ADDENDUM No. 01

McHenry County College
Classroom / Office Carpet and Paint
Bid package
ISSUE FOR BID

Construction Manager:
Pepper Construction Company
411 Lake Zurich Road
Barrington, IL 60010
Author: Brian Lucas

Date: March 15, 2013

The following changes and clarifications have been made in the Contract Documents: Drawings and Specifications Issued for Bid dated February 18, 2013 and insofar as the Contract Documents are inconsistent therewith, the changes mentioned hereafter shall govern. No extension of the bid due date is implied by these changes and clarifications.

A. Modifications to Specifications:

CM Manual:

1. See attached revised bid form adding alternates A2, A3 & A4.
2. Bid Period Scope Sheet Changes are as follows:

Bid Package #01- General Trades

McHenry County College - Classroom / Office Paint and Carpet

	This bid specifically includes, but is not necessarily limited to the following items:
23	On the Bid Form, provide a base bid add for "Alternate A2: Furnish and install carpet and paint for rooms A110F and A110G per sheet A-22. Scope of work for these rooms will revert back to the trade package and addendum scope of work. Work in these rooms will fall under phase 1 starting May 10th. .
24	On the Bid Form, provide a base bid add for "Alternate A3: Furnish and install carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will fall under phase 1 starting May 10th.
25	On the Bid Form, provide a base bid add for "Alternate A4: Expedite carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will start prior to phase 1 starting April 8th.
26	All marker boards, tack board, coat hooks, and other items securely fastened to the wall are to remain in place, remove only standards, brackets and shelving.

Bid Package #02 - Carpet/Resilient Flooring

McHenry County College - Classroom / Office Paint and Carpet

	This bid specifically includes, but is not necessarily limited to the following items:
21	On the Bid Form, provide a base bid add for "Alternate A2: Furnish and install carpet and paint for rooms A110F and A110G per sheet A-22. Scope of work for these rooms will revert back to the trade package and addendum scope of work. Work in these rooms will fall under phase 1 starting May 10th.
22	On the Bid Form, provide a base bid add for "Alternate A3: Furnish and install carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will fall under phase 1 starting May 10th.
23	On the Bid Form, provide a base bid add for "Alternate A4: Expedite carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will start prior to phase 1 starting April 8th.
24	The demo (take-up), haul away and recycling of the existing carpet is included in this contract. Provide recycle reports at the end of the project.

Bid Package #03 - Painting

McHenry County College - Classroom / Office Carpet and Paint

	This bid specifically includes, but is not necessarily limited to the following items:
26	On the Bid Form, provide a base bid add for "Alternate A2: Furnish and install carpet and paint for rooms A110F and A110G per sheet A-22. Scope of work for these rooms will revert back to the trade package and addendum scope of work. Work in these rooms will fall under phase 1 starting May 10th.
27	On the Bid Form, provide a base bid add for "Alternate A3: Furnish and install carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will fall under phase 1 starting May 10th.
28	On the Bid Form, provide a base bid add for "Alternate A4: Expedite carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will start prior to phase 1 starting April 8th.

Bid Package #04 - Electrical

McHenry County College - Classroom / Office Paint and Carpet

	This bid specifically includes, but is not necessarily limited to the following items:
22	On the Bid Form, provide a base bid add for "Alternate A2: Furnish and install carpet and paint for rooms A110F and A110G per sheet A-22. Scope of work for these rooms will revert back to the trade package and addendum scope of work. Work in these rooms will fall under phase 1 starting May 10th.
23	On the Bid Form, provide a base bid add for "Alternate A3: Furnish and install carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will fall under phase 1 starting May 10th.
24	On the Bid Form, provide a base bid add for "Alternate A4: Expedite carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will start prior to phase 1 starting April 8th.
25	Disconnect and re-connect all electrical power poles including, but not limited to, rooms A104 and A106.
26	Removal and replace cover plates at light switches and outlets.

Project Manual:

Section 09 68 00 Tile Carpeting

Paragraph 2.01D

Insert the following after the last sentence: rubber base shall have cove at bottom of base.

Paragraph 2.01E

4. Rubber nosing – Carpet to Carpet: Roppe #15 double flange carpet stair nosing, 3/8" or equal by Johnsonite or Flexco.

B. Modifications to Drawings:

1. Delete Sheet A-1 in its entirety and insert attached Sheet A-1R showing shading in Room E106 and Room A110f and A110g. Room A110f and g have been added as Alternate A2.
2. Delete Sheet A-2 in its entirety and insert attached Sheet A-2R showing shading in Room E206 (see alternate A3)
3. Delete Sheet A-4 in its entirety and insert attached Sheet A-4R showing additional base and revised existing VCT location at entrance doors.
4. Delete Sheet A-5 in its entirety and insert attached Sheet A-5R.
5. Delete Sheet A-9in its entirety and insert attached Sheet A-9R
6. Insert new Sheet A21. Install new carpet and paint walls in Room E206 (Alternate A3)
7. Insert new Sheet A22. Install new carpet and paint walls in Room A110f and A110g as Alternate A2.

C. CONTRACTOR QUESTIONS / MISC.:

1. Question: We can't seem to find anywhere in the drawings where the specific carpet styles go. They all just say F-1. Is that the Photo Finish or the Character Lines?

   Answer: The Owner shall choose multiple colors from either or both acceptable manufacturers/ styles listed.

D. Pre-Bid Meeting Minutes:

See attached.

End of Addendum No. 1

PEPPER CONSTRUCTION

McHenry County College
Classroom / Office Carpet and Paint

Bid Form

PEPPER CONSTRUCTION

McHenry County College
Classroom / Office Carpet and Paint

BID FORM

Revised Form – 3/15/2013

Submitted By:

_____ Date: _____, 2013
(Subcontractor)

_____
(Address)

BIDS DUE: March 20, 2013 @ 10:00AM
McHenry County College
8900 US Hwy 14
Crystal Lake, IL 60012

Attn: Jennifer Jones, Director of Business Services

We, the undersigned Bidder having familiarized ourselves with the site, the local conditions affecting the cost of the Project and the Bidding and Contract Documents, including Addenda and all Invitation to Bid Addendum and Project Memos for the construction of the project **McHenry County College Classroom / Office Carpet and Paint** as specified, do hereby propose to provide and furnish all labor, materials, tools, equipment, utility and transportation services, scaffolding, insurance, supervision and all other services and facilities necessary, as required by said Contract Documents to complete all work as hereinafter designated, for the sum of money enumerated, the said amount, constituting the base bid, February 18, 2013 as prepared by Pepper Construction Company.

The Contract Documents that constitute the basis of our proposal for the work include the Construction Manager Manual, dated February 18, 2013, as prepared by Pepper Construction Company.

If awarded the Contract, the undersigned agrees to complete all work under the Base Bid and Alternates, in accordance with the Schedule specified in the Construction Management Manual.

BASE BID

All prices quoted represent the entire cost of the project in accordance with the bidding documents, not including the performance and payment bonds,(see Alternate A1) and we acknowledge that no subsequent claim will be recognized for any increase in wage scales, material prices, cost or any other rates affecting the construction industry and/or this project.

Bid Package #: _____

Base Bid

Total Base Bid $_____

Written : _____

Addenda Acknowledgement

Bidder acknowledges that having received the following addenda for the project :

Addendum # :	Date :
_____	_____
_____	_____

Alternates/Break-Out Pricing

The undersigned hereby proposes to furnish everything required for completion of the Alternates indicated. The following amounts for Alternate construction may be added to or deducted from the Base Bid, if selected. Bidders are required to respond to **all** alternates, and shall indicate $0 if there is no cost impact to their base bid. Alternate pricing shall be held until June 2013. Clearly designate if the Alternate is an Add or Deduct by circling the appropriate term.

Alternates

Alternate A1: Provide Performance and Payment Bond — Add / Deduct $ _____

Alternate A2: Furnish and install carpet and paint for rooms A110F and A110G per sheet A-22. Scope of work for these rooms will revert back to the trade package and addendum scope of work. Work in these rooms will fall under phase 1 starting May 10th. — Add / Deduct $ _____

Alternate A3: Furnish and install carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will fall under phase 1 starting May 10th. — Add / Deduct $ _____

Alternate A4: Expedite carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will start prior to phase 1 starting April 8th. — Add / Deduct $ _____

Subcontractor Suggested Voluntary Alternates

1. _____ Add/Deduct $ _____
2. _____ Add/Deduct $ _____
3. _____ Add/Deduct $ _____
4. _____ Add/Deduct $ _____

EXPERIENCE MODIFICATION RATING (EMR)

Provide your firm's Experience Modification Rating (EMR) for the last three (3) years. Please consult your insurance agent for this information.

2012 _____ 2011 _____ 2010 _____

ITEMS TO BE RETURNED WITH BID FORM

___ **Labor Rate Worksheets (All Trades)**

___ **Please indicate that you have already submitted your Pre-Qualification Form to Pepper Construction for review.**

___ **Non-Collusion Affidavit**

___ **Bidder's Eligibility Certification**

___ **Certificate of Compliance: Illinois Human Rights Act**

___ **Certificate of Compliance: Illinois Drug-Free Workplace Act**

___ **Supplementary Qualification Statement (See Spec Section 004513)**

Contact for Scope Review Meeting

_____ _____

Name **Company**

_____ _____

Cell Phone # **Email Address**

ADMINISTRATION OF CONTRACTS

The undersigned, in submitting this document, agrees that if he is the successful Bidder, he will accept administration of the Contract by Pepper Construction Company and enter into a Contract according to the terms and conditions of the Pepper Construction Prime Trade Agreement, a sample of which is included in the contract documents, un-altered.

The undersigned agrees, within 10 days after notice of acceptance of this bid, to provide required Insurance and enter into Contract, for the Work.

In submitting this proposal, it is hereby understood that the Owner reserves the unrestricted privilege of rejecting any or all Bids, or parts of Bids, and to waive any informalities in Bidding.

It is agreed that this proposal shall be irrevocable for a period of ninety (90) days after the specified date for receiving Bids.

	_____ (Firm Name)
	_____ (By)
_____ (Witness)	_____ (Title)
_____ (Date)	_____ (Date)

OFFICIAL ADDRESS

_____ (Street)	
_____ (City, State and Zip Code)	_____ (Telephone No.)

PEPPER CONSTRUCTION

McHenry County College
Classroom / Office Carpet and Paint

Bid Period Scope Sheets

General Scope Conditions

McHenry County College - Classroom / Office Carpet and Paint

	Each bid package specifically includes, but is not necessarily limited to, the following general items:
1	Prime Trade Contractor understands and will comply with the requirements of the Pepper Construction Co. (PCC) project schedule. PCC may change the start and finish dates as needed to facilitate construction of the overall project.
2	Time is of the essence. Schedule durations for each activity are intended to be complete and include any and all miscellaneous activities associated with that activity, complete and ready for subsequent work progress.
3	All overtime required to meet Project Schedule shall be included.
4	Expediting of submittals, fabrication, deliveries, etc. shall be included in order to meet the Project Schedule.
5	A reasonable amount of weather related delays shall be expected and incorporated into each Prime Trade Contractor's bid.
6	Prime Trade Contractor will agree to sign the Pepper Construction Prime Trade Agreement as provided in the construction manager's manual without modifications.
7	Within five (5) days of award, the Prime Trade Contractor shall submit all items requiring approval, including but not limited to product data, drawings, cutsheets, certifications, etc.
8	Within five (5) days of award, the Prime Trade Contractor shall submit an executed contract and compliant certificate of insurance.
9	Each Prime Trade Contractor must have full-time on-site supervision for its own work force, Prime Trade Contractor work, and for supplier deliveries.
10	Note that this is a tax exempt job.
11	Licenses, business or bond fees as required by the Authorities Having Jurisdiction (City of Libertyville/Township of Libertyville/ Lake County) shall be included in the contract price.
12	All plan review, inspection, and testing fees for your work shall be included and it is the responsibility of each Prime Trade Contractor to complete all the necessary drawings and permit application forms as required by the Authorities Having Jurisdiction (AHJ).
13	Temporary sanitation facilities will be provided.
14	Dumpsters will be provided by Pepper Construction
15	Electrical Contractor shall provide, at a minimum, OSHA required lighting levels in all areas. Each Prime Trade Contractor is responsible for any other task specific lighting if necessary for the proper performance of their work.
16	Provisions for temporary power and other utilities onsite will be made by each contractor.
17	Multiple mobilizations and multiple crews may be required for completion of the work within the scheduled time period.
18	Prime Trade Contractor understands and will comply with the requirements of the PCC Safety Plan. Prime Trade Contractors shall issue a Trade/Site Specific Project Safety Plan a minimum of five (5) working days prior to commencement of your work for review with PCC on site. Prior to entering the PCC jobsite, ALL PERSONS must attend the PCC jobsite safety orientation, including the orientation video. Prime Trade Contractor shall coordinate with PCC Site Supervisor in a timely manner for all personnel for this project. Prime Trade Contractor shall provide a competent person to oversee construction operations on a daily basis. At a minimum, the competent person must have completed the OSHA Trenching and Excavating Certification as well as the OSHA 10-hr Certification.
19	Prior to work commencement, provide Hazardous Communications and MSDS sheets for all material used on the project. Prime Trade Contractor will maintain a current log at the job site, including a copy for PCC's Site Supervisor.
20	All hoisting and scaffolding required to complete work shall be included in each Prime Trade Contractor's scope.
21	Each Prime Trade Contractor shall comply with all McHenry County and local working regulations.
22	All materials are to be delivered F.O.B. jobsite to each location as scheduled. Deliveries must be scheduled to coincide with the installation of the work, which may require multiple or partial deliveries. No long term storage is provided. Any and all staging and lay down areas are to be designated by PCC Site Supervisor.
23	All deliveries (material, equipment, etc.) shall be coordinated through PCC Site Supervisor with at least 48 hours notice prior to each delivery. Non-compliance will result in refusal of deliveries. Prime Trade Contractors shall provide all flagging and traffic control necessary for safely receiving all of their deliveries at the site. All flaggers must be certified and be able to provide proper documentation upon request.

24	All Prime Trade Contractors and any of their Prime Trade Contractor/suppliers must follow the designated traffic routes as indicated on the site logistics plan provided in the construction manager's manual, unless otherwise directed by PCC Site Supervisor.
25	All truck and equipment traffic will be restricted to the immediate construction area to avoid/minimize any damage to lawn areas. Heavy truck traffic, delivery vehicles, etc. must take special care not to damage or overload the existing pavement. All heavy traffic must be approved by the PCC Site Supervisor before entering the site.
26	Furnish shop drawings, product data samples, etc. for approval, as required.
27	In-progress as-built drawings must be maintained on-site during construction and available for PCC or Owner review.
28	As-Built drawings, operation and maintenance manuals, and attic stock are to be submitted within two (2) weeks of the completion of each Prime Trade Contractor's scope of work.
29	All street and driveway cleaning work that is required due to the completion of this work shall be included. Each Prime Trade Contractor is responsible on a daily basis to clean the mud or debris deposited on the adjacent streets as a result of their own construction operations.
30	Each Prime Trade Contractor is responsible for daily clean-up and debris removal and to place in own dumpster, including but not limited to, all break trash, lunch trash and all debris created by their work to a broom swept condition. Failure to clean up will result in one (1) faxed/emailed warning by PCC to responsible Prime Trade Contractor's office. Failure by responsible Prime Trade Contractor to clean up immediately after warning will result in PCC cleaning for responsible Prime Trade Contractor and backcharging all incurred costs to the responsible Prime Trade Contractor in violation.
31	No building service disruptions will be allowed during normal school hours. Disruption of the building services during off hours, as required for this work, must be coordinated with PCC a minimum of three (3) working days prior to the anticipated disruption. Multiple disruptions must be coordinated and combined to minimize the number of disruptions to the building. No disruptions will be allowed without the above stipulated notification and subsequent Owner approval.
32	Each Prime Trade Contractor is responsible for temporary barricades and flagmen, as necessary and as it pertains to their work, to facilitate traffic along adjacent streets during working hours and per the City/Township of Libertyville or AHJ regulations. All flaggers must be certified flaggers and be able to provide documentation as such upon request.
33	Each Prime Trade Contractor shall understand that a quality finished product is expected at all times and agrees to employ persons skilled in their craft and provide proper supervision to ensure an acceptable finished product. Any work that is rejected by PCC will be immediately repaired, replaced, etc. by the Prime Trade Contractor at no additional cost.
34	Each Prime Trade Contractor is responsible to repair any and all damage to adjacent streets, the existing buildings, landscaping, sidewalks, and property that is damaged as a result of their operations. After completion of the project PCC will review the site for any areas that require additional repair or replacement.
35	Each Prime Trade Contractor is responsible for all caulking, sealants, firestopping and firesafing associated with their scope of work. Prime Trade Contractors will be responsible for submitting product information (i.e. UL No.) for approval prior to installation.
36	Each Prime Trade Contractor shall understand that a reasonable amount of minor corrective work is included in this scope. Periodically and as the work progresses, status of the building or ongoing punchlist will be authored in addition to the punchlist for final acceptance. These shall be lists of noted deficiencies and not a means for initiating changes to the scope.
37	There shall be a pre-construction meeting held by PCC with Each Prime Trade Contractor prior to commencement of work on site. Each Prime Trade Contractor shall have in attendance its Office Project Manager and Field Superintendant/Foreman in charge of the project. The time and place of the meeting will be designated by PCC Project Manager.
38	Each Prime Trade Contractor is required to attend all weekly job meetings while performing work on site and at the request of the PCC Site Supervisor/Project Manager. Failure to attend job meeting will result in a $250 deduct change order per occurrence.
39	All Prime Trade Contractors will submit to Pepper's site office, each day, a daily report indicating manpower and a brief description of the work that was performed on that day. Failure to comply will result in a $250 deduct change order per occurrence
40	Each Prime Trade Contractor shall, within two weeks of contract award, submit to PCC for approval, a schedule of values (SOV) on the AIA G703 form and broken out in detail per PCC management. No monthly progress payments will be made without having the SOV approved by PCC.

41	Each Prime Trade Contractor shall submit all documentation/paperwork associated with any allowance work directed by PCC. Detailed pricing break out of all components of the total price for said work (includes labor, material, equipment, etc.) shall be submitted to PCC.
42	Each Prime Trade Contractor shall submit a Change Order Request Log with each monthly pay application. No monthly progress payments will be made without having submitted the log.
43	If any fencing, partitions, barricades (temporary or permanent), etc. needs to be removed/relocated for any Prime Trade Contractor to perform work, Prime Trade Contractor first shall coordinate with the PCC Site Supervisor. Prime Trade Contractor shall remove/relocate and replace immediately after work is complete. If damaged while being removed or replaced, the responsible Prime Trade Contractor shall make all necessary repairs at no additional cost.
44	By submitting a bid, each Prime Trade Contractor has verified that they have visited and become familiar with the project site during the pre-bid meeting and/or in review of all the construction documents.
45	No jobsite trailers will be allowed on site.
46	Each Prime Trade Contractor represents that it has inspected the Project Site and has satisfied itself as to the condition thereof and that their bid is sufficient to cover all hazards and difficulties in connection therewith, including any conditions which may be encountered during performance of the Work or any other conditions at variance with the conditions indicated by the Contract Documents.
47	Each Prime Trade Contractor shall be responsible for the removal and restoration of any pavement, curbs, sidewalks, etc. that are damaged due to their scope of work. Restoration of disturbed areas shall be to a condition equal to or better than that which it was prior to being disturbed. Final acceptance of restored areas shall be determined by Owner/PCC.
48	Each Prime Trade Contractor shall protect all finishes in each area of their work. Any damages from not protecting finishes properly shall be the responsibility of the liable Prime Trade Contractor.
49	All warranties shall start on the date of final acceptance. Provide for and include extended warranties on all equipment and systems per the manufacturer's standard warranty duration. Final acceptance will not occur without proper operations and maintenance manuals, record and as-built drawings, owner training and other documentation as required for closeout.
50	Provide Current year labor rates as required in the CM Manual.
51	Labor rate escalation for the duration of the project must be included with your bid. Refer to the project schedule.
52	Provide all unit prices and alternates as required on the Bid Form.
53	A Certificate of Insurance must be issued to Pepper Construction Company prior to the commencement of work at the site.
54	Parking for Prime Trade Contractors will only be available in areas designated by Pepper Construction for contractor parking.
55	All Prime Trade Contractors using lifts, lulls, or other equipment to assist in their work will be required to furnish a licensed operator to operate the machinery. Operators must be able to produce propper documentation upon request.
56	All Prime Trade Contractor change order requests, claims, and proposal requests must be submitted to PCC. Change order requests (for CCD's, ASI's, etc.) and proposal requests (for PR's) are to be submitted by the due date specified by PCC. Cost received after the due date specified will be considered VOID and Prime Trade Contractor will be held responsible for approved changes as part of their base bid.
57	For field changes, time and material tickets must be signed by the Pepper Site Supervisor at the jobsite and are to be retained to verify actual hours worked, and materials and equipment used. Such tickets must be signed within twenty-four (24) hours of completing the work. The verification that the work is additional work outside of the contractual scope is subject to approval by Pepper's Project Manager. No changes will be approved without such itemization.
58	Contractor claims (RFI's, field changes, etc.) must be submitted no later than 10 days after knowledge of the item or actions requiring claim submittal. If Prime Trade Contractor fails to comply, change order requests and claims will be considered void, and Prime Trade Contractor will be held responsible for the work.

Bid Package #01- General Trades

2/18/13

McHenry County College - Classroom / Office Carpet and Paint

	This bid specifically includes, but is not necessarily limited to the following items:
1	Understands and will comply with the requirements of Pepper Construction Co's (PCC's) project schedule.
2	Will agree to sign the PCC Prime Trade Agreement as provided in project manual dated 2/18/13
3	All Division "0" and "1" specifications and any related documents.
4	Clean-up of all debris that is generated by this work is included. All debris must be removed from the building on a daily basis and placed into dumpsters furnished by others.
5	Dumpsters for this scope of work will be furnished by PCC.
6	Due to the phasing of these projects, multiple mobilizations will be required.
7	All layout associated with this work for bench marks provided by others.
8	All manpower required to meet project schedule durations is included in this proposal. This includes multiple crews if necessary to meet the project timelines.
9	In the base bid, include the following allowances for rough carpentry work not indicated in the contract documents: $1,500. Note that the cost of coordination, supervision, overhead and profit for any such work shall be included in the bidders cost, as it is not included in the above-listed allowance values. All allowance work will be completed only at the direction of PCC. All allowances not expended will be returned to the Owner 100%.
10	Include one (1) man day of labor for general clean-up. This is to be used at the discretion of the PCC Field Superintendant. Any days not used at the end of the project will be credited using the labor rate sheet provided in the project manual for submission of the bid package.
11	All hoisting and scaffolding required to complete work is included.
12	All materials are to be delivered F.O.B. jobsite as scheduled. Deliveries must be scheduled to coincide with the installation of the work. No long term storage is provided.
13	Furnish shop drawings, product data and samples for approval as required within two (2) weeks of award. Field dimensions will be required for shop drawings and creating the door schedule.
14	As-Built drawings, operation and maintenance manuals and attic stock are to be submitted within two (2) weeks of the completion of this project, as indicated.
15	This contractor will receive, unload, uncrate, and distribute the materials installed under this contract.
16	Include field measurements as required for this scope of work.
17	Removal and re-install of cubicle partitions and removable wall partitions in Room B225 and Room C122A. Disconnect of electrical by others.
18	Removal and re-installation of existing locker benches as shown for installation of new flooring material.
19	Removal and re-install wall shelving, backets, and standards. Field survey is required for this.
20	Labor to remove all desks, furniture, tables, etc. within classrooms and offices. Assume storage area is within 150 ft. of working location.
21	All marker boards and tack boards will remain in place. Painting will cut around these boards.
22	On the Bid Form, provide a base bid add for "Alternate A1 : Provide Performance and Payment Bond
23	On the Bid Form, provide a base bid add for "Alternate A2: Furnish and install carpet and paint for rooms A110F and A110G per sheet A-22. Scope of work for these rooms will revert back to the trade package and addendum scope of work. Work in these rooms will fall under phase 1 starting May 10th.
24	On the Bid Form, provide a base bid add for "Alternate A3: Furnish and install carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will fall under phase 1 starting May 10th.
25	On the Bid Form, provide a base bid add for "Alternate A4: Expedite carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will start prior to phase 1 starting April 8th.
26	All marker boards, tack board, coat hooks, and other items securely fastened to the wall are to remain in place, remove only standards, brackets and shelving.

Bid Package #02 - Carpet/Resilient Flooring

2/18/13

McHenry County College - Classroom / Office Carpet and Paint

	This bid specifically includes, but is not necessarily limited to the following items:
1	Understands and will comply with the requirements of Pepper Construction Co's (PCC's) project schedule.
2	Will agree to sign the PCC Prime Trade Agreement as provided in project manual dated 2/18/13
3	All Division "0" and "1" specifications as well as Sections #035416, 096813 and any related documents.
4	Clean-up of all debris that is generated by this work is included. All debris must be removed from the building on a daily basis and placed into dumpsters furnished by others.
5	Dumpsters for this scope of work will be furnished by PCC.
6	Due to the phasing of these projects, multiple mobilizations will be required.
7	All layout associated with this work from bench marks provided by others.
8	All manpower required to meet project schedule durations is included in this proposal. This includes multiple crews if necessary to meet the project timelines.
9	In the base bid, include the following allowances for flooring work not indicated in the contract documents: $2,000. Note that the cost of coordination, supervision, overhead and profit for any such work shall be included in the bidders cost, as it is not included in the above-listed allowance values. All allowance work will be completed only at the direction of PCC. All allowances not expended will be returned to the Owner 100%.
10	All hoisting and scaffolding required to complete work is included.
11	All materials are to be delivered F.O.B. jobsite as scheduled. Deliveries must be scheduled to coincide with the installation of the work. No long term storage is provided.
12	Furnish shop drawings, product data and samples for approval as required.
13	As-Built drawings, operation and maintenance manuals and attic stock are to be submitted within two (2) weeks of the completion of this project, as indicated.
14	Furnish and install all carpet and all associated vinyl base as indicated.
15	All required floor preparation including grinding and latexing must be included.
16	All required floor transition strips and reducer strips are included.
17	The delivery of the specified attic stock flooring must be included.
18	Any overtime required to meet the Project Schedule must be included.
19	Demolition of existing flooring is included in this contract
20	On the Bid Form, provide a base bid add for "Alternate A-1 : Provide Performance and Payment Bond
21	On the Bid Form, provide a base bid add for "Alternate A2: Furnish and install carpet and paint for rooms A110F and A110G per sheet A-22. Scope of work for these rooms will revert back to the trade package and addendum scope of work. Work in these rooms will fall under phase 1 starting May 10th. .
22	On the Bid Form, provide a base bid add for "Alternate A3: Furnish and install carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will fall under phase 1 starting May 10th.
23	On the Bid Form, provide a base bid add for "Alternate A4: Expedite carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will start prior to phase 1 starting April 8th.
24	the demo (take-up), haul away and recycling of the existing carpet is included in this contract. Provide recycle reports at the end of the project.

Bid Package #03 - Painting

2/18/13

McHenry County College - Classroom / Office Carpet and Paint

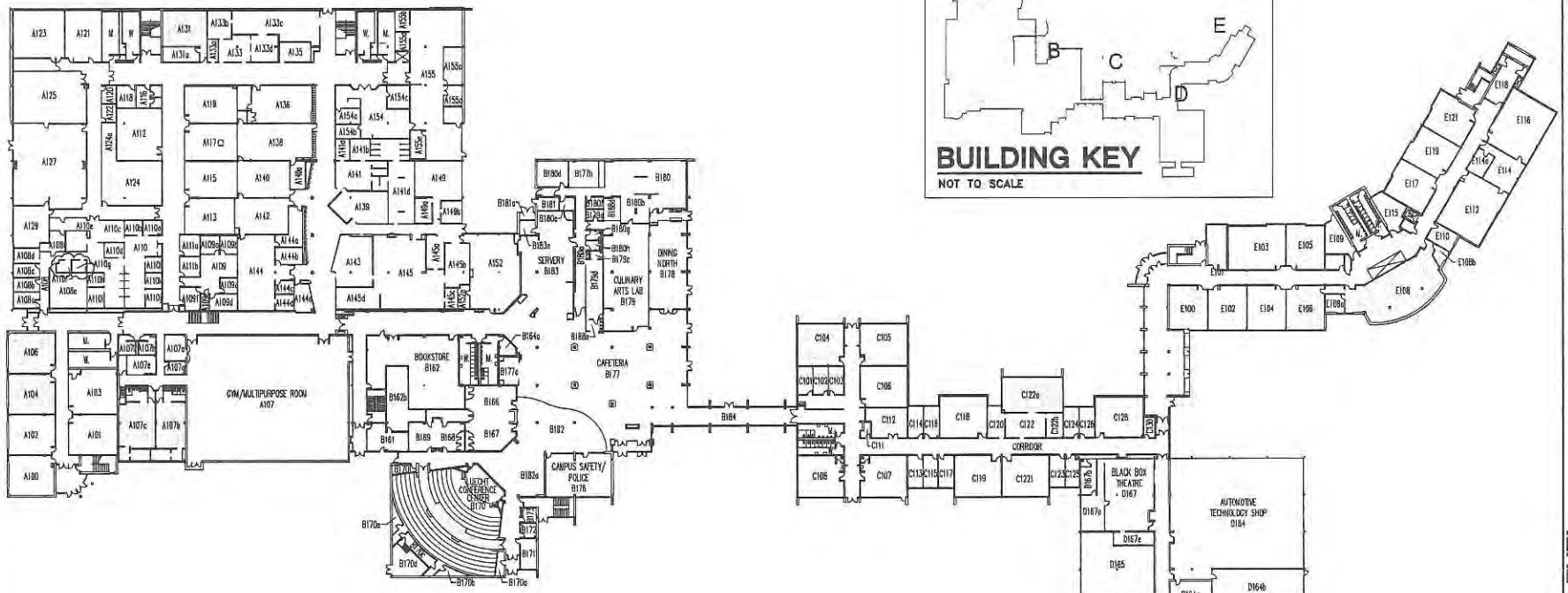
	This bid specifically includes, but is not necessarily limited to the following items:
1	Understands and will comply with the requirements of Pepper Construction Co's (PCC's) project schedule.
2	Will agree to sign the PCC Prime Trade Agreement as provided in project manual dated 2/18/13
3	All Division "0" and "1" specifications as well as Sections #099000 and any related documents.
4	Clean-up of all debris that is generated by this work is included. All debris must be removed from the building on a daily basis and placed into dumpsters furnished by others.
5	Dumpsters for this scope of work will be furnished by PCC.
6	Due to the phasing of these projects, multiple mobilizations will be required.
7	All layout associated with this work from bench marks provided by others.
8	All manpower required to meet project schedule durations is included in this proposal. This includes multiple crews if necessary to meet the project timelines.
9	In the base bid, include the following allowances for painting work not indicated in the contract documents: $500. Note that the cost of coordination, supervision, overhead and profit for any such work shall be included in the bidders cost, as it is not included in the above-listed allowance values. All allowance work will be completed only at the direction of PCC. All allowances not expended will be returned to the Owner 100%.
10	All hoisting and scaffolding required to complete work is included.
11	All materials are to be delivered F.O.B. jobsite as scheduled. Deliveries must be scheduled to coincide with the installation of the work. No long term storage is provided.
12	Furnish shop drawings, product data and samples for approval as required.
13	As-Built drawings, operation and maintenance manuals and attic stock are to be submitted within two (2) weeks of the completion of this project, as indicated.
14	Painting of hollow metal doors, frames, window frames, and walls as indicated. Protection of all adjacent finishes effected by your work is required. Tack boards and marker boards will not be removed from walls.
15	Touch-up and repaint all doors and door frames that are affected by construction.
16	The preparation, repair, and painting of existing surfaces and walls include minor patching of existing walls, 1 prime coat and 1 finish coat of matching paint.
17	Sand, scrape and paint the existing steel doors and frames as indicated.
18	Caulking of all cracked surfaces, existing or new, prior to painting is included.
19	Furnish and install the caulking for all hollow metal door frames, borrowed lights and windows.
20	All overtime required to meet the Project Schedule must be included.
21	Bondo/Patch the hollow metal frames as indicated necessary to complete your work. (Existing hardware locations and expansion anchors).
22	Furnish and install the caulking for all hollow metal door frames, borrowed lights and windows.
23	Include miscellaneous patching of all drywall/plaster walls creating a smooth like new finish prior to painting.
24	Properly prep existing walls prior to painting; including but not limited to removal of screws, hangers, etc. and patching with proper filler material.
25	On the Bid Form, provide a base bid add for "Alternate A-1 : Provide Performance and Payment Bond
26	On the Bid Form, provide a base bid add for "Alternate A2: Furnish and install carpet and paint for rooms A110F and A110G per sheet A-22. Scope of work for these rooms will revert back to the trade package and addendum scope of work. Work in these rooms will fall under phase 1 starting May 10th. .
27	On the Bid Form, provide a base bid add for "Alternate A3: Furnish and install carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will fall under phase 1 starting May 10th.
28	On the Bid Form, provide a base bid add for "Alternate A4: Expedite carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will start prior to phase 1 starting April 8th.

Bid Package #04 - Electrical

2/18/13

McHenry County College - Classroom / Office Paint and Carpet

	This bid specifically includes, but is not necessarily iimited to the following items:
1	Understands and will comply with the requirements of Pepper Construction Co's (PCC's) project schedule.
2	Will agree to sign the PCC Prime Trade Agreement as provided in project manual dated 2/18/13
3	All Division "0" and "1" specifications and any related documents.
4	Clean-up of all debris that is generated by this work is included. All debris must be removed from the building on a daily basis and placed into dumpsters furnished by others.
5	Dumpsters for this scope of work will be furnished by PCC.
6	Due to the phasing of these projects, multiple mobilizations will be required.
7	All layout associated with this work from bench marks provided by others.
8	All manpower required to meet project schedule durations is included in this proposal. This includes multiple crews if necessary to meet the project timelines.
9	In the base bid, include the following allowances for electrical work not indicated in the contract documents: $1,000. Note that the cost of coordination, supervision, overhead and profit for any such work shall be included in the bidders cost, as it is not included in the above-listed allowance values. All allowance work will be completed only at the direction of PCC. All allowances not expended will be returned to the Owner 100%.
10	All hoisting and scaffolding required to complete work is included.
11	All materials are to be delivered F.O.B. jobsite to each location as scheduled. Deliveries must be scheduled to coincide with the installation of the work. No long term storage is provided.
12	Furnish shop drawings, product data and samples for approval as required.
13	In-progress as-built drawings must be maintained on-site during construction.
14	As-Built drawings, operation and maintenance manuals and attic stock are to be submitted within two (2) weeks of the completion of this project, as indicated.
15	Disconnection of all live circuits prior to demolition work.
16	Not used
17	All electrical work indicated on the architectural drawings is included.
18	All overtime required to meet the construction schedule must be included.
19	All temporary power and light wiring must be hard usage wire as identified in the N.E.C.
20	Disconnect and re-connect electric at cubicle partitions and removable wall partitions in Room B225 and Room C122A.
21	On the Bid Form, provide a base bid add for "Alternate A-1 : Provide Performance and Payment Bond
22	On the Bid Form, provide a base bid add for "Alternate A2: Furnish and install carpet and paint for rooms A110F and A110G per sheet A-22. Scope of work for these rooms will revert back to the trade package and addendum scope of work. Work in these rooms will fall under phase 1 starting May 10th. .
23	On the Bid Form, provide a base bid add for "Alternate A3: Furnish and install carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will fall under phase 1 starting May 10th.
24	On the Bid Form, provide a base bid add for "Alternate A4: Expedite carpet and paint for room E206 per sheet A-21. Scope of work for this room will revert back to the trade package and addendum scope of work. Work in this room will start prior to phase 1 starting April 8th.
25	Disconnect and re-connect all electrical power poles including, but not limited to, rooms A104 and A106.
26	Removal and replace cover plates at light switches and outlets.



MAIN LEVEL - BUILDINGS A, B, C, D, E

NOT TO SCALE

N

LEGEND

- AREA OF WORK
- (X) DOOR FRAME TYPE TO BE PAINTED SEE FOLLOWING SHEETS FOR LOCATION AND TYPE
- F1 REMOVE EXISTING CARPET AND INSTALL NEW CARPET TILE
- F2 REMOVE EXISTING CARPET AND INSTALL NEW BROADLOOM CARPET
- BI NEW RUBBER BASE
- WI NEW PAINT ON EXISTING WALLS

PAINT SCHEDULE

CLASSROOM - PROVIDE DEEP TINT ACCENT PAINT ON TWO ADJACENT WALLS
OFFICE AND OTHER ROOMS - PROVIDE DEEP TINT ACCENT PAINT ON LARGEST WALL UNLESS NOTED OTHERWISE ON PLANS

GENERAL NOTES

PAINT AROUND FIXED ITEMS ON THE WALLS SUCH AS MARKER BOARDS, TACK BOARDS, COUNTERTOPS, ETC.
REMOVE SHELVES AND STANDARDS, PAINT WALL AND REINSTALL STANDARDS AND SHELVES

REFERENCE PLAN - MAIN LEVEL

MCC CLASSRM./OFFICE CARPET & PAINT

McHenry County College
8900 US Hwy 14
Crystal Lake, Illinois
60012

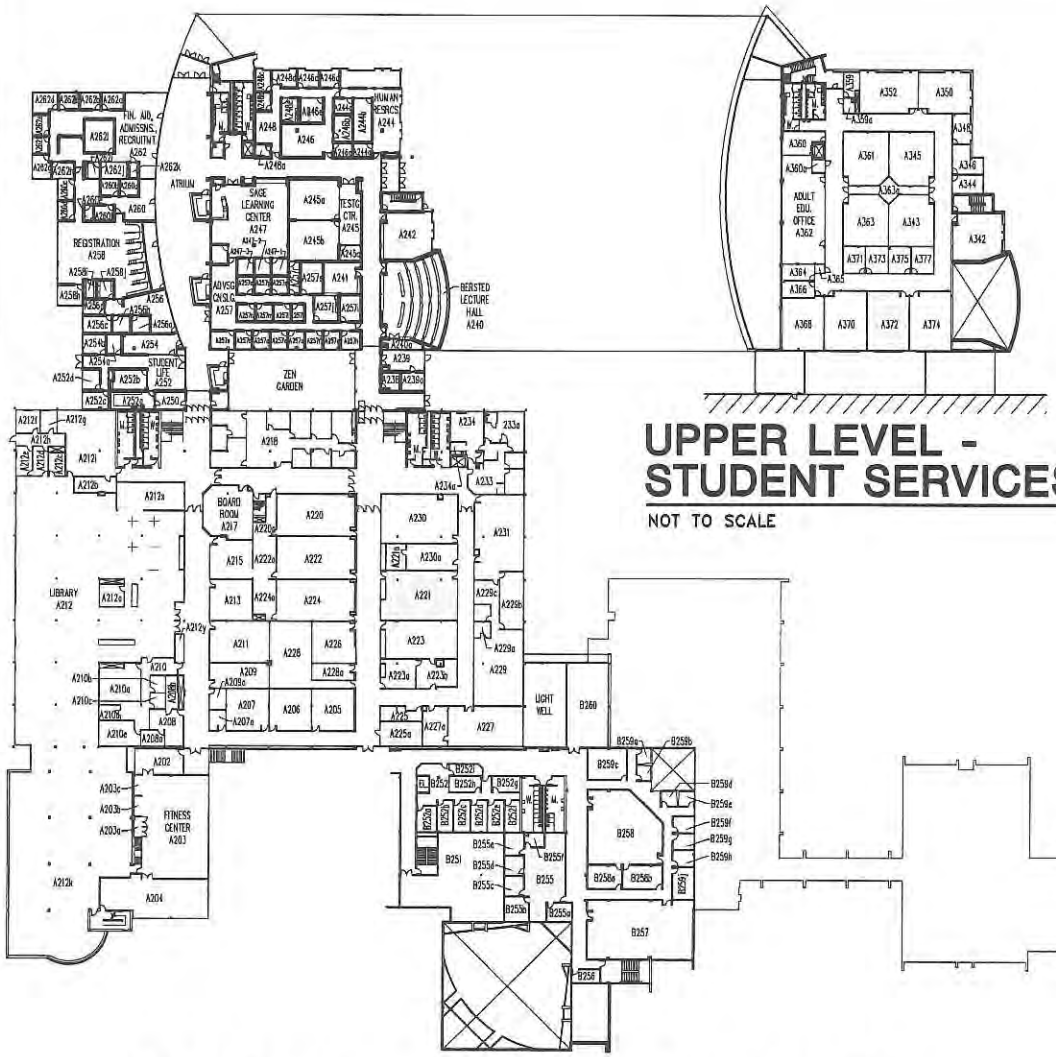
Consultants:

Ruck Pate ARCHITECTURE
23102 North Pepper Road
Barrington, Illinois 60010
tel 847.381.2946
fax 847.381.2115
www.ruckpate.com

1227.02

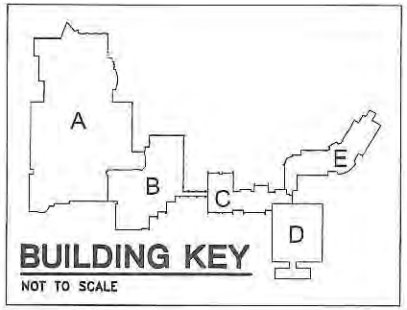
A-1R

18 FEB 2013



UPPER LEVEL - STUDENT SERVICES

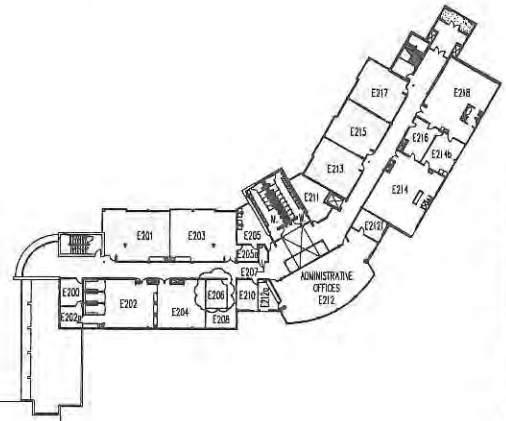
NOT TO SCALE



BUILDING KEY

NOT TO SCALE

AREA TO RECEIVE NEW CARPETING



MAIN LEVEL - STUDENT SERVICES
UPPER LEVEL - BUILDINGS A, B & E

NOT TO SCALE

REFERENCE PLAN - UPPER LEVEL

MCC CLASSRM./OFFICE CARPET & PAINT

McHenry County College
8900 US Hwy 14
Crystal Lake, Illinois
60012

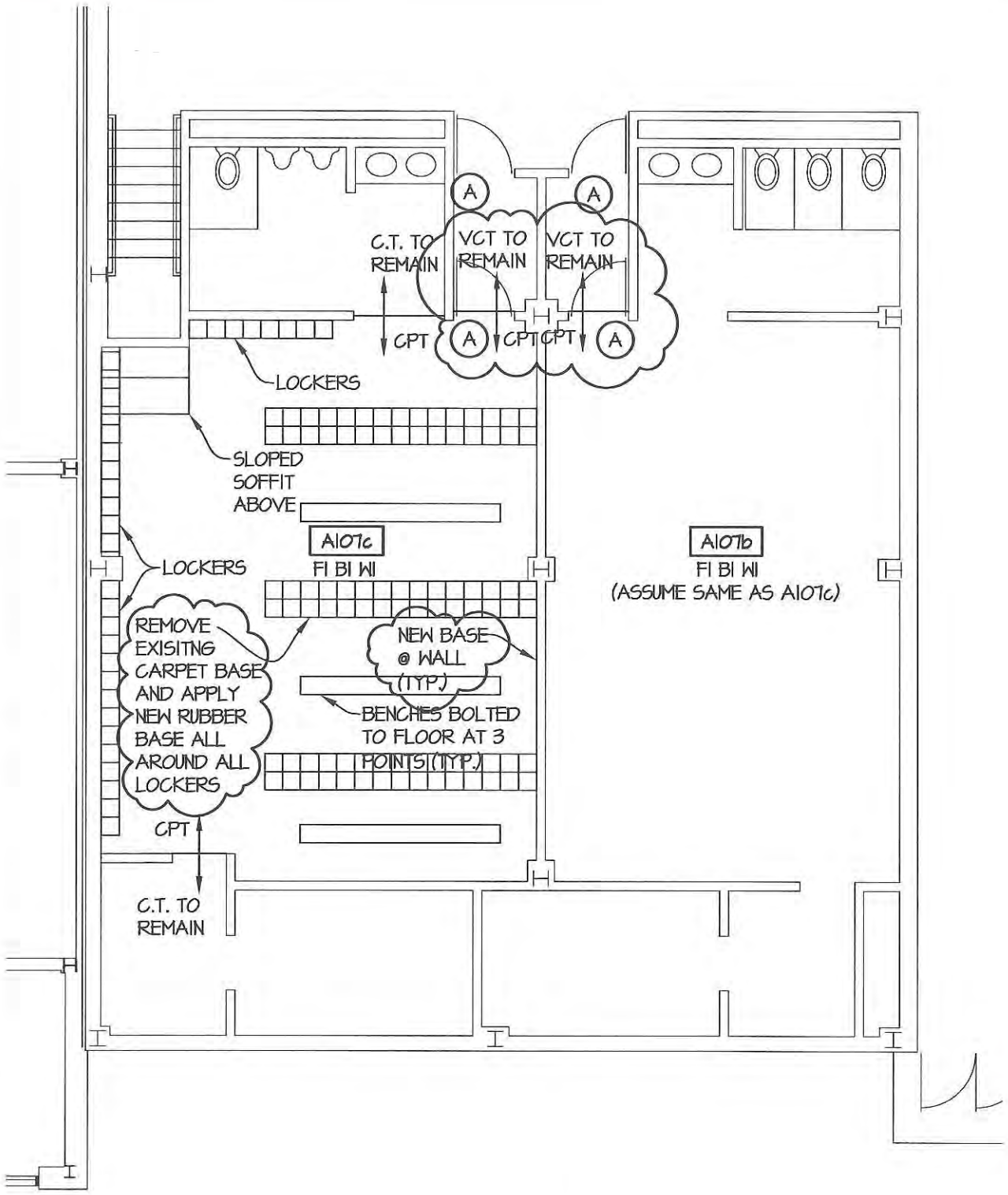
Consultants:

Ruck Pate Architecture
22102 North Pepper Road
Barrington, Illinois 60010
tel 847.381.2846
fax 847.381.7318
www.ruckpate.com

1227.02

A-2R

18 FEB 2013



PARTIAL FLOOR PLAN

1/8" = 1'-0"

N

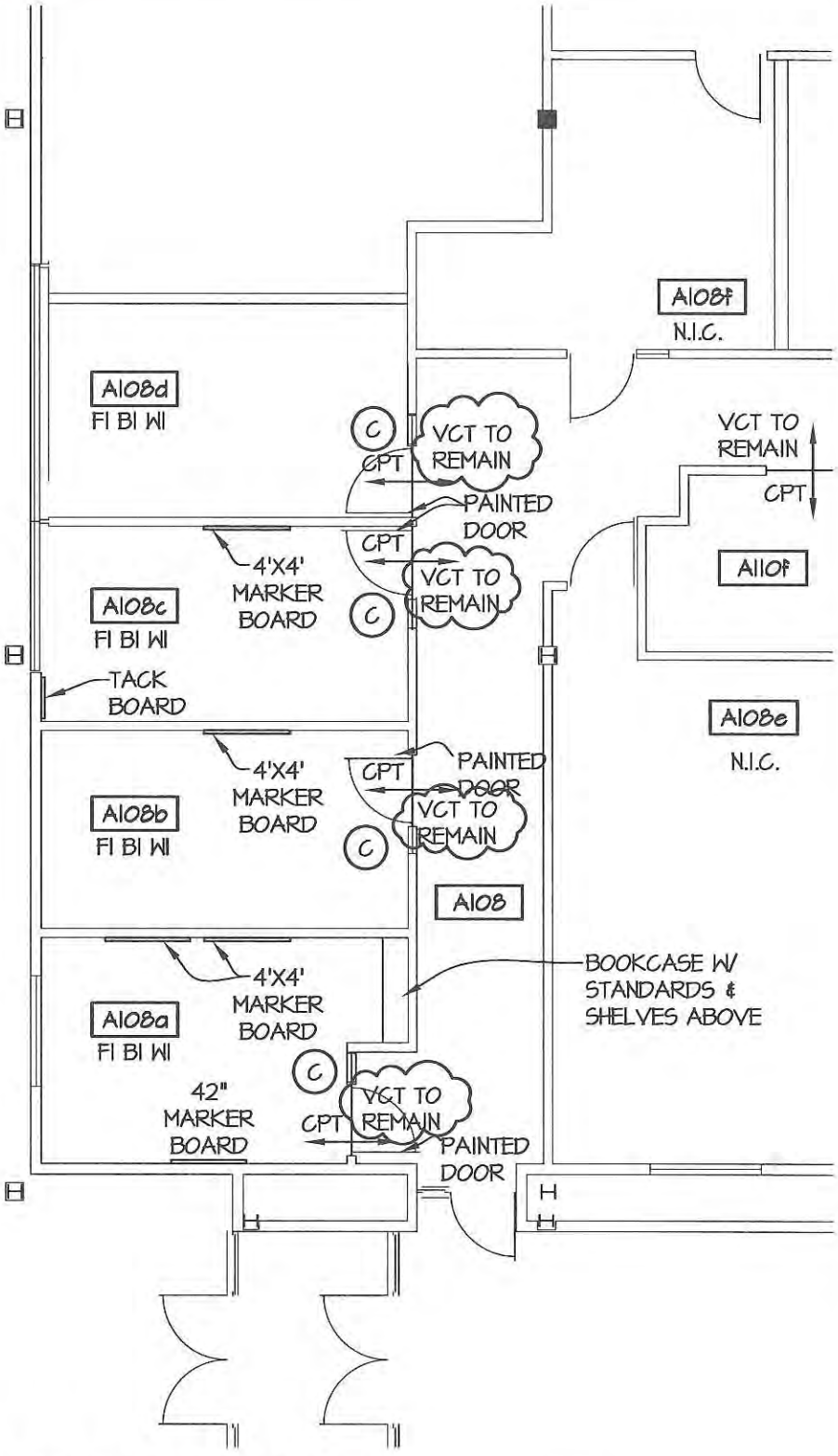
Ruck Pate
ARCHITECTURE
22102 North Pepper Road, Suite 201
Barrington, Illinois 60010
tel 847.381.2946
fax 847.304.1218
www.ruckpate.com

MCC CLASSRM/OFFICE CARPET & PAINT
McHenry County College
8900 US Hwy 14
Crystal Lake, Illinois
60012

1227.02

A-4R

18 FEB 2013



PARTIAL FLOOR PLAN

1/8" = 1'-0"

N

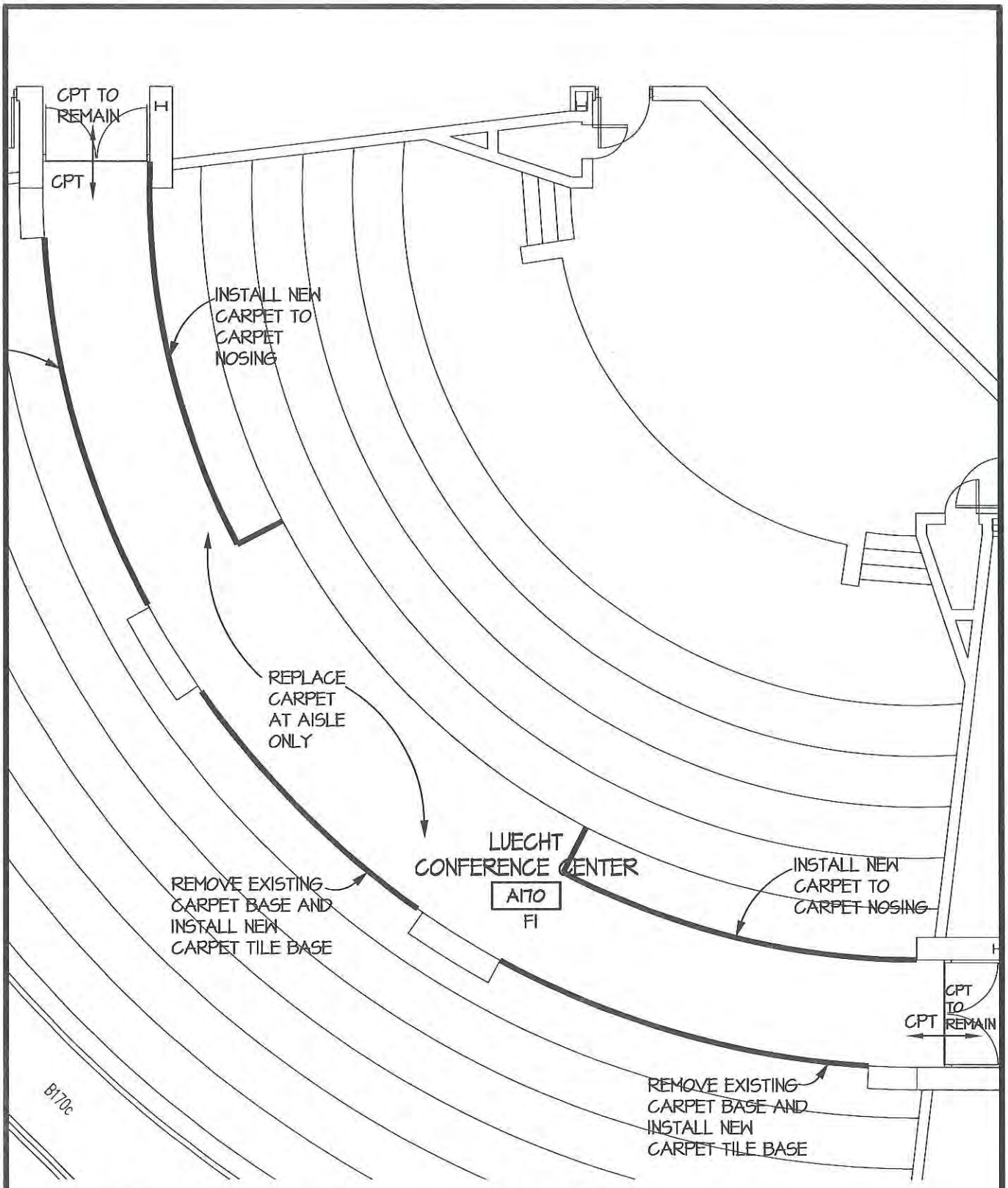
Ruck Pate
ARCHITECTURE
22102 North Pepper Road, Suite 201
Barrington, Illinois 60010
tel 847.381.2946
fax 847.304.1218
www.ruckpate.com

MCC CLASSRM./OFFICE CARPET & PAINT
McHenry County College
8900 US Hwy 14
Crystal Lake, Illinois
60012

1227.02

A-5

18 FEB 2013



PARTIAL FLOOR PLAN

1/8" = 1'-0"

N

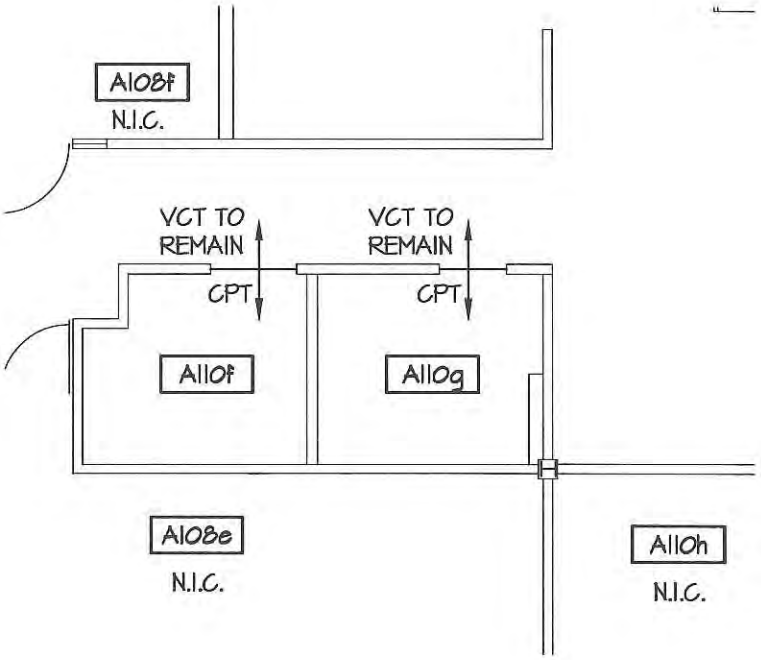
Ruck Pate
ARCHITECTURE
22102 North Pepper Road, Suite 201
Barrington, Illinois 60010
tel 847.381.2946
fax 847.304.1218
www.ruckpate.com

MCC CLASSRM/OFFICE CARPET & PAINT
McHenry County College
8900 US Hwy 14
Crystal Lake, Illinois
60012

1227.02

A-9R

18 FEB 2013



PARTIAL FLOOR PLAN
ALTERNATE 1

1/8" = 1'-0"

N

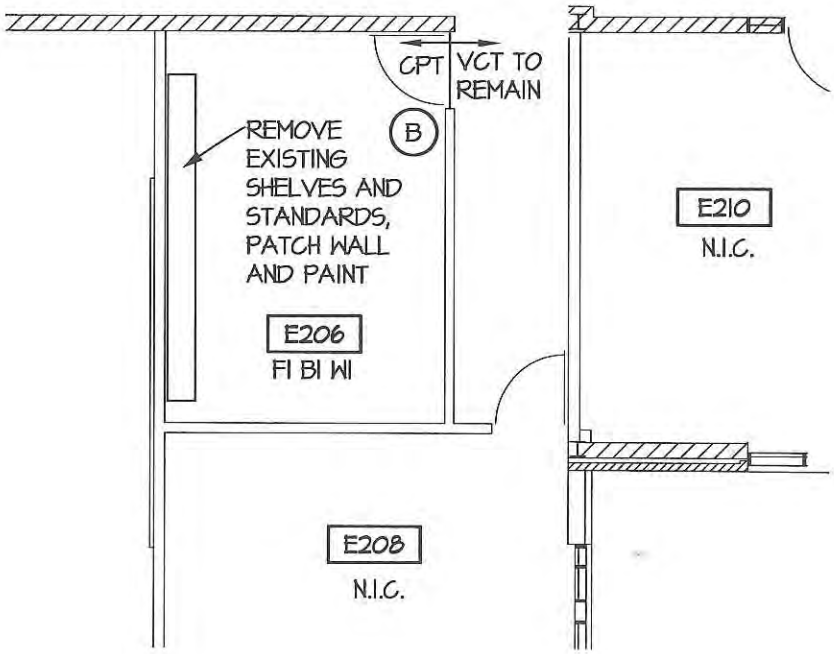
Ruck Pate
ARCHITECTURE
22102 North Pepper Road, Suite 201
Barrington, Illinois 60010
tel 847.381.2945
fax 847.304.1218
www.ruckpate.com

MCC CLASSRM./OFFICE CARPET & PAINT
McHenry County College
8900 US Hwy 14
Crystal Lake, Illinois
60012

1227.02

A-22

18 FEB 2013



PARTIAL FLOOR PLAN

1/8" = 1'-0"

N

Ruck Pate
ARCHITECTURE
22102 North Pepper Road, Suite 201
Barrington, Illinois 60010
tel 847.381.2946
fax 847.304.1218
www.ruckpate.com

MCC CLASSRM/OFFICE CARPET & PAINT
McHenry County College
8900 US Hwy 14
Crystal Lake, Illinois
60012

1227.02

A-21

18 FEB 2013

PEPPER
CONSTRUCTION

McHenry County College – Classroom/ Office Carpet & Paint
Pre-Bid Meeting
March 13, 2013

1. Introductions
   a. McHenry County College – Greg Evans
      McHenry County College – Jennifer Jones
   b. Ruck Pate – Tim Woolever
   c. Pepper Construction – Brian Lucas
      Pepper Construction – Ben Lusted

2. Project Overview/ Schedule: This bid package consists of various classroom and Office carpeting and painting. The project schedule is in the project manual. Work is scheduled to start in early May and be complete in August.

3. Bid Schedule
   a. Bids are due:
      Tuesday March 20, 2013 at 10am (hand delivery is best) Room A246. Bidders have the option of turning their bids in early between 9:30am – 10am since a representative from the College will be in the room

   b. Bid Bond (10%)

   c. Performance & Payment Bond – See Alternate #1

   d. Allowances – must be included in base bid

   e. RFI's – Due February 15, 2013 by 3pm to Brian Lucas or Ben Lusted

4. Project Conditions
    a. Project Site – A map of the project site was posted and copies were handed out to attendees showing project locations. Placement of a site dumpster was not determined at the time of the walk-thru. The south side parking lot will be under construction so there will be no access to the building from the south side.

    b. Site Logistics were discussed. All materials are to be within the project site constraints. Contractors are required to schedule their deliveries to the loading dock.

    c. Summer School will be in session during construction. A code of conduct and professionalism must be maintained at all times while conducting work on campus

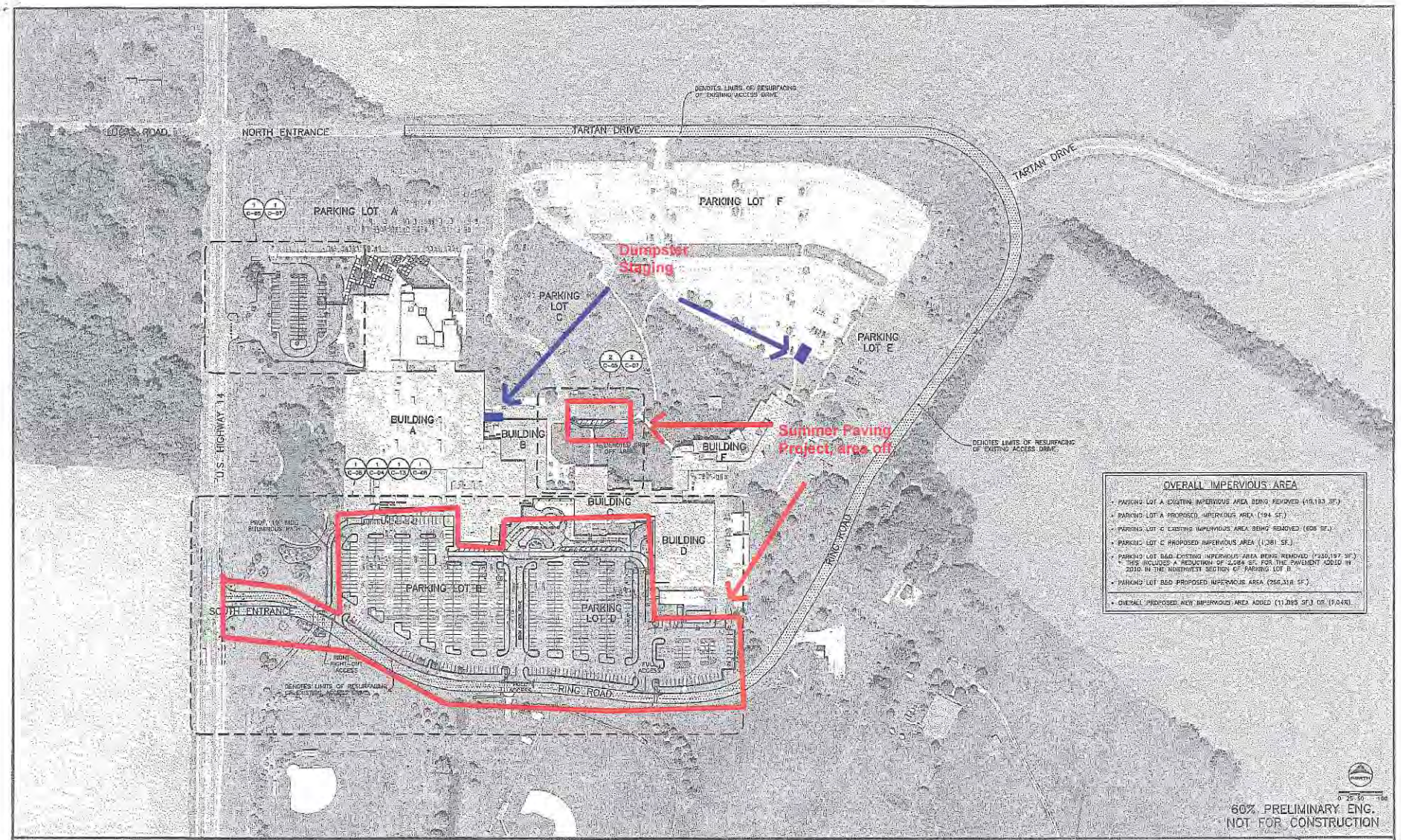
5. Walk Through – Attendees reviewed the classrooms / offices after the meeting on a tour lead by MCC personnel, Ruck Pate, and PCC.

END OF MEETING

PEPPER CONSTRUCTION

McHenry County College – Classroom/ Office Carpet & Paint
Pre-Bid Meeting
Sign-In Sheet
March 13, 2013

Name	Company	E-Mail
FRED GALATI SR.	PEPPER CONST	FGALATI@PEPPERCONST.COM
Michael Spychala	Carey Electric	MSpychala@ceginc.org
ERNEST WASILOWICH	DES PAINTING	DKLEKATOS@MSN.COM
Bob Weekley	EPIC Building Group	EPICFLOORS@AOL.COM
MIKE MYSALOGLU	Floorin Resource	847-640-7300
Karen Lagerhausen	Exceed Flooring	Karen@exceedflooring.com
NATHAN WRIGHT	TOR CONST. CO. INC.	ERIK@torconstruction.com
JAMES HALL	Triangle Decorating	jhall@triangledec.com
Jeff Schnulle	Associated ELECT	jschnulle@4aeci.com
DAVE STAMOS	Wm TONYAN & SONS	dstamos@wmtonyan.com
Dawn Shafer	Mr. David's Flooring	dawns@mrdavidsflooring.com
TOM BARRETT	LIBERTYVILLE TILE & CARPET	TSM@LIBERTYVILLETILE.COM
Todd Gannon	Midwest Decorating, Inc.	Todd@midwestdecorating.com
Greg Peterson	Ostrander Construction	greg@ostrander.biz
BRIAN BARRETT	BOSS CARPET ONE LLC	bosscarpetone@gmail.com
Dave Kinzie	Noland Sales Corp	dkinzie@nolandsales.com
ERIC DANGELO	JOHNSON SCHOOL CO.	ERIC@JOHNSONSCHOOL.COM



DRAWN BY: MPL JOB DATE: 2013
APPROVED: JTV JOB NUMBER: 86120379
CAD DATE: 2/25/2013 4:43:14 PM
CAD FILE: G:\86120379\CAD\Parking_Lot\Dwgs\C\86120370_Overall_Site_Plan.dwg

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

McHenry County College

McHENRY COUNTY COLLEGE
PARKING LOT REPLACEMENT
CRYSTAL LAKE, ILLINOIS

CIVIL
OVERALL CAMPUS SITE PLAN

SHEET NO.
C-03