

Bid packages – General Notes

The following scope descriptions break the project down into bid packages. These descriptions incorporate the bid documents by reference and are not complete specifications. Nor are they intended to provide a comprehensive description of general items of your work, means and methods, or coordination of work with other trades. You are responsible for reviewing the entire set of drawings to understand how your work fits into the overall project and schedule. If you have any questions or find discrepancies between the following bid scope descriptions and the drawings/specifications please notify SBH.

The bid package descriptions include an anticipated schedule of construction for each trade. Please refer to specification division 0 for the definition of “notice to proceed” and the overall construction rolling schedule.

In general, this document assigns elements of work to the following sub-contractors:

Bid Package	Portion of work	Contractor Reference
A1	Excavation, backfill, hauling, finish grade	SC / Site Contractor
A2	Foundation, footer drain, flatwork	FC / Foundation Contractor
B	House and garage framed shell	CC / Carpentry Contractor
C	House and garage siding and trim	Siding Contractor
D	Plumbing + site water & sewer connections	PC / Plumbing Contractor
E	Electrical	EC / Electrical Contractor
F	HVAC	MC / HVAC Contractor
G	Insulation	Insulation Contractor
H	Gypsum wall board hang & finish	Wallboard Contractor
I	Interior painting	Painting Contractor
J	Interior trim, doors, cabinetry	Interior Trim Contractor
K	Floor finishes	Floor Finish Contractor
L	Landscaping	Landscape Contractor
M	Gutters & downspouts	Gutter Contractor
N	Garage Overhead doors & operators	OHD Contractor
O	Final cleaning	Cleaning Contractor
P	Photovoltaic systems	PV / Photovoltaic Contractor

The General Contractor reference is SBH (South Bend Heritage)

The Owner is the NNRO (Northeast Neighborhood Redevelopment Organization)

Each of the following bid packages includes the general conditions as outlined in the RFP.

Each of the following bid packages includes debris removal responsibilities as outlined in the RFP.

All bid packages will receive their notice to proceed on the same date.

Package A1 – Excavation, backfill, hauling, Sewer lateral (SC)

General – Bid package A1 generally includes work described in specification divisions 0, 1, and 2. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Main house foundation and garage will be staked for excavation by SBH prior to excavation.

SC is responsible for establishing top of foundation elevation (and subsequent depth of excavation) per spec.

SC is responsible for coordination of all city required inspections for sanitary sewer lateral per division 2.

SC to include any sewer tap/excavation fees, all required excavation and other related permits, road closures, excavation, and any curb, sidewalk, and/or roadbed repair required for water utility installation from water main to foundation. This includes careful replacement of cobblestone pavers, curb, and/or city sidewalk as required.

SC to provide excavation for each structure, garage, and all associated flatwork. Include site clearance of all shrubs, scrub trees, any vegetation as required to complete package A2 work.

Garage monolithic pour will be completed at the same time as the lot's main house foundation. Coordinate staging and removal of excess soil materials as required. All soil that is banked/stockpiled for backfill to remain on NNRO owned property.

SC to bank/stockpile any existing topsoil for reuse at finish grade.

Site grading

On level lots, SC to establish finish grade to 12" above adjacent city sidewalk as measured against house foundation. Refer to spec for unusual conditions for any unusual or sloped lots.

Grading will be established in 3 stages and in the following bid packages:

Backfill & rough grade including removing excess soil from lot – Package A1.

Finish grade incl. spreading any banked topsoil – Package A1.

Final landscape grade including additional 12 cu/yds topsoil & 4 cu/yd mulch per lot – Package L.

SC is responsible for establishing the top of fndn wall 24" above finish grade. Finish grade is defined as a point 12" above nearest city sidewalk elevation and slopes away from foundation per site plan unless otherwise noted. Driveway or garage apron shall not exceed 2% slope unless otherwise noted.

SC to remove all excess soils from the site such that final grade is no higher than existing (pre-construction) grade.

For freestanding garages, slab at OHD threshold to be approximately 6" above existing adjacent alley grade.

Silt fence at city sidewalk per city of South Bend standards. If soil is stockpiled, SC responsible for erosion control onto any adjacent properties.

Work in the city tree lawn (in the R.O.W.) are not included in this bid package unless otherwise noted. This includes tree removal, trimming, stump removal. Any tree work required in order to facilitate site utility work will be considered on a case by case basis.

Removal or repair of existing curb cuts or other existing features outside the property lines are not included in this bid package unless otherwise noted.

Existing curbs and city sidewalks to be protected from damage unless cutting is required for utility work. Heavy equipment and trucks should enter and exit the lot from the alley! Damage to existing curbs and sidewalks will be repaired by the contractor that caused the damage.

Package A2 –Foundation and flatwork (FC)

General – Bid package A2 generally includes work described in specification divisions 0, 1, 3, and 5. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

FC is responsible for verifying proper excavation depth such that top of foundation wall elevation is per spec.

FC is responsible for coordination of all city required inspections.

FC to include any required permits for package A2 work.

FC to provide foundation, and slab for each structure, garage, and all associated flatwork. Include window well, accessory metal ladder, and metal top grate. Anchor bolts per code. Provide nuts and washers.

Garage monolithic pour to be completed at the same time as the lot's main house foundation. Coordinate staging and removal of excess soil materials as required. All soil that is banked/stockpiled for backfill to remain on NNRO owned property.

Sleeves and conduit –

Sleeve for sewer lateral if existing sewer lateral is not below footing.

Sleeve for new water line if required.

Sleeve for footer drain as required.

6" Sched 40 PVC sleeve and cap in basement slab for future radon ventilation system.

Coordination location with other mechanical systems.

Coordinate underslab plumbing with PC as required.

FC is responsible for establishing the top of fndn wall 24" above finish grade. Finish grade is defined as a point 12" above nearest city sidewalk elevation and slopes away from house foundation. Driveway or garage apron shall not exceed 2% slope.

For freestanding garages, slab at OHD threshold to be approximately 6" above existing adjacent alley grade.

Silt fence at city sidewalk per city of South Bend standards.

Work in the city tree lawn (in the R.O.W.) are not included in this bid package unless otherwise noted. This includes tree removal, trimming, stump removal. Any tree work required in order to facilitate site utility work will be considered on a case by case basis.

Removal or repair of existing curb cuts or other existing features outside the property lines are not included in this bid package unless otherwise noted.

Existing curbs and city sidewalks to be protected from damage unless cutting is required for utility work. Heavy equipment and trucks should enter and exit the lot from the alley!

Footings, walls, and slabs per specifications and drawings. Include concrete porch deck.

Provide aluminum flashing over flexible flashing before concrete porch/stoop is poured.

FC to provide site walkways, steps, and garage apron per plans. Garage apron to be pervious concrete. Refer to note above for flatwork schedule.

FC to coordinate any noted under-slab plumbing with PC as required.

FC is responsible for footer drainage tile, associated sleeve, and 20 gallon HDPE sump basket at structures with basements.

FC to provide damp-proofing at structures with basements.

Package B – House & garage shell

General – Bid package B generally includes work described in specification divisions 0, 1, 6 and 7. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Package B to provide house wall & floor framing, basement steel columns, beams, headers, stairs, trusses, windows & exterior doors, exterior locksets, WRB air & moisture barrier integrated system, aluminum drip edge, ridge vent, roof system, and associated sealants, connectors, all as otherwise required to provide a completed building shell.

Package B to provide flexible self-adhering flashing between box joist and poured front porch deck and rear stoop. Flashing to be 18" Hohmann & Barnard Textroflash. Install over Tyvek housewrap and cut to fold under entry door threshold.

Package B contractor is responsible for coordination, delivery, and staging of all package B materials to the job site. For bidding purposes, assume that SBH will not provide secured on-site storage facilities such as storage trailers or containers.

CC to provide temporary entry door panels and locksets at front and rear entry. Temporary locksets to remain in use until project substantial completion at which time the CC will install the permanent locksets.

SBH is responsible for distribution of temporary construction lockset keys to all trades as required.

No interior soffits are indicated.

Framing contractor to provide blocking for wallboard at fiberglass tub and shower enclosure flanges.

Punch list will be distributed to framing contractor During MEP installation so that both chase/soffit work and punch can be completed at the same time. Framing will return as needed to complete any additional framing issues.

This package includes air tightness features as described in Division 7.

Install integrated WRB system per spec Division 7

Fire resistant plywood for electrical panels provided by CC and installed by EC.

CC to provide 2x blocking for all grab bars, handrails, and as otherwise required u.o.n..

Blocking is required at ALL bathroom stools for future grab bar installation. Note that PC is responsible for blocking as required at shower valves, heads, tub fillers, etc.

Align framing to coordinate with range hood vent ducted to exterior via side-wall. Range hood duct is 10" wide and centered on range.

All window screens to be stored together in the basement or as otherwise directed. CC contractor to return to each house for screen installation after that house's interior painting and exterior siding is complete.

Refer to exterior finish schedule in package C for drip edge and roof color.

Detached garage shell

Provide garage framing, trusses, OHD, service door, 15lb felt or equal WRB, drip edge and roof system.

Refer to exterior finish schedule in package C1 for drip edge and roof color.

Package C –, House & Garage siding and ext.trim, porch trim, and ext. painting

General – Bid package C generally includes work described in specification divisions 0, 1, 6, 7. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Package C contractor to inspect WRB for completeness prior to starting work.

This package includes:

Exterior porch balustrade and stair rail system

Front porch soffit and columns

Rear stoop rail (type and color)

Accessory siding blocks – coordinate vinyl system accessory blocks and 5/4 trim blocking with mechanical and electrical contractors. Blocks to be painted by siding contractor prior to installation by siding contractor. See drawings for block sizes and quantity.

Provide vinyl system mounting blocks for all exterior electrical fixtures.

Provide 5/4 painted wood (Smartside or approved equal) mounting blocks for meter base; dryer vent (refer to division 15 HVAC); range hood vent; Confirm size and location of mounting blocks with SBH and appropriate MEP trades.

Roof drip edge is provided under package B.

Detached garage siding, soffit, fascia, and trim per schedule.

Coordinate 5/4 mounting block for dryer vent with HVAC contractor.

Paint all exterior trim prior to installation. Paint exterior portion of entry door frames in the field to match adjacent casing trim.

Exterior finish color schedule:

Refer to division 6.

Mechanical Systems – General notes for package D, E, & F (see below for individual trade work)

Schedule of primary MEP rough-in work

Most mechanical penetrations through the WRB will be handled with Quickflash panels provided by the mechanical contractor making the penetration. It is the MC, EC, and PC's responsibility to provide and install (including taping with Tyvek tape) the appropriate Quickflash panel per mnfr. specifications after the Tyvek is installed. All mechanical penetrations through the WRB must be made and flashed before siding and trim work begins. Refer to division 7 for more information on MEP penetrations through the WRB.

All mechanical penetrations through the plane between attic and floor below to be draft-stopped with sealant or fire caulk. Contractor making the penetration is responsible for sealant.

Assume that plumbing, electrical, and HVAC trim-out will follow in a similar pattern after package J is completed for each group.

Package D – Plumbing (PC)

General – Bid package D generally includes work described in the specification divisions 0, 1, and the plumbing section of divisions 15. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Under-slab rough-in to be coordinated with bid package A2 schedule and will occur before the primary rough-in period. Laundry is located in the basement.

Plumbing may be PEX. Color code red or blue for hot or cold supply. Support PEX lines with talons installed per mnfr. specified spacing. Tub filler stub from shower valve to be installed all metal. (brass and copper)

Complete plumbing rough in is defined as ALL waste, drain, supply piping, and copper elbow terminations at each fixture. Include water service rams horn and shut off. Support PVC drain lines at basement ceiling at maximum 48" OC.

PC to include any water tap/excavation fees, all required excavation and other related permits, road closures, excavation, and any curb, sidewalk, and/or roadbed repair required for water utility installation from water main to foundation. This includes careful replacement of cobblestone pavers, curb, and/or city sidewalk as required.

Water service into basement (or equivalent under-slab) provided in Package D. Bid package D is responsible for ram's horn meter base and all house plumbing.

Under-slab plumbing as noted on plans and per specifications.

Recessed washer box at W/D locations. Refer to carpentry scope for notes on separate framing when W/D is located on an outside wall or foundation.

Blocking – PC to provide 2x blocking or equivalent secure bracing as required for showerhead, shower valve, tub filler, etc.

Plumber is to provide tub/shower units onsite at the appropriate time during framing to set into position. Plumber is responsible for arranging any delivery, lifting, or other coordination required for installation of all plumbing fixtures. Plumber is responsible for reinstallation of any studs removed to facilitate installation of tubs and showers.

Plumbing contractor is expressly directed to notify SBH if any structural members must be cut to install drain lines. SBH to be notified prior to any cutting.

Package E – Electrical (EC)

General – Bid package E generally includes work described in division 0, 1, and 16. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

~~Schedule: refer to Schedule of primary MEP rough-in work.~~

SBH to establish AEP electric power accounts for each address as required. SBH is responsible for all electric utility bills during construction.

Exterior GFIC boxes to be surface mounted.

200A service. Assume underground feed. Provide and install fire resistant plywood panel for panel per division 6.

Doorbell and chime per spec.

Temporary power per specification.

Locate temporary electric panel at each house rear yard and coordinated with site plan and AEP.

Package F – HVAC (MC)

General – Bid package F generally includes work described in specification divisions 0, 1, and the HVAC section of divisions 15. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

~~Schedule: refer to Schedule of primary MEP rough-in work~~

Gas furnace; gas water heater; gas range.

Gas supply line from meter to listed gas appliances.

Furnace per spec. located per drawings.

Furnace combustion and exhaust air piped to exterior with 2" schedule 40 PVC pipe. Coordinate vent locations with framing contractor so that vent boots are properly located.

Ventilation

MC Contractor to provide and install specified bathroom ventilation fan and coordinate power and control with the Electrical contractor for constant operation.

MC Contractor to provide and install range vent hood ducted to exterior.

Contractor to provide and install recessed dryer box & dryer vent to exterior through boot at WRB to specified dryer vent cap. Install over 5/4 exterior trim block by other.

Package G – Insulation

General – Bid package G generally includes work described in divisions 0, 1, and 7. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Pre-gypsum wall board but after mechanical rough in:

Foundation interior – R13 fiberglass with white FR poly scrim. Note that framed wall for basement laundry is built in front of insulation/scrim in basement perimeter wall.

Box sill seal – at structures with basements: 1” closed cell 2 PCF spray foam from top face of fndn wall to underside of floor deck & R21 fiberglass batts

Rim joist seal – at two story structures btw first and second floor – 1” closed cell 2 PCF spray foam from first floor top plate to underside of floor deck above. R21 fiberglass batts.

Behind all exterior wall electrical boxes – low expansion closed cell foam to seal box.

Exterior walls - cellulose in 2x4 cavities blown to min. 3.2 lb/cf.

Draft stop package – low expansion foam at all ext. windows and doors.

Sealant at exterior wall framing plates and grouped studs.

Attic draft chutes

Post-gypsum wall board:

Closed cell foam or similar effective draft-stop around j-boxes and bathroom fan boxes at ceilings adjoining attics. This is to seal gap between GWB and device.

Blown cellulose in attic to minimum R-50.

Gasket and insulation at attic access panel provided by other in bid package J.

Package H – Gypsum Wall Board

General – Bid package H generally includes work described in division 0, 1, and 9. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Hang and finish ½” GWB for interior walls and ceilings. All GWB to be adhered to top and bottom plates and around all windows with sealant per spec. Screw fasten.

Debris – this bid package includes debris removal per general spec. to SBH provided dumpster which may be at a nearby house location (not the same lot).

Package I – Interior Painting

General – Bid package I generally includes work described in specification division 0, 1, and 9. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

All interior trim is installed factory-primed. Paint finish coat after installation by package J contractor.

All window interiors are prefinished white unless otherwise noted.

Painting contractor to fill nail holes, caulk, sand, paint all trim and doors as required. All interior trim painted SW (t.b.d.) semi-gloss. (a white color to match prefinished windows)

Contrasting finish at interior stairs – paint all risers trim color. Stain treads with poly finish.

Package J – Interior Trim, Doors, and Cabinetry

General – Bid package J generally includes work described in specification division 0, 1, 6 and 10. Attic scuttle is described in division 8. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Schedule:

Attic insulation will occur during package J work. Provide and install insulated attic access panel prior to start of attic insulation work.

General: Material for this package provided by SBH. Bid package J includes only labor and incidental materials to install the following interior trim:

SBH to provide the following materials for bid package J installation:

Cabinetry and tops, interior trim, interior doors, interior locksets, and all other interior trim elements described in bid package J except attic scuttles.

This package includes installation of all window and door trim; stair skirt for all stairways including the basement; newel and balustrade, interior doors; ~~oak stair treads at all first to second floor stairs~~; handrails at all interior stairs per plans; attic access door unit; address numbers; mailbox; grab bars;

~~5/4" oak wall cap at stairway half walls where occurs~~; shelves & rods, door hardware; ~~ADA hardware and grab bars~~; attic access per spec.; cabinetry and tops; surface mounted medicine cabinets, towel bars and hooks, toilet paper hangers.

Provide and install USPS address #'s and mail-box at each house. Refer to division 10.

Delivery of interior finish materials will be coordinated with SBH and the bid package J contractor. Inspecting and accepting the materials, unloading of truck, and staging/storing materials into each house is the responsibility of the package J contractor.

Incidental materials to be provided under bid package J are items such as fasteners, shims, adhesives, and sealants.

Package K – Floor Finishes

General – Bid package K generally includes work described in division 0, 1, and 9. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Schedule: Begin floor finish installation work after package J (interior trim) and I (interior painting) are complete.

~~All carpet/pad and vinyl flooring must meet Carpet and Rug institute's Green Label certification.~~

This bid package includes all underlayment, finish flooring, thresholds, and misc. accessories to provide the following:

Carpet & pad, including basement stairway and lower landing.

Vinyl & underlayment

Not included in this bid package are:

~~Interior stairs to second floor (riser and tread to contrast) are provided in bid package J.~~

~~Basement stairs are provided in package A (framing) and J (skirt trim & handrail).~~

Package L – Landscaping

General – Bid package L generally includes work described in division 0, 1, and 2. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Site grading will be established in 3 stages in the following bid packages:

Rough grade with sub-soils including removing excess soil from lot – Package A1

Finish grade incl. spreading any banked topsoil – Package A1

Final landscape grade including 12 cu/yds topsoil & 4 cu/yd mulch per lot – Package L

Package M – Gutters and Downspouts

General – Bid package M generally includes work described in specification division 0, 1, and 7. Other elements of the work included in this bid package are noted by reference or description in this section and the bid package description general notes.

Schedule:

Begin gutter and downspout installation after completion of bid package C.

Gutters and downspouts on house/porch

No gutters or downspouts are specified on detached garages.

Gutters to be continuous aluminum k-profile residential gutters. Matching downspouts secured to corner trim. Color: per exterior finish schedule.

Splash blocks at all downspout terminations.

Package N – Garage Overhead doors and operators

Package O – Final Cleaning

~~General – Bid package O generally includes wet cleaning habitable areas of each house interior, including all plumbing fixtures, cabinetry interiors & tops, and shelves. Vacuum all carpeted areas. Clean all mirrors. Clean windows. Basements to be shop vacuumed.~~

~~Assume that large construction debris will be removed (some smaller debris may remain) and that the structure will be broom cleaned prior to start of package O work.~~

~~Schedule:~~

~~To be coordinated with SBH.~~