

FSSD Board of Education Special Called Meeting

April 18, 2022 5:30 PM

Teacher Center at Moore Elementary, 1061 Lewisburg Pike, Franklin, Tennessee 37064

I. **MEETING CALLED TO ORDER**

II. **PLEDGE OF ALLEGIANCE**

III. **PUBLIC INPUT**

IV. **APPROVAL OF BOARD AGENDA**

V. **BUSINESS BEFORE THE BOARD**

V.1. Guaranteed Maximum Pricing for JES Kitchen

V.2. Offer on 221 Fairground Street Property

VI. **ADJOURNMENT**



Franklin Special School District

SINCE 1906

David L. Snowden, Ph.D., Director of Schools • 507 New Highway 96 West • Franklin, TN 37064 • 615-794-6624 • 615-790-4716 (fax) • www.fssd.org

TO: Members of the Franklin Special School District Board of Education and Local Media

FROM: Dr. David L. Snowden, Director of Schools

DATE: April 14, 2022

RE: Agenda for a **Special Called Meeting** of the FSSD Board of Education to be held on Monday, April 18, 2022 beginning at 5:30 p.m. in the Moore Elementary School Teacher Center, 1061 Lewisburg Pike, Franklin, Tennessee.

The scheduled Budget Work Session will immediately follow.

- | | | |
|------|---|-----------|
| I. | <u>MEETING CALLED TO ORDER</u> | 5:30 p.m. |
| II. | <u>PLEDGE OF ALLEGIANCE</u> | 5:31 p.m. |
| III. | <u>PUBLIC INPUT</u> | 5:35 p.m. |
| IV. | <u>APPROVAL OF BOARD AGENDA</u> | 5:40 p.m. |
| V. | <u>BUSINESS BEFORE THE BOARD</u>
Consideration of:
1. Guaranteed Maximum Pricing for JES Kitchen
2. Offer on 221 Fairground Street Property | 5:45 p.m. |
| VI. | <u>ADJOURNMENT</u> | 5:50 p.m. |

ALL FSSD MEETINGS ARE OPEN TO THE PUBLIC

Excellence in Teaching and Learning for All

The Franklin Special School District is an equal opportunity employer

Amendment No. 1

TO AGREEMENT BETWEEN OWNER AND Construction Manager

Johnson Elementary School Kitchen Renovation & Expansion

Pursuant to the Contract Agreement, AIA 133 & AIA 201 dated March 7, 2022, between Franklin Special School District (Owner) and Nabholz Construction Services (the Construction Manager), for Johnson Elementary School Kitchen Renovation & Expansion (the Project) as defined in the Construction Documents, the Owner and the Contractor establish an initial Guaranteed Maximum Price for the work as set forth below.

Article I: Guaranteed Maximum Price

The Guaranteed Maximum Price including the estimated cost of work and the Contractor's fee is \$2,073,931.

The scope of work shall complete within approximately 6.5 months of mobilization to the site. Construction is slated to start July 11, 2022. Therefore, the substantial completion date shall be defined as December 31, 2022.

Allowances included in the attached GMP Deliverable include:

- 1) Abatement of Asbestos = \$9,900
- 2) Switch Gear = \$25,000
- 3) Pavement = \$15,000
- 4) Misc. Steel Allowance = \$5,000

Exclusion:

- 1) Delegated Design Services.
- 2) Job Trailer (Assumed we would use mechanical space adjacent to project.)
- 3) Temporary Utilities (Assumed we would use existing)
- 4) Kitchen Equipment.
- 5) Reference Value Analysis Summary Report for a list of other exclusion / modifications to scope.
- 6) OHP on the Contingency of \$103,284
- 7) OHP on the Pavement Allowance \$15,000
- 8) OHP on the Misc. Steel Allowance \$5,000

Attachments include:

- Exhibit A - Johnson Elementary School Kitchen Renovation & Expansion GMP Deliverable Dated 4/8/2022
- Exhibit B - Value Analysis Summary Report
- Exhibit C - Drawings and Spec Summary Log

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OWNER

(Signature)

Dr. David Snowden
Director of Schools

(Printed name and title)

4/18/22

Date

Construction Manager

(Signature)

John Strack,
Executive Vice President

(Printed name and title)

4-8-2022

Date

Exhibit A

Johnson Elementary School
Kitchen Renovation & Expansion
Franklin Special School District
Franklin, TN



Wold | HFR Design



April 8, 2022

GMP Deliverable



PROJECT NAME JOHNSON ELEMENTARY CAFETERIA GMP 2.0
PROJECT LOCATION ,
REVIEW DATE 2/28/2022
ARCHITECT
ESTIMATED DURATION 7 mos
BUILDING SIZE 5,827 sqft

Project name JOHNSON ELEMENTARY CAFETERIA GMP 2.0
Estimator Mike Meadors
Job size 5827 sqft
Duration 7 mos
Bid date 2/28/2022 02:00 PM

PROJECT CONFIDENTIAL

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PROJECT NAME JOHNSON ELEMENTARY CAFETERIA GMP 2.0
 PROJECT LOCATION ,
 REVIEW DATE 2/28/2022
 ARCHITECT
 ESTIMATED DURATION 7 mos
 BUILDING SIZE 5,827 sqft

Location	Group	Description	Location	Takeoff Quantity	TOTAL AMOUNT
1	01 - Site				
2	01-11-00.00	General Requirements			
3		General Conditions			
4		TDEC Permit (Site)	01 - Site	1.00 Isum	301
		General Conditions			301
		General Requirements			301
5	01-56-26.00	Temporary Fencing			
6		Temporary Fencing			
7		Temporary fencing - Chainlink	01 - Site	1.00 Isum	2,512
		Temporary Fencing			2,512
		Temporary Fencing			2,512
8	01-58-00.00	General Requirements			
9		General Requirements			
10		SWPPP	01 - Site	1.00 Isum	502
11		Traffic Control & Jobsite Signage	01 - Site	1.00 Isum	502
		General Requirements			1,005
		General Requirements			1,005
12	07-92-00.00	Joint Sealants & Waterproofing			
13		Joint Sealants & Waterproofing			
14		Caulking & Sealants - Site	01 - Site	1.00 Isum	636
		Joint Sealants & Waterproofing			636
		Joint Sealants & Waterproofing			636
15	31-05-00.00	Earthwork			
16		Earthwork			
17		Earthwork / Site Demolition / Erosion / Storm / Sanitary	01 - Site	1.00 Isum	132,415
18		Scope Adj - Deduct Grease Trap (picked up in Mechanical)	01 - Site	(1.00) Isum	(13,429)
		Earthwork			118,986
		Earthwork			118,986
19	32-06-10.00	Concrete Site			
20		Site Concrete			
21		Concrete Paving	01 - Site	676.00 sqft	8,253
22		Curb & Gutter	01 - Site	9.00 Inft	476
23		Sidewalks	01 - Site	1,402.00 sqft	11,410
24		Sidewalk Drain	01 - Site	1.00 Isum	610
25		Site Concrete-Mechanical Pads	01 - Site	229.00 sqft	2,796
26		Bollards	01 - Site	13.00 ea	6,613
		Site Concrete			30,158
		Concrete Site			30,158
27	32-12-16.00	Asphalt Paving			
28		Asphaltic Concrete Paving			
29		HD Asphalt Patching	01 - Site	1.00 Isum	24,416
		Asphaltic Concrete Paving			24,416
		Asphalt Paving			24,416
30	32-17-23.00	Pavement Markings			
31		Pavement Parking Markings			
32		Pavement markings	01 - Site	1.00 Isum	1,017
		Pavement Parking Markings			1,017
		Pavement Markings			1,017
33	32-92-00.00	Landscaping			
34		Landscaping			
35		Seed / Sod / Redress Site	01 - Site	1.00 Isum	5,087
		Landscaping			5,087
		Landscaping			5,087
		01 - Site			184,117



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 BUILDING SIZE 5,827 sqft

Location	Group	Description	Location	Takeoff Quantity	TOTAL AMOUNT
36	02 - Building				
37	01-11-00.00	General Requirements			
38		General Conditions			
39		General Conditions	02 - Building	7.00 mnth	131,226
40		Building Permit	02 - Building	1.00 Isum	4,773
41		General Construction Allowance (specified)	02 - Building	1.00 Isum	50,241
42		VE Omit General Construction Allowance (specified)	02 - Building	(1.00) Isum	(50,241)
43		VE Shorten Duration	02 - Building	(1.00) Isum	(17,330)
		General Conditions			118,669
		General Requirements			118,669
44	01-45-00.00	Quality Control			
45		Testing/Commissioning			
46		Testing & Inspections-Allowance	02 - Building	1.00 Isum	4,741
		Testing/Commissioning			4,741
		Quality Control			4,741
47	01-51-00.00	Temporary Utilities			
48		Temporary Utilities			
49		Temporary Utilities	02 - Building	1.00 Isum	1,005
		Temporary Utilities			1,005
		Temporary Utilities			1,005
50	01-52-13.00	Field Offices And Sheds			
51		Field Office Expense			
52		Ice / Water / Cups / Office Supplies	02 - Building	1.00 Isum	502
		Field Office Expense			502
		Field Offices And Sheds			502
53	01-54-09.00	Jobsite Safety			
54		Safety Nets			
55		Jobsite Safety	02 - Building	1.00 Isum	1,005
		Safety Nets			1,005
		Jobsite Safety			1,005
56	01-54-33.00	Equipment Rental / Small Tools			
57		Nabholz Equipment Rental			
58		Misc. Tools & Equipment	02 - Building	1.00 Isum	7,536
59		Portable Toilet Rental	02 - Building	1.00 Isum	2,110
		Nabholz Equipment Rental			9,646
		Equipment Rental / Small Tools			9,646
60	01-56-16.00	Temporary Dust Barriers			
61		Dust Barriers, Temporary			
62		Temporary Partitions	02 - Building	630.00 sqft	2,050
63		Dust & HVAC Control	02 - Building	1.00 Isum	291
		Dust Barriers, Temporary			2,340
		Temporary Dust Barriers			2,340
64	01-58-00.00	General Requirements			
65		General Requirements			
66		Plan Reproduction	02 - Building	1.00 Isum	201
		General Requirements			201
		General Requirements			201
67	01-71-23.00	Field Engineering			
68		Construction Layout			
69		Survey (Nabholz plus Professional)	02 - Building	1.00 Isum	2,512
		Construction Layout			2,512
		Field Engineering			2,512
70	01-74-00.00	Cleaning And Waste Management			
71		Cleaning and Waste Management			
72		Intermediate Clean Up	02 - Building	30.00 wks	739
73		Final Clean Up	02 - Building	5,827.00 sqft	2,075



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Location	Group	Description	Location	Takeoff Quantity	TOTAL AMOUNT
74		Cleaning and Waste Management Dumpsters	02 - Building	7.00 mnth	8,039
		Cleaning and Waste Management			10,853
		Cleaning And Waste Management			10,853
75	02-41-19.00	Selective Demolition			
76		Selective Demolition			
77		Asbestos Abatement - Allowance	02 - Building	1.00 Isum	10,072
78		Selective Demolition	02 - Building	1.00 Isum	48,786
79		GPRS Slab Scan	02 - Building	1.00 Isum	2,543
80		Sawcutting Concrete	02 - Building	1.00 Isum	1,526
81		Salvage Appliances / Sinks	02 - Building	1.00 Isum	1,272
82		Roof Structure Demo	02 - Building	1.00 Isum	5,595
		Selective Demolition			69,793
		Selective Demolition			69,793
83	03-05-00.00	Concrete			
84		Building Concrete			
85		Building Concrete inc. Patching / Screen Wall Footings	02 - Building	1.00 Isum	42,751
		Building Concrete			42,751
		Concrete			42,751
86	03-54-16.00	Hydraulic Cement Underlayment			
87		Cement Underlayment			
88		Cement-Based Self-Leveling Underlayment	02 - Building	1.00 Isum	9,273
		Cement Underlayment			9,273
		Hydraulic Cement Underlayment			9,273
89	04-05-00.00	Masonry			
90		Masonry			
91		Masonry / Brick Veneer / CMU / Cavity Insulation / Infills	02 - Building	1.00 Isum	219,670
92		Integral Water Repellant at CMU	02 - Building	1.00 Isum	6,104
93		VE Omit CMU Divider Wall at Cooler/Freezer	02 - Building	(1.00) Isum	(6,208)
		Masonry			219,566
		Masonry			219,566
94	05-05-00.00	Structural Steel			
95		Structural Steel			
96		Structural Steel & Erection	02 - Building	1.00 Isum	74,153
97		Dumpster Gate / Panels	02 - Building	1.00 Isum	7,630
		Structural Steel			81,783
		Structural Steel			81,783
98	05-51-33.00	Metal Ladders			
99		Vertical Metal Ladders			
100		Aluminum Ladder w/Security Door	02 - Building	1.00 Isum	2,205
101		Install Aluminum Ladder	02 - Building	1.00 Isum	628
		Vertical Metal Ladders			2,832
		Metal Ladders			2,832
102	06-05-05.00	Rough Carpentry			
103		Rough Carpentry			
104		Rough Carpentry - General	02 - Building	1.00 Isum	4,019
105		Rough Carpentry - Blocking	02 - Building	1.00 Isum	10,162
		Rough Carpentry			14,181
		Rough Carpentry			14,181
106	06-22-13.00	Finish Carpentry			
107		Millwork			
108		Millwork Complete	02 - Building	1.00 Isum	17,803
		Millwork			17,803
		Finish Carpentry			17,803
109	07-53-23.00	EPDM Roofing			
110		EPDM Roofing			



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Location	Group	Description	Location	Takeoff Quantity	TOTAL AMOUNT
111		EPDM Roofing			
112		EPDM Roofing	02 - Building	1.00 Isum	74,105
113		Curb Caps	02 - Building	1.00 Isum	3,052
		Misc. Roof Demo	02 - Building	1.00 Isum	1,526
		EPDM Roofing			78,683
		EPDM Roofing			78,683
114	07-84-00.00	Firestopping			
115		Firestopping			
116		Misc. Firestopping	02 - Building	1.00 Isum	509
		Firestopping			509
		Firestopping			509
117	07-92-00.00	Joint Sealants & Waterproofing			
118		Joint Sealants & Waterproofing			
119		Fluid Applied Membrane / Joint Sealants - Building	02 - Building	1.00 Isum	12,717
		Joint Sealants & Waterproofing			12,717
		Joint Sealants & Waterproofing			12,717
120	08-11-00.00	Metal Doors And Frames			
121		Doors, & Window			
122		Doors / Frames / Hardware	02 - Building	1.00 Isum	14,689
123		Install Doors / Hardware	02 - Building	1.00 Isum	3,008
124		Grout Frames	02 - Building	7.00 ea	1,203
		Doors, & Window			18,900
		Metal Doors And Frames			18,900
125	08-43-13.00	Aluminum-Framed Storefronts/Curtainwall			
126		Aluminum Systems			
127		Misc Glazing	02 - Building	1.00 Isum	4,374
		Aluminum Systems			4,374
		Aluminum-Framed Storefronts/Curtainwall			4,374
128	09-22-16.00	Metal Stud Framing / Drywall			
129		Metal Stud Framing / Drywall			
130		Drywall / Metal Framing / Blanket Insulation /Finishing / Acoustical Ceilings	02 - Building	1.00 Isum	73,581
		Metal Stud Framing / Drywall			73,581
		Metal Stud Framing / Drywall			73,581
131	09-62-00.00	Specialty Flooring			
132		Specialty Flooring			
133		Resinous Flooring	02 - Building	1.00 Isum	27,490
134		Moisture Vapor Emissions / Alkalinity Control Sealer	02 - Building	1.00 Isum	9,548
		Specialty Flooring			37,038
		Specialty Flooring			37,038
135	09-65-16.00	Flooring			
136		Flooring Complete			
137		Resilient Flooring (LVT / Base)	02 - Building	1.00 Isum	26,008
		Flooring Complete			26,008
		Flooring			26,008
138	09-72-23.00	Wallpapering			
139		Wallpaper			
140		Presentation Wall Covering (Mascot)	02 - Building	1.00 Isum	1,526
		Wallpaper			1,526
		Wallpapering			1,526
141	09-91-23.00	Painting			
142		Interior & Exterior Painting			
143		Painting / Elastomeric Coatings	02 - Building	1.00 Isum	10,946
		Interior & Exterior Painting			10,946
		Painting			10,946



PROJECT NAME JOHNSON ELEMENTARY CAFETERIA GMP 2.0
PROJECT LOCATION ,
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ARCHITECT
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BUILDING SIZE 5,827 sqft

Location	Group	Description	Location	Takeoff Quantity	TOTAL AMOUNT
144	10-14-00.00	Signage			
145		Interior & Exterior Signs			
146		Signage (Supply)	02 - Building	1.00 Isum	1,017
147		Room Signs	02 - Building	8.00 each	147
		Interior & Exterior Signs			1,164
		Signage			1,164
148	10-28-00.00	Toilet, Bath, And Laundry Accessories			
149		Commercial Toilet Accessories			
150		Toilet Accessories (Furnish & Install)	02 - Building	1.00 Isum	1,748
		Commercial Toilet Accessories			1,748
		Toilet, Bath, And Laundry Accessories			1,748
151	10-44-00.00	Fire Protection Specialties			
152		Fire Equipment Cabinets			
153		Fire Ext. & Cabinet	02 - Building	1.00 Isum	880
		Fire Equipment Cabinets			880
		Fire Protection Specialties			880
154	10-51-00.00	Lockers			
155		Lockers			
156		Lockers	02 - Building	1.00 Isum	2,035
		Lockers			2,035
		Lockers			2,035
157	11-41-00.00	Foodservice Storage Equipment			
158		Commercial Kitchen Equipment			
159		Commercial Kitchen Equipment	02 - Building	1.00 Isum	690,045
160		VE Commercial Kitchen Equipment purchased by FSSD	02 - Building	(1.00) Isum	(690,045)
161	21-12-00.00	Fire-Suppression			
162		Fire Protection System			
163		Fire Protection System	02 - Building	1.00 Isum	21,644
		Fire Protection System			21,644
		Fire-Suppression			21,644
164	23-05-23.00	Mechanical			
165		Mechanical			
166		Mechanical / Controls / Grease Trap / Gas Line	02 - Building	1.00 Isum	645,766
167		VE Stand Alone Controls by eSolutions Controls Division	02 - Building	(1.00) Isum	(59,157)
168		VE Std Weight Rainwater Leaders	02 - Building	(1.00) Isum	(1,933)
169		VE 2000 gal concrete grease trap	02 - Building	(1.00) Isum	(25,942)
		Mechanical			558,734
		Mechanical			558,734
170	26-05-00.00	Electrical			
171		Electrical			
172		Electrical / Fire Alarm	02 - Building	1.00 Isum	168,647
173		Gear Allowance	02 - Building	1.00 Isum	25,433
		Electrical			194,080
		Electrical			194,080
174	31-31-00.00	Soil Treatment			
175		Chemical Termite Control			
176		Termite Treatment	02 - Building	1.00 Isum	509
		Chemical Termite Control			509
		Soil Treatment			509
		02 - Building			1,654,531



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PROJECT LOCATION ,
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BUILDING SIZE 5,827 sqft

Estimate Totals

Description	Amount	Totals
	1,838,648	1,838,648
Performance Payment Bond	10,370	
General Liability	17,628	
	27,998	1,866,646
Construction Manager Fee	83,999	
	83,999	1,950,645
Construction Contingency	103,284	
Pavement Allowance	15,000	
Misc. Steel Allowance	5,000	
Total		2,073,929

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PROJECT LOCATION ,
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ARCHITECT
ESTIMATED DURATION 7 mos
BUILDING SIZE 5,827 sqft

Rate	Cost per Unit
8.500 \$ / 1,000	
4.500 %	
	355.917 /sqft

Exhibit B

		VALUE ANALYSIS SUMMARY REPORT						
		PROJECT NAME:	Johnson Elementary School Kitchen & Cafeteria Renovation					
PROJECT #:								
VA TEAM:	Mike Meadors, Blake Osteen, John Strack							
REPORT DATE:	4/8/2022							
Item #	Description	Approved	Pending	Rejected	Value	Exclusive	Date Approved	Comments
GENERAL REQUIREMENTS								
1	Omit General Construction Allowance	x			(\$53,000.00)			
2	Carry Construction Contingency	x			\$150,000.00			Suggest Owner carry \$150k in program
3	Combine Phases / Shorten Duration	x			(\$18,362.00)			
4	Add Pavement Allowance	x			\$15,000.00			Allowance for rework of existing
STRUCTURE								
1	Omit CMU Divider Wall at Coolers	x			(\$6,500.00)	x		Approved on 3/4/22 via Wold HFR email.
2	Add Misc. Steel Allowance	x			\$5,000.00			Suggested to cover possible scope additions
BUILDING ENVELOPE								
1	Omit Integral Water Repellant at CMU		x		(\$6,360.00)	x		
2	Eliminate Envelope at Cooler / Freezer			x	(\$24,400.00)	x		Approx. Value. Exterior Grade Cooler / Freezer.
3	Shop Fabricated Edge Metal and Coping			x	(\$2,544.00)	x		24 ga. Kynar, Std. Color in lieu of pre-fabricated.
ARCHITECTURAL FINISHES								
1	Omit Moisture & Alkalinity Sealer		x		(\$9,660.00)			Test existing slab after abatement.
2	Alternate Ceiling Tile			x	\$0.00			Alternate to Clean Room tile. Value TBD by NCC
CIVIL								
1	Add Undercut Allowance			x	\$0.00			Qty TBD.
EQUIPMENT AND FURNITURE								
1	Alternative Kitchen Equipment Package			x	(\$20,078.00)	x		Based on Hotel & Restaurant Supply proposal.
2	Owner Purchase Kitchen Equipment Package	x			(\$718,992.00)	x		Owner purchase direct from vendor. Savings realized for sales tax and CM fee.
Purchase Direct from HRS as specified: \$620,864.34.								
Purchase Direct from HRS with accepted alternates for equipment: \$603,526.84								
Purchase Direct from Strategic Equipment / Trimark (Sourcewell member) as specified: \$646,752.67								
FIRE SUPPRESSION								
1	Add Allowance for Existing Conditions			x	\$7,500.00			Recommended by Subs
HVAC								
1	Stand alone controls in lieu of BAS	x			(\$61,639.00)			
PLUMBING								
1	Concrete Grease Trap in lieu of specified trap	x			(\$27,030.00)			Approved on 3/3/22 via Wold HFR email

Value Analysis and/or Constructability Suggestions are advisory only and not professional design services. Nabholz takes no responsibility for design.

Exhibit B

2	Standard weight rain water leaders in lieu of EHW	x		(\$2,014.00)	Approved on 3/3/22 via Wold HFR email
SUMMARY					
TOTAL APPROVED:		(\$699,175.00)	TOTAL PENDING:		(\$16,020.00)
			TOTAL REJECTED:		(\$2,014.00)
SUMMARY					
WORKING BUDGET:		\$2,773,106.00	TARGET BUDGET:		\$0.00
ANTICIPATED SAVINGS:		(\$699,175.00)	CONTINGENCY / ESCALATION:		\$0.00
REVISED WORKING BUDGET:		\$2,073,931.00	DIFFERENCE:		\$2,073,931.00

Owner Amount For Kitchen Equipment \$ 620,864.34

Total Program Budget For Owner \$2,694,795.34

Value Analysis and/or Constructability Suggestions are advisory only and not professional design services. Nabholz takes no responsibility for design.

Exhibit C

Drawings:

REVISIONS

00 - GENERAL

G 00.01 COVER SHEET

G 01.01 GENERAL PROJECT & PLAN REVIEW DATA

G 01.02 WALL TYPE & ACCESSIBILITY DETAILS

G 02.01 FIRST FLOOR LIFE SAFETY PLAN

02 - CIVIL

C0.01 CIVIL NOTES

C0.02 EXISTING CONDITIONS

C0.03 DEMOLITION PLAN

C1.01 SITE PLAN

C2.01 GRADING & DRAINAGE PLAN

C3.01 EROSION CONTROL PLAN

C4.01 UTILITY PLAN

C5.11 DETAILS

C5.12 DETAILS

03 - DEMOLITION

D 01.01 FIRST FLOOR DEMOLITION PLAN

D 01.02 ROOF DEMOLITION PLAN

04 - ARCHITECTURAL

A 01.01 FIRST FLOOR PLAN

A 01.02 ROOF PLAN

A 03.01 DOOR ELEVATIONS, SCHEDULE, & DETAILS

A 04.01 BUILDING ELEVATIONS

A 05.01 BUILDING SECTIONS

A 06.01 WALL SECTIONS

A 06.02 WALL SECTIONS

A 06.03 WALL SECTIONS

A 06.04 ROOF SECTIONS & DETAILS

A 09.01 INTERIOR ELEVATIONS

A 10.01 CASEWORK SECTIONS & DETAILS

A 10.02 CASEWORK SECTIONS AND MISC DETAILS

A 11.01 FIRST FLOOR REFLECTED CEILING PLAN

05 - INTERIOR DESIGN

ID 01.01 FIRST FLOOR FINISH PLAN & FINISH LEGEND

ID 02.01 FIRST FLOOR PATTERN PLAN

06 - FOODSERVICE

FS-0.1 GENERAL NOTES

FS-1.0 EQUIPMENT SCHEDULE

FS-1.1 EQUIPMENT PLAN

FS-1.2 PLUMBING PLAN

FS-1.3 ELECTRICAL PLAN

FS-1.4 SPECIAL CONDITIONS PLAN

FS-1.5 MECHANICAL PLAN

FS-1.6 MECHANICAL SCHEDULES

FS-1.7 HOOD DRAWINGS

Exhibit C

FS-1.8 HOOD DRAWINGS
FS-1.9 WALK-IN DRAWINGS
FS-1.10 DUKE DRAWINGS
FS-1.11 DUKE DRAWINGS
FS-1.12 DUKE DRAWINGS
FS-1.13 DUKE DRAWINGS
FS-1.14 DUKE DRAWINGS
07 - STRUCTURAL
S1.01 FOUNDATION AND FRAMING PLAN
S4.01 SECTIONS AND DETAILS
S4.02 SECTIONS AND DETAILS
08 - MECHANICAL
M00.00 MECHANICAL - GENERAL NOTES, SCHEDULES & LEGEND
M01.01 MECHANICAL - DEMOLITION FIRST FLOOR PLAN
M02.01 HVAC - FIRST FLOOR PLAN
M02.02 HVAC - ROOF PLAN
M04.01 MECHANICAL - DETAILS
M05.01 MECHANICAL - CONTROLS
09 - PLUMBING
P00.00 PLUMBING NOTES AND SCHEDULES
P00.01 PLUMBING - DETAILS
P00.02 PLUMBING - DETAILS
P00.03 PLUMBING - DETAILS
P01.01 PLUMBING - DEMOLITION FIRST FLOOR PLAN
P02.01 NON PRESSURE - FIRST FLOOR PLAN
P02.02 PLUMBING - ROOF PLAN
P03.01 PRESSURE - ROOF PLAN
P04.00 NON PRESSURE RISER
P04.01 PRESSURE RISER
P04.02 GAS RISER
10 - FIRE PROTECTION
FP00.00 FIRE PROTECTION - NOTES, SCHEDULES, AND DETAILS
FP01.01 FIRE PROTECTION - DEMOLITION FIRST FLOOR PLAN
FP02.01 FIRE PROTECTION - FIRST FLOOR PLAN
11 - ELECTRICAL
E00.00 ELECTRICAL LEGEND AND NOTES
E00.01 ELECTRICAL - RISER DIAGRAMS AND SCHEDULES
E00.02 ELECTRICAL - DETAILS
E01.01 ELECTRICAL - DEMOLITION FIRST FLOOR PLAN
E02.01 LIGHTING - FIRST FLOOR PLAN
E03.01 POWER - FIRST FLOOR PLAN
E04.01 MECH POWER - FIRST FLOOR PLAN
E04.02 MECH POWER - ROOF PLAN
E05.01 AUXILIARY - FIRST FLOOR PLAN

Exhibit C

Specs:

Division 00 - procurement and contracting requirements

001116 - invitation to bid

002113 - instructions to bidders

003126 - existing hazardous materials information

00 3126 -asbestos abatement specifications (by Frost environmental services)

004111 - bid cover sheet

00 4113 -bid form

00 4313 - bid security form

a 101 – agreement

A101 - exhibit a- insurance and Bonds

A312 - performance bonds

A312 - payment bond

A201 - general conditions of the contract for construction

007300 - supplementary conditions

Division 01 -general requirements

011000 – summary

012113 - cash allowances

012213 - unit prices

01 2113 - substitution procedures

012600 - contract modification procedures

012620 - weather delays

01 2625 - weather delay report

012900 - payment procedures

013 000 - administrative procedures

013115- coordination drawings

013119 - project meetings

013300 - submittal procedures

014 000 - quality requirements

014533 - special inspections and procedures

015000 - temporary facilities and controls

01 5713 - erosion and sediment control

016000 - product requirements

016232 - substitution request form

016364 - request for information

01 7300 - execution requirements

017 329 - cutting and patching

017405 - cleaning

017419 - construction waste management and disposal

017600 - protection of installed construction

017700 - closeout procedures

017821 - closeout submittals

017823 - operational and maintenance data

017839 - project record documents

017921 - demonstration and training

Division 02 - existing conditions

Exhibit C

024119 - selective demolition

Division 03 – concrete

033000 - cast in place concrete

035416 - cement based self leveling underlayment

Division 04 – masonry

042000 - unit masonry

Division 5 – Metals

055000 - metal fabrications

Division 06 - woods, plastics, and composites

061140 - wood blocking and curbing

064116 - plastic laminate clad architectural cabinets

Division 07 - thermal and moisture protection

072100 - building insulation

072726 - fluid applied membrane air barriers

075324 - EPDM roofing fully adhered

077100 - manufactured roof specialties

077123 - manufactured gutters and downspouts

077200 - roof accessories

078400 – firestopping

079200 - joint sealants

Division 08 - openings

081113- standard steel doors and frames

081416 - flush wood doors

087100 - door hardware

088000 – glazing

Division 09 – finishes

092216 - non structural metal framing

092900 - gypsum board

095100 - suspended acoustical ceilings

096123 - moisture vapor emissions and alkalinity control sealers

096500- resilient flooring

096723 -resinous flooring

097223 - presentation wall covering

099000 - paint and coatings

099653 – Elastomeric Coatings

Division 10 – specialties

101400 – signage

104400 - Fire Protection specialties

105113 - metal lockers

114000 - food service equipment

Exhibit C

Division 21 -fire suppression

- 210500 - common work results for fire suppression
- 210523 - general duty valves for water based fire suppression piping
- 211300 - fire suppression sprinkler systems

Division 22 – plumbing

- 220400 - common work results for plumbing
- 220523 - general duty valve for plumbing piping
- 220553 - identification for plumbing piping and equipment
- 220719 - plumbing piping insulation
- 221005 - plumbing piping
- 221006 - plumbing piping specialties
- 224000 - plumbing fixtures

Division 23 - heating, ventilating, and air condition (HVAC)

- 230500 - common work results for HVAC
- 230593 -testing, adjusting, and balancing for HVAC
- 230713 – duct insulation
- 233100 - HVAC ducts and casings
- 233300 – air duct accessories
- 233700 - centrifugal HVAC fans
- 233700 - air outlets and inlets

Division 26 – Electrical

- 260500 - common work results for electrical
- 260500 - selective demolition for electrical
- 260519 - low voltage electrical power conductors and cables
- 260526 - grounding and bonding for electrical systems
- 260529 - hangers and supports for electrical systems
- 260533.13 - conduit for electrical systems
- 260533.16 - boxes for electrical systems
- 260553 - identification for electrical systems
- 260583 - wiring connections
- 260923 - lighting controls devices
- 262416 – panelboards
- 262726 - wiring devices
- 262813 – fuses
- 261500 - interior lighting

Division 28 - electronic safety and security

- 284600 - fire detection and alarm

Division 31 – earthwork

- 311000 - clearing the stripping
- 312000 – earthwork
- 312010 - earthwork under the building
- 313116 - termite control
- 313519 - slope protection and erosion control

Exhibit C

Division 32- exterior improvement

321216 – bituminous concrete paving

321313 - Portland cement concrete paving

329201 – seeding

Division 33 – utilities

333100 - site sanitary sewerage system

334100 - storm drainage piping