

ACES AT CHASE

ALTERATIONS TO ACES AT CHASE

565 Chase Parkway

Waterbury, CT

State Project No. 244-0044 MAG

PROJECT MANUAL FOR INVITATION TO BID

Materials Testing & Inspection Services

June 26th, 2026

BID DUE DATE July 20th, 2026 @ 1:00pm



INVITATION TO BID MATERIALS TESTING AND INSPECTION SERVICES

**ALTERATIONS TO
ACES AT CHASE
565 CHASE PARKWAY, WATERBURY, CT**

STATE PROJECT NO. 244-0044 MAG



June 26th, 2026

Bids will be sent electronically to Brad Anderson (banderson@downesco.com) and Anthony Mossa (amossa@downesco.com) for the project, Alterations to Aces at Chase, **until July 20th, 2026 at 1:00 p.m.**

Bid Package Scopes of Work included as part of Invitation are as follows:

- **Bid Package “Materials Testing and Inspection Services”**

Drawings and specifications are available now through the sharefile link in the attached email. In order to receive access if having difficulty, contact Brad Anderson (banderson@downesco.com)

Bid Addenda's will be issued by the Construction Manager via sharefile link solely to known full set plan holders and will be posted to sharefile. Regardless of how the plans and specifications are obtained, it is the responsibility of the bidders to ensure they have received all bid addendums. All bid addendums must be acknowledged on the submitted bid proposal form.

Sealed bids are due in accordance with the Invitation to Bid for the Alterations to ACES at Chase. No bids will be accepted after the close of the bid period.

The project will be awarded to the lowest responsible bidder in accordance with Conn. Gen. Stat. & 10-287(b). However, ACES reserves the right to waive any informality in the bidding and/or reject any unqualified bids. Downes Construction Company and ACES are equal opportunity employers.

The "Instructions to Bidders" and all special instructions shall be strictly followed by bidders.

All bids shall be held open by bidders for a period of ninety (90) days. No bidder may withdraw their bid during that period.

All bidders are requested to note that the award of this Contract is subject to the following conditions and contingencies:

1. The approval of such governmental agencies as may be required by law.
2. The appropriation of adequate funds by the proper agencies.

END INVITATION TO BID "Materials Testing and Inspection Services"



**BIDDING AND CONTRACT REQUIREMENTS
CONSTRUCTION MANAGER'S PROJECT MANUAL**

**ALTERATIONS TO
ACES AT CHASE
565 CHASE PARKWAY, WATERBURY, CT**

STATE PROJECT NO. 244-0044 MAG

**INVITATION TO BID
Materials Testing and Inspection Services**

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 Materials Testing and Inspection Services;
5. Statement of Special Inspections;
6. A701 Instructions to Bidders
7. Background Check Compliance Agreement
8. Aces Chase Site Logistics 12-11-25 Rev. 5-11-26
9. Aces Chase Phasing Narrative
10. Bid Schedule dated: 5-7-26

TESTING PROPOSAL BID FORM

6/26/26

PROJECT: Alterations to Aces at Chase

DATE: _____

TO: Brad Anderson
Downes Construction Company
banderson@downesco.com

Pursuant to and in compliance with the "Invitation to Bid" dated June 26th, 2026 the undersigned,

(Name of Firm)

having visited the site, familiarized him/ herself with the conditions present and carefully examined all Contract Documents (Invitation To Bid, Bid Package Scope of Work, Downes Construction's Instructions to Subcontractors, complete Specifications and Drawings together with all Addenda) issued and received prior to closing time for receipt of bids as prepared by Silver Petrucelli & Associates (Architect); their consultants; Downes Construction Company, LLC; and ACES hereby offers and agrees as follows:

To provide all labor, materials, equipment, tools, transportation, supervision, appurtenances and services required to diligently perform all work in connection with the above referenced project to the satisfaction of the Architect, Engineer Consultants, Construction Manager and Owner, specifically including the following Bid Package for the lump sum price as follows:

In the spaces provided below, indicate the following Unit Pricing requested. Unit Prices shall remain valid for the life of project, include all costs for complete materials testing and inspection services and are to include all overhead, profit, insurance, fringes, taxes, consumables, report distribution, administrative expenses, mileage and travel expenses, fuel, vehicle expense, sample pickup to and from job site, travel time (payment is calculated for time inspector/technician is on-site only, meeting attendance, project management, etc.....

Bidders to note that the final indicated price on this bid form will be T&M and the proposal is based on an estimated value only and will not constitute a final overall cost for materials testing services for the above referenced project.

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TESTING PROPOSAL FORM

Task Description	Unit	Estimated Qty.	Unit Price	Extension
<u>Soils</u>				
Witness Soil Placement/Compaction Tests	Full Day	25		
Witness Soil Placement/Compaction Tests	1/2 Day	25		
Gradation/Sieve Analysis	Each	5		
Density Test	Each	5		
Proctor Density Test	Each	5		
#200 Sieve Wash	Each	1		
Grain Size Distribution Cure	Each	1		
¾" Correction	Each	1		
Soils Description & Identification	Each	1		
Pick-up Samples	Trip	5		Included w/above unit prices
Priority Lab Results/report	Each	2		
<u>Concrete</u>				
Witness Concrete Placement (include slump, air, temperature, truck timing, unlimited #of cylinder fabrication and pickup)	Full Day	8		
Witness Concrete Placement (include but not limited to, slump, air, temperature, truck timing, unlimited #of cylinder fabrication and pickup)	1/2 Day	30		
Task Description	Unit	Estimated Qty	Unit Price	Extension

TESTING PROPOSAL FORM

Inspection of Formwork and Preparation	Full Day	4		
Inspection of Formwork and Preparation	1/2 Day	15		
Inspection of Curing and Protection	Full Day	2		
Inspection of Curing and Protection	1/2 Day	2		
Reinforcing Inspection (include but not limited to, bar size, arrangement, concrete cover, conformance to specifications and shop drawings)	Full Day	8		
Reinforcing Inspection (include but not limited to, bar size, arrangement, concrete cover, conformance to specifications and shop drawings)	1/2 Day	8		
Concrete Flatness & Levelness Per ASTM E1155, "profileograph" or "dipstick" including all reporting	Full Day	2		
Concrete Flatness & Levelness Per ASTM E1155, "profileograph" or "dipstick" including all reporting	1/2 Day	2		
Cylinder Tests (curing and compression testing)	Each	100		
Priority Lab Results/report	Each	2		
Task Description	Unit	Estimated Qty	Unit Price	Extension
<u>Spray on Fireproofing</u>				
Field Inspection	Full Day	2		

TESTING PROPOSAL FORM

(including but not limited to, conformance to specifications, ambient temperatures, substrate conditions, preparation and material thickness)				
Field Inspection (including but not limited to, conformance to specifications, ambient temperatures, substrate conditions, preparation and material thickness)	1/2 Day	2		
Adhesion/Cohesion Tests	Each	2		
Density Tests	Each	2		
<u>Structural Steel</u>				
Field/Shop Inspection (including but not limited to, open web joists, bolted connections, welding, decking)	Full Day	8		
Field/Shop Inspection (including but not limited to, open web joists, bolted connections, welding, decking)	1/2 Day	12		
Task Description	Unit	Estimated Qty	Unit Price	Extension
Certified Steel Inspector for shear stud, non destructive field or shop inspection of structural members using UT,	Full Day	1		

TESTING PROPOSAL FORM

MPP or liquid dye penetration methods				
Certified Steel Inspector for shear stud, non destructive field or shop inspection of structural members using UT, MPP or liquid dye penetration methods	1/2 Day	1		
Overtime	Hours			
Non-Shrink Grout Tests	Each	24		
Ultrasonic Testing	Each	1		
Magnetic Particle Examination (Level II)	Each	1		
Coating Thickness	Each	1		
Liquid Dye Penetration Tests	Each	1		
<u>Masonry</u>				
Field Masonry Inspection	Full Day	1		
Field Masonry Inspection (Including but not limited to, reinforcing, anchors, cast stone, masonry units, precast, fabrication of mortar and grout cubes, weather protection, etc.)	1/2 Day	16		
Mortar Cube Tests	Each	6		
Grout Prism Test	Each	6		
CMU Block Test	Each	3		
Task Description	Unit	Estimated Qty	Unit Price	Extension
<u>Firestopping</u>				
Field Inspection	Full Day	1		

TESTING PROPOSAL FORM

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Field Inspection	1/2 Day	3		
<u>Cold Form Metal Framing</u>				
Field Inspection	Full Day	3		
Field Inspection	1/2 Day	3		
Task Description	Unit	Estimated Qty.	Unit Price	Extension
<u>Asphalt</u>				
Field Inspections (Thickness, Compaction)	Full Day	5		
Field Inspections (Thickness, Compaction)	1/2 Day	6		
Density Test	Each	5		
Content & Aggregate Gradation Testing	Each	3		
Priority Lab Results/report	Each	3		
<u>Combination Rate</u>				
Masonry/Concrete/Soils/Asphalt	Full Day	1		
Masonry/Concrete/Soils/Asphalt	1/2 Day	1		
<u>Moisture Emission/pH Testing</u>				
Set-Up	Full Day	2		
Set-Up	1/2 Day	2		
Moisture Emission Testing (calcium chloride test, ASTM F 1869	Each	2		

TESTING PROPOSAL FORM

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pH Testing	Each	2		
RH Testing (in-situ probes, ASTM F 2170)	Each	2		
Pick-up Tests	Trip	2		Included w/above unit prices
Priority Lab Results/report	Each	2		
Task Description	Unit	Estimated Qty.	Unit Price	Extension
Field Inspection for connections, material grading, framing & details. SIP installation inspection.	Full Day			
Field Inspection for connections, material grading, framing & details. SIP installation inspection	Half day			
<u>Special Inspections Per SOSI</u>				
Field Inspection	Each	24		
<u>Mileage</u>				
Test Pick-up Charge	Trip			Included w/above unit prices
Mileage	Mile			Included w/above unit prices
<u>Multi Discipline</u> <u>Field Inspector</u> <u>Hourly Rates (Not to be included in</u>				

TESTING PROPOSAL FORM

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<u>Grand Total</u>				
Hourly Rate After first 4 hours	Hour			
Overtime	Hour			

GRAND TOTAL: _____

We further agree that this price is all-inclusive and that all contract documents have been reviewed and that every question, conflict or issue has been addressed to our satisfaction. Therefore, no change orders will be issued unless unforeseen conditions are encountered or the owner or owner's representatives revise the scope of the work.

B. Our Firm's Workers' Compensation Experience Modification Rate (EMR) is: _____ (Downes Construction Company, LLC and ACES reserve the right to reject a bid if a bidders EMR rate exceeds 1.0)

C. The bid includes Addenda listed below and they are hereby acknowledged. Indicate N/A in any blank spaces.:

Addendum #	Dated

Bidders Company Name

Individual

TESTING PROPOSAL FORM

Page 9 of 9

Business Address

Title

City, State, Zip

Signature

Date

Phone # _____

Fax: _____

Email: _____

The Bidder is a/an (individual)(partnership)(corporation). Names and titles of other officers or partners are:

(for corporation, give the State of Incorporation and affix the corporate seal)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AGENT NAME AGENT ADDRESS AGENT PHONE #	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: <table style="width: 100%;"> <tr> <td style="text-align: center;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center;">NAIC #</td> </tr> <tr> <td>INSURER A : Ins. Co. name & rating</td> <td></td> </tr> <tr> <td>INSURER B : (Must have AM Best rating</td> <td></td> </tr> <tr> <td>INSURER C : A-/VII or better - the</td> <td></td> </tr> <tr> <td>INSURER D : rating must be shown on</td> <td></td> </tr> <tr> <td>INSURER E : the certificate)</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Ins. Co. name & rating		INSURER B : (Must have AM Best rating		INSURER C : A-/VII or better - the		INSURER D : rating must be shown on		INSURER E : the certificate)		INSURER F :	
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INSURER D : rating must be shown on															
INSURER E : the certificate)															
INSURER F :															
INSURED SUBCONTRACTOR NAME ADDRESS															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY	Y	Y	Policy Number	MM/DD/YY	MM/DD/YY	EACH OCCURRENCE \$1,000,000	
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000	
							MED EXP (Any one person) \$5,000	
							PERSONAL & ADV INJURY \$1,000,000	
							GENERAL AGGREGATE \$2,000,000	
							PRODUCTS - COMP/OP AGG \$2,000,000	
GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:							\$	
A	AUTOMOBILE LIABILITY	Y	Y	Policy Number	MM/DD/YY	MM/DD/YY	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000	
	☒ ANY AUTO							
	☐ ALL OWNED AUTOS						☐ SCHEDULED AUTOS	
	☒ HIRED AUTOS						☒ NON-OWNED AUTOS	
							\$	
A	☒ UMBRELLA LIAB	Y	Y	Policy Number	MM/DD/YY	MM/DD/YY	EACH OCCURRENCE \$10,000,000	
	☐ EXCESS LIAB						☐ CLAIMS-MADE	AGGREGATE \$10,000,000
	☐ DED ☒ RETENTION \$10,000							\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y	Y	Policy Number	MM/DD/YY	MM/DD/YY	☒ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N							
(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. EACH ACCIDENT \$500,000	
							E.L. DISEASE - EA EMPLOYEE \$500,000	
							E.L. DISEASE - POLICY LIMIT \$500,000	
B	Professional Liab			Policy Number	MM/DD/YY	MM/DD/YY	\$1,000,000 / Occ (min)	
	Pollution Liab			Policy Number	MM/DD/YY	MM/DD/YY	\$1,000,000 / Occ (min)	
IF APPLICABLE								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: "ACES AT CHASE"

Downes Construction Company, LLC, ACES, SPA + Associates and the State of Connecticut are included as Additional Insured on a primary and non-contributory basis, for ongoing and completed operations, as respects general liability, automobile liability and umbrella/excess liability policies. (Attach A.I. endorsements) Waiver of Subrogation applies on all policies in favor of the additional insureds. (Attach endorsements) All insurance policies shall be endorsed to provide 30-Day Notice of Cancellation to the Certificate Holder.

CANCELLATION**CERTIFICATE HOLDER**

Downes Construction Company, LLC
200 Stanley Street
New Britain, CT 06051

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ALTERATIONS TO ACES AT CHASE
JUNE 26TH, 2026

Scope of Work:

Bid Package - "Materials Testing and Inspection Services"

1. Without the intent of limiting the Scope of Work to be performed by the Subcontractor, included is the furnishing of all labor, services, materials, plant, equipment, tools, appliances and all other items necessary to complete this scope of work in accordance with the Contract Documents as prepared by the Architect, Engineers, Consultants, Downes Construction Company, LLC, and/or the Owner and as further enumerated herein:
2. Includes performing all **MATERIALS TESTING AND INSPECTION SERVICES**, in accordance with the Contract Documents. This includes the following Specification Sections, or is shown on the drawings and relates to one of the following Specifications, prepared by Jacunski Humes Architects and their consultants but does not limit this Subcontractor from the entire Project Documents: This Subcontractor is responsible to review these documents and confirm with Construction Manager's on-site personnel that the correct and updated information and documents are being used to perform and coordinate all the necessary submittal review, testing and inspection services required for full compliance with the Contract Documents.

Division / Specs. Sections	Description	Dated
	Bidding and Contracting Requirements	
	This Subcontractor is responsible for the Downes Project Manual and its complete contents as it relates to completing this scope of work.	1/9/2026
Division 00 /Specs. Sections	Information Available to Bidders	
All Sections:	This Subcontractor is responsible for all sections in this division as it relates to completing this scope of work.	1/9/2026
Division 01 / Sections:	General Requirements	
All Sections:	This Subcontractor is responsible for all sections in this division as it relates to completing this scope of work.	1/9/2026

3. The Contract Documents for this Bid Package include but are not limited to:
 - A. General Conditions of the Contract for Construction, AIA Document A201-2017;
 - B. Instructions to Bidders, AIA Document A701 – 2018 (Bound in DCC Project Manual);
 - C. Invitation to Bid Materials Testing & Inspection Services, Downes Construction Project Manual, dated June 26, 2026;
 - D. The SP+A Project Manual dated November 3, 2025, Appendix and its complete contents including Specifications and Supplementary Information for Alternations ACES at Chase (See separate project manuals);
 - E. The SP+A complete set of drawings for Alterations ACES at Chase dated November 3, 2025 (See separate complete drawing sets);
 - F. Bid Form (Bound in DCC Project Manual);
 - G. This **Materials Testing** Scope of Work, dated June 26th, 2025 (Bound in DCC Project Manual);
 - H. Downes Construction Company, LLC's Supplemental Instructions (Bound in DCC Project Manual);
 - I. Background Check Compliance Agreement (Included in Instructions to Subcontractors);
 - J. Attachment "A" Bonds / Insurance Requirements (Copy included in Instructions To Subcontractors) (Also see Instructions to Subcontractors for Detailed Requirements);
 - K. Aces Chase Site Logistics 12-11-25 Rev. 5-11-26
 - L. Aces Chase Phasing Narrative
 - M. Bid Schedule dated: 5-7-26

Bid Package General Requirements

4. **ALL Subcontractors and their Subcontractors must submit insurance certificates to the Construction Manager prior to starting work. Insurance coverage shall be in complete accordance with Attachment "A".**
5. **Please note the services provided by this Subcontractor/Vender are NOT taxable.**
6. The successful bidder will be responsible for obtaining any additional sets of contract document at their own expense upon contract award.
7. This Subcontractor is responsible to inspect and test, in accordance with all City of Waterbury requirements and to follow all local and state building codes.
8. This Subcontractor is required to coordinate with all other Subcontractors and the Construction Manager before work begins.
9. If required by the Architect/Engineer, this Subcontractor shall sign any required release and pay for any CAD files to be utilized for coordination or any other purpose.

10. This Subcontractor is responsible for providing drinking water for their employees regardless of Specifications, also reference OSHA CFR 1926.51 (a)(2)
Sanitation.....Employer shall supply potable drinking water, etc....
11. This Subcontractor shall provide OSHA required fall arrest or prevention systems and any and all PPE to their employees, required to perform their work.
12. Parking is available onsite. Coordinate access with DCC Superintendent.

Bid Package Special Instructions

13. The term “This Subcontractor” for this Scope of Work means “This Testing and Inspections Agency” terms are synonymous.
14. This Subcontractor is responsible to provide **“on-call”** materials testing and inspection services to be billed on a Time and Material basis in accordance with this Scope of Work and the Unit Price Schedule (see unit price section and bid form). The Construction Manager, Architect and/or Owner reserves the right to suspend or terminate services with this Subcontractor at any time during the Project.
15. This Subcontractor is responsible to pay close attention to provide the necessary inspections, in accordance with all testing and inspection requirements included in ALL Specification Sections and the Statement of Special Inspections.
16. This Subcontractor is responsible for all materials testing and inspections whether identified or not in the Contract Documents in order to provide fully compliant building systems and components.
17. This Subcontractor is responsible to immediately notify the Construction Manager and installing Subcontractor of any and all non-compliance items during installation or testing in writing.
18. Half day rates are a minimum of 4 hours regardless of the time of day. The reimbursable time of service for all ½ day, full day and hourly rates starts when the inspector arrives on-site, as scheduled and is signed in accordingly.
19. This Subcontractor is responsible to sign-in and out at the job site and maintain a daily log accordingly, which will be a requirement for verifying invoices and reports. Failure to accurately sign-in and out will affect payment(s).

20. This Subcontractor will be responsible to attend meetings, as required, for no additional charge.
21. This Subcontractor is responsible for proper placement and protection of test samples. Either from damage or disturbance and / or weather.
22. This Subcontractor shall ensure timely pick –up and transport of cured samples to the testing lab per ASTM standards. Subcontractor will be held responsible for retesting and/or additional means and methods for failures resulting from improperly coordinated pick-up and transportation.
23. This Subcontractor is responsible for all winter conditions as applicable to performing and maintaining on site samples per ASTM standards.
24. This Subcontractor shall be held responsible of cleaning and disposal of spoils resulting from work performed.
25. Administrative costs are to be included in the unit prices. All testing and inspection reports are to be emailed to Downes Construction.
26. This Subcontractor will be responsible to inspection off-site locations within the State of Connecticut (ie: structural steel fabrications, etc...), if required, for the unit price of that inspection. There will be no additional per diem or travel charge for this expense. Travel expenses will be reimbursable for out of State Inspections, if required.
27. All mileage and travel expenses are to be included in the unit prices. This is to include all testing pickup charges.
28. The Unit Prices quoted for this project are to be good for the life of the project, no increases will be accepted.
29. Hourly rates will be billed for as the actual hours worked and verified on the project.
30. There will be no additional cost for same day scheduled inspections and/or cancelations.
31. If multiple activities and inspections are on-going in the same day, which are covered by the same inspector, this Subcontractor will only be reimbursed for the greater value of the inspection service being provided that day.
32. All laboratory service reports/results are expected within 48 hours of samples taken. Priority or “rush” (24 hr turn around) samples will be paid for at the appropriate unit price. See unit prices.



33. **UNIT PRICES** – In the spaces provided on the Bid Form, indicate the following Unit Pricing requested. Unit Prices shall remain valid for the life of project, include all costs for complete materials testing and inspection services and are to include all overhead, profit, insurance, fringes, taxes, consumables, report distribution, administrative expenses, mileage and travel expenses, fuel, vehicle expense, sample pickup to and from job site, travel time (payment is calculated for time inspector/technician is on-site only, meeting attendance, project management, etc.....

Unit Price Schedule

SEE BID FORM FOR SCHEDULE

END BID PACKAGE – “MATERIALS TESTING AND INSPECTIONS”

SCOPE OF WORK

Statement of Special Inspections

Project: *ACES at Chase*

Location: *565 Chase Parkway – Waterbury Connecticut*

Owner: *Area Cooperative Educational Services (ACES)*
350 State Street
North Haven, Connecticut

Structural Engineer of Record: *Michael Horton Associates, Inc.*

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

☒ Structural ☐ Mechanical/Electrical/Plumbing
☐ Architectural ☐ Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Structural Engineer of Record. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Structural Engineer of Record. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Structural Engineer of Record.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: *Twice per Month*

or ☐ per attached schedule.

Prepared by:

Paul J. Sheehan

(type or print name)

Signature

03-11-2026

Date



Owner's Authorization:

Building Official's Acceptance:

Signature

Date

Signature

Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|---|---|
| ☒ Soils and Foundations | ☒ Spray Fire Resistant Material |
| ☒ Cast-in-Place Concrete | ☒ Wood Construction |
| ☐ Precast Concrete | ☐ Exterior Insulation and Finish System |
| ☒ Masonry | ☐ Mechanical & Electrical Systems |
| ☒ Structural Steel | ☐ Architectural Systems |
| ☒ Cold-Formed Steel Framing | ☐ Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator	TBD	
2. Inspector		
3. Inspector		
4. Testing Agency	TBD	
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category *B*

Quality Assurance Plan Required (Y/N) *N*

Description of seismic force resisting system and designated seismic systems:

Steel system not specifically detailed for seismic

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *120mph (Vu) 93 (Vasd)*

Wind Exposure Category *B*

Quality Assurance Plan Required (Y/N) *N*

Description of seismic force resisting system and designated seismic systems:

Steel system not specifically detailed for seismic

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
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International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector
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Other

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	4 PE/GE	<i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i> <i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i>
2. Controlled Structural Fill	4 PE/GE	<i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i> <i>Inspect placement, lift thickness and compaction of controlled fill.</i> <i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i> <i>Verify extent and slope of fill placement.</i>
3. Underpinning	4 PE/GE	<i>Inspect underpinning sequence and placement, including dry pack.</i>

Item	Agency # (Qualif.)	Scope
1. Mix Design	4 ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
3. Reinforcement Installation	4 ICC-RCSI	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Anchor Rods	4 ICC-RCSI	Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
5. Concrete Placement	4 ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
6. Sampling and Testing of Concrete	4 ICC-RCSI	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
7. Curing and Protection	4 ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.
8. Other:	4 ICC-RCSI	Inspect that drilled and epoxied anchors are the proper size and are installed per the manufacturer's recommendations.

Masonry

Required Inspection Level: ☐ A ☒ B ☐ C

Page 7 of 11

Item	Agency # (Qualif.)	Scope
1. Material Certification		
2. Mixing of Mortar and Grout	4 ICC-SMSI	Inspect proportioning, mixing and retempering of mortar and grout.
3. Installation of Masonry	4 ICC-SMSI	Inspect size, layout, bonding and placement of masonry units. Inspect walls for plumb and straightness during construction.
4. Mortar Joints	4 ICC-SMSI	Periodically inspect construction of mortar joints including tooling and filling of head joints for CMU units only.
5. Reinforcement Installation	4 ICC-SMSI	Inspect placement, positioning and lapping of reinforcing steel. Inspect welding of reinforcing steel.
6. Grouting Operations	4 ICC-SMSI	Provide continuous inspection of the placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting.
7. Weather Protection	4 ICC-SMSI	Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation.
8. Evaluation of Masonry Strength	4 ICC-SMSI	Periodically test compressive strength of mortar cubes. Continuously test compressive strength of grout prisms..
9. Anchors and Ties	4 ICC-SMSI	Periodic inspection of size, location, spacing and embedment of dowels, anchors and veneer ties.
10. Other:	4 ICC-SMSI	Continuously inspect that drilled and epoxied anchors are the proper size and are installed per the manufacturer's recommendations.

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures ☐ Fabricator Exempt	4 AWS/AISC	Review shop fabrication and quality control procedures.
2. Material Certification	4 AWS/AISC	Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes
3. Bolting	4 AWS/AISC	Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.
4. Welding	4 AWS/AISC	Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds. Ultrasonic testing of all full-penetration welds.
5. Shear Connectors		Inspect size, number, positioning and welding of shear connectors. Inspect studs for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.
6. Structural Details	4 AWS/AISC	Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.
7. Metal Deck	4 AWS/AISC	Inspect welding and side-lap fastening of metal roof and floor deck.

Item	Agency # (Qualif.)	Scope
1. Member Sizes	4 PE	<i>Inspect size of members for conformance to the Contract Documents and shop drawings, for work constructed.</i>
2. Material Thickness	4 PE	<i>Review product data submission for conformance with the Contract Documents and shop drawings, for work constructed.</i>
3. Material Properties	4 PE	<i>Review product data submission for conformance with the Contract Documents and shop drawings, for work constructed.</i>
4. Mechanical Connections	4 PE	<i>Review installation of screw connections for conformance with the Contract Documents and shop drawings, for work constructed.</i>
5. Welding	4 PE	<i>Review installation of welded connections for conformance with the Contract Documents and shop drawings, for work constructed. Verify welder's certifications</i>
6. Framing Details	4 PE	<i>Review installation of cold formed structural metal framing for conformance with the Contract Documents and shop drawings, for work constructed.</i>

Item	Agency # (Qualif.)	Scope
1. Material Specifications	4	<i>Verify manufacturer's product data and listing information for approved intumescent coating system</i>
2. Laboratory Tested Fire Resistance Design	N/A	
3. Schedule of Thickness	4	<i>Review approved thickness schedule indicating required dry film thickness by member type and hourly rating.</i>
4. Surface Preparation	4	<i>Inspect surface condition and preparation of steel prior to application, including primer compatibility and cleanliness in accordance with manufacturer requirements</i>
5. Application	4	<i>Continuous special inspection during application of intumescent coating to verify compliance with approved documents and manufacturer installation requirements.</i>
6. Curing and Ambient Condition	4	<i>Verify ambient air temperature, substrate temperature, humidity, and ventilation are suitable for application and curing per manufacturer requirements</i>
7. Thickness	4	<i>Measure wet film thickness (WFT) during application and dry film thickness (DFT) after curing in accordance with manufacturer requirements. Sampling frequency per manufacturer requirements.</i>
8. Adhesion	4	<i>Where required, verify adhesion testing in accordance with manufacturer requirements.</i>
9. Final Visual Inspection	4	<i>Perform final visual inspection of cured coating for continuity, coverage, damage, cracking, or deficiencies prior to concealment.</i>
10. Other:		

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures ☐ Fabricator Exempt	4	<i>Inspect shop fabrication and quality control procedures for wood truss plant.</i>
2. Material Grading	1	<i>Inspect the wood framing for compliance to the drawings and specifications.</i>
3. Connections	1	<i>Inspect the wood framing for compliance to the drawings and specifications.</i>
4. Framing and Details	1	<i>Inspect size, configuration and fastening of wood decking for compliance to the drawings and specifications.</i>



Document A701™ – 1997

Instructions to Bidders

for the following PROJECT:

ACES AT CHASE
565 CHASE PARKWAY
WATERBURY, CT
STATE PROJECT NO. 244-0044 MAG

THE OWNER:

(Name, legal status and address)

AREA COOPERATIVE EDUCATIONAL SERVICES (ACES)
370 JAMES STREET
NEW HAVEN, CT 06513

THE ARCHITECT:

(Name, legal status and address)

SILVER PETRUCELLI + ASSOCIATES, INC.
3190 WHITNEY AVENUE
HAMDEN, CT

ADDITIONS AND DELETIONS:

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

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

- 1 DEFINITIONS
- 2 BIDDER'S REPRESENTATIONS
- 3 BIDDING DOCUMENTS
- 4 BIDDING PROCEDURES
- 5 CONSIDERATION OF BIDS
- 6 POST-BID INFORMATION
- 7 PERFORMANCE BOND AND PAYMENT BOND
- 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

ARTICLE 1 DEFINITIONS

§ 1.1 Bidding Documents include the Bidding Requirements and the proposed Contract Documents. The Bidding Requirements consist of the Advertisement or Invitation to Bid, Instructions to Bidders, Supplementary Instructions to Bidders, the bid form, and other sample bidding and contract forms. The proposed Contract Documents consist of the form of Agreement between the Owner and Contractor, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications and all Addenda issued prior to execution of the Contract.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, AIA Document A201, or in other Contract Documents are applicable to the Bidding Documents.

§ 1.3 Addenda are written or graphic instruments issued by the Architect prior to the execution of the Contract which modify or interpret the Bidding Documents by additions, deletions, clarifications or corrections.

§ 1.4 A Bid is a complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

§ 1.5 The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents as the base, to which Work may be added or from which Work may be deleted for sums stated in Alternate Bids.

§ 1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from the amount of the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

§ 1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials, equipment or services or a portion of the Work as described in the Bidding Documents.

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment or labor for a portion of the Work.

ARTICLE 2 BIDDER'S REPRESENTATIONS

§ 2.1 The Bidder by making a Bid represents that:

§ 2.1.1 The Bidder has read and understands the Bidding Documents or Contract Documents, to the extent that such documentation relates to the Work for which the Bid is submitted, and for other portions of the Project, if any, being bid concurrently or presently under construction.

§ 2.1.2 The Bid is made in compliance with the Bidding Documents.

§ 2.1.3 The Bidder has visited the site, become familiar with local conditions under which the Work is to be performed and has correlated the Bidder's personal observations with the requirements of the proposed Contract Documents.

§ 2.1.4 The Bid is based upon the materials, equipment and systems required by the Bidding Documents without exception.

ARTICLE 3 BIDDING DOCUMENTS

§ 3.1 COPIES

§ 3.1.1 Bidders may obtain complete sets of the Bidding Documents from the issuing office designated in the Advertisement or Invitation to Bid in the number and for the deposit sum, if any, stated therein. The deposit will be refunded to Bidders who submit a bona fide Bid and return the Bidding Documents in good condition within ten days after receipt of Bids. The cost of replacement of missing or damaged documents will be deducted from the deposit. A Bidder receiving a Contract award may retain the Bidding Documents and the Bidder's deposit will be refunded.

§ 3.1.2 Bidding Documents will not be issued directly to Sub-bidders unless specifically offered in the Advertisement or Invitation to Bid, or in supplementary instructions to bidders.

§ 3.1.3 Bidders shall use complete sets of Bidding Documents in preparing Bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

§ 3.1.4 The Owner and Architect may make copies of the Bidding Documents available on the above terms for the purpose of obtaining Bids on the Work. No license or grant of use is conferred by issuance of copies of the Bidding Documents.

§ 3.2 INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS

§ 3.2.1 The Bidder shall carefully study and compare the Bidding Documents with each other, and with other work being bid concurrently or presently under construction to the extent that it relates to the Work for which the Bid is submitted, shall examine the site and local conditions, and shall at once report to the Architect errors, inconsistencies or ambiguities discovered.

§ 3.2.2 Bidders and Sub-bidders requiring clarification or interpretation of the Bidding Documents shall make a written request which shall reach the Architect at least seven days prior to the date for receipt of Bids.

§ 3.2.3 Interpretations, corrections and changes of the Bidding Documents will be made by Addendum. Interpretations, corrections and changes of the Bidding Documents made in any other manner will not be binding, and Bidders shall not rely upon them.

§ 3.3 SUBSTITUTIONS

§ 3.3.1 The materials, products and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance and quality to be met by any proposed substitution.

§ 3.3.2 No substitution will be considered prior to receipt of Bids unless written request for approval has been received by the Architect at least ten days prior to the date for receipt of Bids. Such requests shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitution including drawings, performance and test data, and other information necessary for an evaluation. A statement setting forth changes in other materials, equipment or other portions of the Work, including changes in the work of other contracts that incorporation of the proposed substitution would require, shall be included. The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

§ 3.3.3 If the Architect approves a proposed substitution prior to receipt of Bids, such approval will be set forth in an Addendum. Bidders shall not rely upon approvals made in any other manner.

§ 3.3.4 No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

§ 3.4 ADDENDA

§ 3.4.1 Addenda will be transmitted to all who are known by the issuing office to have received a complete set of Bidding Documents.

§ 3.4.2 Copies of Addenda will be made available for inspection wherever Bidding Documents are on file for that purpose.

§ 3.4.3 Addenda will be issued no later than two days prior to the date for receipt of Bids except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

§ 3.4.4 Each Bidder shall ascertain prior to submitting a Bid that the Bidder has received all Addenda issued, and the Bidder shall acknowledge their receipt in the Bid.

ARTICLE 4 BIDDING PROCEDURES

§ 4.1 PREPARATION OF BIDS

§ 4.1.1 Bids shall be submitted on the forms included with the Bidding Documents.

§ 4.1.2 All blanks on the bid form shall be legibly executed in a non-erasable medium.

§ 4.1.3 Sums shall be expressed in both words and figures. In case of discrepancy, the amount written in words shall govern.

§ 4.1.4 Interlineations, alterations and erasures must be initialed by the signer of the Bid.

§ 4.1.5 All requested Alternates shall be bid. If no change in the Base Bid is required, enter "No Change."

§ 4.1.6 Where two or more Bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of the bid security, state the Bidder's refusal to accept award of less than the combination of Bids stipulated by the Bidder. The Bidder shall make no additional stipulations on the bid form nor qualify the Bid in any other manner.

§ 4.1.7 Each copy of the Bid shall state the legal name of the Bidder and the nature of legal form of the Bidder. The Bidder shall provide evidence of legal authority to perform within the jurisdiction of the Work. Each copy shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further give the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached certifying the agent's authority to bind the Bidder.

§ 4.2 BID SECURITY

§ 4.2.1 Each Bid shall be accompanied by a bid security in the form and amount required if so stipulated in the Instructions to Bidders. The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and will, if required, furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty. The amount of the bid security shall not be forfeited to the Owner in the event the Owner fails to comply with Section 6.2.

§ 4.2.2 If a surety bond is required, it shall be written on AIA Document A310, Bid Bond, unless otherwise provided in the Bidding Documents, and the attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of the power of attorney.

§ 4.2.3 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until either (a) the Contract has been executed and bonds, if required, have been furnished, or (b) the specified time has elapsed so that Bids may be withdrawn or (c) all Bids have been rejected.

§ 4.3 SUBMISSION OF BIDS

§ 4.3.1 All copies of the Bid, the bid security, if any, and any other documents required to be submitted with the Bid shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to the party receiving the Bids and shall be identified with the Project name, the Bidder's name and address and, if applicable, the designated portion of the Work for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

§ 4.3.2 Bids shall be deposited at the designated location prior to the time and date for receipt of Bids. Bids received after the time and date for receipt of Bids will be returned unopened.

§ 4.3.3 The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

§ 4.3.4 Oral, telephonic, telegraphic, facsimile or other electronically transmitted bids will not be considered.

§ 4.4 MODIFICATION OR WITHDRAWAL OF BID

§ 4.4.1 A Bid may not be modified, withdrawn or canceled by the Bidder during the stipulated time period following the time and date designated for the receipt of Bids, and each Bidder so agrees in submitting a Bid.

§ 4.4.2 Prior to the time and date designated for receipt of Bids, a Bid submitted may be modified or withdrawn by notice to the party receiving Bids at the place designated for receipt of Bids. Such notice shall be in writing over the signature of the Bidder. Written confirmation over the signature of the Bidder shall be received, and date- and time-stamped by the receiving party on or before the date and time set for receipt of Bids. A change shall be so worded as not to reveal the amount of the original Bid.

§ 4.4.3 Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids provided that they are then fully in conformance with these Instructions to Bidders.

§ 4.4.4 Bid security, if required, shall be in an amount sufficient for the Bid as resubmitted.

ARTICLE 5 CONSIDERATION OF BIDS

§ 5.1 OPENING OF BIDS

At the discretion of the Owner, if stipulated in the Advertisement or Invitation to Bid, the properly identified Bids received on time will be publicly opened and will be read aloud. An abstract of the Bids may be made available to Bidders.

§ 5.2 REJECTION OF BIDS

The Owner shall have the right to reject any or all Bids. A Bid not accompanied by a required bid security or by other data required by the Bidding Documents, or a Bid which is in any way incomplete or irregular is subject to rejection.

§ 5.3 ACCEPTANCE OF BID (AWARD)

§ 5.3.1 It is the intent of the Owner to award a Contract to the lowest qualified Bidder provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available. The Owner shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's own best interests.

§ 5.3.2 The Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and to determine the low Bidder on the basis of the sum of the Base Bid and Alternates accepted.

ARTICLE 6 POST-BID INFORMATION

§ 6.1 CONTRACTOR'S QUALIFICATION STATEMENT

Bidders to whom award of a Contract is under consideration shall submit to the Architect, upon request, a properly executed AIA Document A305, Contractor's Qualification Statement, unless such a Statement has been previously required and submitted as a prerequisite to the issuance of Bidding Documents.

§ 6.2 OWNER'S FINANCIAL CAPABILITY

The Owner shall, at the request of the Bidder to whom award of a Contract is under consideration and no later than seven days prior to the expiration of the time for withdrawal of Bids, furnish to the Bidder reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. Unless such reasonable evidence is furnished, the Bidder will not be required to execute the Agreement between the Owner and Contractor.

§ 6.3 SUBMITTALS

§ 6.3.1 The Bidder shall, as soon as practicable or as stipulated in the Bidding Documents, after notification of selection for the award of a Contract, furnish to the Owner through the Architect in writing:

- .1 a designation of the Work to be performed with the Bidder's own forces;
- .2 names of the manufacturers, products, and the suppliers of principal items or systems of materials and equipment proposed for the Work; and
- .3 names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.

§ 6.3.2 The Bidder will be required to establish to the satisfaction of the Architect and Owner the reliability and responsibility of the persons or entities proposed to furnish and perform the Work described in the Bidding Documents.

§ 6.3.3 Prior to the execution of the Contract, the Architect will notify the Bidder in writing if either the Owner or Architect, after due investigation, has reasonable objection to a person or entity proposed by the Bidder. If the Owner or Architect has reasonable objection to a proposed person or entity, the Bidder may, at the Bidder's option, (1) withdraw the Bid or (2) submit an acceptable substitute person or entity with an adjustment in the Base Bid or Alternate Bid to cover the difference in cost occasioned by such substitution. The Owner may accept the adjusted bid price or disqualify the Bidder. In the event of either withdrawal or disqualification, bid security will not be forfeited.

§ 6.3.4 Persons and entities proposed by the Bidder and to whom the Owner and Architect have made no reasonable objection must be used on the Work for which they were proposed and shall not be changed except with the written consent of the Owner and Architect.

ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND

§ 7.1 BOND REQUIREMENTS

§ 7.1.1 If stipulated in the Bidding Documents, the Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Bonds may be secured through the Bidder's usual sources.

§ 7.1.2 If the furnishing of such bonds is stipulated in the Bidding Documents, the cost shall be included in the Bid. If the furnishing of such bonds is required after receipt of bids and before execution of the Contract, the cost of such bonds shall be added to the Bid in determining the Contract Sum.

§ 7.1.3 If the Owner requires that bonds be secured from other than the Bidder's usual sources, changes in cost will be adjusted as provided in the Contract Documents.

§ 7.2 TIME OF DELIVERY AND FORM OF BONDS

§ 7.2.1 The Bidder shall deliver the required bonds to the Owner not later than three days following the date of execution of the Contract. If the Work is to be commenced prior thereto in response to a letter of intent, the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Section 7.2.1.

§ 7.2.2 Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond. Both bonds shall be written in the amount of the Contract Sum.

§ 7.2.3 The bonds shall be dated on or after the date of the Contract.

§ 7.2.4 The Bidder shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.

ARTICLE 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

Unless otherwise required in the Bidding Documents, the Agreement for the Work will be written on AIA Document A101, Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment Is a Stipulated Sum.

**BACKGROUND CHECK COMPLIANCE AGREEMENT
DOWNES CONSTRUCTION
ALTERATIONS AT
ACES AT CHASE, 565 CHASE PARKWAY, WATERBURY, CT**

As a condition under the Standard Form of Agreement between the Owner and Downes Construction, Subcontractors are to comply with "Background Investigations" for this project. As defined in the Invitation to Bid and Instructions to Subcontractors. All workers that are proposed to perform work on this project are required to go through a photo badge pre-approval background check process/program by **Intellicorp at 216-450-5268**, all costs for the background checks and badging requirements will be paid for by the Subcontractor. The background check shall consist of the following: criminal felony & misdemeanor, social security number trace, social security validation, national sex offender registry, widescreen plus national & federal criminal search. Current (no more than one year old) background checks must be submitted to the Construction Manager and approved by the Owner prior to the individual arriving to the site. Only pre-approved workers shall work on the project. All workers shall attend Downes worker orientation training specific to this project.

PURPOSE

The Background Check compliance agreement is intended to ensure that subcontractors, assigned to this project, have or will hire qualified employees/staff to provide and maintain a safe and secure environment.

POLICY

Subcontractors shall comply with maintaining a policy and procedure in place for a background check and performing background checks, in accordance with any State and Federal laws, for any person deployed to the above referenced Project.

DEFINITION OF A BACKGROUND CHECK

A background check is a process in which the specifics of an individual's past history are verified for the purposes of determining qualifications for employment/work, and it's conducted in addition to a reference check. The type of background check conducted is dependent upon a position's responsibilities and required qualifications by the contract. When conducting background checks, it is the Subcontractors responsibility to comply with any state and federal laws.

COMPLIANCE AGREEMENT

The Subcontractor hereby agrees that deployed personnel on this project have been administered a background check. To the best of the Subcontractors knowledge, the employee has a satisfactory background check in accordance and in compliance with the any State and Federal laws. The Subcontractor and its employees release Downes Construction, its officers and its employees from any and all liability arising out of or related in any way to such testing.

[Please print and sign where noted:](#)

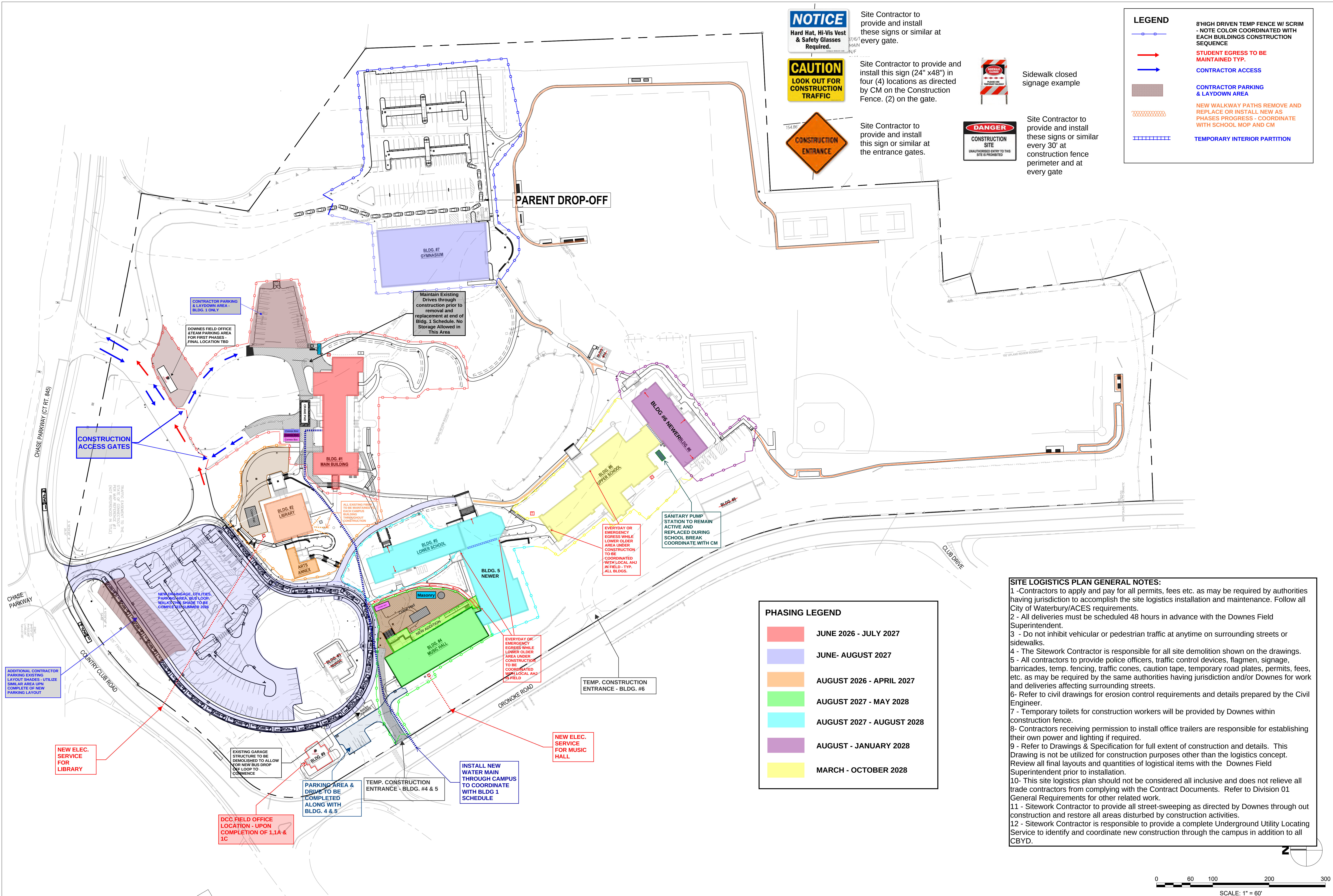
SUBCONTRACTOR COMPANY NAME/ADDRESS/TELEPHONE #:

PRINT NAME OF AUTHORIZED COMPANY'S REPRESENTATIVE:

_____ **TITLE:** _____

SIGNATURE OF AUTHORIZED COMPANY'S REPRESENTATIVE

_____ **DATE:** _____



NOTICE
Hard Hat, Hi-Vis Vest & Safety Glasses Required.

CAUTION
LOOK OUT FOR CONSTRUCTION TRAFFIC

CONSTRUCTION ENTRANCE

Site Contractor to provide and install these signs or similar at every gate.

Site Contractor to provide and install this sign (24" x48") in four (4) locations as directed by CM on the Construction Fence. (2) on the gate.

Site Contractor to provide and install this sign or similar at the entrance gates.



Sidewalk closed signage example



Site Contractor to provide and install these signs or similar every 30' at construction fence perimeter and at every gate

LEGEND

- 8" HIGH DRIVEN TEMP FENCE W/ SCRIM - NOTE COLOR COORDINATED WITH EACH BUILDINGS CONSTRUCTION SEQUENCE
- STUDENT EGRESS TO BE MAINTAINED TYP.
- CONTRACTOR ACCESS
- CONTRACTOR PARKING & LAYDOWN AREA
- NEW WALKWAY PATHS REMOVE AND REPLACE OR INSTALL NEW AS PHASES PROGRESS - COORDINATE WITH SCHOOL MOP AND CM
- TEMPORARY INTERIOR PARTITION

PHASING LEGEND

- JUNE 2026 - JULY 2027
- JUNE- AUGUST 2027
- AUGUST 2026 - APRIL 2027
- AUGUST 2027 - MAY 2028
- AUGUST 2027 - AUGUST 2028
- AUGUST - JANUARY 2028
- MARCH - OCTOBER 2028

SITE LOGISTICS PLAN GENERAL NOTES:

- 1 - Contractors to apply and pay for all permits, fees etc. as may be required by authorities having jurisdiction to accomplish the site logistics installation and maintenance. Follow all City of Waterbury/ACES requirements.
- 2 - All deliveries must be scheduled 48 hours in advance with the Downes Field Superintendent.
- 3 - Do not inhibit vehicular or pedestrian traffic at anytime on surrounding streets or sidewalks.
- 4 - The Sitework Contractor is responsible for all site demolition shown on the drawings.
- 5 - All contractors to provide police officers, traffic control devices, flagmen, signage, barricades, temp. fencing, traffic cones, caution tape, temporary road plates, permits, fees, etc. as may be required by the same authorities having jurisdiction and/or Downes for work and deliveries affecting surrounding streets.
- 6 - Refer to civil drawings for erosion control requirements and details prepared by the Civil Engineer.
- 7 - Temporary toilets for construction workers will be provided by Downes within construction fence.
- 8- Contractors receiving permission to install office trailers are responsible for establishing their own power and lighting if required.
- 9 - Refer to Drawings & Specification for full extent of construction and details. This Drawing is not be utilized for construction purposes other than the logistics concept. Review all final layouts and quantities of logistical items with the Downes Field Superintendent prior to installation.
- 10- This site logistics plan should not be considered all inclusive and does not relieve all trade contractors from complying with the Contract Documents. Refer to Division 01 General Requirements for other related work.
- 11 - Sitework Contractor to provide all street-sweeping as directed by Downes through out construction and restore all areas disturbed by construction activities.
- 12 - Sitework Contractor is responsible to provide a complete Underground Utility Locating Service to identify and coordinate new construction through the campus in addition to all CBYD.

OVERALL OBJECTIVE: Complete the Alterations to the ACES at Chase Campus School Buildings identified on the plans as #1 - Main School, #2 - Library, #4 Music Hall, #5 Lower School, #6 Upper School & #7 Gymnasium over four (4) phases and subphases that primarily overlap. All demolition sitework and general construction will be performed all while maintaining school operations in and around a fully occupied school campus.

The Alterations to ACES at Chase are divided into four (4) phases. All work shall be performed in such a manner in support of maintaining school operations and will be closely coordinated with the Construction Manager and appropriate School Administration. Shutdowns and “tie-ins” of all utility services will be scheduled in advance with the Construction Manager during hours that minimize or eliminate any impact to school functions. Each Subcontractor is responsible to relocate, maintain, support, remove, re-install, maintain functionality, maintain uninterrupted services, and maintain the current systems for the systems covered under their Scope of Work as required by phasing.

All Subcontractors must pay special attention to the school bus operations, student and staff activity that will occur adjacent to construction activities during the school season. Vehicles and equipment shall not be left unattended at any time in bus, student or staff travel routes. Deliveries and vehicle exiting are not allowed during school student arrival and departure hours. All Subcontractors shall assume that any work that is necessary to be performed outside the staging boundaries in occupied interior or exterior school space will be performed during hours that minimize or eliminate any impact to school function. Special temporary protection measures/enclosures will be provided to separate the work area from the occupied area. Each subcontractor will restore the area to acceptable school standards at the end of each work period. There will be a strict policy of absolutely **NO CONTACT OR FRATERNIZATION WITH SCHOOL STUDENTS OR STAFF** and NO use of foul or offensive language on the jobsite or school property. In addition, there is **NO SMOKING OR VAPING** allowed on the jobsite or school property.

Immediate and permanent dismissal will result for failure to abide by these policies.

The following is a brief description of the phases and the construction that occurs during them. This narrative **is not** intended to be all inclusive of the work required and does not relieve the Subcontractor from complying with their Scope of Work and all Contract Documents. Each Subcontractor is expected to coordinate their work and procure all material and equipment in order to complete the phase. It shall be understood that there will be work outside the limits noted to facilitate the logistics plan. Multiple mobilizations will be required throughout construction to accomplish each phase. It should be expected at times there will be less than standard productivity rates in order to accomplish the work. The Construction Manager reserves the right to change any aspect of phasing and/or staging in the best interests of ACES, at No Additional Cost to the Owner or Construction Manager. Refer to Site Logistics Drawings and contract drawings for graphical representation and phasing boundaries.

PHASE 1 – MAIN SCHOOL

Objective: Initial site mobilization, staging, laydown and temp. fence setup, establish & prepare CM trailer area all in and around the Main Building only. Complete Extensive Abatement and Selective Demolition. Shoring and buildout of a new elevator shaft, extensive renovation of interior spaces, entirely new roof and removal and replacement of all new MEPFP systems within the building. Building has been unoccupied and will be throughout the construction process.

Schedule: Start February 2026. Anticipated to be complete for occupancy May 2027.

Summary of tasks:

- Expedite submittal and procurement process for all phases.
- Immediately buyout Main Distribution Panel (MDP) for this Building and provide submittal/shop drawing.
- Begin MEP coordination process for all phases – aggressively for this phases work.
- Site mobilization including setup of the CM Office Trailer/Storage Trailer compound, erosion and sedimentation control, bituminous driveways delineation, installation of temporary construction fencing/gates/signage to isolate construction areas from school activity to accomplish phase.
- Remove all HAZMAT and selectively demolish all areas of building as required.
- Remove existing dumbwaiter, provide engineered shoring and enlarge existing shaft and install new passenger elevator.
- Install all new underslab sanitary
- Remove and replace existing infilled floor structure at lower level with an all-new engineered floor infill.
- New steel members to accommodate vertical penetrations through building including new mechanical equipment supports.
- Remove entire MEPFP infrastructure within building and replace with all new systems including new roof top equipment.
- Remove and replace existing roof in its entirety.
- Provide exterior façade repairs as required per documents.
- New blast resistant entry door system.
- Patch and repair all existing plaster at new and enlarged openings and as required.
- All new millwork, painting, ceilings, flooring and other finishes and specialties.
- Maintain existing School property drive entries, parking lot and all access for traffic including busing.
- Coordinate all site and building utility work for installation of Gas Company gas service for energizing and use for temporary heat fuel.
- Install new water main lateral through campus from Oronoke Road. Coordinate and install so as to not impede school access around campus.
- Install new communications fiber to existing building from the Library Building.

• Maintain and/or relocate aboveground and underground utility, data and life safety services to other school areas as necessary to accomplish phase. • Remove, relocate, cut, cap and/or make safe all aboveground and underground utilities to accomplish phase. • Complete all new underground utility work within phase ensuring maintenance of existing flows and services. • Install MEP systems required for phase and required measures to maintain operations of adjacent phase and existing services. • Complete all site improvements and landscaping within phase as project conditions dictate. • Perform overtime and “off-hours” work as required to accomplish phase. Existing school building operations shall not be disrupted.
PHASE 1A BUS DROP-OFF AND STAFF PARKING AREA
Objective: Establish new bus drop off loop and parking configurations, complete all associated site utility, drainage, paving and site improvements as practical.
Schedule: Begin June 2026. Substantially completed for start of the 2026-27 School year.
Summary of tasks: • Relocate site fencing and gates as necessary to accomplish phase. Install new and maintain existing sedimentation and erosion control. • Maintain and/or relocate aboveground and underground utility, data and life safety services to other school areas as necessary to accomplish phase. • Complete all site demolition, pavement removal, earthwork as required. • Abatement & Demo existing storage garage. • Complete all new underground utility and drainage work within phase ensuring maintenance of existing flows and services. • Complete all site improvements and landscaping within phase as project conditions dictate. • Perform overtime and “off-hours” work as required to accomplish phase. Existing school building operations shall not be disrupted.
PHASE 1C – LIBRARY/ANNEX
Objective: Renovate interior spaces, install new elevator, all new MEPFP and Communications and Roof Top unit equipment and associated selective roofing replacement with some exterior facade repairs. Building will be un-occupied during construction.
Schedule: Begin June 2026. Complete for occupancy January 2027.
Summary of tasks:

- Relocate site fencing and gates as necessary to accomplish phase. Install new and maintain existing sedimentation and erosion control.
- Install/maintain entry/egress construction within and through adjacent phases.
- Perform all Hazmat & Selective demolition.
- Sawcut slab and provide new elevator hoistway pit with associated underpinning slab removals and shoring at floors above.
- Install new structural supports to accommodate new architectural layouts and mechanical units.
- New MEPFP systems throughout. Existing boiler remains and will be reused.
- This building will receive a new electrical service from Chase Parkway. Note this building is currently fed from the Lower School Electrical Room MCB.
- New wall layouts at all floors.
- New blast resistant entry door system.
- New finishes throughout.
- Maintain and/or relocate aboveground and underground utility, data and life safety services to other school areas as necessary to accomplish phase. Note this building contains the main MDF room which serves the entire campus replacement of existing data/telecommunications to be closely coordinated.
- Establish new ADA accessible walkway to the main level. Note: If accepted by the Owner - Alternate #2 creates an additional ADA walkway.
- If accepted by the Owner – Alternate #2 includes similar interior work above at the Annex Area.
- Remove, relocate, cut, cap and/or make safe all aboveground and underground utilities to accomplish phase.
- Complete all new underground utility work within phase ensuring maintenance of existing flows and services.
- Install MEP systems required for phase and required measures to maintain operations of adjacent phases and existing services.
- Complete all site improvements and landscaping within phase as project conditions dictate. Perform overtime and “off-hours” work as required to accomplish phase. Existing school building operations shall not be disrupted.

PHASE 2 MUSIC HALL

Objective: Construct entirely new entry vestibule, lobby addition with elevator and covered exterior egress ramp. Extensive interior alterations and renovations to the main and upper-level areas. Building will be unoccupied during construction.

Schedule: Begin June 2027. Complete for occupancy March 2028.

Summary of tasks:

- Create and establish a new laydown area to accomplish phase – see site logistics.
- Relocate site fencing and gates as necessary to accomplish phase. Install new and maintain existing sedimentation and erosion control.

- Install/maintain entry/egress construction within and through adjacent phases.
- Perform selective demolition and HAZMAT.
- Install shoring as required to support existing masonry planks.
- New concrete foundations, masonry backup etc at new addition and egress ramp.
- New structural steel at addition and existing interior areas.
- Removal of all MEP systems throughout.
- This building will receive a new electrical service from Oronoke Road. Note this building is currently fed from the Lower School Electrical Room MDP.
- New MEPFP Systems throughout.
- Upgrades to data and communication infrastructure.
- New roof at addition.
- New exterior addition with metal panels, curtainwall, signage and cleaning and repair of existing facades.
- If accepted by the Owner – Alternate #3 includes reconstruction of the existing phase area and will be completed within this phase.
- Maintain and/or relocate aboveground and underground utility, data and life safety services to other school areas as necessary to accomplish phase.
- Remove, relocate, cut, cap and/or make safe all aboveground and underground utilities to accomplish phase.
- Complete all new underground utility work within phase ensuring maintenance of existing flows and services.
- Install MEP systems required for phase and required measures to maintain operations of adjacent phases and existing services.
- Complete all site improvements and landscaping within phase as project conditions dictate Perform overtime and “off-hours” work as required to accomplish phase. Existing school building operations shall not be disrupted.

PHASE 2A GYMNASIUM

Objective: Remove and replace existing gym ceiling system, reconfigure and renovate locker and bathroom areas with an all new Fire Protection system and selective MEP & Tele Data removals and replacements. Building will be unoccupied during construction.

Schedule: Begin June 2027. Complete for occupancy at start of 27-28 School year.

Summary of Tasks:

- Selective demolition and hazmat.
- Sawcut and remove slabs for underground sanitary.
- Completely remove existing ceiling system in its entirety at gym area and replace with an all new system.
- New wall layouts, finishes, lockers etc.
- Selective MEP removal and replacements
- Remove and replace existing sewage ejector system.

- Install entirely new Fire Protection system.
- Install site fencing and gates as necessary to accomplish phase. Install new and maintain existing sedimentation and erosion control.
- Install temporary enclosure protection at building separation designation for occupied area of building and to prevent weather infiltration of occupied area.
- Remove, relocate, cut, cap and/or make safe all aboveground and underground utilities to accomplish phase.
- Complete site improvements and landscaping as project conditions dictate in this phase.
- If accepted by the Owner – Alternate #3 includes the demolition of the existing tennis court area with and all new Student Parking Area. This scope of work will be accomplished with this phase.
- Maintain and/or relocate aboveground and underground utility, data and life safety services to other school areas as necessary to accomplish phase.
- Remove, relocate, cut, cap and/or make safe all aboveground and underground utilities to accomplish phase.
- Complete all new underground utility work within phase ensuring maintenance of existing flows and services.
- Renovated areas of the phase, cleaning, balancing, certifications, mobilizations, etc. for complete operational systems.
- Complete all site improvements and landscaping within phase as project conditions dictate Perform overtime and “off-hours” work as required to accomplish phase. Existing school building operations shall not be disrupted.

PHASE 3 & 3A – LOWER SCHOOL BUILDING

Objective: Completely renovate older wing with all new Architectural and finish work along with selective Mechanical ductwork, replacement of existing mechanical units, Fire Protection, new electrical branch power and lighting systems. New wing will contain a less extensive renovation from the older wing.

Schedule: Older Wing - Begin June 2027 Complete for Occupancy December 2028. Newer Wing (Intersecting with Music Hall) Begin January 2028 Complete for occupancy Summer 2028. Building will be occupied throughout both construction phases.

Summary of Tasks:

- Relocate site fencing and gates as necessary to accomplish phase. Install new and maintain existing sedimentation and erosion control.
- Install temporary walls and enclosure protection at building separation designation for occupied area of building.
- Maintain all Life safety, Fire Alarm, electrical, tele/data communications, mechanical, plumbing etc to the occupied area of the building that may be fed from the area under construction.

- Complete selective demolition and limited abatement.
- Underslab sanitary.
- Selective roofing work.
- Selectively remove existing mechanical equipment and electrical power and lighting at both areas. In general, most ductwork remains. Some light fixtures to remain.
- New Fire Protection and Fire Alarm.
- New boilers, water heaters.
- Remove and replace existing basement level AHU's and replace with new.
- Remove and replace existing sewage/storm ejector systems interior.
- Remove existing feeders to the Library and Music Buildings.
- Classroom concrete slab infill on rigid insulation at newer wing.
- All new painting, ceilings, flooring, specialties etc at both wings.
- Install/maintain entry/egress construction within and through adjacent phases.
- Maintain and/or relocate aboveground and underground utility, data and life safety services to other school areas as necessary to accomplish phase.
- Remove, relocate, cut, cap and/or make safe all aboveground and underground utilities to accomplish phase.
- Complete all new underground utility work within phase ensuring maintenance of existing flows and services.
- Install MEP systems required for phase and required measures to maintain operations of adjacent phases and existing services.
- Complete all site improvements and landscaping within phase as project conditions dictate. Perform overtime and "off-hours" work as required to accomplish phase. Existing school building operations shall not be disrupted.

PHASE 4 & 4A – UPPER SCHOOL BUILDING

Objective: Completely renovate older wing with all new Architectural and finish work, Mechanical ductwork, replacement of existing mechanical units, Fire Protection, new electrical branch power and lighting systems. New wing will contain a less extensive renovation from the older wing.

Schedule: Newer Wing - Begin January 2027 Complete for Occupancy December 2028. Older Wing - Begin January 2028 Complete for occupancy September 2028. Building will be occupied throughout both construction phases.

Summary of Tasks:

- Relocate site fencing and gates as necessary to accomplish phase. Install new and maintain existing sedimentation and erosion control.
- Install temporary walls and enclosure protection at building separation designation for occupied area of building.

- Maintain all Life safety, Fire Alarm, electrical, tele/data communications, mechanical, plumbing etc to the occupied area of the building that may be fed from the area under construction.
- Complete selective demolition and limited abatement.
- Underslab sanitary.
- New supplemental interior supporting steel for new mechanical equipment
- Selective roofing work.
- Selectively remove existing mechanical equipment and electrical power and lighting at both areas. In general, most ductwork remains at newer wing. Some light fixtures to remain.
- New Fire Protection and Fire Alarm at older wing.
- Remove and replace existing basement level AHU's and replace with new at newer wing.
- Remove and replace existing sewage ejector system exterior of newer wing.
- Remove and replace existing duplex pumping station interior of older wing.
- Remove and replace sump pumps interior lower level of newer wing.
- Remove and replace existing MSB at older wing with new MDP fed from newer wings electrical room MDP.
- All new painting, ceilings pads, flooring, specialties etc. at both wings.
- Remove, store and reinstall ceiling grid as shown on the documents.
- Remove, relocate, cut, cap and/or make safe all aboveground and underground utilities to accomplish phase.
- Maintain and/or relocate aboveground and underground utility, data and life safety services to other school areas as necessary to accomplish phase.
- Complete all new underground utility work within phase ensuring maintenance of existing flows and services.
- Complete all site improvements and landscaping within phase as project conditions dictate. Perform overtime and "off-hours" work as required to accomplish phase. Existing school building operations shall not be disrupted.

ACES at CHASE

ID	Name	Planned Duration	Start	Finish	
25-01-0541 - ACES at C...	ACES at Chase	1,140d	01-Jul-24 A	08-Jan-29	
Mile - Milestones	Milestones	550d	25-Aug-26	01-Nov-28	
M180	Phase 1A Parking Lot, Bus Loop & Site Improvements Substantially Compl...	0d		25-Aug-26 C	◆ Phase 1A Parking Lot, Bus Loop & Site Improvements Substantially Complete
M190	Building 1 Exterior Improvements Substantially Complete	0d		28-Jan-27	◆ Building 1 Exterior Improvements Substantially Complete
M175	Building 1C Library Substantially Complete	0d		08-Apr-27 C	◆ Building 1C Library Substantially Complete
M195	Building 1 Interior Substantially Complete	0d		16-Jul-27 C	◆ Building 1 Interior Substantially Complete
M185	Phase 2A Gymnasium Substantially Complete	0d		27-Aug-27 C	◆ Phase 2A Gymnasium Substantially Complete
M490	Phase 4 Upper School Part B Newer Wing Substantially Complete	0d		27-Jan-28 C	◆ Phase 4 Upper School Part B Newer Wing Substa
M390	Phase 3 Lower School Older Wing Substantially Complete	0d		14-Mar-28 C	◆ Phase 3 Lower School Older Wing Substanti
M290	Phase 2 Music Hall Substantially Complete	0d		30-May-28 C	◆ Phase 2 Music Hall Substantially Cor
M395	Phase 3 Lower School Newer Wing Substantially Complete	0d		15-Aug-28 C	◆ Phase 3 Lower School Newer
M495	Phase 4A Upper School Part A Older Wing Substantially Complete	0d		01-Nov-28 C	◆ Phase 4A Upper Scho
Preconstruction - Prec...	Preconstruction	453d	01-Jul-24 A	22-Apr-26	Preconstruction - Preconstruction
Bid / Award Main Scop...	Bid / Award Main Scope	185d	10-Oct-25 A	18-May-26	Bid / Award Main Scope - Bid / Award Main Scope
BID1000	Prepare Final Bid Documents	20d	10-Oct-25 A	11-Dec-25 A	Prepare Final Bid Documents
BID1010	Bidding Period w/Addenda	25d	12-Dec-25 A	17-Feb-26 A	Bidding Period w/Addenda
BID1005	Advertise For Bids	1d	12-Dec-25 A	12-Dec-25 A	Advertise For Bids
BID1030	Scope Reviews	10d	04-Feb-26 A	27-Feb-26 A	Scope Reviews
BID1040	GMP Development / Submission	15d	23-Feb-26 A	17-Mar-26 A	GMP Development / Submission
BID1050	Review GMP Amend. 1 w/ ACES / Execute	4d	17-Mar-26 A	14-May-26 A	Review GMP Amend. 1 w/ ACES / Execute
BID1060	Notice To Proceed CM Followed by Trade Subcontractors	2d	15-May-26 C	18-May-26	Notice To Proceed CM Followed by Trade Subcontractors
Procurement - Submitt...	Submittals/Procurement	201d	19-May-26	04-Mar-27	Procurement - Submittals/Procurement
S1000	Submittal Process for Electrical Equipment (MDP)	40d	19-May-26	15-Jul-26	Submittal Process for Electrical Equipment (MDP)
S1020	Submittal/Procurement Process for Curtain Wall, SF (16 wk Lead time afte...	160d	19-May-26	07-Jan-27	Submittal/Procurement Process for Curtain Wall, SF (16 wk Lead time after Approvals A
S1030	Submittal/Procurement Process for Food Service (16 wk Lead time after A...	160d	19-May-26	07-Jan-27	Submittal/Procurement Process for Food Service (16 wk Lead time after Approvals Assu
S1050	Submittal/Procurement Process for Major HVAC Equipment (30 wk Lead ti...	165d	19-May-26	14-Jan-27	Submittal/Procurement Process for Major HVAC Equipment (30 wk Lead time after Ap
S1010	Submittal/Procurement Process for Structural Steel (10 wk Lead time afte...	85d	19-May-26	17-Sep-26	Submittal/Procurement Process for Structural Steel (10 wk Lead time after Approvals Assumed)
S1040	Submittal/Procurement Process for Fume Hoods (16 wk Lead time after A...	160d	19-May-26	07-Jan-27	Submittal/Procurement Process for Fume Hoods (16 wk Lead time after Approvals Assu
S1060	Fabricate/Deliver/Available Electrical Equipment	160d	16-Jul-26	04-Mar-27	Fabricate/Deliver/Available Electrical Equipment
Construction - Constr...	Construction	684d	22-Apr-26	08-Jan-29	Construction - C
Site - Non-Phased Sit...	Non-Phased Site Logistics	343d	27-May-26	04-Oct-27	Site - Non-Phased Site Logistics
Enabling - Mobilizati...	Mobilization/Enabling	15d	27-May-26	16-Jun-26	Enabling - Mobilization/Enabling
CON1000	Site Temp Fence, Logistics at Building 1 Prepare Trailer Laydown Area	15d	27-May-26	16-Jun-26	Site Temp Fence, Logistics at Building 1 Prepare Trailer Laydown Area
Utilities - Site Utilities	Site Utilities	328d	17-Jun-26	04-Oct-27	Utilities - Site Utilities
A3170	New Sanitary to Building 1	10d	17-Jun-26	30-Jun-26	New Sanitary to Building 1
A1740	Lay New Water Main to Bldg 1, Bldg 2 & Gym	20d	29-Jun-26 C	27-Jul-26	Lay New Water Main to Bldg 1, Bldg 2 & Gym
A3160	Gymnasium Sanitary Force Main Replacement	10d	09-Jul-26	22-Jul-26	Gymnasium Sanitary Force Main Replacement
A1700	Extend and Relocate Primary & Secondary Ductbanks - Main Building	75d	16-Jul-26	30-Oct-26	Extend and Relocate Primary & Secondary Ductbanks - Main Building
A3190	New Sanitary Line to Building 3	5d	23-Jul-26	29-Jul-26	New Sanitary Line to Building 3
A3180	Lay New Water Main to Buildings Arts Annex/4 & 5	15d	30-Jul-26	19-Aug-26	Lay New Water Main to Buildings Arts Annex/4 & 5
A3050	Install Primary & Secondary Ductbanks - Building 2	75d	30-Jul-26	16-Nov-26	Install Primary & Secondary Ductbanks - Building 2
A1720	Pull Secondary Feeders - Main Building	5d	02-Nov-26	06-Nov-26	Pull Secondary Feeders - Main Building

■ Current
■ Progress
■ Critical
◆ Milestones
▬ Summary

Data Date: 22-Apr-26
Print Date: 07-May-26

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Current
 Progress
 Critical
 Milestones
 Summary

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Current
 Progress
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 Milestones
 Summary

Current
 Progress
 Critical
 Milestones
 Summary

Data Date: 22-Apr-26 7 of 7
 Print Date: 07-May-26