AGREEMENT

made as of the 22nd day of January in the year of

Two Thousand and Nine

BETWEEN the Owner: Monroe County Community School Corporation
315 North Drive
Bloomington, Indiana 47401

and the Contractor: Keusch Glass, Inc.
P.O. Box 487
Jasper, IN 47546

For the following Project: Service/Transportation Building Project
560 E. Miller Dr.
Bloomington, IN 47408

The Construction Manager is: Weddle Bros. Building Group Corp., LLC
1201 West Third Street
Bloomington, IN 47402-1330

The Architect is: John Byers Associates
220 North Rogers Street
Bloomington, IN 47404

The Owner and Contractor agree as set forth below.
ARTICLE 1
THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2
THE WORK OF THIS CONTRACT

The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others, or as follows:

All work identified as Bid Package

6 Glazing

ARTICLE 3
DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 The date of commencement is the date from which the Contract Time of Paragraph 3.2 is measured, and shall be the date of this Agreement, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement. If it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

Unless the date of commencement is established by a notice to proceed issued by the Owner, the Contractor shall notify the Owner, through the Construction Manager, in writing not less than five days before commencing the Work to permit the timely filing of mortgages, mechanic's liens and other security interests.

3.2 The Contractor shall achieve Substantial Completion of the entire Work not later than

(Insert the calendar date or number of calendar days after the date of commencement. Also insert any requirements for earlier Substantial Completion of certain portions of the Work. If not stated elsewhere in the Contract Documents.)

December 10, 2010

... subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to complete on time.)

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ARTICLE 4
CONTRACT SUM

4.1 The Owner shall pay the Contractor in current funds for the Contractor’s performance of the Contract the Contract Sum of Two Hundred Fifty-Three Thousand Eight Hundred One Dollars ($ 253,801.00 ), subject to additions and deductions as provided in the Contract Documents.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If decisions on other alternates are to be made by the Owner subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date until which that amount is valid.)

None

4.3 Unit prices, if any, are as follows:

None
ARTICLE 5
PROGRESS PAYMENTS

5.1 Based upon Applications for Payment submitted by the Contractor to the Construction Manager, and upon Project Applications and Certificates for Payment issued by the Construction Manager and Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

5.2 The period covered by each Application for Payment shall be one calendar month ending on the 28th day of the month, or as follows:

5.3 Provided an Application for Payment is submitted to the Construction Manager not later than the 28th day of a month, the Owner shall make payment to the Contractor not later than the 50th calendar day thereafter. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment shall be made by the Owner not later than 80 days after the Construction Manager receives the Application for Payment.

5.4 Each Application for Payment shall be based upon the Schedule of Values submitted by the Contractor in accordance with the Contract Documents. The Schedule of Values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Construction Manager or Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

5.6 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

5.6.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the Schedule of Values, less retention of percent (%) of the General Conditions.

5.6.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retention of percent (%),

5.6.3 Subtract the aggregate of previous payments made by the Owner and;

5.6.4 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or nullified a Certificate for Payment as provided in Paragraph 9.5 of the General Conditions.

5.7 The progress payment amount determined in accordance with Paragraph 5.6 shall be further modified under the following circumstances:

5.7.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to percent (%) of the Contract Sum, less such amounts as the Construction Manager recommends and the Architect determines for incomplete Work and unsettled claims and;

5.7.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Paragraph 9.10.3 of the General Conditions.

5.8 Reduction or limitation of retention, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retention resulting from the percentages inserted in Subparagraphs 5.6.3 and 5.6.4 above and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

*To be in accordance with General and Supplemental Conditions
ARTICLE 6
FINAL PAYMENT

Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when (1) the Contract has been fully performed by the Contractor except for the Contractor's responsibility to correct nonconforming Work as provided in Subparagraph 12.2.2 of the General Conditions and to satisfy other requirements, if any, which necessarily survive final payment; and (2) a final Project Certificate for Payment has been issued by the Construction Manager and Architect: such final payment shall be made by the Owner not more than 30 days after the issuance of the final Project Certificate for Payment, or as follows:

*To be in accordance with the Contract Documents for all other provisions regarding final payments

ARTICLE 7
MISCELLANEOUS PROVISIONS

7.1 Where reference is made in this Agreement to a provision of the General Conditions or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

7.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(List rate of interest agreed upon, if any.)

(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

7.3 Temporary facilities and services:

(Here insert temporary facilities and services which are different from or in addition to those included elsewhere in the Contract Documents.)

*To be in accordance with the Contract Documents for all requirements

7.4 Other Provisions:

(Here list any special provisions affecting the Contract.)

None
ARTICLE 8
TERMINATION OR SUSPENSION

8.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of the General Conditions.

8.2 The Work may be suspended by the Owner as provided in Article 14 of the General Conditions.

ARTICLE 9
ENUMERATION OF CONTRACT DOCUMENTS

9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:


9.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated , and are as follows:

<table>
<thead>
<tr>
<th>Document</th>
<th>Title</th>
<th>Pages</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>As itemized on Exhibit &quot;A&quot; Enumeration of Contract Documents total pages 20</td>
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</table>

9.1.4 The Specifications are those contained in the Project Manual dated as in Subparagraph 9.1.3, and are as follows:

(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Pages</th>
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<tbody>
<tr>
<td></td>
<td>As itemized on Exhibit &quot;A&quot; Enumeration of Contract Documents total pages 20</td>
<td></td>
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</tbody>
</table>
9.1.5 The Drawings are as follows, and are dated
(unless a different date is shown below):
Either list the Drawings here or refer to an exhibit attached to this Agreement.

<table>
<thead>
<tr>
<th>Number</th>
<th>Title</th>
<th>Date</th>
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<td></td>
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</tbody>
</table>

9.1.6 The Addenda, if any, are as follows:

<table>
<thead>
<tr>
<th>Number</th>
<th>Date</th>
<th>Pages</th>
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</table>

As itemized on Exhibit "A" Enumeration of Contract Documents total pages 20

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.
9.1.7 Other documents, if any, forming part of the Contract Documents are as follows:

(List here any additional documents which are intended to form part of the Contract Documents. The General Conditions provide that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

The other documents referenced above are included as part of the Contract Documents and/or are supplemental to the Contract Documents. All the documents enumerated and listed in Exhibit "A" form the form the Contract Documents.

This Agreement is entered into as of the day and year first written above and is executed in at least four original copies of which one is to be delivered to the Contractor, one each to the Construction Manager and Architect for use in the administration of the Contract, and the remainder to the Owner.

OWNER
Monroe County Community School Corporation

D. Jeannine Butler, President
(Printed name and title)

CONTRACTOR
Keusch Glass, Inc.

Timothy A. Keusch, Pres.
(Printed name and title)

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MCCSC Service/Transportation Project

VOLUME I – GENERAL
BIDDING REQUIREMENTS
0020 INVITATION FOR BIDS
00100 INSTRUCTIONS TO Bidders
   AIA DOCUMENT A701
00120 SUPPLEMENTARY INSTRUCTIONS TO BIDDERS
00121 BIDDER’S SUBSTITUTION REQUEST FORM
00130 PRE-BID CONFERENCE
00210 WAGE SCALE (PROVIDED IN ADDENDA)
00312 BID FORM
00315 FORM 96 CONTRACTORS BID FOR PUBLIC WORKS

CONTRACT FORMS AND CONDITIONS
00500 AGREEMENT
   AIA DOCUMENT A101/CMA - 1992
00700 GENERAL CONDITIONS
   AIA DOCUMENT A201/CMA-1992
00800 SUPPLEMENTARY CONDITIONS
00801 INSURANCE AND BONDING REQUIREMENTS

DIVISION 01 GENERAL REQUIREMENTS
01010 SUMMARY OF WORK – MULTIPLE CONTRACTS
01020 ALLOWANCES
01027 APPLICATIONS FOR PAYMENTS
01030 ALTERNATES
01035 MODIFICATION PROCEDURES
01040 PROJECT COORDINATION
01045 CUTTING AND PATCHING
01050 FIELD ENGINEERING
01055 REFERENCE STANDARDS AND DEFINITIONS
01200 PROJECT MEETINGS
01220 UNIT PRICING
01300 SUBMITTALS
01401 QUALITY CONTROL SERVICES
01501 CONSTRUCTION FACILITIES – MULTIPLE CONTRACTS
01600 MATERIAL AND EQUIPMENT
01631 PRODUCT SUBSTITUTIONS
01700 PROJECT CLOSEOUT
01740 WARRANTIES AND BONDS

VOLUME II – SERVICE BUILDING
DIVISION 3 - CONCRETE
03300 CAST-IN-PLACE CONCRETE

DIVISION 4 - MASONRY
04810 UNIT MASONRY ASSEMBLIES
DIVISION 5 - METALS
05120 STRUCTURAL STEEL
05210 STEEL JOISTS
05310 STEEL DECK
05400 COLD-FORMED METAL FRAMING
05500 METAL FABRICATIONS
05521 PIPE AND TUBE RAILINGS

DIVISION 6 - WOOD AND PLASTICS
06100 ROUGH CARPENTRY (ROOFING)
06105 MISCELLANEOUS CARPENTRY
06160 SHEATHING
06402 INTERIOR ARCHITECTURAL WOODWORK

DIVISION 7 - THERMAL AND MOISTURE PROTECTION
07115 PREPARATION FOR ROOFING
07213 BATT INSULATION
07214 FOAMED-IN-PLACE INSULATION
07220 ROOF INSULATION
07411 METAL ROOF PANELS
07412 METAL WALL PANELS
07435 THERMOPLASTIC SINGLE PLY ROOFING
07460 SHEET METAL FLASHING AND TRIM
07700 ROOF ACCESSORIES
07840 THROUGH-PENNTRATION FIRE STOP SYSTEMS
07900 SEALANTS (ROOFING)
07920 JOINT SEALANTS

DIVISION 8 - DOORS AND WINDOWS
08110 STEEL DOORS AND FRAMES
08120 MONUMENTAL STILE AND RAIL DOORS
08211 FLUSH WOOD DOORS
08220 FRP CLAD FIRE-RATED DOORS
08255 FRP FLUSH DOORS
08331 OVERHEAD COILING DOORS
08361 OVERHEAD DOORS
08520 ALUMINUM WINDOWS
08710 DOOR HARDWARE

DIVISION 9 - FINISHES
09111 NON-LOAD-BEARING METAL FRAMING SYSTEM
09250 GYPSUM BOARD
09511 ACOUSTICAL CEILINGS
09650 RESILIENT FLOORING
09680 CARPET
09900 RUST PAINTING
09910 PAINTING
DIVISION 10 - SPECIALTIES
10155 TOILET COMPARTMENTS
10522 FIRE EXTINGUISHER CABINETS
10523 FIRE EXTINGUISHERS
10801 TOILET AND BATH ACCESSORIES

DIVISION 11 - EQUIPMENT
11161 DOCK LEVELERS
11164 DOCK SEALS AND SHELTERS
11165 DOCK BUMPERS
11458 DISAPPEARING STAIRWAY

DIVISION 12 – FURNISHINGS (NOT USED)

DIVISION 13 - SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14 - CONVEYING SYSTEMS (NOT USED)

DIVISION 15 - MECHANICAL
15010 MECHANICAL GENERAL PROVISIONS
15013 SUBMITTALS AND SUBSTITUTIONS
15014 MECHANICAL COORDINATION
15015 QUALITY CONTROL
15016 STARTING OF SYSTEMS
15017 OPERATING AND MAINTENANCE MANUAL
15018 PROJECT CLOSE OUT
15019 PROJECT RECORD DOCUMENTS
15020 SUBCONTRACTORS AND PRODUCTS LISTS
15021 CONCRETE WORK – MECHANICAL
15022 ACCESS DOORS
15024 TRENCHING AND BACKFILL
15042 SYSTEMS TESTING AND BALANCING
15047 IDENTIFICATION
15060 PIPE AND PIPE FITTINGS
15080 PIPING SPECIALTIES
15094 HANGERS AND SUPPORTS
15100 VALVES
15161 VIBRATION ISOLATION
15164 FLEXIBLE CONNECTIONS
15170 METERS AND GAUGES
15250 PIPING AND EQUIPMENT INSULATION
15258 EXTERNAL DUCT INSULATION
15310 FIRE PROTECTION PIPING
15330 AUTOMATIC FIRE PROTECTION SYSTEM
15401 DOMESTIC WATER SUPPLY AND TREATMENT
15420 PLUMBING FIXTURES AND TRIM
15421 FLOOR AND SHOWER DRAINS
15423 CLEANOUTS
15424 DOMESTIC WATER HEATERS
15660 AIR COOLED CONDENSING UNITS
15699 REFRIGERANT ACCESSORIES
15750 COILS
15810 FURNACES -80% & 90%
15820 FANS
15832 ROOF VENTS
15840 DUCTWORK
15844 SPECIAL DUCTWORK AND PLENUMS
15848 DUCT LINING
15849 HANGERS AND SUPPORTS
15860 DUCT ACCESSORIES
15870 OUTLETS
15879 LOUVERS
15880 AIR FILTERS
15896 ELECTRIC HEATING EQUIPMENT
15901 MONITORS & SENSORS
15937 CONTROL DAMPERS
15938 CONTROL VALVES
15950 SEQUENCE OF OPERATION

DIVISION 16 – ELECTRICAL
16010 GENERAL PROVISIONS
16013 SUBMITTALS AND SUBSTITUTIONS
16014 PROJECT COORDINATION
16018 PROJECT CLOSEOUT
16020 SUB-CONTRACTORS AND PRODUCTS LIST
16021 ELECTRICAL CONCRETE
16022 ELECTRICAL ACCESS PANELS
16024 TRENCHING, BACKFILLING AND COMPACTING –
16030 ELECTRICAL TESTING
16047 ELECTRICAL SYSTEMS / IDENTIFICATION
16050 BASIC MATERIALS & METHODS
16110 RACEWAYS AND CONDUIT
16120 WIRES AND CABLES (600V & BELOW) AND CONNECTORS
16130 BOXES
16142 ELECTRICAL CONNECTIONS FOR EQUIPMENT
16143 WIRING DEVICES
16155 MOTOR STARTERS
16170 CIRCUIT AND MOTOR DISCONNECTS
16400 DISTRIBUTION
16403 EMERGENCY SERVICE (GENERATORS)
16450 GROUNDING SYSTEM
16470 ELECTRICAL PANELBOARDS
16500 INTERIOR BUILDING LIGHTING
16510 EXTERIOR LIGHTING
16534 EMERGENCY LIGHTING
<table>
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<tr>
<td>16536</td>
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<td>FIRE ALARM AND DETECTION SYSTEM</td>
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**END OF SERVICE SPECIFICATIONS**

**VOLUME III - TRANSPORTATION**

**DIVISION 2 - SITE CONSTRUCTION**

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**DIVISION 3 - CONCRETE**

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**DIVISION 4 - MASONRY**

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**DIVISION 5 - METALS**

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<td>STEEL DECK</td>
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<td>05400</td>
<td>COLD-FORMED METAL FRAMING</td>
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<tr>
<td>05500</td>
<td>METAL FABRICATIONS</td>
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<td>05521</td>
<td>PIPE AND TUBE RAILINGS</td>
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**DIVISION 6 - WOOD AND PLASTICS**

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<th>Description</th>
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<tr>
<td>06100</td>
<td>ROUGH CARPENTRY (ROOFING)</td>
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<tr>
<td>06105</td>
<td>MISCELLANEOUS CARPENTRY</td>
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<tr>
<td>06402</td>
<td>INTERIOR ARCHITECTURAL WOODWORK</td>
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</tbody>
</table>
DIVISION 7 - THERMAL AND MOISTURE PROTECTION
07015  PREPARATION FOR ROOFING
07110  SHEET WATERPROOFING
07212  BOARD INSULATION
07220  ROOF INSULATION
07272  FLUID APPLIED MEMBRANE AIR BARRIERS
07412  METAL WALL PANELS
07535  THERMOPLASTIC SINGLE PLY ROOFING
07600  SHEET METAL FLASHING AND TRIM
07700  ROOF ACCESSORIES
07841  THROUGH-PENETRATION FIRE STOP SYSTEMS
07900  SEALANTS (ROOFING)
07920  JOINT SEALANTS

DIVISION 8 - DOORS AND WINDOWS
08110  STEEL DOORS AND FRAMES
08120  MONUMENTAL STILE AND RAIL DOORS
08211  FLUSH WOOD DOORS
08255  FRP FLUSH DOORS
08361  OVERHEAD DOORS
08520  ALUMINUM WINDOWS
08710  DOOR HARDWARE

DIVISION 9 - FINISHES
09111  NON-LOAD-BEARING METAL FRAMING SYSTEM
09511  ACOUSTICAL CEILINGS
09650  RESILIENT FLOORING
09680  CARPET
09910  PAINTING

DIVISION 10 - SPECIALTIES
10155  TOILET COMPARTMENTS
10522  FIRE EXTINGUISHER CABINETS
10523  FIRE EXTINGUISHERS
10552  MAIL BOXES
10801  TOILET AND BATH ACCESSORIES

DIVISION 11 - EQUIPMENT
11458  DISAPPEARING STAIRWAY

DIVISION 12 - FURNISHINGS (NOT USED)

DIVISION 13 - SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14 - CONVEYING SYSTEMS
14450  VEHICLE LIFT - TWO POST MODULAR INGROUND - (BASE BID)
14450A  VEHICLE LIFT - RU70Q - (ALTERNATE BID #1)
DIVISION 15 – MECHANICAL
15010 MECHANICAL GENERAL PROVISIONS
15014 MECHANICAL COORDINATION
15013 SUBMITTALS AND SUBSTITUTIONS
15015 QUALITY CONTROL
15016 STARTING OF SYSTEMS
15017 OPERATING AND MAINTENANCE MANUAL
15018 PROJECT CLOSE OUT
15019 PROJECT RECORD DOCUMENTS
15020 SUBCONTRACTORS AND PRODUCTS LIST
15021 CONCRETE WORK – MECHANICAL
15022 ACCESS DOORS
15024 TRENCHING AND BACKFILL
15042 SYSTEMS TESTING AND BALANCING
15047 IDENTIFICATION
15060 PIPE AND PIPE FITTINGS
15080 PIPING SPECIALTIES
15094 HANGERS AND SUPPORTS
15100 VALVES
15125 AIR COMPRESSORS
15161 VIBRATION ISOLATION
15164 FLEXIBLE CONNECTIONS
15170 METERS AND GAUGES
15250 PIPING AND EQUIPMENT INSULATION
15258 EXTERNAL DUCT INSULATION
15310 FIRE PROTECTION PIPING
15320 AUTOMATIC FIRE PROTECTION SYSTEM 1-4
15401 DOMESTIC WATER SUPPLY AND TREATMENT
15420 PLUMBING FIXTURES AND TRIM
15421 FLOOR AND SHOWER DRAINS
15423 CLEANOUTS
15425 DOMESTIC WATER HEATERS
15425 PRECAST TRENCH DRAIN AND CATCH BASIN SYSTEM
15426 SPECIAL EQUIPMENT
15616 PREFABRICATED CHIMNEYS AND STACKS
15620 BOILERS
15660 AIR COOLED CONDENSING UNITS
15699 REFRIGERANT ACCESSORIES
15701 HVAC WATER PUMPS
15737 WATER TREATMENT
15745 HYDRONIC RADIANT FLOOR SYSTEM
15750 COILS
15760 AIR HANDLING UNITS
15811 VARIABLE AIR VOLUME BOXES
15815 HEATING & VENTILATING UNITS (MAKE UP UNITS)
15820 FANS
15832 ROOF VENTS
15840 DUCTWORK
VOLUME II - SERVICE BUILDING

DIVISION 3 - CONCRETE
03300 CAST-IN-PLACE CONCRETE

DIVISION 4 - MASONRY
04810 UNIT MASONRY ASSEMBLIES

DIVISION 5 - METALS
05120 STRUCTURAL STEEL
05210 STEEL JOISTS
05310 STEEL DECK
05400 COLD-FORMED METAL FRAMING
05500 METAL FABRICATIONS
05521 PIPE AND TUBE RAILINGS

DIVISION 6 - WOOD AND PLASTICS
06100 ROUGH CARPENTRY (ROOFING)
06105 MISCELLANEOUS CARPENTRY
06160 SHEATHING
06402 INTERIOR ARCHITECTURAL WOODWORK

DIVISION 7 - THERMAL AND MOISTURE PROTECTION
07015 PREPARATION FOR ROOFING
07213 BATT INSULATION
07214 FOAMED-IN-PLACE INSULATION
07220 ROOF INSULATION
07411 METAL ROOF PANELS
07412 METAL WALL PANELS
07535 THERMOPLASTIC SINGLE PLY ROOFING
07600 SHEET METAL FLASHING AND TRIM
07700 ROOF ACCESSORIES
07841 THROUGH-PENETRATION FIRE STOP SYSTEMS
07900 SEALANTS (ROOFING)
07920 JOINT SEALANTS

DIVISION 8 - DOORS AND WINDOWS
08110 STEEL DOORS AND FRAMES
08120 MONUMENTAL STILE AND RAIL DOORS
08211 FLUSH WOOD DOORS
08220 FRP CLAD FIRE-RATED DOORS
08255 FRP FLUSH DOORS
08331 OVERHEAD COILING DOORS
08361 OVERHEAD DOORS
08520 ALUMINUM WINDOWS
08710 DOOR HARDWARE

EXHIBIT A
DIVISION 9 – FINISHES
09111 NON-LOAD-BEARING METAL FRAMING SYSTEM
09250 GYPSUM BOARD
09511 ACOUSTICAL CEILINGS
09650 RESILIENT FLOORING
09680 CARPET
09900 RUST PAINTING
09910 PAINTING

DIVISION 10 - SPECIALTIES
10155 TOILET COMPARTMENTS
10522 FIRE EXTINGUISHER CABINETS
10523 FIRE EXTINGUISHERS
10801 TOILET AND BATH ACCESSORIES

DIVISION 11 - EQUIPMENT
11161 DOCK LEVELERS
11164 DOCK SEALS AND SHELTERS
11165 DOCK BUMPERS
11458 DISAPPEARING STAIRWAY

DIVISION 12 – FURNISHINGS (NOT USED)

DIVISION 13 - SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14 - CONVEYING SYSTEMS (NOT USED)

DIVISION 15 - MECHANICAL
15010 MECHANICAL GENERAL PROVISIONS
15013 SUBMITTALS AND SUBSTITUTIONS
15014 MECHANICAL COORDINATION
15015 QUALITY CONTROL
15016 STARTING OF SYSTEMS
15017 OPERATING AND MAINTENANCE MANUAL
15018 PROJECT CLOSE OUT
15019 PROJECT RECORD DOCUMENTS
15020 SUBCONTRACTORS AND PRODUCTS LIS
15021 CONCRETE WORK – MECHANICAL
15022 ACCESS DOORS
15024 TRENCHING AND BACKFILL
15042 SYSTEMS TESTING AND BALANCING
15047 IDENTIFICATION
15060 PIPE AND PIPE FITTINGS
15080 PIPING SPECIALTIES
15094 HANGERS AND SUPPORTS
15100 VALVES
15161 VIBRATION ISOLATION
15164 FLEXIBLE CONNECTIONS
15170 METERS AND GAUGES

15250 PIPING AND EQUIPMENT INSULATION
15258 EXTERNAL DUCT INSULATION
15310 FIRE PROTECTION PIPING
15330 AUTOMATIC FIRE PROTECTION SYSTEM
15401 DOMESTIC WATER SUPPLY AND TREATMENT
15420 PLUMBING FIXTURES AND TRIM
15421 FLOOR AND SHOWER DRAINS
15423 CLEANOUTS
15424 DOMESTIC WATER HEATERS
15660 AIR COOLED CONDENSING UNITS
15699 REFRIGERANT ACCESSORIES
15750 COILS
15810 FURNACES -80% & 90%
15820 FANS
15832 ROOF VENTS
15840 DUCTWORK
15844 SPECIAL DUCTWORK AND PLENUMS
15848 DUCT LINING
15849 HANGERS AND SUPPORTS
15860 DUCT ACCESSORIES
15870 OUTLETS
15879 LOUVERS
15880 AIR FILTERS
15896 ELECTRIC HEATING EQUIPMENT
15901 MONITORS & SENSORS
15937 CONTROL DAMPERS
15938 CONTROL VALVES
15950 SEQUENCE OF OPERATION

DIVISION 16 - ELECTRICAL
16010 GENERAL PROVISIONS
16013 SUBMITTALS AND SUBSTITUTIONS
16014 PROJECT COORDINATION
16018 PROJECT CLOSEOUT
16020 SUB-CONTRACTORS AND PRODUCTS LIST
16021 ELECTRICAL CONCRETE
16022 ELECTRICAL ACCESS PANELS
16024 TRENCHING, BACKFILLING AND COMPACTING –
16030 ELECTRICAL TESTING
16047 ELECTRICAL SYSTEMS / IDENTIFICATION
16050 BASIC MATERIALS & METHODS
16110 RACEWAYS AND CONDUIT
16120 WIRES AND CABLES (600V & BELOW) AND CONNECTORS
16130 BOXES
16142 ELECTRICAL CONNECTIONS FOR EQUIPMENT
16143 WIRING DEVICES
### TABLE OF CONTENTS

#### VOLUME III

**DIVISION 2 - SITE CONSTRUCTION**
- 02020 CONSTRUCTION/STORMWATER POLLUTION PREVENTION
- 02230 SITE CLEARING
- 02260 EXCAVATION SUPPORT AND PROTECTION
- 02300 EARTHWORK
- 02340 FINISH GRADING
- 02361 TERMITE CONTROL
- 02500 CONSTRUCTION SPECIFICATIONS FOR CITY OF BLOOMINGTON UTILITIES WASTEWATER, WATER, AND STORM PROJECTS
- 02510 WATER DISTRIBUTION
- 02530 SANITARY SEWERAGE
- 02620 SUBDRAINAGE
- 02630 STORM DRAINAGE
- 02741 HOT-MIX ASPHALT PAVING
- 02751 CEMENT CONCRETE PAVEMENT
- 02821 CHAIN LINK FENCES AND GATES
- 02846 EXTERIOR SIGNAGE
- 02920 LAWNS AND GRASSES
- 02930 EXTERIOR PLANTINGS

**DIVISION 3 - CONCRETE**
- 03300 CAST-IN-PLACE CONCRETE

**DIVISION 4 - MASONRY**
- 04810 UNIT MASONRY ASSEMBLIES
- 04860 STONE MASONRY

**DIVISION 5 - METALS**
- 05120 STRUCTURAL STEEL
- 05210 STEEL JOISTS
- 05310 STEEL DECK
- 05400 COLD-FORMED METAL FRAMING
DIVISION 6 - WOOD AND PLASTICS
06100  ROUGH CARPENTRY (ROOFING)
06105  MISCELLANEOUS CARPENTRY
06402  INTERIOR ARCHITECTURAL WOODWORK

DIVISION 7 - THERMAL AND MOISTURE PROTECTION
07015  PREPARATION FOR ROOFING
07110  SHEET WATERPROOFING
07212  BOARD INSULATION
07220  ROOF INSULATION
07272  FLUID APPLIED MEMBRANE AIR BARRIERS
07412  METAL WALL PANELS
07535  THERMOPLASTIC SINGLE PLY ROOFING
07600  SHEET METAL FLASHING AND TRIM
07700  ROOF ACCESSORIES
07841  THROUGH-PENETRATION FIRE STOP SYSTEMS
07900  SEALANTS (ROOFING)
07920  JOINT SEALANTS

DIVISION 8 - DOORS AND WINDOWS
08110  STEEL DOORS AND FRAMES
08120  MONUMENTAL STILE AND RAIL DOORS
08211  FLUSH WOOD DOORS
08255  FRP FLUSH DOORS
08361  OVERHEAD DOORS
08520  ALUMINUM WINDOWS
08710  DOOR HARDWARE

DIVISION 9 - FINISHES
09111  NON-LOAD-BEARING METAL FRAMING SYSTEM
09511  ACOUSTICAL CEILINGS
09650  RESILIENT FLOORING
09680  CARPET
09910  PAINTING

DIVISION 10 - SPECIALTIES
10155  TOILET COMPARTMENTS
10522  FIRE EXTINGUISHER CABINETS
10523  FIRE EXTINGUISHERS
10552  MAIL BOXES
10801  TOILET AND BATH ACCESSORIES

DIVISION 11 - EQUIPMENT
11458  DISAPPEARING STAIRWAY

DIVISION 12 - FURNISHINGS (NOT USED)

DIVISION 13 - SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14 - CONVEYING SYSTEMS
DIVISION 15 - MECHANICAL

15010 MECHANICAL GENERAL PROVISIONS
15014 MECHANICAL COORDINATION
15013 SUBMITTALS AND SUBSTITUTIONS
15015 QUALITY CONTROL
15016 STARTING OF SYSTEMS
15017 OPERATING AND MAINTENANCE MANUAL
15018 PROJECT CLOSE OUT
15019 PROJECT RECORD DOCUMENTS
15020 SUBCONTRACTORS AND PRODUCTS LIST
15021 CONCRETE WORK - MECHANICAL
15022 ACCESS DOORS
15024 TRENCHING AND BACKFILL
15042 SYSTEMS TESTING AND BALANCING
15047 IDENTIFICATION
15060 PIPE AND PIPE FITTINGS
15080 PIPING SPECIALTIES
15094 HANGERS AND SUPPORTS
15100 VALVES
15152 AIR COMPRESSORS
15161 VIBRATION ISOLATION
15164 FLEXIBLE CONNECTIONS
15170 METERS AND GAUGES
15250 PIPING AND EQUIPMENT INSULATION
15258 EXTERNAL DUCT INSULATION
15310 FIRE PROTECTION PIPING
15330 AUTOMATIC FIRE PROTECTION SYSTEM
15401 DOMESTIC WATER SUPPLY AND TREATMENT
15420 PLUMBING FIXTURES AND TRIM
15421 FLOOR AND SHOWER DRAINS
15423 CLEANOUTS
15424 DOMESTIC WATER HEATERS
15425 PRECAST TRENCH DRAIN AND CATCH BASIN SYSTEM
15426 SPECIAL EQUIPMENT
15616 PREFabricated CHIMNEYS AND STACKS
15620 BOILERS
15660 AIR COOLED CONDENSING UNITS
15699 REFRIGERANT ACCESSORIES
15705 HVAC WATER PUMPS
15737 WATER TREATMENT
15745 HYDRONIC RADIANT FLOOR SYSTEM
15750 COILS
15763 AIR HANDLING UNITS
15811 VARIABLE AIR VOLUME BOXES
15815 HEATING & VENTILATING UNITS (MAKE UP UNITS)
15820 FANS
15832 ROOF VENTS
15840 DUCTWORK
15844 SPECIAL DUCTWORK AND PLENUMS
15848 DUCT LINING
15849  HANGERS AND SUPPORTS
15855  CARBON MONOXIDE EXHAUST SYSTEM
15860  DUCT ACCESSORIES
15870  OUTLETS
15879  LOUVERS
15880  AIR FILTERS
15896  ELECTRIC HEATING EQUIPMENT
15900  DIGITAL SYSTEM CONTROL SYSTEM(S)
15901  MONITORS & SENSORS
15937  CONTROL DAMPERS
15938  CONTROL VALVES
15950  SEQUENCE OF OPERATION
15979  VARIABLE FREQUENCY DRIVES

DIVISION 16 – ELECTRICAL
16010  GENERAL PROVISIONS
16013  SUBMITTALS AND SUBSTITUTIONS
16014  PROJECT COORDINATION
16018  PROJECT CLOSEOUT
16020  SUB-CONTRACTORS AND PRODUCTS LIST
16021  ELECTRICAL CONCRETE
16022  ELECTRICAL ACCESS PANELS
16024  TRENCHING, BACKFILLING AND COMPACTING -
16030  ELECTRICAL TESTING
16047  ELECTRICAL SYSTEMS / IDENTIFICATION
16050  BASIC MATERIALS & METHODS
16110  RACEWAYS AND CONDUIT
16120  WIRES AND CABLES (600V & BELOW) AND CONNECTORS
16130  BOXES
16142  ELECTRICAL CONNECTIONS FOR EQUIPMENT
16143  WIRING DEVICES
16155  MOTOR STARTERS
16170  CIRCUIT AND MOTOR DISCONNECTS
16400  DISTRIBUTION
16450  GROUNDING SYSTEM
16470  ELECTRICAL PANELBOARDS
16500  INTERIOR BUILDING LIGHTING
16510  EXTERIOR LIGHTING
16534  EMERGENCY LIGHTING
16536  TIME CLOCKS
16721  FIRE ALARM AND DETECTION SYSTEM
16740  TELEPHONE CONDUIT

END OF SECTION
Renovated MCCSC Service Building Project

Cover

Cover Sheet

Structural
S1
S2

Framing Plan & Details

Architectural
A1
A2
A3
A4
A5
A6
A7
A8
A9
A10
A11
A12

Demolition Plan & Details
Lower Level Plan & Sectional Doors
Upper Level Plan & Window/Kitchen Details
Mechanical Platform Plan & Toilet Accessories Details
Reflected Ceiling Plan
Room Finish Schedule
Door Schedule
Building Elevations
Building Elevations
Building Sections
Building Sections & Loading Dock Details
Wall Sections

Roofing
R1
R2

Roof Plan/Detail Reference & Details
Roofing Details

Mechanical
M1
M2
M3

Lower Level Mechanical Plan
Upper Level Mechanical Plan
Mechanical Details & Schedules

Plumbing
P1
P2
P3
P4
P5
P6

Foundation Waste Plan
Lower Level Waste Plan
Upper Level Waste Plan
Lower Level Plumbing Plan
Upper Level Plumbing Plan
Plumbing Details & Schedules

Fire Protection
FP1
FP2

Lower Level Fire Protection Plan
Upper Level Fire Protection Plan
<table>
<thead>
<tr>
<th>Electrical</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>E0</td>
<td>Site Electrical Plan</td>
</tr>
<tr>
<td>E1</td>
<td>Lower Level Electrical Demolition Plan</td>
</tr>
<tr>
<td>E2</td>
<td>Upper Level Electrical Demolition Plan</td>
</tr>
<tr>
<td>E3</td>
<td>Lower Level Lighting Plan</td>
</tr>
<tr>
<td>E4</td>
<td>Upper Level Lighting Plan</td>
</tr>
<tr>
<td>E5</td>
<td>Lower Level Power System Plan</td>
</tr>
<tr>
<td>E6</td>
<td>Upper Level Power System Plan</td>
</tr>
<tr>
<td>E7</td>
<td>Existing &amp; Proposed Electrical Riser Diagrams</td>
</tr>
<tr>
<td>E8</td>
<td>Electrical Details</td>
</tr>
<tr>
<td>E9</td>
<td>Electrical Details</td>
</tr>
<tr>
<td>E10</td>
<td>Electrical Panel Schedules</td>
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</table>

Exhibit A
10-30-08
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</tr>
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<td>Lower Level Lighting Plan</td>
</tr>
<tr>
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</tr>
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<td>Lower Level Power System Plan</td>
</tr>
<tr>
<td>E6</td>
<td>Upper Level Power System Plan</td>
</tr>
<tr>
<td>E7</td>
<td>Existing &amp; Proposed Electrical Riser Diagrams</td>
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</tr>
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</tr>
<tr>
<td>E10</td>
<td>Electrical Panel Schedules</td>
</tr>
</tbody>
</table>
Roofing
R1       Roof Plan/Detail Reference
R2       Roofing Details
R3       Roofing Details
R4       Roofing Details

Mechanical
M1       First Floor Mechanical Plan
M2       First Floor Mechanical Piping Plan
M3       Clerestory Mechanical Room
M4       Mechanical Details
M5       Mechanical Schedules

Plumbing
P1       Foundation Waste Plan
P2       First Floor Plumbing Plan
P3       Plumbing Details
P4       Plumbing Schedules
P5       Plumbing Isometrics

Fire Protection
FP1      Fire Protection Plan

Electrical
E1       Site Electrical Plan
E2       First Floor Lighting Plan
E3       Clerestory Lighting Plan
E4       First Floor Power & System Plan
E5       Clerestory Power & System Plan
E6       Electrical Symbols & Distribution Riser
E7       Electrical Panel & Fixture Schedules
E8       Electrical Details
Addendum 1.- November 7, 2008
Addendum 2- November 18, 2008
Revised Pg. 2 000312, Addendum 3, 11.25.08
Addendum 3- November 25, 2008
Addendum 4- November 26, 2008
Addendum 5- December 1, 2008
Addendum 6- December 1, 2008