station #2 Addition & Remodel
GMAX A.2 Budget Package
January 7th, 2026

Section 4 - AIA A133 - 2019 Exhibit A.2 - GMP Amendment

AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Seventh day of January in the year Two Thousand Twenty Six, is incorporated into the accompanying AIA Document A133[™]–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Sixth day of November in the year Two Thousand Twenty-Four (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT**:

(Name and address or location)

City of Emporia Fire Station #2

THE OWNER:

(Name, legal status, and address)

City of Emporia
111 East 6th Avenue
Emporia, KS 66801

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Crossland Construction Company, Inc
3017 N Cypress Dr., Suite A
Wichita, KS 67226

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Sixteen Million Three Hundred Fifty Five Thousand Three Hundred Sixty One Dollars (\$ 16,355,361.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201[™]–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Reference Exhibit A.1.2 – GMAX A.2 Budget

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement. <i>(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)</i>	

Item	Price	Conditions for Acceptance
§ A.1.1.6 Unit prices, if any: <i>(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)</i>		

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

- ☐ The date of execution of this Amendment.
- ☒ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)
- As per Article 3.3 of A-133-2019

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

- ☒ Not later than 386 (Three Hundred Eighty Six) calendar days from the date of commencement of the

Work.

[] By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
N/A			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Reference Exhibit A.1.2 - Enumeration of Contract Documents

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Reference Exhibit A.1.2 - Enumeration of Contract Documents

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Reference Exhibit A.1.2 – GMAX A.2 Budget	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

Reference Exhibit A.1.2 – GMAX A.2 Budget

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

N/A

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

Reference Exhibit A.1.2 – GMAX A.2 Budget

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

Trey Cocking City Manager

(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

DJ McClenny Vice President

(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:47:58 ET on 01/05/2026.

PAGE 1

This Amendment dated the Seventh day of January in the year ~~Two Thousand Twenty Six~~, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Sixth day of November in the year Two Thousand Twenty-Four (the "Agreement")

...

City of Emporia Fire Station #2

...

City of Emporia
111 East 6th Avenue
Emporia, KS 66801

...

Crossland Construction Company, Inc
3017 N Cypress Dr., Suite A
Wichita, KS 67226

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Sixteen Million Three Hundred Fifty Five Thousand Three Hundred Sixty One Dollars (\$ 16,355,361.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Reference Exhibit A.1.2 – GMAX A.2 Budget

...

N/A

...

[X] Established as follows:

...

As per Article 3.3 of A-133-2019

...

[☒] Not later than 386 (Three Hundred Eighty Six) calendar days from the date of commencement of the Work.

PAGE 3

N/A

...

N/A

...

Reference Exhibit A.1.2 - Enumeration of Contract Documents

...

Reference Exhibit A.1.2 - Enumeration of Contract Documents

...

N/A

PAGE 4

Reference Exhibit A.1.2 – GMAX A.2 Budget

...

Reference Exhibit A.1.2 – GMAX A.2 Budget

...

N/A

...

Reference Exhibit A.1.2 – GMAX A.2 Budget

...

Trey Cocking City Manager

DJ McClenny Vice President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 14:47:58 ET on 01/05/2026 under Order No. 2114490548 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

Emporia Fire Station Facilities
Emporia Fire Station #2 Addition & Remodel
GMAX A.3 Budget Package
January 7th, 2026

Section 5 - Exhibit A.1.2 - GMAX A.2 Enumeration of
Contract Documents

EXHIBIT B				
EMPORIA FIRE STATION 2				
ENUMERATION OF CONTRTACT DOCUMENTS				
SHEET #	SHEET TITLE	REVISION NUMBER	SEALED DATE	ISSUED DATE
General				
G-001	COVER SHEET		11/13/2025	11/13/2025
G-002	SHEET INDEX		11/13/2025	11/13/2025
G-101	CODE SUMMARY		11/13/2025	11/13/2025
G-102	CODE SITE PLAN		11/13/2025	11/13/2025
G-103	REFERENCE CODE PLAN		11/13/2025	11/13/2025
G-104	CODE FLOOR PLAN - PHASE 1		11/13/2025	11/13/2025
G-105	CODE FLOOR PLAN - PHASE 2		11/13/2025	11/13/2025
G-106	CODE FLOOR PLAN - STORM SHELTER		11/13/2025	11/13/2025
G-111	TYPICAL MOUNTING HEIGHTS AND CLEARANCES		11/13/2025	11/13/2025
Civil				
GS001	TOPOGRAPHIC SURVEY		11/13/2025	11/13/2025
C-010	CIVIL GENERAL NOTES		11/13/2025	11/13/2025
CD101	DEMOLITION PLAN		11/13/2025	11/13/2025
CE101	EROSION CONTROL PLAN		11/13/2025	11/13/2025
CE501	EROSION CONTROL DETAILS		11/13/2025	11/13/2025
CG101	GRADING PLAN		11/13/2025	11/13/2025
CG401	GRADING ENLARGEMENTS		11/13/2025	11/13/2025
CP101	PAVING PLAN		11/13/2025	11/13/2025
CP501	PAVING DETAILS		11/13/2025	11/13/2025
CP502	PAVING DETAILS		11/13/2025	11/13/2025
CP503	PAVING DETAILS		11/13/2025	11/13/2025
CS101	CIVIL SITE PLAN		11/13/2025	11/13/2025
CS501	CIVIL SITE DETAILS		11/13/2025	11/13/2025
CU101	UTILITY PLAN		11/13/2025	11/13/2025
CU210	STORMWATER PLAN & PROFILE		11/13/2025	11/13/2025
CU211	STORMWATER PLAN & PROFILE		11/13/2025	11/13/2025
CU212	STORMWATER PLAN & PROFILE		11/13/2025	11/13/2025
CU510	STORMWATER DETAILS		11/13/2025	11/13/2025
CU511	STORMWATER DETAILS		11/13/2025	11/13/2025
CU512	STORMWATER DETAILS		11/13/2025	11/13/2025
CU520	SANITARY SEWER DETAILS		11/13/2025	11/13/2025
CU530	WATER DETAILS		11/13/2025	11/13/2025
LP101	PLANTING PLAN		11/13/2025	11/13/2025
Structural				
S-001	STRUCTURAL GENERAL NOTES		11/13/2025	11/13/2025
S-002	TYPICAL DETAILS		11/13/2025	11/13/2025
S-101	REFERENCE FOUNDATION PLAN		11/13/2025	11/13/2025
S-102	FOUNDATION PLANS - PHASE 1		11/13/2025	11/13/2025
S-103	FOUNDATION PLAN - PHASE 2		11/13/2025	11/13/2025
S-104	PLATFORM FRAMING PLAN - PHASE 2		11/13/2025	11/13/2025
S-111	REFERENCE ROOF FRAMING PLAN		11/13/2025	11/13/2025
S-112	ROOF FRAMING PLANS - PHASE 1		11/13/2025	11/13/2025
S-113	ROOF FRAMING PLANS - PHASE 2		11/13/2025	11/13/2025
S-121	STORM SHELTER DETAILS		11/13/2025	11/13/2025
S-131	FRAMING ELEVATIONS		11/13/2025	11/13/2025
S-201	FOUNDATION SECTIONS		11/13/2025	11/13/2025
S-202	FOUNDATION SECTIONS		11/13/2025	11/13/2025
S-203	FOUNDATION SECTIONS		11/13/2025	11/13/2025
S-301	ROOF FRAMING SECTIONS		11/13/2025	11/13/2025
S-302	ROOF FRAMING SECTIONS		11/13/2025	11/13/2025
S-303	ROOF FRAMING SECTIONS		11/13/2025	11/13/2025
S-304	ROOF FRAMING SECTIONS		11/13/2025	11/13/2025

S-305	ROOF FRAMING SECTIONS SHEET INDEX		11/13/2025	11/13/2025
Architectural				
A-001	GENERAL NOTES, LEGENDS, SYMBOLS, & ABBREVIATIONS		11/13/2025	11/13/2025
AD101	DEMOLITION FLOOR PLAN		11/13/2025	11/13/2025
AD121	DEMOLITION ROOF PLAN		11/13/2025	11/13/2025
AD201	DEMOLITION ELEVATIONS		11/13/2025	11/13/2025
A-101	REFERENCE FLOOR PLAN		11/13/2025	11/13/2025
A-102	FLOOR PLAN - PHASE 1		11/13/2025	11/13/2025
A-103	FLOOR PLAN - PHASE 2		11/13/2025	11/13/2025
A-104	MEZZANINE PLANS		11/13/2025	11/13/2025
A-111	REFERENCE REFLECTED CEILING PLAN		11/13/2025	11/13/2025
A-112	REFLECTED CEILING PLAN - PHASE 1		11/13/2025	11/13/2025
A-113	REFLECTED CEILING PLAN - PHASE 2		11/13/2025	11/13/2025
A-121	REFERENCE ROOF PLAN		11/13/2025	11/13/2025
A-122	ROOF PLAN - PHASE 1		11/13/2025	11/13/2025
A-123	ROOF PLAN - PHASE 2		11/13/2025	11/13/2025
A-201	EXTERIOR ELEVATIONS		11/13/2025	11/13/2025
A-202	BUILDING SIGNAGE		11/13/2025	11/13/2025
A-301	BUILDING SECTIONS		11/13/2025	11/13/2025
A-302	BUILDING SECTIONS		11/13/2025	11/13/2025
A-311	WALL SECTIONS		11/13/2025	11/13/2025
A-312	WALL SECTIONS		11/13/2025	11/13/2025
A-313	WALL SECTIONS		11/13/2025	11/13/2025
A-314	WALL SECTIONS		11/13/2025	11/13/2025
A-315	WALL SECTIONS		11/13/2025	11/13/2025
A-401	ENLARGED PLANS AND ELEVATIONS		11/13/2025	11/13/2025
A-402	ENLARGED PLANS AND ELEVATIONS		11/13/2025	11/13/2025
A-431	VERTICAL CIRCULATION PLANS AND SECTIONS		11/13/2025	11/13/2025
A-501	PLAN DETAILS		11/13/2025	11/13/2025
A-511	CEILING DETAILS		11/13/2025	11/13/2025
A-521	ROOF DETAILS		11/13/2025	11/13/2025
A-522	ROOF DETAILS		11/13/2025	11/13/2025
A-531	SECTION DETAILS		11/13/2025	11/13/2025
A-532	SECTION DETAILS		11/13/2025	11/13/2025
A-551	STAIR DETAILS		11/13/2025	11/13/2025
A-561	MISC. DETAILS		11/13/2025	11/13/2025
A-601	PHASE 1 EXTERIOR WALL TYPES		11/13/2025	11/13/2025
A-602	PHASE 2 EXTERIOR WALL TYPES		11/13/2025	11/13/2025
A-603	INTERIOR PARTITION TYPES		11/13/2025	11/13/2025
A-611	DOOR SCHEDULE		11/13/2025	11/13/2025
A-612	DOOR DETAILS		11/13/2025	11/13/2025
A-613	DOOR DETAILS		11/13/2025	11/13/2025
A-621	GLAZING/WINDOW SCHEDULE		11/13/2025	11/13/2025
A-622	WINDOW DETAILS		11/13/2025	11/13/2025
Interiors				
I-101	INTERIOR DESIGN & SIGNAGE PLAN		11/13/2025	11/13/2025
I-102	INTERIOR DESIGN & SIGNAGE PLAN		11/13/2025	11/13/2025
I-103	INTERIOR FLOOR & SIGNAGE PLAN		11/13/2025	11/13/2025
I-104	INTERIOR FLOOR & SIGNAGE PLAN		11/13/2025	11/13/2025
I-111	FLOOR FINISH PLAN		11/13/2025	11/13/2025
I-201	INTERIOR ELEVATIONS		11/13/2025	11/13/2025
I-202	INTERIOR ELEVATIONS		11/13/2025	11/13/2025
I-301	CASEWORK SECTIONS		11/13/2025	11/13/2025
I-601	FINISH SCHEDULE AND CODES		11/13/2025	11/13/2025
IF101	FURNITURE REFERENCE PLAN		11/13/2025	11/13/2025
Equipment				
Q-001	EQUIPMENT SCHEDULE		11/13/2025	11/13/2025
Q-101	EQUIPMENT SCHEDULE - PHASE 1		11/13/2025	11/13/2025
Q-102	EQUIPMENT SCHEDULE - PHASE 2		11/13/2025	11/13/2025

MP-001	MECHANICAL & PLUMBING COVER SHEET		11/13/2025	11/13/2025
MP-101	MECHANICAL SCHEDULES		11/13/2025	11/13/2025
MP-102	PLUMBING SCHEDULES		11/13/2025	11/13/2025
MP-201	MECHANICAL & PLUMBING DETAILS		11/13/2025	11/13/2025
MP-202	MECHANICAL & PLUMBING DETAILS		11/13/2025	11/13/2025
MP-203	KITCHEN HOOD DETAILS		11/13/2025	11/13/2025
Plumbing				
PD-101	WASTE & VENT DEMOLITION PLAN		11/13/2025	11/13/2025
PD-201	PLUMBING DEMOLITION PLAN		11/13/2025	11/13/2025
P-101	WASTE & VENT PLAN - PHASE 1		11/13/2025	11/13/2025
P-102	WASTE & VENT PLAN - PHASE 2		11/13/2025	11/13/2025
P-201	PLUMBING PLAN - PHASE 1		11/13/2025	11/13/2025
P-202	PLUMBING PLAN - PHASE 2		11/13/2025	11/13/2025
Mechanical				
MD-101	MECHANICAL DEMOLITION PLAN		11/13/2025	11/13/2025
M-101	HVAC PLAN - PHASE 1		11/13/2025	11/13/2025
M-102	HVAC PLAN - PHASE 2		11/13/2025	11/13/2025
M-201	OVERALL ROOF PLAN		11/13/2025	11/13/2025
M-301	RADIANT FLOOR PLAN		11/13/2025	11/13/2025
Electrical				
ED-201	ELECTRICAL DEMO PLAN		11/13/2025	11/13/2025
E-101	ELECTRICAL SCHEDULES		11/13/2025	11/13/2025
E-102	ELECTRICAL RISER DIAGRAM - PHASE 1		11/13/2025	11/13/2025
E-103	ELECTRICAL RISER DIAGRAM - PHASE 2		11/13/2025	11/13/2025
E-104	ELECTRICAL DETAILS		11/13/2025	11/13/2025
E-105	ELECTRICAL DETAILS		11/13/2025	11/13/2025
E-106	ELECTRICAL PANEL SCHEDULES		11/13/2025	11/13/2025
E-200	ELECTRICAL SITE PLAN		11/13/2025	11/13/2025
E-201	FLOOR PLAN PHASE 1 - POWER		11/13/2025	11/13/2025
E-202	FLOOR PLAN PHASE 2 - POWER		11/13/2025	11/13/2025
E-203	ROOF PLAN - POWER		11/13/2025	11/13/2025
E-301	FLOOR PLAN PHASE 1 - LIGHTING		11/13/2025	11/13/2025
E-302	FLOOR PLAN PHASE 2 - LIGHTING		11/13/2025	11/13/2025
E-303	FLOOR PLAN - RED LIGHTING SYSTEM		11/13/2025	11/13/2025
E-401	FLOOR PLAN PHASE 1 - SPECIAL SYSTEMS		11/13/2025	11/13/2025
E-402	FLOOR PLAN PHASE 2 - SPECIAL SYSTEMS		11/13/2025	11/13/2025



Commission Action Report

Resolution No. 3785 Authorizing Certain
Public Improvements (Fire Truck and Fire Station Improvements)

Title: Resolution No. 3785 of the City of Emporia Authorizing Certain Public Improvements (Fire Truck and Fire Station Improvements)

Agenda Date: January 7, 2026

Presented By: Mark Detter, Deputy City Manager

Background:

The Adopted CIP Budget includes funds for a new Aerial Fire Truck and improvements to Fire Station #2

Discussion:

Tessere Architects and Crossland Construction have collaborated on the design of the Fire Station # 2. Fire Station #2 is estimated to not exceed \$7,000,000 in costs, including costs of bond issuance. The Fire Station # 2 is essentially a complete replacement of the current Fire Station #2.

The aerial fire truck is estimated not to exceed \$2,225,000, with the cost of issuance. The current Aerial Truck is over 24 years old and fully depreciated.

Financial considerations:

The debt service for Fire Station # 2 is estimated to be \$540,000 per year for twenty years. The debt services for 10 years for the aerial truck is estimated to be \$280,000 per year. In addition, the City added a debt payment of \$825,000 for 2026 for Fire Station #1. The total increase in debt by 2027 will be approximately \$1,645,000. The City of Emporia Bond & Interest Fund revenue is currently exceeding expenses in the fund by \$1.6 million. The Bond & Interest Fund currently has more than \$5,000,000.

To summarize, based on current revenues and expenses in the Bond & Interest Fund, the City has the capacity to pay for both Fire Stations #1 and #2 and the new ladder truck and maintain a substantial bond & interest fund balance into the next 6–7-year horizon.

Recommended action:

Approve Resolution No. 3785 of the City of Emporia authorizing certain public improvements for Aerial Fire Truck and improvements to Fire Station #2.

Attachments:

Resolution No.3785
Estimated Debt Schedule-Fire Station and Ladder Truck

RESOLUTION NO. 3785

A RESOLUTION OF THE CITY OF EMPORIA, KANSAS, AUTHORIZING CERTAIN PUBLIC IMPROVEMENTS AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF (FIRE TRUCK AND FIRE STATION IMPROVEMENTS).

WHEREAS, K.S.A. 13-1024a, as amended by Charter Ordinance No. 41 (the “Act”) of the City of Emporia, Kansas (the “City”), provides that for the purpose of paying for any bridge, viaduct, street, sidewalk, transportation or pedestrian way improvement, airport, public building or structure, parking improvement, or other public utility or works, including any appurtenances related thereto and the land necessary therefor, for lands for public parks and recreation facilities, including golf courses, stadiums and community centers, and developing and making improvements to the same, within or without the City, for the establishment, development and construction of crematories, desiccating or reduction works, including any appurtenances related thereto and the land necessary therefor, within or without the City, or for the improvement, repair or extension of any waterworks, sanitary sewer facilities, sewage treatment or disposal plant, sewerage system, storm water improvement, electric light plant, telecommunications, crematory, desiccating or reduction works or other public utility plant or works owned by the City, and for the purpose of rebuilding, adding to or extending to the same or acquiring land necessary therefor from time to time, as the necessities of the City may require, or for the acquisition of equipment, vehicles and other personal property to be used in relation to any of the improvements authorized herein, the City may borrow money and issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the City may issue such general obligation bonds when authorized to do so by the adoption of a resolution by the City Commission (the “Governing Body”) describing the purpose to be provided for and the amount of general obligation bonds to be issued, such bonds to be issued, sold, delivered and retired in accordance with the provisions of the general bond law; and

WHEREAS, the Governing Body desires to authorize the issuance of general obligation bonds of the City to finance all or a portion of the public improvements set forth below.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF EMPORIA, KANSAS:

Section 1. Public Improvements; Bond Authorization. The Governing Body hereby authorizes the issuance of general obligation bonds of the City (the “Bonds”) for the following described public improvements (the “Improvements”):

<u>Description</u>	<u>Estimated Cost</u>
Aerial Fire Truck Acquisition	\$2,200,000
Fire Station Improvements (Station #2)	7,000,000

The estimated costs of the Improvements shall be increased at the pro rata rate of 1 percent per month from and after the date of adoption of this Resolution. The costs of the Improvements, interest on interim financing and associated financing costs shall be payable from the proceeds of the Bonds issued under authority of the Act.

Section 2. Reimbursement. The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation § 1.150-2.

Section 3. Effective Date. This Resolution shall take effect and be in full force from and after its adoption by the Governing Body.

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ADOPTED AND APPROVED by the Governing Body of the City of Emporia, Kansas,
on January 7, 2026.

(Seal)

Mayor

ATTEST:

Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City
adopted by the Governing Body on January 7, 2026, as the same appears of record in my office.

DATED: January 7, 2026.

Clerk

SOURCES AND USES OF FUNDS

City of Emporia, Kansas
 General Obligation Bonds, Series 2026
 (Fire Station #2 and Aerial Fire Truck)
 Market Rates as of December 2, 2025, Assumes 'AA-' Rating

Dated Date 03/01/2026
 Delivery Date 03/01/2026

Sources:	Aerial Fire Truck	Fire Station #2	Total
Bond Proceeds:			
Par Amount	2,050,000.00	6,600,000.00	8,650,000.00
Premium	198,546.25	550,238.80	748,785.05
	2,248,546.25	7,150,238.80	9,398,785.05
Uses:	Aerial Fire Truck	Fire Station #2	Total
Project Fund Deposits:			
Project Fund	2,200,000.00	7,000,000.00	9,200,000.00
Cost of Issuance:			
Bond Counsel Fee	9,479.77	30,520.23	40,000.00
Municipal Advisor	10,072.25	32,427.75	42,500.00
Rating Agency Fee	4,739.88	15,260.12	20,000.00
State Treasurer - Paying Agent	1,184.97	3,815.03	5,000.00
State Treasurer - Setup Fee	71.10	228.90	300.00
State Treasurer - Registration Fee	7.11	22.89	30.00
CUSIP	211.16	679.84	891.00
Attorney General Transcript Review	94.80	305.20	400.00
Miscellaneous	592.49	1,907.51	2,500.00
	26,453.53	85,167.47	111,621.00
Delivery Date Expenses:			
Underwriter's Discount	20,500.00	66,000.00	86,500.00
Other Uses of Funds:			
Additional Proceeds	1,592.72	-928.67	664.05
	2,248,546.25	7,150,238.80	9,398,785.05

BOND DEBT SERVICE

City of Emporia, Kansas
General Obligation Bonds, Series 2026
(Fire Station #2 and Aerial Fire Truck)
Market Rates as of December 2, 2025, Assumes 'AA-' Rating

Dated Date 03/01/2026
Delivery Date 03/01/2026

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
03/01/2026						8,650,000	8,650,000
09/01/2026	195,000	5.000%	216,250	411,250	411,250	8,455,000	8,455,000
03/01/2027			211,375	211,375		8,455,000	8,455,000
09/01/2027	395,000	5.000%	211,375	606,375	817,750	8,060,000	8,060,000
03/01/2028			201,500	201,500		8,060,000	8,060,000
09/01/2028	410,000	5.000%	201,500	611,500	813,000	7,650,000	7,650,000
03/01/2029			191,250	191,250		7,650,000	7,650,000
09/01/2029	430,000	5.000%	191,250	621,250	812,500	7,220,000	7,220,000
03/01/2030			180,500	180,500		7,220,000	7,220,000
09/01/2030	450,000	5.000%	180,500	630,500	811,000	6,770,000	6,770,000
03/01/2031			169,250	169,250		6,770,000	6,770,000
09/01/2031	475,000	5.000%	169,250	644,250	813,500	6,295,000	6,295,000
03/01/2032			157,375	157,375		6,295,000	6,295,000
09/01/2032	495,000	5.000%	157,375	652,375	809,750	5,800,000	5,800,000
03/01/2033			145,000	145,000		5,800,000	5,800,000
09/01/2033	525,000	5.000%	145,000	670,000	815,000	5,275,000	5,275,000
03/01/2034			131,875	131,875		5,275,000	5,275,000
09/01/2034	550,000	5.000%	131,875	681,875	813,750	4,725,000	4,725,000
03/01/2035			118,125	118,125		4,725,000	4,725,000
09/01/2035	580,000	5.000%	118,125	698,125	816,250	4,145,000	4,145,000
03/01/2036			103,625	103,625		4,145,000	4,145,000
09/01/2036	330,000	5.000%	103,625	433,625	537,250	3,815,000	3,815,000
03/01/2037			95,375	95,375		3,815,000	3,815,000
09/01/2037	345,000	5.000%	95,375	440,375	535,750	3,470,000	3,470,000
03/01/2038			86,750	86,750		3,470,000	3,470,000
09/01/2038	365,000	5.000%	86,750	451,750	538,500	3,105,000	3,105,000
03/01/2039			77,625	77,625		3,105,000	3,105,000
09/01/2039	380,000	5.000%	77,625	457,625	535,250	2,725,000	2,725,000
03/01/2040			68,125	68,125		2,725,000	2,725,000
09/01/2040	400,000	5.000%	68,125	468,125	536,250	2,325,000	2,325,000
03/01/2041			58,125	58,125		2,325,000	2,325,000
09/01/2041	420,000	5.000%	58,125	478,125	536,250	1,905,000	1,905,000
03/01/2042			47,625	47,625		1,905,000	1,905,000
09/01/2042	440,000	5.000%	47,625	487,625	535,250	1,465,000	1,465,000
03/01/2043			36,625	36,625		1,465,000	1,465,000
09/01/2043	465,000	5.000%	36,625	501,625	538,250	1,000,000	1,000,000
03/01/2044			25,000	25,000		1,000,000	1,000,000
09/01/2044	490,000	5.000%	25,000	515,000	540,000	510,000	510,000
03/01/2045			12,750	12,750		510,000	510,000
09/01/2045	510,000	5.000%	12,750	522,750	535,500		
8,650,000			4,452,000	13,102,000	13,102,000		

BOND DEBT SERVICE

City of Emporia, Kansas
 General Obligation Bonds, Series 2026
 (Fire Station #2 and Aerial Fire Truck)
 Market Rates as of December 2, 2025, Assumes 'AA-' Rating

Dated Date 03/01/2026
 Delivery Date 03/01/2026

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
09/01/2026	195,000	5.000%	216,250	411,250	8,455,000	8,455,000
09/01/2027	395,000	5.000%	422,750	817,750	8,060,000	8,060,000
09/01/2028	410,000	5.000%	403,000	813,000	7,650,000	7,650,000
09/01/2029	430,000	5.000%	382,500	812,500	7,220,000	7,220,000
09/01/2030	450,000	5.000%	361,000	811,000	6,770,000	6,770,000
09/01/2031	475,000	5.000%	338,500	813,500	6,295,000	6,295,000
09/01/2032	495,000	5.000%	314,750	809,750	5,800,000	5,800,000
09/01/2033	525,000	5.000%	290,000	815,000	5,275,000	5,275,000
09/01/2034	550,000	5.000%	263,750	813,750	4,725,000	4,725,000
09/01/2035	580,000	5.000%	236,250	816,250	4,145,000	4,145,000
09/01/2036	330,000	5.000%	207,250	537,250	3,815,000	3,815,000
09/01/2037	345,000	5.000%	190,750	535,750	3,470,000	3,470,000
09/01/2038	365,000	5.000%	173,500	538,500	3,105,000	3,105,000
09/01/2039	380,000	5.000%	155,250	535,250	2,725,000	2,725,000
09/01/2040	400,000	5.000%	136,250	536,250	2,325,000	2,325,000
09/01/2041	420,000	5.000%	116,250	536,250	1,905,000	1,905,000
09/01/2042	440,000	5.000%	95,250	535,250	1,465,000	1,465,000
09/01/2043	465,000	5.000%	73,250	538,250	1,000,000	1,000,000
09/01/2044	490,000	5.000%	50,000	540,000	510,000	510,000
09/01/2045	510,000	5.000%	25,500	535,500		
	8,650,000		4,452,000	13,102,000		

BOND DEBT SERVICE BREAKDOWN

City of Emporia, Kansas
 General Obligation Bonds, Series 2026
 (Fire Station #2 and Aerial Fire Truck)
 Market Rates as of December 2, 2025, Assumes 'AA-' Rating

Period Ending	Aerial Fire Truck	Fire Station #2	Total
09/01/2026	141,250	270,000	411,250
09/01/2027	278,000	539,750	817,750
09/01/2028	274,000	539,000	813,000
09/01/2029	274,750	537,750	812,500
09/01/2030	275,000	536,000	811,000
09/01/2031	274,750	538,750	813,500
09/01/2032	274,000	535,750	809,750
09/01/2033	277,750	537,250	815,000
09/01/2034	275,750	538,000	813,750
09/01/2035	278,250	538,000	816,250
09/01/2036		537,250	537,250
09/01/2037		535,750	535,750
09/01/2038		538,500	538,500
09/01/2039		535,250	535,250
09/01/2040		536,250	536,250
09/01/2041		536,250	536,250
09/01/2042		535,250	535,250
09/01/2043		538,250	538,250
09/01/2044		540,000	540,000
09/01/2045		535,500	535,500
	2,623,500	10,478,500	13,102,000

BOND PRICING

City of Emporia, Kansas
Aerial Fire Truck

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Premium (-Discount)
Serial Bonds:						
	09/01/2026	90,000	5.000%	2.790%	101.089	980.10
	09/01/2027	180,000	5.000%	2.800%	103.209	5,776.20
	09/01/2028	185,000	5.000%	2.790%	105.301	9,806.85
	09/01/2029	195,000	5.000%	2.820%	107.217	14,073.15
	09/01/2030	205,000	5.000%	2.860%	108.976	18,400.80
	09/01/2031	215,000	5.000%	2.900%	110.605	22,800.75
	09/01/2032	225,000	5.000%	3.020%	111.606	26,113.50
	09/01/2033	240,000	5.000%	3.130%	112.414	29,793.60
	09/01/2034	250,000	5.000%	3.170%	113.542	33,855.00
	09/01/2035	265,000	5.000%	3.280%	113.942	36,946.30
2,050,000						198,546.25

Dated Date	03/01/2026	
Delivery Date	03/01/2026	
First Coupon	09/01/2026	
Par Amount	2,050,000.00	
Premium	198,546.25	
Production	2,248,546.25	109.685183%
Underwriter's Discount	-20,500.00	-1.000000%
Purchase Price	2,228,046.25	108.685183%
Accrued Interest		
Net Proceeds	2,228,046.25	

BOND PRICING

City of Emporia, Kansas
Fire Station #2

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Serial Bonds:									
	09/01/2026	105,000	5.000%	2.790%	101.089				1,143.45
	09/01/2027	215,000	5.000%	2.800%	103.209				6,899.35
	09/01/2028	225,000	5.000%	2.790%	105.301				11,927.25
	09/01/2029	235,000	5.000%	2.820%	107.217				16,959.95
	09/01/2030	245,000	5.000%	2.860%	108.976				21,991.20
	09/01/2031	260,000	5.000%	2.900%	110.605				27,573.00
	09/01/2032	270,000	5.000%	3.020%	111.606				31,336.20
	09/01/2033	285,000	5.000%	3.130%	112.414				35,379.90
	09/01/2034	300,000	5.000%	3.170%	113.542				40,626.00
	09/01/2035	315,000	5.000%	3.280%	113.942				43,917.30
	09/01/2036	330,000	5.000%	3.440%	112.550 C	3.557%	09/01/2035	100.000	41,415.00
	09/01/2037	345,000	5.000%	3.550%	111.606 C	3.748%	09/01/2035	100.000	40,040.70
	09/01/2038	365,000	5.000%	3.650%	110.755 C	3.904%	09/01/2035	100.000	39,255.75
	09/01/2039	380,000	5.000%	3.760%	109.829 C	4.048%	09/01/2035	100.000	37,350.20
	09/01/2040	400,000	5.000%	3.900%	108.663 C	4.196%	09/01/2035	100.000	34,652.00
	09/01/2041	420,000	5.000%	4.060%	107.348 C	4.344%	09/01/2035	100.000	30,861.60
	09/01/2042	440,000	5.000%	4.210%	106.133 C	4.471%	09/01/2035	100.000	26,985.20
	09/01/2043	465,000	5.000%	4.340%	105.093 C	4.574%	09/01/2035	100.000	23,682.45
	09/01/2044	490,000	5.000%	4.460%	104.144 C	4.663%	09/01/2035	100.000	20,305.60
	09/01/2045	510,000	5.000%	4.540%	103.517 C	4.722%	09/01/2035	100.000	17,936.70
6,600,000									550,238.80

Dated Date 03/01/2026
Delivery Date 03/01/2026
First Coupon 09/01/2026

Par Amount 6,600,000.00
Premium 550,238.80

Production 7,150,238.80 108.336952%
Underwriter's Discount -66,000.00 -1.000000%

Purchase Price 7,084,238.80 107.336952%
Accrued Interest

Net Proceeds 7,084,238.80

BOND SUMMARY STATISTICS

City of Emporia, Kansas
General Obligation Bonds, Series 2026
(Fire Station #2 and Aerial Fire Truck)
Market Rates as of December 2, 2025, Assumes 'AA-' Rating

Dated Date	03/01/2026
Delivery Date	03/01/2026
Last Maturity	09/01/2045
Arbitrage Yield	3.642257%
True Interest Cost (TIC)	4.035344%
Net Interest Cost (NIC)	4.256194%
All-In TIC	4.190485%
Average Coupon	5.000000%
Average Life (years)	10.294
Duration of Issue (years)	7.954
Par Amount	8,650,000.00
Bond Proceeds	9,398,785.05
Total Interest	4,452,000.00
Net Interest	3,789,714.95
Total Debt Service	13,102,000.00
Maximum Annual Debt Service	817,750.00
Average Annual Debt Service	671,897.44
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	10.000000
Total Underwriter's Discount	10.000000
Bid Price	107.656475

Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bonds	8,650,000.00	108.656	5.000%	10.294
	8,650,000.00			10.294

	TIC	All-In TIC	Arbitrage Yield
Par Value	8,650,000.00	8,650,000.00	8,650,000.00
+ Accrued Interest			
+ Premium (Discount)	748,785.05	748,785.05	748,785.05
- Underwriter's Discount	-86,500.00	-86,500.00	
- Cost of Issuance Expense		-111,621.00	
- Other Amounts			
Target Value	9,312,285.05	9,200,664.05	9,398,785.05
Target Date	03/01/2026	03/01/2026	03/01/2026
Yield	4.035344%	4.190485%	3.642257%

Commission Meeting**11:00 a.m.****December 17, 2025**

The Governing Body of the City of Emporia, Kansas, met in Regular Session, Wednesday, December 17, 2025, with Mayor Harter presiding and Commissioners Brinkman, Curtis, and Smith present. Also, present were City Manager Cocking, Deputy City Manager Detter, Assistant City Manager Wash, City Clerk Sull and City Attorney Montgomery. Commissioner Sauder arrived at 11:03 a.m.

**CITY COMMISSION
(Public Comment)**

This is the time for the public to make comments.

The public is invited to make comments at this time. Please limit comments to two (2) minutes each. Please state your name and address prior to making comments. No comments were made at this time.

**CITY COMMISSION
(Board Appointment)****Multi-Use-Path Planning Board:**

It was moved by Commissioner Brinkman seconded by Commissioner Curtis that Cathryn Crosby and Brad Raper be appointed to the Multi-Use-Path Planning Board for terms ending December 31, 2028. The vote follows: Commissioner Brinkman, aye; Commissioner Curtis, aye; Commissioner Smith, aye; and Mayor Harter, aye.

Emporia Public Library Board:

It was moved by Mayor Harter seconded by Commissioner Brinkman that Jessica Wagoner be appointed to the Emporia Public Library Board to fill an unexpired term ending April 30, 2026. The vote follows: Mayor Harter, aye; Commissioner Brinkman, aye; Commissioner Curtis, aye; and Commissioner Smith, aye.

**BUDGET
(2025 Budget Amendments)
(Public Hearing)
(Ordinance Number 25-30)**

AN ORDINANCE AMENDING THE 2025 BUDGET, to which the City Clerk assigned Ordinance Number 25-30, was presented to the Governing Body for their consideration.

Janet Harrouff, Director of Finance, was recognized and addressed the Governing Body. She stated a public hearing will need to be conducted to amend the 2025 Budget to increase spending authority and an ordinance authorizing the increase in four funds. A notice was published in the Emporia Gazette 10 days prior to the public hearing as required by State Statute. The Library Fund, Bond & Interest Fund, Water Utility Fund, and Industrial Fund have exceeded the 2025 approved amount due to:

Library Fund expenditures have exceeded the 2025 approved amount due to additional Ad Valorem, Delinquencies and Motor Vehicle taxes collected.

Bond & Interest Fund expenditures have exceeded the 2025 approved amount due to sale of PBC Bonds.

Water Fund expenditures have exceeded the 2025 approved amount due to transfer increase of \$9,823,360 for pass-through draws for the projects paid with the State Loan.

Industrial Fund expenditures have exceeded the 2025 approved amount due to additional interest received and transfer of fund balance to the Economic Development Fund.

No additional taxes were levied to cover the additional expenses. Increase in revenue occurred to cover the additional expenses.

Mayor Harter then declared the public hearing open.

As no one in attendance wished to address the Governing Body, Mayor Harter then declared the public hearing closed.

Commissioner Curtis made a motion to approve Ordinance No. 25-30 for budget amendments. Commissioner Smith seconded the motion. The vote follows: Commissioner Curtis, aye; Commissioner Smith, aye; Commissioner Brinkman, aye; and Mayor Harter, aye.

**FIRE DEPARTMENT
(Purchase Agreement with Conrad Fire Equipment, Inc.)
(Aerial Fire Truck)**

Brandon Beck, Fire Chief, was recognized and addressed the Governing Body. He stated the Fire Department has recognized the need for a second aerial ladder truck to serve the City of Emporia. A second ladder truck increases life safety operations as well as providing additional elevated water source for fire attacks. The redundancy of a second ladder truck also ensures having availability during times of maintenance on either truck. Due to limitations on apparatus bay size and quantity, and until the construction of the new fire station, the purchase of an additional truck has been deferred for some time. He stated historically the fire department has worked with an apparatus vendor to design our fire engines. With today's manufacturing environment for emergency apparatus, the lead time on a custom truck is approximately 48 months. The department has been presented with an option of purchasing a stock model with a projected delivery time of 14 to 16 months. After reviewing the specifications of the stock truck, it was determined that it meets our needs. This item would be purchased utilizing bond authority. Staff recommend approving the purchase agreement with Conrad Fire Equipment, Inc. for one Pierce Enforcer Aerial Ladder Truck for \$2,220,577.10.

Commissioner Brinkman made a motion to approve the purchase agreement with Conrad Fire Equipment, Inc. for one Pierce Enforcer Aerial Truck for \$2,220,577.10. Commissioner Sauder seconded the motion. The vote follows: Commissioner Brinkman, aye; Commissioner Sauder, aye; Commissioner Curtis, aye; Commissioner Smith, aye; and Mayor Harter, aye.

**CITY COMMISSION
(Soccer Complex Improvements)
(Contract for Architectural/Engineering Services)
(Agreement with BG Consultants, Inc.)**

Deputy City Manager Detter was recognized and addressed the Governing Body. He stated BG Consultants will provide design services for a new concession stand/restroom and storage building, two new turf soccer fields and other site improvements, including drainage. BG Consultants will create bid documents for the

project. The project will bid late spring to early summer, with improvements to be completed by the spring of 2027. BG Consultants will create improvements for two scenarios. The 1st scenario is estimated to be \$3,761,831 with funds from the Department of Commerce (CDBG) Grant of \$750,000.00; Stormont Vail Health donation of \$1,500,000.00; and Emporia Recreation Commission funds of approximately \$1,500,000.00. The 2nd scenario will potentially be funded by other grants and donations estimated at \$7,349,412. He stated Garrett Nordstrom of GSA will complete the grant application to the Jones Foundation prior to the end of 2025. Staff recommend approval of the contract with BG Consultants for Engineering/Architectural Services for Soccer Complex Improvement Project in the amount of \$541,923.

Commissioner Smith made a motion to approve the contract with BG Consultants for Engineering/Architectural Services for the Soccer Complex Improvement Project for a lump sum fee of \$541,923.00. Commissioner Brinkman seconded the motion. The vote follows: Commissioner Smith, aye; Commissioner Brinkman, aye; Commissioner Curtis, aye; Commissioner Sauder, aye; and Mayor Harter, aye.

BONDS
(Authorize Issuance of Taxable Industrial Revenue Bonds)
(Fairview Inn, LLC)
(Ordinance Number 25-31)

AN ORDINANCE AUTHORIZING THE CITY OF EMPORIA, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2025 (FAIRVIEW HOTELS, LLC PROJECT) FOR THE PURPOSE OF THE ACQUIRING, CONSTRUCTING AND EQUIPPING OF A COMMERCIAL FACILITY; AND AUTHORIZING OTHER RELATED DOCUMENTS AND ACTIONS, to which the City Clerk assigned Ordinance Number 25-31 was presented to the Governing Body for their consideration.

Assistant City Manager Wash was recognized and addressed the Governing Body. She stated the City has been working with Fairview Hotels LLC on the development of a new hotel and conference center located at 3010 Eaglecrest Drive. The project includes the construction of an approximately 80 to 88 room hotel, integrated meeting and event space and related site improvements. The proposed ordinance authorizes the issuance of \$13,000,000.00 in Taxable Industrial Revenue Bonds, Series 2025, to finance the acquisition, construction, furnishing and equipping of the Fairview Hotel and Conference

Center at 3010 Eaglecrest Drive and approves all related bond documents, including the Trust Indenture, Site Lease, Project Lease, and Bond Purchase Agreement. The IRB's are special limited obligations payable from the project lease revenues and are not backed by the City's credit or taxing authority. The City incurs no financial liability.

Commissioner Brinkman made a motion to approve Ordinance Number 25-31 authorizing the issuance of Taxable Industrial Revenue Bonds for the Fairview Hotel & Conference Center project and authorizing the Mayor to sign and execute all related documents. Commissioner Sauder seconded the motion. The vote follows: Commissioner Brinkman, aye; Commissioner Sauder, aye; Commissioner Curtis, aye; Commissioner Smith, aye; and Mayor Harter, aye.

**CITY COMMISSION
(Reinvestment Housing Incentive District)
(Cedarbrook Meadows)
(Resolution Number 3783)**

Assistant City Manager Wash was recognized and addressed the Governing Body. She stated the Reinvestment Housing Incentive District (RHID) has been an important tool in supporting new housing development in Emporia. Cedarbrook Meadows is a proposed RHID project located near W. 18th Avenue and Road G including 100+ units and an opportunity to continue the RHID momentum. The proposed resolution is the first step in a multi-step RHID process which requests the designation of the district from the Kansas Department of Commerce. After publication of the Resolution a certified copy goes to the Kansas Secretary of Commerce for review. Upon approval of the findings, the City will proceed with drafting a Development Plan, hold a public hearing and establish the RHID. The resolution does not authorize incentives or establish the district; it only starts the process. She stated the proposed resolution does not require City funding. Detailed financials will accompany the final Development Plan. Staff recommend approval of Resolution Number 3783 to initiate the RHID process for Cedarbrook Meadows and authorize submission to the Kansas Department of Commerce.

Commissioner Smith made a motion to adopt Resolution Number 3783 to initiate the RHID process for Cedarbrook Meadows and authorize submission to the Kansas

Department of Commerce. Commissioner Curtis seconded the motion. The vote follows: Commissioner Smith, aye; Commissioner Curtis, aye; Commissioner Brinkman, aye; Commissioner Sauder, aye; and Mayor Harter, aye.

ENGINEERING
(Industrial Park II - Drainage Improvements Project No. SW2503)
(Professional Engineering Consultants – PEC Agreement)

Jim Ubert, City Engineer, was recognized and addressed the Governing Body. He stated Industrial Park II Drainage Channel is a tributary of the Cottonwood River. It begins along the property at 3601 W. 6th Avenue, Kansas Department of Wildlife and Parks and extends north along Emporia Wholesale Coffee Co. property, along Cargill, Inc. property and along an edge of Brownstone Development to Graphic Arts Road. A Request for Qualifications RFQ was sent to eight (8) engineering firms and three (3) firms submitted RFQs. He stated the City staff selection committee used KDOT's Attachment No. 2, Local Public Authority's (LPA) Selection Criteria Form, in its decision process and Professional Engineering Consultants (PEC) was selected. This agreement shall consist of survey and engineering design for the Industrial Park II drainage channel to address existing conditions, demolition plan, improvements including retaining walls, grading plan, storm water sewer plan for proposed site piping including end sections and erosion control plan. The proposed engineering services fees will be paid from the Stormwater Fund. Staff recommend approval of the Professional Engineering Consultants (PEC) agreement for Engineering Services for Industrial Park II Drainage Improvements, Project No. SW2503 in the amount of \$143,300.00, and authorize the Mayor to sign the agreement.

Commissioner Curtis made a motion to approve Professional Engineering Consultants (PEC) agreement in the amount of \$143,300.00 and authorize the Mayor to sign. Commissioner Smith seconded the motion. The vote follows: Commissioner Curtis, aye; Commissioner Smith, aye; Commissioner Brinkman, aye; Commissioner Sauder, aye; and Mayor Harter, aye.

PAVING
(2025 Street Rehabilitation Project No. PV2501)
(Change Order No. 3)

Jim Ubert, City Engineer, was recognized and addressed the Governing Body. He stated the 2025 Street Rehabilitation Project consists of milling and asphalt overlay operations, replacement of select curb and gutter sections, and some sidewalk/ADA ramp improvements along various streets. Due to the addition of crack seal and overlay on Weaver Street, crack sealing Graphic Arts Road, along with field changes and reconciling quantities constructed, this project added \$118,521.75 to the overall project. Change Order No. 3 of \$118,521.75 is 10.7% of the original contract amount of \$1,106,146.46. The final contract amount awarded is \$1,106,146.46 + Change Order No.1 of \$43,329.68 + Change Order No. 2 of \$11,613.75 + Change Order No. 3 of \$118,521.75 totals \$1,279,611.64. He stated this project is funded from the Multi Year Fund and Federal Fund Exchange money received from KDOT. Staff recommend approval of Change Order No. 3 in the amount of \$118,521.75.

Commissioner Brinkman made a motion to approve Change Order No. 3 in the amount of \$118,521.75. Commissioner Smith seconded the motion. The vote follows: Commissioner Brinkman, aye Commissioner Smith, aye; Commissioner Curtis, aye; Commissioner Sauder, aye; and Mayor Harter, aye.

SOLID WASTE
(City of Emporia/Lyon County Transfer Station)
(Remodel Tipping Floor)
(Bids)

Dean Grant, Director of Public Works, was recognized and addressed the Governing Body. He stated the transfer station's concrete floor has been in service since 1998. At the time, it was constructed with a sacrificial layer intended to protect the main slab from corrosive solid waste and wear caused by loading equipment. Historically the protective layer was applied as a cementitious coating that resembled the underlying concrete making early deterioration difficult to detect. This has resulted in significant damage to the west end of the floor. The floor drain located on the east end also requires repair. The bids follow:

BID TABULATION FOR TIPPING FLOOR REPAIR

Bidder	Base Bid	Alternate 1
Multicon, Inc.	\$198,594.25	\$274,773.64
NF Construction	\$462,301.83	\$629,143.08
Engineer's Option Of Probable Cost	\$443,500.00	\$647,776.00

After reviewing the bids, by BG Consultants, Inc., the lowest responsible bidder is Multicon, Inc. BG Consultants and the City of Emporia have had past project experience with Multicon, Inc. and they are qualified to perform the work. BG Consultants, Inc. recommends the City award the contract to Multicon, Inc. for the Alternate 1 bid in the amount of \$274,773.64. The bid will resurface the tipping floor with an Emery-Aggregate Concrete Floor Topping. The epoxy-based system offers greater durability and the new surface will include sacrificial metal triangles that provide a clear visual indicator of wear, allowing the surface to be monitored for the remaining thickness of the protective layer. Staff recommend awarding the alternate bid to resurface the entire floor to Multicon, Inc. in the amount of \$274,773.64.

Commissioner Smith made a motion to award the alternate bid for the Tipping Floor Repair in the amount of \$274,773.64 to Multicon, Inc. Commissioner Curtis seconded the motion. The vote follows: Commissioner Smith, aye; Commissioner Curtis, aye; Commissioner Brinkman, aye; Commissioner Sauder, aye; and Mayor Harter, aye.

PARKS (Peter Pan Park Pond Dredging) (Bids)

Kevin Hanlin, Director of Public Lands and Facilities, was recognized and addressed the Governing Body. He stated Peter Pan Park has a pond as a natural feature of the area when it was donated to the City of Emporia. The 3-acre pond is located on the southwest corner of the property at S. West Street and W. Randolph Avenue. Over the past 47 years, the pond has silted to a point where it was measured by the Kansas Department of Wildlife and Parks; the depth of the pond averages 3.3 feet. This is the same average that prompted the pond dredging in 1978. In 2022 and 2023 the pond

experienced fish killed during high temperature days. The area around the fountain offers some protections during those fish kill events, but not enough to maintain the preferred species of white crappie, bluegill and catfish. A Request for Proposal was placed on the City's website and sent to two vendors. A pre-bid conference was held at Peter Pan Park Pond and those present were informed of the budgeted amount for this project.

The following bid responses were received:

1. Hodges Farms & Dredging of Lebo, KS: \$200,000 to remove 1.4 million gallons (6,930 cubic yards of sediment/sludge). Bidder owns/rents several acres of farm ground in Coffey and Lyon counties and will relocate and remove material to the property he farms.
2. Stage 3 Separation of Houston, TX: \$200,000 to remove 3,500 cubic yards of sediment/sludge. Bidder will get disposal site approved by the City if awarded the project.

It is estimated that the pond contains 19,360 cubic yards of sediment/sludge in the pond. This assumption is high as the sediment depth is estimated at four feet and does not consider the slope of the bank to the bottom of the pond. He stated notification of bid results was sent to both bidders. Hodges Farms & Dredging followed up with an offer to expand the amount of material removal to an additional 1 million gallons (4,950 cubic yards) for an additional \$100,000.00. This project will be paid for from the Multi-Year Fund. Staff recommend awarding the contract for removal of 6.930 cubic yards of material from the pond at Peter Pan Park for \$200,000.00 to Hodges Farms & Dredging. And recommend an amendment to the contract with Hodges Farms & Dredging and authorize an additional \$100,000.00 for the removal of an additional 4,950 cubic yards of material.

Commissioner Brinkman made a motion to award the contract for removal of 6.930 cubic yards of material from the pond at Peter Pan Park for \$200,000.00 to Hodges Farms & Dredging. Further motion to amend contract with Hodges Farms & Dredging and authorize an additional \$100,000.00 for the removal of an additional 4,950 cubic yards of material. Commissioner Smith seconded the motion. The vote follows: Commissioner Brinkman, aye; Commissioner Smith, aye; Commissioner Curtis, aye; Commissioner Sauder, aye; and Mayor Harter, aye.

CITY COMMISSION CITY MANAGER'S REPORT (Financials & Building Permits)

This is the time for the City Manager to make comments and reports to the public.
The following is general information for the month of November 2025 for the community:

1. Monthly Local Retail Sales Tax Receipts Update

	2024	2025	Decrease of \$28,266.86 for the month, and Overall increase of 2.17% from year 2024.
	\$ 554,782.63	\$ 526,515.77	
YTD	\$ 5,949,396.02	\$6,081,130.99	

2. City Share from County Tax

	2024	2025	Decrease of \$4,148.68 for the month, and Overall increase of 3.82% from year 2024.
	\$ 278,655.73	\$ 274,507.05	
YTD	\$3,046,899.05	\$3,168,061.50	

Building Permits issued from 11/1/2025 to 11/30/2025 for new construction, remodeling/repairs and demolition.

Total number of building permits issued through Code Services:	46
Total valuations associated with those building permits:	\$ 5,743,239.55
Total number of dollars collected for Building Permit Fees:	\$ 18,743.50
Construct – Single-family dwellings	0
Demo – Single-family dwellings	1
Flint Hills Mall CID for November 2025	\$ 12,542.83
YTD	\$ 189,207.28
Pavilions CID for November 2025	\$ 11,990.11
CID #2	\$ 11,990.11
YTD	\$ 348,506.86
Fairview Hotel CID for November 2025	\$ 7,352.23
YTD	\$ 80,064.86
West Plaza CID for November 2025	\$ 11,148.42
YTD	\$ 100,270.37

Consent Agenda

It was moved by Commissioner Sauder, seconded by Commissioner Brinkman that the Consent Agenda listed below be ratified as a whole:

- a. Commission Minutes of the Regular Meeting held on November 25, 2025.

- b. Year End Charge Offs.
- c. Ordinance Number 25-32 Vacating Certain Utility Easement - 2301 Industrial Road.

AN ORDINANCE VACATING CERTAIN EASEMENT IN THE CITY OF EMPORIA, KANSAS, to which the City Clerk assigned Ordinance Number 25-32, was presented to the Governing Body for their consideration.

- d. Resolution Number 3779 Official Boundary of City Limits.
- e. Resolution Number 3782 Approve Annual Solid Waste Management Plan for 2024.
- f. Emporia Public Library Maintenance Contract 2026.
- g. Purchase of Tractor for Golf Course.
- h. Purchase of Mower for Golf Course.
- i. Resolution Number 3781 for Increase in Municipal Golf Course Rates.
- j. Water Treatment Plant Evaluation and Master Plan Amendment.
- k. Resolution Number 3784 Adopt 2026 Revised Compensation Pay Plan.

The vote follows: Commissioner Sauder, aye; Commissioner Brinkman, aye; Commissioner Curtis, aye; Commissioner Smith, aye; and Mayor Harter, aye.

CITY COMMISSION (City Manager's Report)

This is an opportunity for the City Manager to present information to the public that may not be reported in other news accounts or City activities or to highlight accomplishments of the organization.

At the time this Agenda was prepared, the following items were in the works:

TENTATIVE AGENDA FOR JANUARY 7, 2026, MEETING.

- Regulations for Mobile Food Truck.
- Accept Construction Contract for Fire Station No. 2.
- State of The City Speech.
- Adjourn Sine Die.
 - Elect Mayor and Vice Mayor.

- Approve Surety Bonds for the City Manager, City Clerk and City Treasurer.
- Designate Official City Newspaper.
- Designate Financial Institutions.
- **Study Session:**
 - Discuss Legislative Policy Statement.
 - Appoint commission Members to RDA, JEDAC, Recreation Commission, Emporia Enterprises, Transient Guest Tax Advisory Board, Emporia Public Library, Emporia Main Street and Recreation Commission Steering Committee.

CITY COMMISSION (Governing Body Comment)

This is the time for the Mayor and City Commissioners to make comments and reports to the public. No comments were made at this time.

EXECUTIVE SESSION

Commissioner Sauder made a motion to recess into Executive Session for 15 minutes, inviting pertinent city staff to discuss confidential data of a third party relating to economic development. The justification for the executive session is provided by K.S.A. 75-4319(b)(4) to protect financial affairs and trade secrets of a third party. The open meeting will resume in this room at approximately 11:48 a.m. Commissioner Brinkman seconded the motion. The vote follows: Commissioner Sauder, aye; Commissioner Brinkman, aye; Commissioner Curtis, aye; Commissioner Smith, aye; and Mayor Harter aye.

Upon reconvening the meeting in Regular Session at 11:48 a.m., this same date, in the City Commission Meeting Room, Mayor Harter stated they had discussed confidential data of a third party relating to economic development and no action was taken.

Commissioner Brinkman then made a motion to adjourn. Commissioner Sauder seconded the motion. The vote follows: Commissioner Brinkman, aye; Commissioner

Sauder, aye; Commissioner Curtis, aye; Commissioner Smith, aye; and Mayor Harter, aye.

ATTEST:

Erren Harter, Mayor

Kerry Sull, City Clerk



Commission Action Report

Flint Hills Technical College Appropriation Request

Title: Flint Hills Technical College Appropriation Request – Nursing Education Classroom Technology

Agenda Date: January 7, 2026

Presented By: Trey Cocking, City Manager

Background:

Flint Hills Technical College has submitted a request for City of Emporia financial participation to support nursing education through upgrades to classroom technology and instructional infrastructure. The request is intended to strengthen the College's nursing program capacity and improve instructional delivery.

Nursing workforce availability is a critical factor in the long-term sustainability of healthcare services in Emporia and Lyon County. Investment in nursing education infrastructure directly supports local employers, healthcare providers, and the regional labor market.

Key Points

- Flint Hills Technical College is requesting City participation to enhance nursing classroom technology.
- The proposed improvements support expanded instructional capacity, modern training environments, and improved student outcomes.
- Nursing workforce development is directly tied to local economic development and healthcare stability.
- The proposed funding amount is \$71,375 from the City's Economic Development Fund, generated by the \$0.05 sales tax.

Discussion:

A reliable and well-trained healthcare workforce is a foundational economic development asset. Local hospitals, clinics, long-term care providers, and related employers depend on a consistent pipeline of qualified nursing professionals. Constraints on nursing education capacity can directly limit healthcare expansion, service availability, and recruitment efforts.

This investment supports economic development by strengthening workforce readiness, improving the City's competitiveness for healthcare investment, and reinforcing Emporia's role as a regional service center. Supporting technical education that leads directly to high-demand, well-paying jobs aligns with the purpose of the Economic Development Fund and the intent of the voter-approved sales tax.

The proposed appropriation represents a targeted investment with measurable workforce and economic impacts rather than a general operating subsidy.



Commission Action Report

Flint Hills Technical College Appropriation Request

Financial considerations:

The requested appropriation is \$71,375 from the City's Economic Development Fund, funded by the \$0.05 sales tax. Approval would does not impact the City's General Fund or use any property tax dollars.

Recommended action:

Authorize the appropriation of \$71,375 from the City's Economic Development Fund to Flint Hills Technical College for nursing education classroom technology improvements as outlined in the submitted materials.

Attachments:

Flint Hills Technical College Appropriation Request – Nursing Education

Nursing Classroom Technology Cost Estimate



Office of the President

620.341.1305 | 800.711.6947 | fax: 620.343.4614
3301 W. 18th Avenue |
Emporia, Kansas 66801
www.fhtc.edu

19 December 2025

Trey Cocking, City Manager
Erren Harter, Mayor
City of Emporia City Commissioners

RE: Flint Hills Technical College City of Emporia 2026 Appropriation Request:
Practical Nursing Technology Equipment Needs

Flint Hills Technical College is requesting an appropriation from the City of Emporia that will support the Licensed Practical Nursing program and provide technical equipment and resources that advance the success of the students as they transition to the workforce. This appropriation request allows the program leadership to create a high-fidelity, high-functioning technology classroom for the students that emulates what is practiced in the field. This updated and upgraded technological structure for the classrooms allows the faculty to easily transform a classroom to a technical environment that is relevant and current to the healthcare industry.

While the College has the technological infrastructure to sustain this increased capacity, this funding allows the program to upgrade equipment to deliver an enhanced curriculum that integrates simulation lab experiences and healthcare practices in real time. The medication dispensing system introduces students to quality control processes to procure and administer medication; the pediatric mannequin ensures students are exposed to experiences with pediatric patients. Pediatric healthcare clinical experience is often a challenge for rural healthcare education. This simulation introduces students to practices such as pediatric injections and other nuances for pediatric care.

With the LPN program's 5-year job placement rate at 100%, Flint Hills Technical College nursing graduates live and work in our community in doctor's offices as well as with Newman Regional Health – if not continuing their nursing education with Emporia State University. This appropriation has a direct effect on our community's economic impact.

Please contact me if I can answer questions related to this effort and Flint Hills Technical College's role in providing a qualified workforce for our community. If you have any questions regarding this request, please feel free to contact me at 620.341.1306 or cdaugherty@fhtc.edu.

Sincerely,

A handwritten signature in black ink that reads "Caron Daugherty".

Dr. Caron Daugherty
President | Flint Hills Technical College

Board of Trustees

Mandy Steffes, Board Chair | Michael Black | Adrienne Burris
Amanda Dreasher | Jordan Jenkins | Leslie Seeley | Dr. Jerry Spotswood

Nursing Classroom Technology Cost Estimate

1. Modular, Reconfigurable Furniture

Item	Quantity	Unit Cost	Subtotal
Mobile flip-top tables (24" x 60")	15	\$450	\$6,750
Nesting chairs with casters	30	\$180	\$5,400
Mobile whiteboards/room dividers	6	\$650	\$3,900
Storage cabinets for supplies	4	\$850	\$3,400
Mobile instructor podium with tech integration	1	\$1,200	\$1,200
Installation and classroom layout planning	1	\$2,500	\$2,500
SUBTOTAL			\$23,150

2. Mobile/PC Device Charging Stations

Item	Quantity	Unit Cost	Subtotal
Wall-mounted charging stations (10 devices each)	3	\$950	\$2,850
Mobile device locker/charging cart (30 devices)	1	\$2,200	\$2,200
Under-table power modules with USB-C/USB-A ports	15	\$175	\$2,625
Power management system	1	\$800	\$800
Electrical installation and upgrades	1	\$3,500	\$3,500
SUBTOTAL			\$11,975

3. Electronic Medication Dispensing System

Item	Quantity	Unit Cost	Subtotal
Educational med dispensing unit (Omniceil or Pyxis equivalent)	1	\$18,500	\$18,500
Software license (annual)	1	\$2,500	\$2,500
Medication barcode scanner	2	\$450	\$900
Patient wristband printer	1	\$1,200	\$1,200
Training medications (simulated)	1 set	\$1,800	\$1,800
Installation and staff training	1	\$3,500	\$3,500
SUBTOTAL			\$28,400

4. Low-Fidelity Pediatric Mannequin

Item	Quantity	Unit Cost	Subtotal
Pediatric nursing skills mannequin (5-year-old)	1	\$3,800	\$3,800
Injection training arm	1	\$950	\$950
Assessment skills kit (heart/lung sounds)	1	\$1,200	\$1,200
Pediatric vital signs simulation kit	1	\$850	\$850
Wound care accessories	1 set	\$600	\$600
Transport/storage case	1	\$450	\$450
SUBTOTAL			\$7,850

Summary

Category	Total Cost
Modular, Reconfigurable Furniture	\$23,150
Mobile/PC Device Charging Stations	\$11,975
Electronic Medication Dispensing System	\$28,400
Low-Fidelity Pediatric Mannequin	\$7,850
GRAND TOTAL	\$71,375

Note: This estimate includes typical market prices as of March 2025. Prices may vary by region, vendor, and specific model selection. Many educational institutions may qualify for discounts of 10-20% on these items.



Commission Action Report

MA Agreement

Title: Municipal Advisory Agreement for Series 2026

Agenda Date: January 7, 2026

Presented By: Mark Detter, Deputy City Manager

Background:

The City of Emporia will be issuing General Obligation Bond Series 2026 in the 1st or 2nd quarter of 2026 for the Fire Station #2 Remodel, Aerial Fire Truck, Street Construction (Including Flint Hills Crossing and Overlander), Public Works Equipment and funds for cost of issuance of bonds. Raymond James will act as Municipal Advisors for the Bond issue.

Discussion:

Greg Vahrenberg with Raymond James has served the City as the Municipal Financial Advisor for several years. Raymonds James will provide services preparing for the Series 2026 General Obligation Bond issue for Private Place or Public Sale. Mr. Vahrenberg will work closely with Bond Counsel creating documents for the issuance of the Bonds. Additionally, Raymond James may secure a rating of bonds for public sale, handle registration of Bonds with DTC, and assist with MSRB registration and continuing disclosures

Financial considerations:

The Contract for \$42,500 and payment will come from Bond proceeds.

Recommended action:

Approve Municipal Advisory Agreement with Raymonds James for services related to the issuance Series 2026 General Obligation Bonds.

Attachments:

MA Agreement
Series 2026 General Obligation Bonds Timetable

MUNICIPAL ADVISOR AGREEMENT

BY and BETWEEN

CITY OF EMPORIA, KANSAS
and
RAYMOND JAMES & ASSOCIATES, INC.

THIS AGREEMENT is by and between City of Emporia, Kansas (the “Issuer”) and Raymond James & Associates, Inc. (the “Municipal Advisor”).

WHEREAS, the Issuer wishes to hire the Municipal Advisor to serve as its municipal advisor and financial advisor in accordance with the provisions of this Agreement and the Municipal Advisor, through its Public Finance/Debt Investment Banking Department, is engaged in the business of providing, and is authorized under applicable Federal and State statutes and applicable regulatory rules to provide advisory services to the Issuer as provided herein, and

NOW THEREFORE, it is agreed by all parties signing this Municipal Advisor Agreement (the “Agreement”) that:

I. SCOPE OF SERVICES

1. The Municipal Advisor will consult with and advise the Issuer with respect to its General Obligation Bonds, Series 2026 for the fire station #2 project, aerial truck and other general improvement projects in the City. This advice will generally include the following:
 - a. Evaluating opportunities to finance new improvement projects or refinance outstanding bonds of the Issuer;
 - b. Assisting the Issuer with respect to evaluating structuring options for any proposed issue;
 - c. Evaluating the Issuer’s credit profile and debt capacity;
 - d. Assisting in managing relationships and interaction with rating agencies, bond insurers and bond investors;
 - e. Assist the Issuer with the preparation of any preliminary or final official statement to be used in connection with the proposed bond issue;
 - f. Assisting the Issuer with the sale of any bond issue, and
 - g. Coordinating the closing of the proposed bond issue.
2. With respect to the issuance of the General Obligation Bonds, Series 2026 (the “Obligations”) by the Issuer in the capital markets, the Municipal Advisor will consult with and advise the Issuer with respect to the various structures, provisions and covenants appropriate or advisable to consider as part of the new financing, generally including, but not necessarily limited to, the following:
 - a. Obligation amounts;
 - b. Principal, interest, and final maturity dates;

- c. average life tests;
 - d. maturity amortization schedules;
 - e. interest rates;
 - f. redemption provisions;
 - g. debt service;
 - h. coverage requirements;
 - i. flow of funds;
 - j. reserve funds;
 - k. sinking funds; and
 - l. security pledges.
3. The Municipal Advisor will, upon request, work with staff, underwriters and attorneys of the Issuer, including bond counsel, in the development of the financial and security provisions to be contained in the instruments authorizing and securing the Obligations undertaken by the Issuer.
4. The Municipal Advisor will, as requested, assist Issuer staff in the development of Issuer information to be used by the Issuer for presentation to investors, underwriters and others, including the scheduling of information meetings between these investors, underwriters or others and the Issuer, if necessary.
5. For negotiated transactions, the Municipal Advisor will attend the sale of the Obligations and advise and assist the Issuer in the analysis of the pricing and fees to determine their reasonableness and acceptability.
6. Any services in connection with the Obligations with respect to swaps or other types of derivative products or the reinvestment of proceeds are not included within the scope of this Agreement and must be governed by a separate, written agreement covering such additional services.
7. The scope of services set forth in (1) through (6) above (the “Scope of Services”) is subject to the following limitations:
- a. The Scope of Services is limited solely to the services described above and is subject to any limitations set forth within the description of the Scope of Services.
 - b. Unless otherwise provided in the Scope of Services described above, Municipal Advisor is not responsible for preparing any preliminary or final official statement, or for certifying as to the accuracy or completeness of any preliminary or final official statement, other than with respect to any information about Municipal Advisor provided by Municipal Advisor for inclusion in such documents.
 - c. The Scope of Services does not include tax, legal, accounting or engineering advice with respect to any Obligations, municipal financial products or in connection with any opinion or certificate rendered by counsel or any other person at closing, and does not include review or advice on any feasibility study.

8. The Scope of Services may be changed only by written amendment or supplement to the Scope of Services described herein. The parties agree to amend or supplement the Scope of Services described herein promptly to reflect any material changes or additions to the Scope of Services.
9. MSRB Rule G-42 requires that Municipal Advisor make a reasonable inquiry as to the facts that are relevant to the Issuer's determination whether to precede with a course of action or that form the basis for any advice provided by Municipal Advisor to the Issuer. The rule also requires that Municipal Advisor undertake a reasonable investigation to determine that it is not basing any recommendation on materially inaccurate or incomplete information. Municipal Advisor is also required under the rule to use reasonable diligence to know the essential facts about Issuer and the authority of each person acting on the Issuer's behalf. Issuer agrees to cooperate, and to cause its agents to cooperate, with Municipal Advisor in carrying out these regulatory duties, including providing to Municipal Advisor accurate and complete information and reasonable access to relevant documents, other information and personnel needed to fulfill such duties. In addition, the Issuer agrees that, to the extent the Issuer seeks to have Municipal Advisor provide advice with regard to any recommendation made by a third party, the Issuer will provide to Municipal Advisor written direction to do so as well as any information it has received from such third party relating to its recommendation.

II. UNDERTAKINGS BY THE ISSUER

1. The Issuer will make available to the Municipal Advisor financial data and information concerning the Issuer's fiscal operation. Issuer officials and staff will be responsible for collecting, assembling and organizing the documentation essential to its financing activities and disclosure responsibilities and drafting and distribution of Offering Documents and other disclosure documents relating to the Obligations.
2. The Issuer will work with bond counsel who will issue an approving legal opinion to accompany the issuance of the Obligations, and also with appropriate Issuer's local legal counsel with respect thereto. Additionally, the Issuer will either retain or work with counsel to advise it as to the adequacy of disclosure and to assist with the preparation of the Offering Documents or other official documents relating to the Obligations.

III. PAYMENT TO THE MUNICIPAL ADVISOR

1. For performance of the services enumerated in Article I, Paragraphs 1-5, above, the Issuer will compensate the Municipal Advisor a fee of \$42,500 payable upon the issuance of the General Obligation Bonds, Series 2026.
2. All costs and expenses incurred by the Municipal Advisor related to the performance of this Agreement will be paid by the Issuer.

3. The Issuer agrees to promptly pay the Municipal Advisor the fees described in Article III, Paragraph 1, above, and the costs and expenses described in Article III, Paragraph 2, above, as mutually agreed on, upon receiving an invoice from the Municipal Advisor.

IV. PAYMENT OF COSTS OF ISSUANCE

The Issuer shall be responsible for payment of all the costs of issuing the Obligations and completing a financing, including, but not necessarily limited to, the following:

- b. Printing, web posting, and any other means of distribution or dissemination of the Preliminary and Final Official Statement (if required);
- c. Fees of the national ratings agencies;
- d. Bond printing costs;
- e. Bond, Local, Disclosure, and/or Underwriter's Counsel Fees;
- f. Underwriting Fees;
- g. Letter of Credit and similar such Fees; and
- h. Bond Insurance Premiums, if any.

V. GENERAL PROVISIONS

1. The Issuer understands and acknowledges that the Municipal Advisor or its affiliates may have trading and other business relationships with members of the Issuer's underwriting team, or other participants in the proposed transaction. Additionally, the Municipal Advisor or its affiliates may have trading and other business relationships with potential purchasers of the Obligations. These relationships include, but may not be limited to, trading lines, frequent purchases and sales of securities and other engagements through which Municipal Advisor may have, among other things, an economic interest. Notwithstanding the foregoing, Municipal Advisor will not receive any compensation with respect to the issuance of the Obligations other than as disclosed above. Municipal Advisor is involved in a wide range of activities from which conflicting interests or duties may arise. Information which is held elsewhere within Raymond James, but of which none of the Municipal Advisor's personnel involved in the proposed transaction actually has knowledge, will not for any purpose be taken into account in determining Municipal Advisor's responsibilities to the Issuer.
2. Both parties acknowledge and agree that the Municipal Advisor is acting solely as a financial advisor to the Issuer with respect to the Obligations identified above; Municipal Advisor's engagement by the Issuer is limited to providing financial advisory services to the Issuer with respect to the Obligations. Municipal Advisor is not a fiduciary of any other party to the transaction. Municipal Advisor will not (i) provide any assurances that any investment made in connection with the Obligations or otherwise during its engagement is the best possible investment available for the Issuer's situation or that every possible alternative or provider has been considered and/or solicited, (ii) investigate the veracity of any certifications provided by any party, (iii) provide legal or accounting assurance that any matter or procedure complies with any applicable law, or (iv) be liable to any party if any of the Obligations or an investment fails to close or for default of same.

3. MSRB Rule G-42 requires that Municipal Advisor provide you with disclosures of material conflicts of interest and of information regarding certain legal events and disciplinary history. Such disclosures are provided in Municipal Advisor's Disclosure Statement delivered to the Issuer as Exhibit A to this Agreement.
4. The Municipal Advisor agrees to assist the Issuer as provided only on the basis that it is expressly understood and agreed that the Municipal Advisor assumes no responsibility to the Issuer or any person for the accuracy or completeness of any information contained in any Preliminary Official Statement or Final Official Statement issued in connection with the Obligations.
5. Unless terminated earlier as provided below, Municipal Advisor's limited engagement terminates upon the close of business on the settlement date of the General Obligation Bonds, Series 2026. This Agreement may be terminated by either party hereto with ten (10) business days prior written notice to the other. In the event of such termination, whether by either party hereto, the Municipal Advisor shall promptly submit for payment, and Issuer shall promptly pay, a final bill for the payment of all unpaid fees and unreimbursed costs and expenses then due and owing. Other than the foregoing, neither party shall incur any liability to the other arising out of the termination of this Agreement. Municipal Advisor shall have no further duties or obligations thereafter, however, this Article 5 shall survive any such termination.
6. In the absence of willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties hereunder on the part of Municipal Advisor or any of its associated persons, Municipal Advisor and its associated persons shall have no liability to the Issuer for any act or omission in the course of, or connected with, rendering services hereunder, or for any error of judgment or mistake of law, or for any loss arising out of any issuance of municipal securities, any municipal financial product or any other investment, or for any financial or other damages resulting from Issuer's election to act or not to act, as the case may be, contrary to any advice or recommendation provided by Municipal Advisor to Issuer. No recourse shall be had against Municipal Advisor for loss, damage, liability, cost or expense (whether direct, indirect or consequential) of Issuer arising out of or in defending, prosecuting, negotiating or responding to any inquiry, questionnaire, audit, suit, action, or other proceeding brought or received from the Internal Revenue Service in connection with any Obligation or municipal financial product (hereinafter, "Product") or otherwise relating to the tax treatment of any Obligation or Product, or in connection with any opinion or certificate rendered by counsel or any other party. Notwithstanding the foregoing, nothing contained in this paragraph or elsewhere in this Agreement shall constitute a waiver by Issuer of any of its legal rights under applicable U.S. federal securities laws or any other laws whose applicability is not permitted to be contractually waived, nor shall it constitute a waiver or diminution of Municipal Advisor's fiduciary duty to Issuer under Section 15B(c) (1) of the Securities Exchange Act of 1934, as amended, and the rules thereunder. The Issuer hereby covenants and agrees that it will indemnify and hold harmless the Municipal Advisor, its parent and affiliates, and each of the foregoing entities' officers, directors, employees and agents (the "Municipal Advisor")

Indemnitees”) against any and all losses, claims, demands, damages or liabilities of any kind whatsoever, arising from or out of the acts, omissions or doings of the Issuer, its representatives, employees or agents, or in any way relating to the financings or other matter within the purview of this Agreement, whether pursuant to statute or at common law or otherwise (hereinafter, “Claims”), and will reimburse each of the Municipal Advisor Indemnitees for any legal or other expense reasonably incurred by it in connection with investigating or defending any such Claims or actions or proceedings arising from such Claims, whether or not resulting in any liability.

7. This Agreement embodies all the terms, agreements, conditions and rights contemplated and negotiated by the Issuer and the Municipal Advisor, and supersedes any and all discussions and understandings, written or oral, between Issuer and Municipal Advisor regarding the subject matter hereof. Any modifications and/or amendments must be made in writing and signed by both parties.
8. This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas, without reference to its conflicts of law principles.
9. Any dispute arising out of this Agreement or the performance hereof shall be resolved in binding arbitration before the American Arbitration Association, pursuant to its commercial arbitration rules. Each party, to the fullest extent permitted by law, knowingly, voluntarily and intentionally waives its right to a jury trial in any action or other legal proceeding arising out of or relating to this Agreement or the performance hereof.
10. This Agreement shall be binding upon and inure to the benefit of the Issuer and Municipal Advisor, their respective successors and permitted assigns; provided however, neither party may assign or transfer any of its rights or obligations hereunder without the prior written consent of the other party.
11. This Agreement is made solely for the benefit of the parties and their respective successors and permitted assigns. Nothing in this Agreement, express or implied, is intended to confer on any person, other than the parties and their respective successors and permitted assigns, any rights, remedies, obligations or liabilities under or by reason of this Agreement.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE DULY CAUSED THIS AGREEMENT to be signed and sealed by their respective authorized officers.

CITY OF EMPORIA, KANSAS

By: _____

Name: _____

Title: _____

Date: _____

RAYMOND JAMES & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Greg Vahrenberg". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Gregory M. Vahrenberg
Managing Director

Date: December 4, 2025

Exhibit A
Disclosure Letter for Municipal Advisor Agreement

CITY OF EMPORIA, KANSAS

This letter is provided under Municipal Securities Rulemaking Board (MSRB) Rule G-42 in connection with our engagement as financial advisor and municipal advisor under the Municipal Advisor Agreement to which this letter is attached (the “Agreement”) between **Raymond James & Associates, Inc.** (“Raymond James”) and City of Emporia, Kansas (the “Client”). This letter will serve as written documentation required under MSRB Rule G-42 of certain specific terms, disclosures and other items of information relating to our municipal advisory relationship.

1. Scope of Services. (a) *Services to be provided.* The scope of services with respect to Raymond James’s engagement with the Client is as provided in the Agreement (the “Scope of Services”).

(b) *Limitations on Scope of Services.* The Scope of Services is subject to such limitations as may be provided in the Agreement.

2. Raymond James’s Regulatory Duties When Servicing the Client. MSRB Rule G-42 requires that Raymond James make a reasonable inquiry as to the facts that are relevant to the Client’s determination whether to proceed with a course of action or that form the basis for any advice provided by Raymond James to the Client. The rule also requires that Raymond James undertake a reasonable investigation to determine that it is not basing any recommendation on materially inaccurate or incomplete information. Raymond James is also required under the rule to use reasonable diligence to know the essential facts about the Client and the authority of each person acting on the Client’s behalf.

Accordingly, Raymond James will seek the Client’s assistance and cooperation, and the assistance and cooperation of Client’s agents, with the carrying out by Raymond James of these regulatory duties, including providing to Raymond James accurate and complete information and reasonable access to relevant documents, other information and personnel needed to fulfill such duties. In addition, to the extent the Client seeks to have Raymond James provide advice with regard to any recommendation made by a third party, Raymond James requests that the Client provide to Raymond James written direction to do so as well as any information it has received from such third party relating to its recommendation.

3. Term. The term of Raymond James’s engagement as municipal advisor and the terms on which the engagement may be terminated are as provided in the Agreement.

4. Compensation. The form and basis of compensation for Raymond James’s services as municipal advisor are as provided in the Agreement.

5. Required Disclosures. MSRB Rule G-42 requires that Raymond James provide you with the following disclosures of material conflicts of interest and of information regarding certain legal events and disciplinary history.

(a) ***Disclosures of Conflicts of Interest.*** MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable. If no such material conflicts of interest are known to exist based on the exercise of reasonable diligence by the municipal advisor, municipal advisors are required to provide a written statement to that effect.

Accordingly, Raymond James makes the following disclosures with respect to material conflicts of interest in connection with the Scope of Services under this Agreement, together with explanations of how Raymond James addresses or intends to manage or mitigate each conflict. To that end, with respect to all of the conflicts disclosed below, Raymond James mitigates such conflicts through its adherence to its fiduciary duty to the Client, which includes a duty of loyalty to the Client in performing all municipal advisory activities for the Client. This duty of loyalty obligates Raymond James to deal honestly and with the utmost good faith with the Client and to act in the Client's best interests without regard to Raymond James's financial or other interests. In addition, because Raymond James is a broker-dealer with significant capital due to the nature of its overall business, the success and profitability of Raymond James is not dependent on maximizing short-term revenue generated from individualized recommendations to its clients but instead is dependent on long-term profitability built on a foundation of integrity and quality of service. Furthermore, Raymond James's municipal advisory supervisory structure, leveraging our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of Raymond James potentially departing from their regulatory duties due to personal interests. The disclosures below describe, as applicable, any additional mitigations that may be relevant with respect to any specific conflict disclosed below.

I. **Compensation-Based Conflicts.** The fees due under this Agreement are in a fixed amount established at the outset of the Agreement. The amount is usually based upon an analysis by the Client and Raymond James of, among other things, the expected duration and complexity of the transaction and the Scope of Services to be performed by Raymond James. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, Raymond James may suffer a loss. Thus, Raymond James may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. This conflict of interest is mitigated by the general mitigations described above.

II. ***Other Municipal Advisor or Underwriting Relationships.*** Raymond James serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of the Client. For example, Raymond James serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to the Client under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, Raymond James could potentially face a conflict of interest arising from these competing client interests. In other cases, as a broker-dealer that engages in underwritings of new issuances of municipal securities by other municipal entities, the interests of Raymond James to achieve a successful and profitable underwriting for its municipal entity underwriting clients could potentially constitute a conflict of interest if, as in the example above, the municipal entities that Raymond James serves as underwriter or municipal advisor have

competing interests in seeking to access the new issue market with the most advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair Raymond James's ability to fulfill its regulatory duties to the Client.

III. Broker-Dealer and Investment Advisory Business. Raymond James is a broker-dealer and investment advisory firm that engages in a broad range of securities-related activities to service its clients, in addition to serving as a municipal advisor or underwriter. Such securities-related activities, which may include but are not limited to the buying and selling of new issue and outstanding securities and investment advice in connection with such securities, including securities of the Client, may be undertaken on behalf of, or as counterparty to, the Client, personnel of the Client, and current or potential investors in the securities of the Client. These other clients may, from time to time and depending on the specific circumstances, have interests in conflict with those of the Client, such as when their buying or selling of the Client's securities may have an adverse effect on the market for the Client's securities, and the interests of such other clients could create the incentive for Raymond James to make recommendations to the Client that could result in more advantageous pricing for the other clients. Furthermore, any potential conflict arising from Raymond James effecting or otherwise assisting such other clients in connection with such transactions is mitigated by means of such activities being engaged in on customary terms through units of Raymond James that operate independently from Raymond James's municipal advisory business, thereby reducing the likelihood that the interests of such other clients would have an impact on the services provided by Raymond James to the Client under this Agreement.

IV. Secondary Market Transactions in Client's Securities. Raymond James, in connection with its sales and trading activities, may take a principal position in securities, including securities of the Client, and therefore Raymond James could have interests in conflict with those of the Client with respect to the value of the Client's securities while held in inventory and the levels of mark-up or mark-down that may be available in connection with purchases and sales thereof. In particular, Raymond James or its affiliates may submit orders for and acquire the Client's securities issued in an issue under the Agreement from members of the underwriting syndicate, either for its own account or for the accounts of its customers. This activity may result in a conflict of interest with the Client in that it could create the incentive for Raymond James to make recommendations to the Client that could result in more advantageous pricing of the Client's bond in the marketplace. Any such conflict is mitigated by means of such activities being engaged in on customary terms through units of Raymond James that operate independently from Raymond James's municipal advisory business, thereby reducing the likelihood that such investment activities would have an impact on the services provided by Raymond James to the Client under this Agreement.

VI. Related Disclosure Relevant to the Client. While we do not believe that the following create(s) a conflict of interest on the part of Raymond James, we note that Raymond James has made a contribution at the Diamond Level Sponsorship for the Kansas Government Finance Officers Association (KSGFOA).

(b) Disclosures of Information Regarding Legal Events and Disciplinary History. MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel.

Accordingly, Raymond James sets out below required disclosures and related information in connection with such disclosures.

I. *Material Legal or Disciplinary Event*

Raymond James discloses the following legal or disciplinary events that may be material to the Client's evaluation of Raymond James or the integrity of Raymond James's management or advisory personnel: We are aware of no such event.

The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to such required information already filed by Raymond James in its capacity as a broker-dealer on Form BD or Form U4 or as an investment adviser on Form ADV, as applicable. If any of the above forms provides that a DRP has been filed on Form ADV, BD, or U4 for the applicable event, information provided by Raymond James on Form BD or Form U4 is publicly accessible through reports generated by BrokerCheck at <http://brokercheck.finra.org>, and Raymond James's most recent Form ADV is publicly accessible at the Investment Adviser Public Disclosure website at <http://www.adviserinfo.sec.gov>. For purposes of accessing such BrokerCheck reports or Form ADV, Raymond James's CRD number is 705.

II. *How to Access Form MA and Form MA-I Filings.* Raymond James's most recent Form MA and each most recent Form MA-I filed with the SEC are available on the SEC's EDGAR system at <http://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=000724743>. The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to such required information already filed by Raymond James in its capacity as a broker-dealer on Form BD or Form U4 or as an investment adviser on Form ADV, as applicable. Information provided by Raymond James on Form BD or Form U4 is publicly accessible through reports generated by BrokerCheck at <http://brokercheck.finra.org>, and Raymond James's most recent Form ADV is publicly accessible at the Investment Adviser Public Disclosure website at <http://www.adviserinfo.sec.gov>. For purposes of accessing such BrokerCheck reports or Form ADV, Raymond James's CRD number is 705.

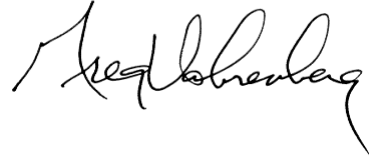
III. *Most Recent Change in Legal or Disciplinary Event Disclosure.* Raymond James has not made any material legal or disciplinary event disclosures on Form MA or any Form MA-I filed with the SEC that may be material to the Client's evaluation of Raymond James or the integrity of Raymond James's management or advisory personnel.

(c) ***Future Supplemental Disclosures.*** As required by MSRB Rule G-42, this Section 5 may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of Raymond James. Raymond James will provide the Client with any such supplement or amendment as it becomes available throughout the term of the Agreement.

(d) ***MSRB Rule G-10 Required Disclosures.*** Raymond James is registered with and subject to the rules and regulations of the U.S. Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB). Both the SEC and the MSRB publish websites containing information and resources designed to educate investors. In addition to educational

materials about the municipal securities market and municipal securities market data, the MSRB website includes an investor brochure describing protections that may be provided by MSRB rules, including how to file a complaint with the appropriate regulatory authority. For more information, visit www.sec.gov and www.msrb.org.

Raymond James & Associates, Inc.



By: _____

Title: Managing Director

Date: December 4, 2025

City of Emporia, Kansas

General Obligation Bonds

Series 2026

Draft Calendar of Events Dated December 28, 2025

DATE	EVENT
January 7, 2026	City Commission Meeting (11:00 AM) City adopts any remaining Project Resolutions
January 8, 2026	Distribute Draft Financing Analysis for Projects
January 21, 2026	City Commission Meeting (11:00 AM) City adopts Authorizing Resolution for Bonds
January 22, 2026	Submit request for Bond Rating to Standard & Poor's Distribute Financing Analysis & Preliminary Official Statement Send Request for Bidder Option Insurance Qualification
January 29, 2026	Distribute draft of Legal Documents for the Bonds
February 3, 2026	Distribute updated draft of Preliminary Official Statement
February 4, 2026	City Commission Meeting (11:00 AM)
February 5, 2026	Rating Call for Bond Rating with Standard & Poor's
February 12, 2026	Send Notice of Sale to Kansas Register and Local Newspaper
February 17, 2026	Receive Bond Rating from Standard & Poor's
February 18, 2026	City Commission Meeting (11:00 AM)
February 19, 2026	Publish Notice of Sale in Kansas Register and Local Newspaper Distribute Preliminary Official Statement to Bidders
March 4, 2026	Bond Sale (9:00 AM) Establish Final Interest Rates and Sizing of Bonds
March 4, 2026	City Commission Meeting (11:00 AM) City adopts Bond Resolution and Ordinance
March 5-25, 2026	Print Final Official Statement Publish Ordinance Distribute Closing Memorandum Attorney General Review of Transcript
March 26, 2026	Closing of Bond Issue



Commission Action Report

BG Consultants Engineering Services Agreement
for 24th Avenue & Prairie Street Watermain Improvements
Supplemental No. 3

Title: BG Consultants Engineering Services Agreement – City of Emporia
Water Improvs (24th Ave from Pump Station to Prairie St & Prairie St from
24th Ave to 12th Ave), Proj. WM2201, KDHE Loan #3070: Supplemental
No.3

Agenda Date: January 7, 2026

Presented By: James Ubert, City Engineer

Background:

The original agreement for professional services was for final design of watermain improvements in 24th Avenue from the Pump Station to Prairie Street and in Prairie Street from 24th Avenue to 18th Avenue. Supplemental Agreement No. 1 extended the final design project scope in Prairie Street from 18th Avenue to 12th Avenue. Supplemental Agreement No. 2 added Construction Engineering Services (inspection). The City saved \$1,146,095.00 between the low bidder and the second lowest bidder. The low bidder went 33 days over their contract of 225 working days (which BG's fee for Construction Engineering Services was set for).

Discussion:

The additional 33 days of inspection included an amount of \$70,784.06 over the not to exceed limit in Supplemental No. 2. Additionally, the contractor was charged liquidated damages for days beyond their contract which offsets this overage in Construction Engineering (inspection) services.

Financial considerations:

Construction EOPC (Engineer's Estimate) = \$5,299,950.00

Low Bid = \$4,270,905.00

Change Orders = \$128,371.54

Construction Total = \$4,399,276.54

Total Project Cost (including legal, fiscal, design and inspection) = \$5,305,050.60

The project is being paid for with KDHE State Revolving Loan Fund dollars (KDHE Loan #3070).

Recommended action:

Approve Supplemental No. 3 to the BG Consultants Engineering Services Agreement for the Water Improvements (24th Avenue from the Pump Station to Prairie Street & Prairie Street from 24th Avenue to 12th Avenue), City Project WM2201, KDHE Loan #3070 in the amount of \$70,784.06 and authorize the Mayor to sign the agreement.

Attachments:

BG Consultants Engineering Services Agreement – Supplemental No. 3.

**Supplemental Agreement No. 3
to
Engineering Services Agreement
Between
City of Emporia, KS and BG Consultants, Inc.
for
21-1417E City of Emporia Potable Waterline Improvement
24th Avenue – Pump Station to 18th Avenue
Preliminary Engineering Services**

The purpose of this Supplement No. 3 is to define additional professional services requested by the **City of Emporia**, hereinafter called the CLIENT, to be provided by **BG Consultants**, hereinafter called the CONSULTANT. This agreement is a supplement to the **City of Emporia Potable Waterline Improvement: 24th Avenue – Pump Station to 18th Avenue AND BG CONSULTANTS, DATED December 1, 2021.**

SECTION I – SCOPE OF SERVICES

Under the terms of Supplement No. 3, the CLIENT and CONSULTANT agree to modify the scope of services to include additional professional services to include Resident Project Representative and Construction Engineering Services described as follows:

1. Project scope is waterline improvements from 24th Ave. pump station to 12th Ave. per Supplemental Agreement 1.
2. Provide general administration of the construction contract including Resident Construction Observation (full time) and Construction Engineering Services (part time) Exhibit A.
3. Participate and chair the preconstruction conference.
4. Process contractor equipment and material submittals in accordance with project documents.
5. Process applications for payment and project change orders in accordance with project documents.
6. Process completion paperwork including substantial completion and final completion certificates.

SECTION II – COMPENSATION

As compensation for the additional services required as described in Section I, The CLIENT agrees to pay the CONSULTANT a fee based on the actual hours expended on the Project at the rates indicated in the attached Fee Schedule and the actual reimbursable expenses permitted under this Agreement and incurred on the Project, but not to exceed a maximum fee of \$70,784.06. This fee is based on the scope of Services outlined in Section I of this Agreement and shall be based on 33 days. Payment is due within thirty (30) days of billing by the CONSULTANT and any late payment will incur an interest charge of one and one-half (1½) percent per month.

Furthermore, all billings will be made on a monthly basis for the prior month’s work.

SECTION III – OTHER MATTERS

It is mutually agreed and understood that all terms of the original Agreement, not specifically revised by this Supplement No. 3, shall remain unchanged and in full force.

IN WITNESS WHEREOF, the parties have executed this Supplement No. 3 on this ____day of _____, 2025.

City of Emporia, KS
CLIENT

BG Consultants, Inc.
CONSULTANT

By _____
Erren Harter

By _____
Bruce Boettcher, P.E.

Title Mayor

Title Vice President

Date _____

Date _____



2025 BG CONSULTANTS STANDARD HOURLY RATES

<u>POSITION</u>	<u>STANDARD PER HOUR 2025</u>
PRINCIPAL III	\$312.00
PRINCIPAL II	\$279.00
PRINCIPAL I	\$265.00
ENGINEER/ARCHITECT V	\$245.00
ENGINEER/ARCHITECT IV	\$232.00
ENGINEER/ARCHITECT III	\$216.00
ENGINEER/ARCHITECT II	\$193.00
ENGINEER/ARCHITECT I	\$177.00
INTERN ENGINEER/GRADUATE ARCHITECT IV	\$181.00
INTERN ENGINEER/GRADUATE ARCHITECT III	\$168.00
INTERN ENGINEER/GRADUATE ARCHITECT II	\$154.00
INTERN ENGINEER/GRADUATE ARCHITECT I	\$136.00
TECHNICIAN IV	\$161.00
TECHNICIAN III	\$145.00
TECHNICIAN II	\$138.00
TECHNICIAN I	\$123.00
TECHNICIAN	\$118.00

SENIOR CONSTRUCTION OBSERVER	\$168.00
CERTIFIED CONSTRUCTION OBSERVER	\$149.00
CONSTRUCTION OBSERVER II	\$136.00
CONSTRUCTION OBSERVER I	\$109.00
SENIOR PROJECT SURVEYOR	\$229.00
PROJECT SURVEYOR	\$176.00
ASSISTANT PROJECT SURVEYOR	\$136.00
FIELD SUPERVISOR	\$124.00
FIELD SURVEYOR II	\$103.00
FIELD SURVEYOR I	\$96.00
CLERICAL II	\$84.00
CLERICAL I	\$68.00

- Note:
- 1) The hourly rates shown above are effective for services through December 31st of the contract year and are subject to revision annually.
 - 2) For any Federal Wage and Hour Law nonexempt personnel, overtime will be billed at 1.5 times the hourly labor billing rates shown.
 - 3) Expert Witness and Depositions will be charged at 1.5 times the hourly labor billing rates shown.

EXHIBIT A

Portions of:

Exhibit A – Construction Engineering Services and Resident Project Representative.
EJCDC® E-500 (modified excerpts), Agreement Between Owner and Engineer for Professional
Services.

SECTION A – CONSTRUCTION ENGINEERING SERVICES

A1.01 *Construction Phase*

- A. Upon successful completion of the Bidding and Negotiating Phase, and upon written authorization from Owner, Engineer shall:
1. *General Administration of Construction Contract:* Consult with Owner and act as Owner's representative as provided in the Construction Contract. The extent and limitations of the duties, responsibilities, and authority of Engineer shall be as assigned in EJCDC® C-700, Standard General Conditions of the Construction Contract (2013 Edition), prepared by the Engineers Joint Contract Documents Committee, or other construction general conditions specified in this Agreement. If Owner, or Owner and Contractor, modify the duties, responsibilities, and authority of Engineer in the Construction Contract, or modify other terms of the Construction Contract having a direct bearing on Engineer, then Owner shall compensate Engineer for any related increases in the cost to provide Construction Phase services. Engineer shall not be required to furnish or perform services contrary to Engineer's responsibilities as a licensed professional. All of Owner's instructions to Contractor will be issued through Engineer, which shall have authority to act on behalf of Owner in dealings with Contractor to the extent provided in this Agreement and the Construction Contract except as otherwise provided in writing.
 2. *Resident Project Representative (RPR):* Provide the services of an RPR at the Site to assist the Engineer and to provide more extensive observation of Contractor's work. Duties, responsibilities, and authority of the RPR are as set forth in Section B. The furnishing of such RPR's services will not limit, extend, or modify Engineer's responsibilities or authority except as expressly set forth in Section B.
 3. *Pre-Construction Conference:* Participate in and chair a pre-construction conference prior to commencement of Work at the Site.
 4. *Electronic Transmittal Protocols:* If the Construction Contract Documents do not specify protocols for the transmittal of Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, then together with Owner and Contractor jointly develop such protocols for transmittals between and among Owner, Contractor, and Engineer during the Construction Phase and Post-Construction Phase.
 5. *Original Documents:* Maintain and safeguard during the Construction Phase at least one original printed record version of the Construction Contract Documents, including

Drawings and Specifications signed and sealed by Engineer and other design professionals in accordance with applicable Laws and Regulations. Throughout the Construction Phase, make such original printed record version of the Construction Contract Documents available to Contractor and Owner for review.

6. *Schedules*: Receive, review, and determine the acceptability of any and all schedules that Contractor is required to submit to Engineer, including the Progress Schedule, Schedule of Submittals, and Schedule of Values.
7. *Baselines and Benchmarks*: establish baselines and benchmarks for locating the Work which in Engineer's judgment are necessary to enable Contractor to proceed.
8. *Visits to Site and Observation of Construction*: In connection with observations of Contractor's Work while it is in progress:
 - a. Make visits to the Site at intervals appropriate to the various stages of construction, as Engineer deems necessary, to observe as an experienced and qualified design professional the progress of Contractor's executed Work. Such visits and observations by Engineer, and the Resident Project Representative, if any, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement and the Construction Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment, as assisted by the Resident Project Representative, if any. Based on information obtained during such visits and observations, Engineer will determine in general if the Work is proceeding in accordance with the Construction Contract Documents, and Engineer shall keep Owner informed of the progress of the Work.
 - b. The purpose of Engineer's visits to the Site, and representation by the Resident Project Representative, if any, at the Site, will be to enable Engineer to better carry out the duties and responsibilities assigned to and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to provide for Owner a greater degree of confidence that the completed Work will conform in general to the Construction Contract Documents and that Contractor has implemented and maintained the integrity of the design concept of the completed Project as a functioning whole as indicated in the Construction Contract Documents. Engineer shall not, during such visits or as a result of such observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to any Constructor's work in progress, for the coordination of the Constructors' work or schedules, nor for any failure of any Constructor to comply with Laws and Regulations applicable to furnishing and performing of its work. Accordingly, Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish or perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents.

- c. The visits described above shall be at least monthly and the Engineer shall document all visits to the project with copies furnished to the Owner
9. *Defective Work:* Reject Work if, on the basis of Engineer's observations, Engineer believes that such Work is defective under the terms and standards set forth in the Construction Contract Documents. Provide recommendations to Owner regarding whether Contractor should correct such Work or remove and replace such Work, or whether Owner should consider accepting such Work as provided in the Construction Contract Documents.
10. *Compatibility with Design Concept:* If Engineer has express knowledge that a specific part of the Work that is not defective under the terms and standards set forth in the Construction Contract Documents is nonetheless not compatible with the design concept of the completed Project as a functioning whole, then inform Owner of such incompatibility, and provide recommendations for addressing such Work.
11. *Clarifications and Interpretations:* Accept from Contractor and Owner submittal of all matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. With reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Construction Contract Documents.
12. *Non-reviewable Matters:* If a submitted matter in question concerns the Engineer's performance of its duties and obligations, or terms and conditions of the Construction Contract Documents that do not involve (1) the performance or acceptability of the Work under the Construction Contract Documents, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, then Engineer will promptly give written notice to Owner and Contractor that Engineer will not provide a decision or interpretation.
13. *Field Orders:* Subject to any limitations in the Construction Contract Documents, Engineer may prepare and issue Field Orders requiring minor changes in the Work.
14. *Change Orders and Work Change Directives:* Recommend Change Orders and Work Change Directives to Owner and prepare Change Orders and Work Change Directives as requested.
15. *Differing Site Conditions:* Respond to any notice from Contractor of differing site conditions, including conditions relating to underground facilities such as utilities, and hazardous environmental conditions. Promptly conduct reviews and prepare findings, conclusions, and recommendations for Owner's use.
16. *Shop Drawings, Samples, and Other Submittals:* Review and take other appropriate action with respect to Shop Drawings, Samples, and other required Contractor submittals, but only for conformance with the information given in the Construction Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated by the Construction Contract Documents. Such reviews or other action will not extend to means, methods, techniques, sequences, or procedures

of construction or to safety precautions and programs incident thereto. Engineer shall meet any Contractor's submittal schedule that Engineer has accepted.

17. *Substitutes and "Or-equal"*: Evaluate and provide recommendation to the owner as the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor. Review of substitutes "or equals" shall be in accordance with the General Conditions of the Construction Contract.
18. *Inspections and Tests*:
 - a. Receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or the Construction Contract Documents and performed by OTHERS. Engineer's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Construction Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Construction Contract Documents. Engineer shall be entitled to rely on the results of such inspections and tests.
 - b. As deemed reasonably necessary, request that Contractor uncover Work that is to be observed, tested, or approved by OTHERS.
 - c. Pursuant to the terms of the Construction Contract, require special observations or testing of the Work by OTHERS, whether or not the Work is fabricated, installed, or completed.
19. *Change Proposals and Claims*: (a) Review and respond to Change Proposals. Review each duly submitted Change Proposal from Contractor and, within 30 days after receipt of the Contractor's supporting data, either deny the Change Proposal in whole, recommend approval to owner in whole, or deny it in part and recommend approval to owner in part. Such actions shall be in writing, with a copy provided to Owner and Contractor. If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Engineer will notify the parties that the Engineer will not resolve the Change Proposal. (b) Provide information or data to Owner regarding engineering or technical matters pertaining to Claims.
20. *Applications for Payment*: Based on Engineer's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation:
 - a. Determine the amounts that Engineer recommends Contractor be paid. Recommend reductions in payment (set-offs) based on the provisions for set-offs stated in the Construction Contract. Such recommendations of payment will be in writing and will constitute Engineer's representation to Owner, based on such observations and review, that, to the best of Engineer's knowledge, information and belief, Contractor's Work has progressed to the point indicated, the Work is generally in accordance with the Construction Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Contract Documents, and to any other qualifications stated in the recommendation), and the conditions

precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work. In the case of unit price Work, Engineer's recommendations of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Construction Contract Documents).

- b. By recommending payment, Engineer shall not thereby be deemed to have represented that observations made by Engineer to check the quality or quantity of Contractor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's Work in progress, or involved detailed evaluations of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment including final payment will impose on Engineer responsibility to supervise, direct, or control the Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work. It will also not impose responsibility on Engineer to make any examination to ascertain how or for what purposes Contractor has used the money paid to Contractor by Owner; to determine that title to any portion of the Work, including materials or equipment, has passed to Owner free and clear of any liens, claims, security interests, or encumbrances; or that there may not be other matters at issue between Owner and Contractor that might affect the amount that should be paid.
21. *Contractor's Completion Documents:* Receive from Contractor, review, and transmit to Owner maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance required by the Construction Contract Documents, certificates of inspection, tests and approvals, and Shop Drawings, Samples, and other data approved as provided under Paragraph A1.01.A.16. Receive from Contractor and review the annotated record documents which are to be assembled by Contractor in accordance with the Construction Contract Documents to obtain final payment. The Engineer shall prepare Record Drawings, and furnish such Record Drawings to Owner.
22. *Substantial Completion:* Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with Owner and Contractor, visit the Site to review the Work and determine the status of completion. Follow the procedures in the Construction Contract regarding the preliminary certificate of Substantial Completion, punch list of items to be completed, Owner's objections, notice to Contractor, and issuance of a final certificate of Substantial Completion. Assist Owner regarding remaining engineering or technical matters affecting Owner's use or occupancy of the Work following Substantial Completion.
23. *Other Tasks:* Perform or provide the following other Construction Phase tasks or deliverables:
 - a. Upon Substantial Completion, the Engineer shall provide a copy of the Certificate of Substantial Completion to the Owner.

- b. The Engineer shall prepare Record Drawings showing appropriate record information based on Project annotated record documents received from Contractor, and furnishing 2 copies of such Record Drawings to Owner.
- 24. *Final Notice of Acceptability of the Work:* Conduct a final visit to the Project to provide opinion as to whether the Work is complete and acceptable so that Engineer may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Engineer shall also provide a notice to Owner and Contractor to the best of Engineer's knowledge, information, and belief, and based on the extent of the services provided by Engineer under this Agreement.
- 25. *Standards for Certain Construction-Phase Decisions:* Engineer will render decisions regarding the requirements of the Construction Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth in the Construction Contract for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.
- B. *Duration of Construction Phase:* The Construction Phase will commence with the execution of the first Construction Contract for the Project or any part thereof and will terminate upon written recommendation by Engineer for final payment to Contractors. If the Project involves more than one prime contract then Construction Phase services may be rendered at different times in respect to the separate contracts. Engineer shall be entitled to an equitable increase in compensation if Construction Phase services (including Resident Project Representative Services, if any) are required after the original date for completion and readiness for final payment of Contractor as set forth in the Construction Contract.
- C. *Limitation of Responsibilities:* Engineer shall not be responsible for the acts or omissions of any Contractor, Subcontractor or Supplier, or other individuals or entities performing or furnishing any of the Work, for safety or security at the Site, or for safety precautions and programs incident to Contractor's Work, during the Construction Phase or otherwise. Engineer shall not be responsible for the failure of any Contractor to perform or furnish the Work in accordance with the Contract Documents.

A1.02 *Post-Construction Phase*

- A. Upon written authorization from Owner during the Post-Construction Phase, Engineer shall:
 - 1. Together with Owner, visit the Project to observe apparent defects in the Work, make recommendations as to replacement or correction of defective Work, if any, or the need to repair of known damage to the Site or adjacent areas, and assist Owner in consultations and discussions with Contractor concerning correction of defective Work and needed repairs.
 - 2. Together with Owner, visit the Project within one month before the end of the Construction Contract's correction period to ascertain whether any portion of the Work or the repair of known damage to the Site or adjacent areas is defective and therefore subject to correction by Contractor.

3. Perform or provide the following other Post-Construction Phase tasks or deliverables:
 - a. Notify known regulatory agencies of the completion of the project
 - b. Two (2) sets of As-Built Drawings
- B. The Post-Construction Phase services may commence during the Construction Phase and, if not otherwise modified in this Exhibit A, will terminate twelve months after the commencement of the Construction Contract's correction period.

SECTION B – Duties, Responsibilities, and Limitations of Authority of Resident Project Representative

D1.01 Resident Project Representative

- A. Engineer shall furnish a Resident Project Representative ("RPR") to assist Engineer in observing progress and quality of the Work. The RPR may provide full time representation or may provide representation to a lesser degree. RPR is Engineer's representative at the Site, will act as directed by and under the supervision of Engineer, and will confer with Engineer regarding RPR's actions.
- B. Through RPR's observations of the Work, including field checks of materials and installed equipment, Engineer shall endeavor to provide further protection for Owner against defects and deficiencies in the Work. However, Engineer shall not, as a result of such RPR observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer (including the RPR) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to the Work or any Constructor's work in progress, for the coordination of the Constructors' work or schedules, or for any failure of any Constructor to comply with Laws and Regulations applicable to the performing and furnishing of its work. The Engineer (including RPR) neither guarantees the performances of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents. In addition, the specific terms set forth in Exhibit A, Paragraph A1.01, of this Agreement are applicable.
- C. The duties and responsibilities of the RPR are as follows:
 1. *General:* RPR's dealings in matters pertaining to the Work in general shall be with Engineer and Contractor. RPR's dealings with Subcontractors shall only be through or with the full knowledge and approval of Contractor. RPR shall generally communicate with Owner only with the knowledge of and under the direction of Engineer.
 2. *Schedules:* Review the progress schedule, schedule of Shop Drawing and Sample submittals, schedule of values, and other schedules prepared by Contractor and consult with Engineer concerning acceptability of such schedules.
 3. *Conferences and Meetings:* Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences, and other Project-related meetings (but

not including Contractor's safety meetings), and prepare and circulate copies of minutes thereof.

4. *Safety Compliance:* Comply with known Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.
5. *Liaison:*
 - a. Serve as Engineer's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Construction Contract Documents.
 - b. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-Site operations.
 - c. Assist in obtaining from Owner additional details or information, when required for proper execution of the Work.
6. *Clarifications and Interpretations:* Receive from Contractor submittal of any matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. Report to Engineer regarding such RFIs. Report to Engineer when clarifications and interpretations of the Construction Contract Documents are needed, whether as the result of a Contractor RFI or otherwise. Transmit Engineer's clarifications, interpretations, and decisions to Contractor.
7. *Shop Drawings and Samples:*
 - a. Record date of receipt of Samples and Contractor-approved Shop Drawings.
 - b. Receive Samples that are furnished at the Site by Contractor, and notify Engineer of availability of Samples for examination.
 - c. Advise Engineer and Contractor of the commencement of known Work requiring a Shop Drawing or Sample submittal, if RPR believes that the submittal has not been received from Contractor, or has not been approved by Contractor or Engineer.
8. *Proposed Modifications:* Consider and evaluate Contractor's suggestions for modifications to the Drawings or Specifications, and report such suggestions, together with RPR's recommendations, if any, to Engineer. Transmit Engineer's response (if any) to such suggestions to Contractor.
9. *Review of Work; Defective Work:*
 - a. Report to Engineer whenever RPR believes that known Work is defective under the terms and standards set forth in the Construction Contract Documents, and provide recommendations as to whether such Work should be corrected, removed and replaced, or accepted as provided in the Construction Contract Documents.

- b. Inform Engineer of known Work that RPR believes is not defective under the terms and standards set forth in the Construction Contract Documents, but is nonetheless not compatible with the design concept of the completed Project as a functioning whole, and provide recommendations to Engineer for addressing such Work. ; and
- c. Advise Engineer of that part of the Work that RPR believes should be uncovered for observation, or requires special testing, inspection, or approval by OTHERS.

10. *Inspections, Tests, and System Start-ups:*

- a. Consult with Engineer in advance of scheduled inspections, tests, and systems start-ups by OTHERS.
- b. Observe that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate Owner's personnel, and that Contractor maintains adequate records thereof.
- c. Observe, record, and report to Engineer appropriate details relative to the test procedures and systems start-ups.
- d. Observe whether Contractor has arranged for inspections required by Laws and Regulations, including those to be performed by public or known agencies having jurisdiction over the Work.
- e. Accompany visiting inspectors representing public or known agencies having jurisdiction over the Work, record the results of these inspections by OTHERS, and report to Engineer.

11. *Records:*

- a. Maintain at the Site files for correspondence, reports of job conferences, copies of Construction Contract Documents including all Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the execution of the Construction Contract, RFIs, Engineer's clarifications and interpretations of the Construction Contract Documents, progress reports, contractor approved Shop Drawing and Sample submittals, and Project-related documents.
- b. Prepare a daily report or keep a diary or log book, recording Contractor's hours on the Site, Subcontractors present at the Site, Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, deliveries of equipment or materials, general daily activities, decisions, observations in general, and observations as in the case of observing test procedures; and send copies to Engineer.
- c. Upon request from Owner to Engineer, photograph or video Work in progress or Site conditions.
- d. Record and maintain, up-to-date lists of the names, addresses, fax numbers, e-mail addresses, websites, and telephone numbers (including mobile numbers) of all Contractors, Subcontractors, and major Suppliers of materials and equipment.
- e. Maintain records for use in preparing Project documentation.

- f. Upon completion of the Work, furnish original set of RPR Project documentation to Engineer.

12. *Reports:*

- a. Furnish to Engineer periodic reports of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.
- b. Furnish to Engineer and Owner copies of all inspection, test, and system start-up reports provided by OTHERS.
- c. Inform Engineer of the occurrence of any Site accidents, emergencies, acts of God endangering the Work, possible force majeure or delay events, damage to property by fire or other causes, or the discovery of potential differing site condition or Constituent of Concern.

13. *Payment Requests:* Review applications for payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to Engineer, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site but not incorporated in the Work.

14. *Certificates, Operation and Maintenance Manuals:* During the course of the Work, observe that materials and equipment certificates, operation and maintenance manuals and other data required by the Contract Documents to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to Engineer for review and forwarding to Owner prior to payment for that part of the Work.

15. *Completion:*

- a. Participate in Engineer's visits to the Site regarding Substantial Completion, assist in the recommendation of Substantial Completion, and prior to the issuance of a Certificate of Substantial Completion submit a punch list of observed items requiring completion or correction.
- b. Participate in Engineer's visit to the Site in the company of Owner and Contractor, to observe completion of the Work, and prepare a final punch list of items to be completed or corrected by Contractor.
- c. Observe whether all items on the final punch list have been completed or corrected, and make recommendations to Engineer concerning acceptance and issuance of the Final Completion documentation.

D. Resident Project Representative shall not:

- 1. Authorize any deviation from the Construction Contract Documents or substitution of materials or equipment (including "or-equal" items).
- 2. Exceed limitations of Engineer's authority as set forth in this Agreement.

3. Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers, or any Constructor.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of the Work, by Contractor or any other Constructor.
5. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.
7. Accept Shop Drawing or Sample submittals from anyone other than Contractor.
8. Authorize Owner to occupy the Project in whole or in part.

End of Exhibit A



Commission Action Report

Informational Items

Title: Informational Items

Agenda Date: January 7, 2026

Presented By: Trey Cocking, City Manager

Background:

This is an opportunity for the City Manager to present information to the public that may not be reported in other news accounts or City activities or to highlight the organization's accomplishments.

Discussion:

At the time this Agenda was prepared, the following items were in the works for the tentative Agendas of the upcoming meetings on Wednesday, January 21, 2026.

Commission Meeting :

- Regulations for Mobile Food Truck Vendors
- City of Emporia Legislative Policy Statement

Study Session:

- Discuss Award for Lift Station No. 1
- Discuss Street Rehab
- Debt Discussion



Commission Action Report

Business Meeting

Title: Business Meeting

Agenda Date: January 7, 2026

1. Elect a Mayor for the coming year. Traditionally the person serving as the Vice Mayor has been elected Mayor. This is not a statutory requirement but has been a tradition of the City of Emporia similar to many cities in Kansas.

2a. Elect a Vice-Mayor for the coming year. In the past, this position has been filled based on the results of the most recent local election. Once again, no statutory requirement exists for this process.
2. Approve surety bonds for the City Manager Cocking, City Clerk Sull, and City Treasurer Harrouff. The City has obtained the Surety Bonds from Cincinnati Insurance Co. for the 2026 fiscal year.
3. Designate the Emporia Gazette as the official newspaper, per K.S.A. 12-1420. The City is required by State law to designate an official newspaper, which must have a general circulation in the City. All public hearings and meeting notices, emergency orders, and other official notices must be published in the official newspaper.
4. Designate the following financial institutions to serve as depositories of funds of the City of Emporia, per K.S.A. Supp. 9-1401:
 - Citizens State Bank
 - Community National Bank & Trust
 - ESB Financial
 - Lyon County State Bank
 - Capital Federal

Title: 2026 Legislative Policy Statement
Agenda Date: January 7, 2026
Presented By: Trey Cocking, City Manager

Background:

Each year, the City Commission reviews and discusses the City of Emporia's Legislative Policy Statement to guide advocacy efforts during the upcoming Kansas Legislative Session. The policy statement outlines the City's positions on key issues impacting municipal governance, fiscal stability, housing, healthcare, education, and local autonomy.

The proposed 2026 Legislative Policy Statement largely carries forward the City's long standing legislative priorities while adding one new policy position recognizing Emporia's role as the Founding City of Veterans Day.

Discussion:

The proposed 2026 Legislative Policy Statement includes the following policy positions:

- Home Rule
- Rural Hospital Funding
- Rural Housing Incentive Loan Fund
- Housing
- Property Taxes
- Support for Emporia State University and Flint Hills Technical College
- Tax Policy and Spending
- League of Kansas Municipalities Statement of Municipal Policy

New for 2026, the policy statement adds a Veterans Tax Relief section calling on the State of Kansas to establish a meaningful program to provide property tax relief or other appropriate tax relief measures for veterans. This addition reflects Emporia's historic role as the Founding City of Veterans Day and reaffirms the City's support for policies honoring military service while remaining administratively feasible and fiscally responsible for local governments.

The Study Session provides an opportunity for the City Commission to review the proposed policy, discuss the addition of the Veterans Tax Relief section, and provide direction prior to formal adoption.

Attachments:

Proposed 2026 Legislative Policy Statement

League of Kansas Municipalities Statement of Municipal Policy

<https://www.lkm.org/page/SMP>

CITY OF EMPORIA

Proposed 2026 Legislative Policy

HOME RULE - We believe the governing of public affairs should be as close to the people as possible and that Home Rule is essential to vigorous, effective, and responsible local government under our representative system. Home Rule is crucial to the continued ability of locally elected officials to solve problems in ways most appropriate to local needs and conditions. Legislation, which affirms the ability to pass local laws on the same subject, is strongly supported.

RURAL HOSPITAL FUNDING - Emergency medical services and public hospitals must provide medical services without regard to the ability of patients to pay. The expansion of Medicaid in Kansas would allow medical providers to be at least partially compensated for some medical services to economically disadvantaged citizens. We support the expansion of Medicaid in Kansas.

RURAL HOUSING INCENTIVE LOAN FUND -We support the creation of a State low-interest revolving loan fund to finance development in Reinvestment Housing Incentive Districts.

HOUSING – The City of Emporia supports programs that encourage access to quality housing, including but not limited to, the Housing Investor Tax Credit Act, the Kansas Affordable Housing Tax Credit Act, the Kansas Rural Home Loan Guarantee Act, guaranteeing appraisals in rural counties, the Historic Kansas Act, and the Kansas Rural Housing Incentive District Act.

PROPERTY TAXES - All property taxing authorities, including cities, counties, the state, school districts, special districts, and community colleges should be transparent, and abide by the same limitations, restrictions, and requirements. Any additional transparency measures should not be burdensome or costly. We encourage the state and local governments to make government more efficient and recognize the need to work together on innovative approaches to reduce property taxes.

VETERANS TAX RELIEF

As the Founding City of Veterans Day, the City of Emporia recognizes the extraordinary service and sacrifice of those who have served in the United States Armed Forces. The City calls on the State of Kansas to create a meaningful program to provide property tax relief or other appropriate tax relief measures for veterans. Such a program should honor service to our country while remaining administratively feasible and fiscally responsible for local governments.

SUPPORT FOR EMPORIA STATE UNIVERSITY AND FLINT HILLS TECHNICAL COLLEGE- The City of Emporia recognizes the vital role Emporia State University and Flint Hills Technical College play in fostering a skilled workforce, driving economic growth, and enriching the cultural and educational opportunities in our region. We strongly support policies and funding initiatives that ensure these institutions have the resources necessary to remain competitive, accessible, and responsive to local needs. By investing in higher education and technical training, we can cultivate a vibrant community, strengthen our local economy, and equip our citizens with the skills needed to thrive in a rapidly evolving workforce.

TAX POLICY & SPENDING - Local spending and taxing decisions are best left to local officials representing the citizens that elected them. We oppose state-imposed limits on the taxing and spending authority of cities. Changes to tax policies should not be undertaken without a full understanding of the overall impact on all taxpayers, taxing entities, and the sources and amounts of revenues generated or eliminated by such policy changes.

LEAGUE OF KANSAS MUNICIPALITIES – In addition, the City of Emporia supports the League of Kansas Municipalities Statement of Municipal Policy. The policy is a crucial framework supporting local autonomy and effective governance. It emphasizes the importance of Home Rule, allowing municipalities to address unique local needs effectively. This policy advocates for empowering local officials, who are intimately aware of their community's challenges and opportunities, ensuring that decisions are made closest to the people they affect.

APPROVED by the Emporia City Commission, this 21st day of January 2026.

Title: Appoint City Commission Members to Boards
Agenda Date: January 7, 2026

Appoint one member of the Governing Body to serve as a representative to the following Boards:

- **RDA** – appoint one person to serve as the City Commission representative on the Regional Development Association of East-Central Kansas Board. Traditionally a City Commissioner is the annual appointment. The Board consists of one City appointee plus one City Commissioner, one County appointee plus one County Commissioner, one appointee by the Chamber of Commerce Board, one appointee by the Emporia Enterprises Board, and one at-large appointee selected by the RDA Board. Ex officio members include the City Manager, City Attorney, County Counselor, Emporia State University President, Flint Hills Technical College President, and one appointee by the Main Street Board. Comm. Sauder is the City Commission's current representative.
- **JEDAC** – appoint one member to participate in the activities of the Joint Economic Development Advisory Council. The Council is made up of one City Commissioner, one County Commissioner, one School Board member, Emporia State University President, Flint Hills Technical College President, Newman Regional Health Board Chairman, Chamber of Commerce Chairman, and Emporia Enterprises Chairman. Ex officio members include the City Manager, Chamber President, RDA President, County Counselor, School Superintendent, and Newman Regional Health CEO. Comm. Curtis is the City Commission's current representative.
- **Recreation Commission** – appoint one member to serve as the City Commission representative. The Recreation Commission Board consists of two City appointees plus a City Commissioner, two School Board appointees plus a School Board member, and one at-large appointee selected by the Recreation Commission Board. Mayor Harter is the City Commission's current representative.
- **Emporia Enterprises-** appoint one person to serve as the City Commission representative on the Emporia Enterprises Board. The City is entitled to one appointee from the Commission. There is no current City Commission representative.

- ***Emporia Public Library Board-*** as per statute the current Mayor is always appointed to serve as the City Commission representative on the Emporia Public Library Board. Mayor Harter is the City Commission's current representative.
- ***Emporia Main Street-*** appoint one person to serve as the City Commission liaison to the Emporia Main Street Board. The City is entitled to one appointee from the Commission. Currently, Comm. Smith is the City Commission's current representative.