

**Oakton College District 535**  
Procurement Department, Room 1240  
1600 E. Golf Rd., Des Plaines, IL 60016  
847-635-1635

**Invitation to Bid # 0617-25-10 – Addendum #1**  
**Issue Date: June 17, 2025**

**Bids will be received in the Procurement Office at the above address until**  
**July 15, 2025 at 10:00 am**

Bids will be publicly opened at this time. Late bids will not be accepted.

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**EXTERIOR DOOR RENOVATIONS DES PLAINES AND SKOKIE**  
**CAMPUSES**

Project entails exterior door and hardware replacements and upgrades throughout Oakton College's Main campus located in Des Plaines which consists of 2 buildings and the satellite campus located in Skokie consisting of a single building.

**This bid consists of 3 documents:**

- 1) Business Specifications (this document)
- 2) 1435 – Bid & Permit Docs - DWGS
- 3) 1435 – Bid & Permit Docs - SPECS

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Oakton College District 535 is exempt from all Federal, State, and Municipal Taxes.

I have examined the specifications and instructions included herein and agree, provided I am awarded a contract within 60 days of the bid due date, to provide the specified items for the sum shown in accordance with the terms stated herein. All deviations from the specifications and terms are in writing and attached hereto. I offer the following discount terms

Company Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ City/St/Zip: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Signature: \_\_\_\_\_

E-mail: \_\_\_\_\_

List of vendors who attended the mandatory pre-bid meeting:

Allied Universal
Drive Construction
Pentegra Systems
Videotec Corp
Construction Inc
Loberg Construction
ALFA Chicago Inc
Manusos General Contracting
Troop Contracting
Stuckey Construction
Riley Construction
Bea Liner Lean Services
eNorman Security Systems
SMG Security
Alliance Allied Inc

**SECTION 00 91 01  
ADDENDUM NO. 1**

**DATE:** JUNE 27, 2025

**PROJECT:** EXTERIOR DOOR RENOVATIONS DES PLAINES AND SKOKIE  
CAMPUSES  
1600 E GOLF ROAD  
DES PLAINES, ILLINOIS 60016

**PROJECT NO:** 22-315-1435

**OWNER:** OAKTON COLLEGE  
1600 E GOLF ROAD  
DES PLAINES, ILLINOIS 60016

**TO:** PROSPECTIVE BIDDERS / PLAN HOLDERS OF RECORD

**THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES THE BIDDING DOCUMENTS DATED JUNE 02, 2025, WITH AMENDMENTS AND ADDITIONS NOTED BELOW. ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED IN THE BID FORM. FAILURE TO DO SO MAY SUBJECT THE BIDDER TO DISQUALIFICATION.**

**THIS ADDENDUM SECTION IS THREE ( 3 ) PAGES AND INCLUDES THE FOLLOWING ATTACHMENTS:**

Owner's cover page and attendance list of vendors present at the pre-bid meeting (Two (2) pages).

Specification Section 08 71 00 (Twelve (12) pages).

Drawings T102, T113, T312 AND T321 (Four (4) pages).

Pre-Bid Meeting Minutes dated June 24, 2025 (Five (5) pages).

**Total Twenty-Six ( 26 ) Pages**

**CHANGES TO SPECIFICATIONS**

**1.01 DIVISION 08 -- OPENINGS**

**A. SECTION 08 71 00 - DOOR HARDWARE**

1. Delete this Section in its entirety and replace with revised Section 08 71 00 - DOOR HARDWARE (attached).

## **CHANGES TO THE DRAWINGS**

### **2.01 ARCHITECTURAL / TECHNOLOGY**

#### **A. DRAWING AT102 - DES PLAINES MAIN BUILDING LOWER LEVEL FLOOR PLAN**

1. Delete this Drawing in its entirety and replace with revised Drawing AT102 - DES PLAINES MAIN BUILDING LOWER LEVEL FLOOR PLAN: Revision Cloud 1 (attached).

#### **B. DRAWING AT113 - DES PLAINES MAIN BUILDING FIRST FLOOR PLAN - EAST**

1. Delete this Drawing in its entirety and replace with revised Drawing AT113 - DES PLAINES MAIN BUILDING FIRST FLOOR PLAN - EAST: Revision Cloud 1 (attached).

#### **C. DRAWING AT312 - SKOKIE BUILDINGS A, P FIRST FLOOR PLAN**

1. Delete this Drawing in its entirety and replace with revised Drawing AT312 - SKOKIE BUILDINGS A, P FIRST FLOOR PLAN: Revision Cloud 1 (attached).

#### **D. DRAWING AT321 - SKOKIE BUILDINGS A, B, C SECOND FLOOR PLAN**

1. Delete this Drawing in its entirety and replace with revised Drawing AT321 - SKOKIE BUILDINGS A, B, C SECOND FLOOR PLAN: Revision Cloud 1 (attached).

## **BIDDER QUESTIONS AND RESPONSES**

### **3.01 QUESTION:**

DES PLAINES - EXITD1844A.1 "EXIT 28" (exterior double doors) is shown but not listed in the spec. Is this door in scope and if so, what access control hardware does it require?

#### **RESPONSE:**

These doors are for an outside storage room and require no access control hardware.

### **3.02 QUESTION:**

DES PLAINES – EXIT D26.1 – "EXIT 26" (exterior double doors) is listed as "Zone 3" [28.145]. Should this be "Zone 4" or is "Zone 3" correct as listed?

#### **RESPONSE:**

Should be Keynote 28.155 for zone 5.

### **3.03 QUESTION:**

DES PLAINES – Overhead Door [28.143] @ 1851PHD02 is listed as "Zone 4" but is located within the boundary of "Zone 5". Should this be "Zone 5" or is "Zone 4" correct as listed?

#### **RESPONSE:**

Should be keynote 28.153.

**3.04 QUESTION:**

DES PLAINES – [28.260] ACS Zone 6 Panel Location is listed to be in RM 1848 but the drawings show RM 1629. Please confirm correct location.

**RESPONSE:**

Keynote incorrect, corrected to read Rm 1629.

**3.05 QUESTION:**

DES PLAINES – [28.162] EXIT D35.1 “EXIT 35” is drawn on first floor but not listed, then listed on the lower level and not drawn. Please confirm listing.

**RESPONSE:**

Keynote on 102 not valid or needed. New keynote on 113 for 28.163.

**3.06 QUESTION:**

SKOKIE – [28.410] Zone 1 Panel Location is listed as [28.410] but listed as [27.410]. Please confirm listing.

**RESPONSE:**

Keynote Error should be 28.410.

**3.07 QUESTION:**

SKOKIE – [28.343] Overhead door A195OHD01 is drawn in “Zone 4” but not listed. Is this door in scope and if so, what access control hardware does it require?

**RESPONSE:**

Keynote error in list should be 28.343.

**END OF DOCUMENT**

**SECTION 08 71 00  
DOOR HARDWARE**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Hardware for aluminum and hollow metal doors.
- B. Thresholds.
- C. Weatherstripping and gasketing.

**1.02 RELATED REQUIREMENTS**

- A. Section 08 11 13 - Hollow Metal Doors and Frames.
- B. Section 26 05 83 - Wiring Connections: Power supply to electric hardware devices.

**1.03 REFERENCE STANDARDS**

- A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
- B. BHMA (CPD) - Certified Products Directory; Current Edition.
- C. BHMA A156.1 - Standard for Butts and Hinges; 2021.
- D. BHMA A156.2 - Bored and Preamsembled Locks and Latches; 2022.
- E. BHMA A156.3 - Exit Devices; 2025.
- F. BHMA A156.4 - Door Closers and Pivots; 2024.
- G. BHMA A156.5 - Cylinders and Input Devices for Locks; 2020.
- H. BHMA A156.6 - Standard for Architectural Door Trim; 2021.
- I. BHMA A156.7 - Template Hinge Dimensions; 2022.
- J. BHMA A156.13 - Mortise Locks & Latches Series 1000; 2022.
- K. BHMA A156.18 - Standard for Materials and Finishes; 2020.
- L. BHMA A156.21 - Thresholds; 2025.
- M. BHMA A156.22 - Standard for Gasketing; 2021.
- N. BHMA A156.28 - Standard for Recommended Practices for Mechanical Keying Systems; 2023.
- O. BHMA A156.29 - American National Standard for Exit Locks, Exit Alarms, Alarms for Exit Devices; 2017.
- P. BHMA A156.30 - High Security Cylinders; 2020.
- Q. BHMA A156.31 - Electric Strikes and Frame Mounted Actuators; 2024.
- R. DHI (H&S) - Sequence and Format for the Hardware Schedule; 2019.

- S. DHI (KSN) - Keying Systems and Nomenclature; 2019.
- T. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.
- U. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2025.
- V. NFPA 101 - Life Safety Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- W. UL (DIR) - Online Certifications Directory; Current Edition.
- X. UL 437 - Standard for Key Locks; Current Edition, Including All Revisions.

#### **1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Coordinate the manufacture, fabrication, and installation of products that door hardware is installed on.
- B. Sequence installation to ensure utility connections are achieved in an orderly and expeditious manner.
- C. Preinstallation Meeting: Convene a preinstallation meeting one week prior to commencing work of this section; attendance is required by affected installers and the following:
  - 1. Architect/Engineer.
  - 2. Installer's Architectural Hardware Consultant (AHC).
  - 3. Hardware Installer.
  - 4. Owner's Security Consultant.
- D. Furnish templates for door and frame preparation to manufacturers and fabricators of products requiring internal reinforcement for door hardware.

#### **1.05 SUBMITTALS**

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.
- C. Shop Drawings - Door Hardware Schedule: Submit detailed listing that includes each item of hardware to be installed on each door. Use door numbering scheme as included in Contract Documents.
  - 1. Prepared by or under supervision of Architectural Hardware Consultant (AHC).
  - 2. Comply with DHI (H&S) using door numbers and hardware set numbers as indicated in construction documents.
  - 3. List groups and suffixes in proper sequence.
  - 4. Provide complete description for each door listed.
  - 5. Provide manufacturer name, product names, and catalog numbers; include functions, types, styles, sizes and finishes of each item.
  - 6. Include account of abbreviations and symbols used in schedule.
- D. Installer's qualification statement.

- E. Supplier's qualification statement.
- F. Maintenance Materials and Tools: Furnish the following for Owner's use in maintenance of project.
  - 1. See Section 01 60 00 - Product Requirements, for additional provisions.
  - 2. Lock Cylinders: One for each master keyed group.
  - 3. Tools: One set of each special wrench or tool applicable for each different or special hardware component, whether supplied by hardware component manufacturer or not.

## **1.06 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum five years of experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified for commercial door hardware with at least five years of documented experience.
- C. Supplier Qualifications: Company with certified Architectural Hardware Consultant (AHC) and Electrified Hardware Consultant (EHC) to assist in work of this section.

## **1.07 DELIVERY, STORAGE, AND HANDLING**

- A. Package hardware items individually; label and identify each package with door opening code to match door hardware schedule.

## **1.08 WARRANTY**

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.

# **PART 2 PRODUCTS**

## **2.01 DESIGN AND PERFORMANCE CRITERIA**

- A. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.
- B. Provide individual items of single type, of same model, and by same manufacturer.
- C. Provide door hardware products that comply with the following requirements:
  - 1. Applicable provisions of federal, state, and local codes.
  - 2. Accessibility: ADA Standards and ICC A117.1.
  - 3. Applicable provisions of NFPA 101.
  - 4. Listed and certified compliant with specified standards by BHMA (CPD).
- D. Fasteners:
  - 1. Provide fasteners of proper type, size, quantity, and finish that comply with commercially recognized standards for proposed applications.
    - a. Aluminum fasteners are not permitted.
    - b. Provide phillips flat-head screws with heads finished to match door surface hardware unless otherwise indicated.
  - 2. Fire-Rated Applications: Comply with NFPA 80.
    - a. Provide wood or machine screws for hinges mortised to doors or frames, strike plates to frames, and closers to doors and frames.



- b. Provide steel through bolts for attachment of surface mounted closers, hinges, or exit devices to door panels unless proper door blocking is provided.

## 2.02 HINGES

- A. Hinges: Comply with BHMA A156.1, Grade 1 for heavy weight hinges, Grade 2 for standard weight hinges.
  - 1. Provide hinges on every side-swinging door.
- B. Butt Hinges: Comply with BHMA A156.1 and BHMA A156.7 for templated hinges.
  - 1. Manufacturers:
    - a. **BEST, dormakaba Group; CB Series or FBB Series: [www.bestaccess.com](http://www.bestaccess.com). [ADDENDUM NO. 1]**
    - b. **Hager Companies; BB Series: [www.hagerco.com](http://www.hagerco.com). [ADDENDUM NO. 1]**
    - c. **Ives, an Allegion brand; 5BB1 Series: [www.allegion.com/us](http://www.allegion.com/us). [ADDENDUM NO. 1]**
    - d. **McKinney; an Assa Abloy Group company; TB Series or T4B Series: [www.assaabloydss.com](http://www.assaabloydss.com). (Note: TA Series, T4A Series, TCA Series, and MacPro hinges are not acceptable.) [ADDENDUM NO. 1]**
    - e. Substitutions: Not permitted.
  - 2. Imported or so-called "economical" or "contractor grade" hinges are not acceptable.
  - 3. Size: Sufficient to clear trim and allow doors, otherwise free of obstruction, to open 180 degrees.
    - a. Door Leaves Up To 36 inches Wide and 1¾ inches Thick: 4½ x 4 ½ inch.
    - b. Door Leaves over 36 inches Wide And/Or Over 1¾ inches Thick: 5 x 5 inches.
  - 4. Material:
    - a. Interior Door Leafs Up To 36 Inches Wide: Wrought or stainless steel, standard weight (0.134 inch).
    - b. Vestibule Doors, Exterior Doors, and Door Leafs Over 36 Inches Wide: Solid bronze or stainless steel, heavy weight (0.180 or 0.190 inch).
  - 5. Provide five-knuckle full mortise butt hinges unless otherwise indicated.
  - 6. Provide ball-bearing hinges at each door with closer.
  - 7. Provide non-removable pins on exterior outswinging doors.
  - 8. Provide non-removable pins on interior outswinging doors at locations as indicated.
  - 9. Provide power transfer hinges where electrified hardware is mounted in door leaf. Provide four- or eight-wire type as appropriate for complete installation of:
    - a. Concealed door monitoring contacts and other security access components.
    - b. Power transfer to/from other scheduled door hardware.
  - 10. Provide following quantity of butt hinges for each door:
    - a. Doors From 60 inches High up to 90 inches High: Three hinges.
    - b. Doors 90 inches High up to 120 inches High: Four hinges.

## 2.03 EXIT DEVICES

- A. Manufacturer:
  - 1. Von Duprin, an Allegion brand; 99 Series (33A Series for less than wide stile door applications): [www.allegion.com/us](http://www.allegion.com/us).
  - 2. Substitutions: Not permitted.

- B. Single Source Responsibility: Provide exit devices and trim, including electrified items, of one manufacturer as listed above for continuity of design and consideration of warranty and Owner's maintenance program.
- C. Exit Devices: Comply with BHMA A156.3, Grade 1 requirements; comply with performance requirements of NFPA 80 and NFPA 101.
  - 1. Lever design to match lockset trim.
  - 2. Omit dogging function on exterior doors scheduled to have electric strikes.
  - 3. Provide exit devices properly sized for door width and height.
  - 4. Provide strike as recommended by manufacturer for application indicated.
  - 5. Fire-Rated Doors: Provide UL (DIR) listed devices labeled "Fire Exit Hardware". Provide proper quantity and type of fasteners to install devices as tested and listed by UL and required by the manufacturer. Consult manufacturer's catalog and template book for specific requirements.
  - 6. Non-Rated Doors: Provide UL listed devices labeled "Panic Hardware" based on testing according to UL 305. Provide proper fasteners as required by manufacturer, including sex nuts and bolts for hollow metal doors not prepared for machine screws and for particle board core wood doors.
  - 7. For electrical options, provide quick connect plug-in pre-wired connectors.

## **2.04 EXIT ALARMS**

- A. Manufacturer:
  - 1. Alarm Lock, a subsidiary of NAPCO Security Technologies, Inc; PG21 Series: [www.alarmlock.com](http://www.alarmlock.com).
  - 2. Substitutions: Not permitted.
- B. Exit Alarms: Comply with BHMA A156.29.
  - 1. Stand alone type.
  - 2. Power: Battery-powered.
  - 3. Standard Features: Field-selectable arming modes
  - 4. Arming and Disarming: By inside control key, allowing authorized entry or exit by means of an on-and-off key switch.
    - a. Key Cylinder and Keys: See Door Hardware Schedule.
  - 5. Alarm: Manufacturer's standard piezo horn.
    - a. Loudness Rating: 110 dB at 10 feet, minimum.
    - b. Adjustable Allowable Bypass Time: Manufacturer's standard.
      - 1) Functionality: Factory-set and field-adjustable.
      - 2) Time Limit Settings: 15 seconds, 1 minute 15 seconds, 3 minutes 15 seconds.
    - c. Low battery alert.
  - 6. Housing: Manufacturer's standard.
  - 7. Cover Plate Color: Metallic silver.
  - 8. Mounting: As indicated on drawings.
  - 9. Accessories: Provide items in locations and quantities indicated.
    - a. Warning Sign: Include with alarm.

## **2.05 ELECTRIC STRIKES**

### **A. Manufacturers:**

1. HES; an Assa Abloy Group company; 9600 Series rim strikes for doors with exit devices; 1006 Series for doors with mortise locksets : [www.assaabloydss.com](http://www.assaabloydss.com).
2. Substitutions: Not permitted.

### **B. Electric Strikes: Comply with BHMA A156.31, Grade 1.**

1. Provide UL (DIR) listed burglary-resistant electric strike; style to suit locks.
2. Provide non-handed field-selectable 12 / 24 VDC electric strike suitable for door frame material and scheduled lock configuration.
3. Provide transformer and rectifier as necessary for complete installation.
4. Connect electric strikes into fire alarm where non-rated doors are scheduled to release with fire or sprinkler alarm condition.

## **2.06 LOCK CYLINDERS AND KEYING**

### **A. Manufacturer:**

1. Sargent; an Assa Abloy Group company: [www.assaabloydss.com](http://www.assaabloydss.com).
2. Substitutions: Not permitted.

### **B. Lock Cylinders: Provide key access on outside of each lock, unless otherwise indicated.**

1. Provide standard small format interchangeable core (SFIC) type mechanical cylinders, Grade 1, with six-pin core in compliance with BHMA A156.5 for interior doors and dogging cylinders on exit devices.
  - a. Product: Sargent Conventional.
2. Provide high security type mechanical removable core mortise cylinders and removable core rim cylinders, Grade 1, with twelve-pin core in compliance with BHMA A156.30 or UL 437 for exterior doors.
  - a. Products:
    - 1) Sargent Keso F1-164 Series removable core rim cylinders.
    - 2) Sargent Keso F1-170 Series removable core mortise cylinders.
3. Provide cams and/or tailpieces as required for locking devices.

## **2.07 CYLINDRICAL LOCKS**

### **A. Cylindrical Locks (Bored): Comply with BHMA A156.2, Grade 1, 4000 Series.**

1. Bored Hole: 2-1/8 inch diameter.
2. Latchbolt Throw: 1/2 inch, minimum.
3. Backset: 2-3/4 inch unless otherwise indicated.
4. Strikes: Provide manufacturer's standard strike for each latchset or lockset with strike box and curved lip extending to protect frame in compliance with indicated requirements.
  - a. Finish: To match lock or latch.
5. Provide locksets that require no more than one operation to simultaneously unlock and unlatch doors in the direction of egress.

## **2.08 MORTISE LOCKS**

### **A. Manufacturer:**

1. Sargent; an Assa Abloy Group company; 8200 Series: [www.assaabloydss.com](http://www.assaabloydss.com).
  2. Substitutions: Not permitted.
- B. Mortise Locks: Comply with BHMA A156.13, Grade 1, Security, 1000 Series.
1. Latchbolt Throw: 3/4 inch, minimum.
  2. Deadbolt Throw: 1 inch, minimum.
  3. Backset: 2-3/4 inch unless otherwise indicated.
  4. Strikes: Provide manufacturer's standard strike for each latchset or lockset with strike box and curved lip extending to protect frame in compliance with indicated requirements.
    - a. Finish: To match lock or latch.
  5. Provide a lock for each door, unless otherwise indicated that lock is not required.
  6. Provide locksets that require no more than one operation to simultaneously unlock and unlatch doors in the direction of egress.
  7. Trim: Provide lever handle or pull trim on outside of each lock, unless otherwise indicated.
    - a. Manufacturer's "L" style lever and "LN" style rose.

## **2.09 DOOR PULLS AND PUSH PLATES**

- A. Manufacturers:
1. Rockwood; an Assa Abloy Group company: [www.assaabloydss.com](http://www.assaabloydss.com).
  2. Hager Companies: [www.hagerco.com](http://www.hagerco.com).
  3. Hiawatha, Inc, division of Activar Construction Products Group, Inc:  
[www.activarcpg.com/hiawatha](http://www.activarcpg.com/hiawatha).
  4. Trimco: [www.trimcohardware.com](http://www.trimcohardware.com).
  5. Substitutions: See Section 01 60 00 - Product Requirements.
- B. Door Pulls and Push Plates: Comply with BHMA A156.6.
1. Pull Type: Offset, unless otherwise indicated.
  2. Push Plate Type: Flat, with square corners, unless otherwise indicated.
    - a. Edges: Beveled, unless otherwise indicated.
  3. Material: Stainless steel, unless otherwise indicated.
  4. Size: 1" diameter; 10" CTC.

## **2.10 CLOSERS**

- A. Manufacturer; Surface Mounted:
1. Norton; an Assa Abloy Group company; 8000 Series: [www.assaabloydss.com](http://www.assaabloydss.com).
  2. Substitutions: Not permitted.
- B. Closers: Comply with BHMA A156.4, Grade 1.
1. Type: Surface mounted to door.
  2. Provide door closer on each exterior door.
  3. Where an overlapping astragal is included on pairs of swinging doors, provide coordinator to ensure door leaves close in proper order.
  4. At outswinging exterior doors, mount closer on interior side of door.

## **2.11 PROTECTION PLATES**

- A. Manufacturers:
  - 1. Rockwood; an Assa Abloy Group company: [www.assaabloydss.com](http://www.assaabloydss.com).
  - 2. Hager Companies: [www.hagerco.com](http://www.hagerco.com).
  - 3. Hiawatha, Inc, an Activar Construction Products Group company: [www.activarcpg.com/hiawatha](http://www.activarcpg.com/hiawatha).
  - 4. Ives, an Allegion brand: [www.allegion.com/us](http://www.allegion.com/us).
  - 5. Trimco: [www.trimcohardware.com](http://www.trimcohardware.com).
  - 6. Substitutions: Not permitted.
- B. Protection Plates: Comply with BHMA A156.6.
- C. Metal Properties: Stainless steel material.
  - 1. Metal, Standard Duty: Thickness 0.050 inch, minimum.
- D. Edges: Beveled, on four sides unless otherwise indicated.
- E. Fasteners: Countersunk screw fasteners.
- F. Kick Plates: Provide along bottom edge of push side of every door with closer, except aluminum storefront and glass entry doors, unless otherwise indicated.
  - 1. Size: 8 inch high by 2 inch less door width (LDW) on push side of door.

## **2.12 THRESHOLDS**

- A. Manufacturers:
  - 1. Pemko; an Assa Abloy Group company: [www.assaabloydss.com](http://www.assaabloydss.com).
  - 2. Hager Companies: [www.hagerco.com](http://www.hagerco.com).
  - 3. National Guard Products, Inc: [www.ngpinc.com](http://www.ngpinc.com).
  - 4. Reese Enterprises, Inc: [www.reeseusa.com/#sle](http://www.reeseusa.com/#sle).
  - 5. Zero International, Inc: [www.zerointernational.com](http://www.zerointernational.com).
  - 6. Substitutions: Not permitted.
- B. Thresholds: Comply with BHMA A156.21.
  - 1. Provide threshold at each exterior door, unless otherwise indicated.
  - 2. Type: Saddle.
  - 3. Material: Aluminum.
  - 4. Threshold Surface: Fluted horizontal grooves across full width.
  - 5. Widths: As required to completely conceal surfaces left exposed by removal of existing thresholds.
  - 6. Field cut threshold to profile of frame and width of door sill for tight fit.
  - 7. Provide non-corroding fasteners at exterior locations.

## **2.13 WEATHERSTRIPPING AND GASKETING**

- A. Manufacturers:
  - 1. Pemko; an Assa Abloy Group company: [www.assaabloydss.com](http://www.assaabloydss.com).
  - 2. Hager Companies: [www.hagerco.com](http://www.hagerco.com).

3. National Guard Products, Inc: [www.ngpinc.com](http://www.ngpinc.com).
  4. Reese Enterprises, Inc: [www.reeseusa.com](http://www.reeseusa.com).
  5. Zero International, Inc: [www.zerointernational.com](http://www.zerointernational.com).
  6. Substitutions: Not permitted.
- B. Weatherstripping and Gasketing: Comply with BHMA A156.22.
1. Head and Jamb Type: Adjustable.
  2. Door Sweep Type: Encased in retainer.
  3. Material: Aluminum, with neoprene or silicone weatherstripping.
  4. Provide weatherstripping on each exterior door at head, jambs, and meeting stiles of door pairs, unless otherwise indicated.
  5. Provide door bottom sweep on each exterior door, unless otherwise indicated.

## **2.14 KEY CONTROL SYSTEMS**

- A. Manufacturers:
1. Sargent; an Assa Abloy Group company: [www.assaabloydss.com](http://www.assaabloydss.com).
  2. Substitutions: Not permitted.
- B. Key Control Systems: Comply with guidelines of BHMA A156.28.
1. Provide keying information in compliance with DHI (KSN) standards.
  2. Keying: Great grand master keyed.
  3. Include construction keying and control keying with removable core cylinders.
  4. Supply keys in following quantities:
    - a. 3 each Great Grand Master keys.
    - b. 6 each Construction Master keys.
    - c. 15 each Construction keys.
    - d. 2 each Construction Control keys.
    - e. 2 each Control keys if new system.
    - f. 2 each Extra Cylinder cores.
    - g. 2 each Change keys for each keyed core.
  5. Key Management Software:
    - a. Microsoft SQL Server-based database software capable of storing an unlimited number of records and with the following characteristics/capabilities:
      - 1) Open licensing; 5 maximum concurrent users.
      - 2) Capable of storing information about all door hardware installed on each opening.
      - 3) Key management features:
        - a) Authorized holders with schedules for key rings.
        - b) Management of deposits, refunds and fees.
        - c) Handling of key requests.
        - d) Management of work orders and purchase orders.
      - 4) Web interface.
      - 5) Compatibility with RFID & bar code technologies.
      - 6) Import templates for bulk import of existing catalogued data.
      - 7) Graphic, interactive floor plans for viewing and querying of door locations.
      - 8) Advanced features for locksmiths.

- 9) Turnkey implementation service.
- b. Product: SimpleK; Enterprise Edition: [www.simplek.com](http://www.simplek.com).
- 6. Key Management Tags: For each keyed lock on project, provide one set of consecutively numbered duplicate key tags with hanging hole and snap catch.
- 7. Security Key Tags: For each keyed lock on project, provide one set of matching key tags for permanent attachment to one key of each set.
- 8. Provide key collection envelopes, receipt cards, and index cards in quantity suitable to manage number of keys.
- 9. Deliver keys with identifying tags to Owner by security shipment direct from hardware supplier.
- 10. Permanent Keys and Cores: Stamped with applicable key marking for identification. Do not include actual key cuts within visual key control marks or codes. Stamp permanent keys "Do Not Duplicate."
- 11. Owner or Owner's agent install permanent cores and return construction cores to hardware supplier. Construction cores and keys to remain property of hardware supplier.

## **2.15 POWER SUPPLIES**

- A. Power Supplies: Hard wired, with multiple zones providing eight (8) breakers for each output panel with individual control switches and LED's; UL (DIR) Class 2 listed.
  - 1. Power: 12 VAC, 20 Amp; with 120 VAC power supply.
  - 2. Operating Temperature: 32 to 110 degrees F.
  - 3. Provide with emergency release terminals that release devices upon activation of fire alarm system.

## **2.16 FINISHES**

- A. Finishes: Provide door hardware of same finish, unless otherwise indicated.
  - 1. Finish: 625; bright chromium plated over nickel, with brass or bronze base material (former US equivalent US26); BHMA A156.18.
  - 2. Exceptions:
    - a. Where base material metal is specified to be different, provide finish that is an equivalent appearance in accordance with BHMA A156.18.
    - b. Hinges for Fire-Rated Doors: Steel base material with painted finish, in compliance with NFPA 80.
    - c. Door Closer Covers and Arms: Color as selected by Architect/Engineer from manufacturer's standard colors unless otherwise indicated.
    - d. Aluminum Surface Trim and Gasket Housings: Anodized to match door panel finish, not other hardware, unless otherwise indicated.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that doors and frames are ready to receive this work; labeled, fire-rated doors and frames are properly installed, and dimensions are as indicated on shop drawings.
- B. Verify that electric power is available to power operated devices and of correct characteristics.

### **3.02 INSTALLATION**

- A. Install hardware in accordance with manufacturer's instructions and applicable codes.
- B. Install hardware on fire-rated doors and frames in accordance with applicable codes and NFPA 80.
- C. Use templates provided by hardware item manufacturer.
- D. Do not install surface mounted items until application of finishes to substrate are fully completed.
- E. Door Hardware Mounting Heights: Distance from finished floor to center line of hardware item. As indicated in following list; unless noted otherwise in Door Hardware Schedule or on drawings.
  - 1. For Steel Doors and Frames: See Section 08 11 13.
  - 2. Mounting heights in compliance with ADA Standards:
    - a. Locksets: 40-5/16 inch.
    - b. Pulls: 42 inch.
    - c. Exit Devices: 40-5/16 inch.
- F. Set exterior door thresholds with full-width bead of elastomeric sealant at each point of contact with floor providing a continuous weather seal; anchor thresholds with stainless steel countersunk screws.
- G. Install key management software on Owner's server (with Owner's IT oversight).
  - 1. Import Owner's existing keying information from existing Key Wizard software or exported CSV or XLS file. Verify information has imported correctly and is ready for use within the software.

### **3.03 FIELD QUALITY CONTROL**

- A. Perform field inspection and testing under provisions of Section 01 40 00 - Quality Requirements.
- B. Provide an Architectural Hardware Consultant (AHC) to inspect installation and certify that hardware and installation has been furnished and installed in accordance with manufacturer's instructions and as specified.

### **3.04 ADJUSTING**

- A. Adjust work under provisions of Section 01 70 00 - Execution and Closeout Requirements.
- B. Adjust hardware for smooth operation.
- C. Adjust gasketing for complete, continuous seal; replace if unable to make complete seal.

### **3.05 CLEANING**

- A. Clean finished hardware in accordance with manufacturer's written instructions after final adjustments have been made.
- B. Clean adjacent surfaces soiled by hardware installation.
- C. Replace items that cannot be cleaned to manufacturer's level of finish quality at no additional cost.

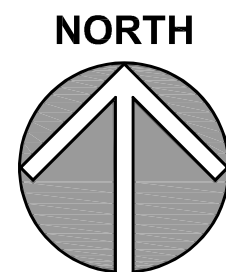
### **3.06 PROTECTION**

- A. Protect finished Work under provisions of Section 01 70 00 - Execution and Closeout Requirements.



B. Do not permit adjacent work to damage hardware or finish.

**END OF SECTION**



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NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.

28.144 ACCESS CONTROL – ACS DP ZONE 4 – PROVIDE ELECTRIC STRIKE AND DOOR POSITION SWITCH TO ALL DOORSLAUNES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM 1848 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.

28.141 ACCESS CONTROL – ACS DP ZONE 4 – PROVIDE DOOR POSITION SWITCH TO ALL DOORSLAUNES. PROVIDE WIRING TO RM 1848 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.

28.160 ACCESS CONTROL – ACS DP ZONE 6 – PROVIDE ELECTRIC STRIKE AND DOOR CONTACT SWITCH TO ALL DOORSLAUNES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM 1629 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.

28.162 ACCESS CONTROL – ACS DP ZONE 6 – PROVIDE DOOR POSITION SWITCH AND DOOR ALARM TO ALL DOORSLAUNES. PROVIDE WIRING TO RM 1629 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.

28.161 ACCESS CONTROL – ACS DP ZONE 6 – PROVIDE DOOR POSITION SWITCH FOR OVERHEAD DOOR. PROVIDE WIRING TO RM 1629 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.

- THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR SEQUENCING, COORDINATION AND INTEGRATION OF THE COMPONENTS OF THE TECHNOLOGY SYSTEMS INCLUDING INSTALLATION, MATERIALS AND EQUIPMENT, COMPLYING WITH ALL REQUIREMENTS AS A MINIMUM.
1. PROVIDE THE FOLLOWING EQUIPMENT, ACCESSORIES, AND MATERIALS FOR A FULLY FUNCTIONAL SYSTEM THAT MEETS THE INTENDED DESIGN WHERE EITHER EXPRESSLY SPECIFIED OR NOT.
2. ALL SYSTEMS, MATERIALS, AND EQUIPMENT INSTALLATIONS SHALL CONFORM TO THE GREATEST POSSIBLE EXTENT, WITH THE CONTRACT DOCUMENTS AND APPROVED SUBMITTAL DATA. THE CONTRACTOR AGREES THAT THE WORK IS DIAGRAMMATIC IN NATURE, IN CASE OF CONFLICT AMONG INDIVIDUAL SYSTEM REQUIREMENTS, REQUEST DIRECTION IN WRITING FROM OWNER'S REPRESENTATIVE.
3. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS. VERIFY SITE CONDITIONS AND DIMENSIONS OF EQUIPMENT TO ENSURE PROPER INSTALLATION OF EQUIPMENT.
4. COORDINATE LAYOUT AND INSTALLATION OF TELECOMMUNICATIONS PATHWAYS AND CABLING WITH THE OWNER'S TELECOMMUNICATIONS AND LAN EQUIPMENT.
5. COORDINATE SYSTEMS, EQUIPMENT, ACCESSORIES AND MATERIALS INSTALLATION WITH OTHER BUILDING COMPONENTS IN COORDINATION WITH THE WORK OF OTHER TRADES AND PROVIDE AN EFFICIENT WORKFLOW.
6. HORIZONTAL CABLING SYSTEM SHALL BE CATEGORY 6 COMPLIANT, PLENUM RATED, UNSHIELDED TWISTED PAIR TYPE. THE CABLING SYSTEM SHALL BE AN END-TO-END SOLUTION AND COVERED UNDER THE MANUFACTURER WARRANTY.
7. VENDOR SHALL ENSURE THAT ALL NECESSARY DATA CABLING MATCHES THE MINIMUM GAUGE/SPED CATEGORY 6 REQUIREMENTS AND THAT THE CABLING IS INSTALLED TO MEET MANUFACTURER'S WARRANTY.
8. ALL COMMUNICATION OUTLETS AND CABLING MUST BE TESTED AND CERTIFIED IN COMPLIANCE WITH ANSI/EIA 802.3 AND EIA/TIA 568 CATEGORY 6 COMPLIANCE SPECIFICATIONS.
9. ROUTE CABLING PATHWAYS FOLLOWING BUILDING LINES AND MAJOR FLOOR ACCESS ROUTES SUCH AS CORRIDORS AND HALLWAYS. CABLES SHOULD NOT CROSS OVER END USER WORK AREAS SUCH AS CLASSROOMS, OFFICES, CONFERENCE ROOMS, WORK AREAS OR PUBLIC RESTROOMS. MAKE DEVIATIONS FROM STRAIGHT RUNS AT RIGHT ANGLES. DIAGONAL PATHWAYS ARE UNACCEPTABLE UNLESS APPROVED BY OWNER.
10. ROUTE PATHWAYS CLEAR OF OBSTRUCTIONS SUCH AS ELECTRICAL EQUIPMENT, HVAC DUCTS, LARGE PIPES, AND STRUCTURAL BEAMS WITHIN THE BUILDING.
11. IMPLEMENT INSTALLATION OF CABLING, WIRING, AND EQUIPMENT TO FACILITATE SERVICING, MAINTENANCE AND REPAIR OR REPLACEMENT OF EQUIPMENT AND COMPONENTS WHERE FEASIBLE. CONNECTIONS TO EQUIPMENT AND COMPONENTS SHOULD SUPPORT EASY DISCONNECTION, WITH A MINIMUM OF INTERFERENCE WITH OTHER INSTALLATIONS.
12. CONCEAL ALL CABLES UNLESS SPECIFICALLY INDICATED TO BE EXPOSED. SURFACE MOUNT RACEWAY MAY BE ACCEPTABLE UPON OWNER APPROVAL.
13. DETERMINE BEST CONTROL, CABLE SYSTEMS FOR CONTROLLERS, CARD READERS, AND OTHER CABLE-CONNECTED DEVICES INTO AN EXISTING DROPE FRAME ENVIRONMENT. VERIFY THE ACTUAL "BEHIND THE WALL AND FRAME" STRUCTURAL ELEMENTS BEFORE CUTTING OR ATTEMPTING TO FISH CABLES INTO THE EXISTING WALL OR FRAME.
14. PROVIDE SUPPORTED PLATFORMS, HANGERS, BRACKETS, SHELVES, STANDS OR LEGS, AND OTHER SUPPORT HARDWARE AS NECESSARY FOR PERMANENT SUPPORT OF EQUIPMENT.
15. ALL CABLE SUPPORTS SHALL BE LOCATED ON A MAXIMUM OF 48" ON CENTER WITH A MINIMUM OF 3" CLEARANCE BETWEEN CEILING AND CABLE. ALL CABLE SUPPORTS SHALL BE RATED FOR FIBER OPTIC AND CATEGORY 3 STRUCTURED CABELING SYSTEM. PATHWAYS SHALL NOT EXCEED 40% INITIAL FILL VOLUME WHEN INSTALLED. FIBER OPTIC CABLING THAT IS NOT IN CONDUIT SHALL BE PLACED INSIDE PLASTIC INNER-DUCT.
16. INSTALL ALL MATERIALS AND EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO BUILDING STRUCTURES AND RELATED SYSTEMS.
17. COORDINATE THE INSTALLATION OF CHASES, SLOTS, AND SUPPORTING DEVICES. ALONG WITH OPENINGS AND SLEEVES IN OTHER BUILDING COMPONENTS DURING THE PROGRESS OF CONSTRUCTION. ALLOW FOR WIRING, CABLING, AND EQUIPMENT INSTALLATIONS.
18. PROPERLY FIRE SEAL CONDUIT AND RACEWAY PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS TO MAINTAIN FIRE SEPARATION RATES. PROVIDE FIRE SEALING ASSEMBLIES THAT ARE ALL LISTED FOR THE APPLICATION AND MEET ALL APPLICABLE CODES.
19. THE INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REINSTALLATION OF CEILING TILE/DROPTILE WALL AND OTHER SURFACES TO ACCOMPLISH WORK. REPLACE DAMAGED TILES TO MATCH EXISTING.
20. VERIFY ALL FURNITURE, FIXTURES, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS AND REVIEWED SHOP DRAWINGS. PRIOR TO THE FINAL INSTALLATION, ADJUST TECHNOLOGY OUTLETS AND CONNECTIONS TO ACCOMMODATE DRAWINGS AND/OR EQUIPMENT.

NORTH

A circular compass rose with a vertical line pointing up labeled 'NORTH', a horizontal line pointing right labeled 'EAST', a vertical line pointing down labeled 'SOUTH', and a horizontal line pointing left labeled 'WEST'. The four quadrants are labeled 'NORTH-EAST', 'SOUTH-EAST', 'SOUTH-WEST', and 'NORTH-WEST' respectively.

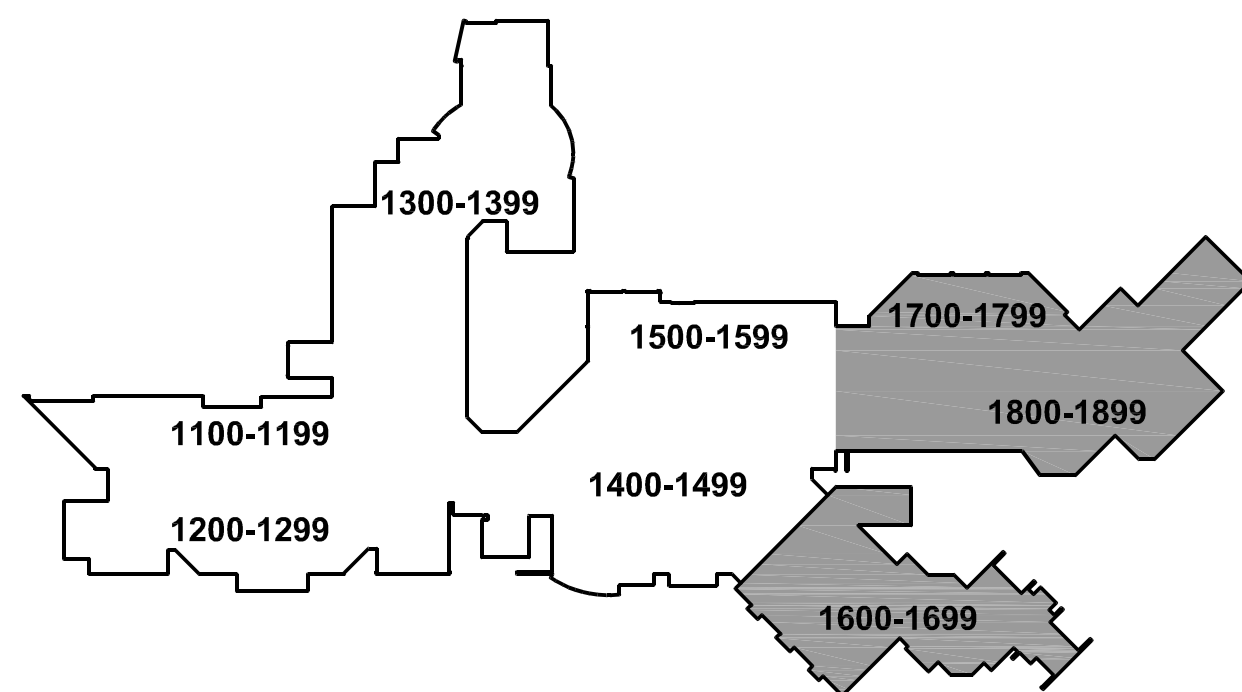
## KEYNOTES

- 28.140 ACCESS CONTROL - ACS DP ZONE 4 - PROVIDE ELECTRIC STRIKE AND DOOR CONTACT SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM 1848 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.141 ACCESS CONTROL - ACS DP ZONE 4 - PROVIDE DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE WIRING TO RM 1848 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.143 ACCESS CONTROL - ACS DP ZONE 4 - PROVIDE DOOR POSITION SWITCH FOR OVERHEAD DOOR. PROVIDE WIRING TO RM 1848 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.145 ACCESS CONTROL - ACS DP ZONE 3 - PROVIDE ELECTRIC LATCH RETRACTION AND DOOR CONTACT SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM 1343 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.146 ACCESS CONTROL - ACS DP ZONE 4 - PROVIDE ELECTRIC LATCH RETRACTION AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE WIRING TO RM 1848 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.151 ACCESS CONTROL - ACS DP ZONE 5 - PROVIDE DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE WIRING TO RM 1848 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.153 ACCESS CONTROL - ACS DP ZONE 5 - PROVIDE DOOR POSITION SWITCH FOR OVERHEAD DOOR. PROVIDE WIRING TO RM 1848 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.155 ACCESS CONTROL - ACS DP ZONE 5 - PROVIDE REUSE ELECTRIC LATCH RETRACTION AND DOOR CONTACT SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM 1848 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.161 ACCESS CONTROL - ACS DP ZONE 6 - PROVIDE DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE WIRING TO RM 1629 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.162 ACCESS CONTROL - ACS DP ZONE 6 - PROVIDE ELECTRIC STRIKE AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM 1629 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.165 ACCESS CONTROL - ACS DP ZONE 6 - PROVIDE ELECTRIC LATCH RETRACTION AND DOOR CONTACT SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM 1629 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.166 ACCESS CONTROL - ACS DP ZONE 6 - PROVIDE ELECTRIC LATCH RETRACTION AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE WIRING TO RM 1629 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- 28.240 ACCESS CONTROL - ACS DP ZONE 6 PANEL LOCATION: RM 1848. PROVIDE PANEL ENCLOSURE, CONTROLLER BOARDS AND INTERFACES FOR ACS ZONE. INTEGRATE CONTROLLERS TO ACCESS CONTROL SYSTEM THROUGH DATA OUTLET CONNECTED TO COLLEGE'S COMPUTER NETWORK. PROVIDE 1 PORT DATA OUTLET - (1) CAT 6 NETWORK CABLE WITH SURFACE MOUNTED JACK. MOUNT BOX INSIDE PANEL. ROUTE CABLES TO IDF RM 2748 IN RACK 1. CABLE COLOR: BLUE.
- 28.250 ACCESS CONTROL - ACS DP ZONE 6 PANEL LOCATION: RM 1848. PROVIDE PANEL ENCLOSURE, CONTROLLER BOARDS AND INTERFACES FOR ACS ZONE. INTEGRATE CONTROLLERS TO ACCESS CONTROL SYSTEM THROUGH DATA OUTLET CONNECTED TO COLLEGE'S COMPUTER NETWORK. PROVIDE 1 PORT DATA OUTLET - (1) CAT 6 NETWORK CABLE WITH SURFACE MOUNTED JACK. MOUNT BOX INSIDE PANEL. ROUTE CABLES TO IDF RM 2748 IN RACK 1. CABLE COLOR: BLUE.
- 28.250 ACCESS CONTROL - ACS DP ZONE 6 PANEL LOCATION: RM 1629. PROVIDE PANEL ENCLOSURE, CONTROLLER BOARDS AND INTERFACES FOR ACS ZONE. INTEGRATE CONTROLLERS TO ACCESS CONTROL SYSTEM THROUGH DATA OUTLET CONNECTED TO COLLEGE'S COMPUTER NETWORK. PROVIDE 1 PORT DATA OUTLET - (1) CAT 6 NETWORK CABLE WITH SURFACE MOUNTED JACK. MOUNT BOX INSIDE PANEL. ROUTE CABLES TO IDF RM 2748 IN RACK 1. CABLE COLOR: BLUE.

## TECHNOLOGY GENERAL NOTES

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  3. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS. VERIFY SITE CONDITIONS AND DIMENSIONS OF EQUIPMENT TO ENSURE PROPER INSTALLATION OF EQUIPMENT.
  4. COORDINATE LAYOUT AND INSTALLATION OF TELECOMMUNICATIONS PATHWAYS AND CABLEING WITH THE OWNER'S TELECOMMUNICATIONS AND LAN EQUIPMENT.
  5. COORDINATE SYSTEMS, EQUIPMENT, ACCESSORIES AND MATERIALS INSTALLATION WITH OTHER BUILDING COMPONENTS IN COORDINATION WITH THE WORK OF OTHER TRADES AND PROVIDE AN EFFICIENT WORKFLOW.
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  7. VENDOR SHALL ENSURE THAT ALL NECESSARY DATA CABLEING MATCHES THE MINIMUM GIGASPEED CATEGORY 6 REQUIREMENTS AND THAT THE CABLEING IS INSTALLED TO MEET MANUFACTURER'S WARRANTY.
  8. ALL COMMUNICATION OUTLETS AND CABLEING MUST BE TESTED AND CERTIFIED IN COMPLIANCE WITH ANSI/EIA 802.3 AND EIA/TIA 568 CATEGORY 6 COMPLIANCE SPECIFICATIONS.
  9. ROUTE CABLEING PATHWAYS FOLLOWING BUILDING LINES AND MAJOR FLOOR ACCESS ROUTES SUCH AS CORRIDORS AND HALLWAYS. PATHWAYS SHOULD NOT CROSS OVER END USER WORK AREAS SUCH AS CLASSROOMS, OFFICES, CONFERENCE ROOMS, WORK AREAS OR PUBLIC RESTROOMS. MAKE DEVIATIONS FROM STRAIGHT RUNS AT RIGHT ANGLES. DIAGONAL PATHWAYS ARE UNACCEPTABLE UNLESS APPROVED BY OWNER.
  10. ROUTE PATHWAYS CLEAR OF OBSTRUCTIONS SUCH AS ELECTRICAL EQUIPMENT, HVAC DUCTS, LARGE PIPES, AND STRUCTURAL BEAMS WITHIN THE BUILDING.
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  12. CONCEAL ALL CABLES UNLESS SPECIFICALLY INDICATED TO BE EXPOSED. SURFACE MOUNT RACEWAY MAY BE ACCEPTABLE UPON OWNER APPROVAL.
  13. DETERMINE BEST CONTROL CABLE SYSTEMS FOR CONTROLLERS, CARD READERS, AND OTHER CABLE-CONNECTED DEVICES INTO AN EXISTING DOOR FRAME ENVIRONMENT. VERIFY THE ACTUAL "BEHIND THE WALL AND FRAME" STRUCTURAL ELEMENTS BEFORE CUTTING OR ATTEMPTING TO FISH CABLES INTO THE EXISTING WALL OR FRAME.
  14. PROVIDE SUSPENDED PLATFORMS, HANGERS, BRACKETS, SHELVES, STANDS OR LEGS, AND OTHER SUPPORT HARDWARE AS NECESSARY FOR PERMANENT SUPPORT OF EQUIPMENT.
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  19. THE INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REINSTALLATION OF CEILING TILE DRY WALL AND OTHER SURFACES TO ACCOMPLISH WORK. REPLACE DAMAGED TILES TO MATCH EXISTING.
  20. VERIFY ALL FURNITURE, FIXTURES, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS AND REVIEWED SHOP DRAWINGS. PRIOR TO THE FINAL INSTALLATION, ADJUST TECHNOLOGY OUTLETS AND CONNECTIONS TO ACCOMMODATE FURNITURE AND/OR EQUIPMENT.

## KEYPLAN



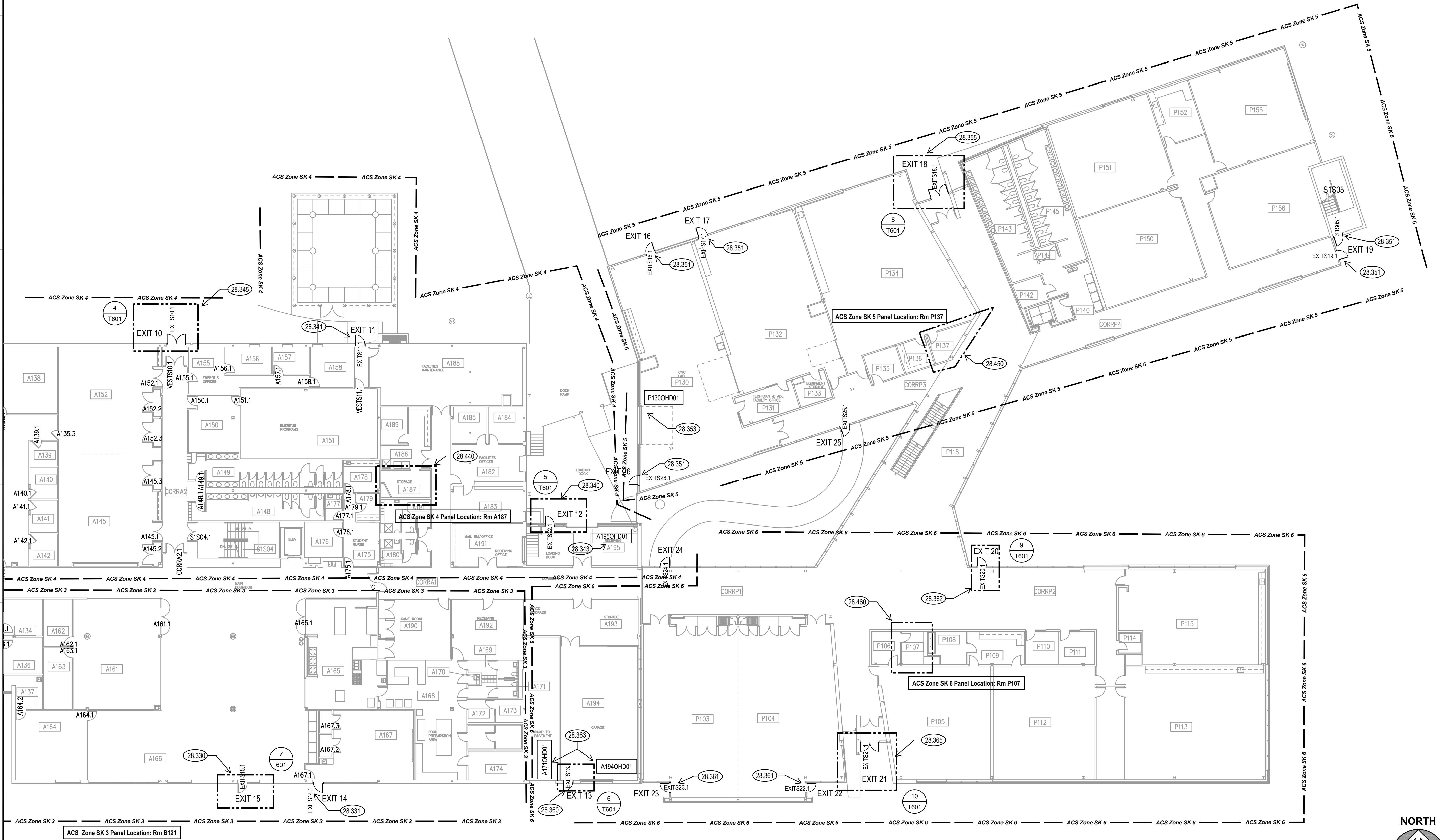
## DES PLAINES MAIN BUILDING FIRST FLOOR PLAN - EAST

SCALE: 1/16" = 1'-0"

1

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.





# SKOKIE BUILDINGS A, P FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

1

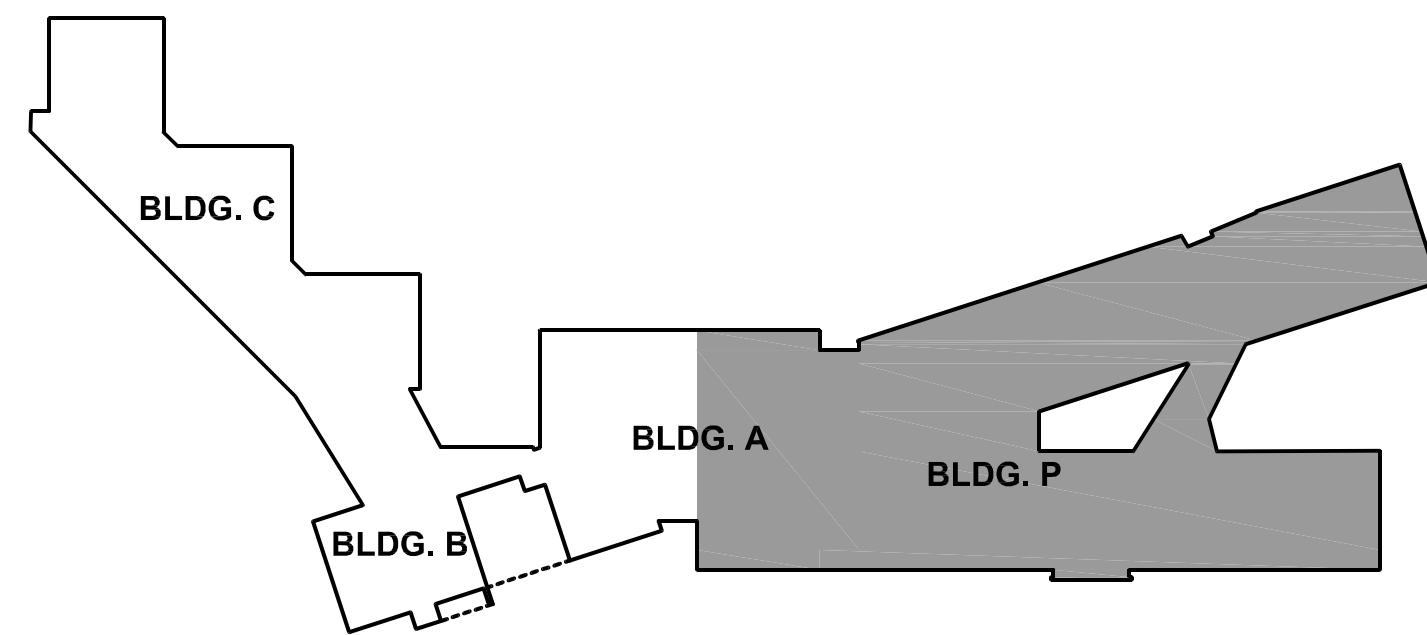
## KEYNOTES

- ACCESS CONTROL - ACS SK ZONE 3 - PROVIDE ELECTRIC STRIKE AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM B121 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 3 - PROVIDE DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE WIRING TO RM B121 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 4 - PROVIDE ELECTRIC STRIKE AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM A187 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 4 - PROVIDE DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE WIRING TO RM A187 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 4 - PROVIDE ELECTRIC LATCH RETRACTION AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM A187 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 5 - PROVIDE DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE WIRING TO RM P137 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 5 - PROVIDE DOOR POSITION SWITCH FOR OVERHEAD DOOR. PROVIDE WIRING TO RM P137 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 5 - PROVIDE ELECTRIC LATCH RETRACTION AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM P137 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 6 - PROVIDE ELECTRIC STRIKE AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM P107 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 6 - PROVIDE DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE WIRING TO RM P107 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 6 - PROVIDE ELECTRIC STRIKE AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE (2) KEYPAD HEADERS FOR BOTH SECURE AND INSECURE SIDES. COORDINATE READER INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM P107 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 6 - PROVIDE DOOR POSITION SWITCH FOR OVERHEAD DOOR. PROVIDE WIRING TO RM P107 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS SK ZONE 6 - PROVIDE ELECTRIC LATCH RETRACTION AND DOOR POSITION SWITCH TO ALL DOORS/LEAVES. PROVIDE PROXIMITY READER AND COORDINATE INSTALLATION LOCATION WITH OWNER. PROVIDE WIRING TO RM P107 FOR INTEGRATION INTO ACCESS CONTROL SYSTEM.
- ACCESS CONTROL - ACS ZONE SK 4 PANEL LOCATION: RM A187. PROVIDE PANEL ENCLOSURE, CONTROLLER BOARDS AND INTERFACES FOR ACS ZONE. INTEGRATE CONTROLLERS TO ACCESS CONTROL SYSTEM THROUGH DATA OUTLET CONNECTED TO COLLEGE'S COMPUTER NETWORK. PROVIDE 1 PORT DATA OUTLET - (I) CAT 6 NETWORK CABLE WITH SURFACE MOUNTED JACK. MOUNT BOX INSIDE PANEL. ROUTE CABLES TO IDF RM A246 IN RACK 6. CABLE COLOR: WHITE.
- ACCESS CONTROL - ACS ZONE SK 5 PANEL LOCATION: RM P137. PROVIDE PANEL ENCLOSURE, CONTROLLER BOARDS AND INTERFACES FOR ACS ZONE. INTEGRATE CONTROLLERS TO ACCESS CONTROL SYSTEM THROUGH DATA OUTLET CONNECTED TO COLLEGE'S COMPUTER NETWORK. PROVIDE 1 PORT DATA OUTLET - (I) CAT 6 NETWORK CABLE WITH SURFACE MOUNTED JACK. MOUNT BOX INSIDE PANEL. ROUTE CABLES TO RACK IN ROOM. CABLE COLOR: WHITE.
- ACCESS CONTROL - ACS ZONE SK 6 PANEL LOCATION: RM P107. PROVIDE PANEL ENCLOSURE, CONTROLLER BOARDS AND INTERFACES FOR ACS ZONE. INTEGRATE CONTROLLERS TO ACCESS CONTROL SYSTEM THROUGH DATA OUTLET CONNECTED TO COLLEGE'S COMPUTER NETWORK. PROVIDE 1 PORT DATA OUTLET - (I) CAT 6 NETWORK CABLE WITH SURFACE MOUNTED JACK. MOUNT BOX INSIDE PANEL. ROUTE CABLES TO RACK IN ROOM. CABLE COLOR: WHITE.

## TECHNOLOGY GENERAL NOTES

- THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR SEQUENCING, COORDINATION AND INTEGRATION OF THE COMPONENTS OF THE TECHNOLOGY SYSTEMS INCLUDING INSTALLATION, MATERIALS AND EQUIPMENT. COMPLYING WITH ALL REQUIREMENTS AS A MINIMUM.
- PROVIDE NECESSARY EQUIPMENT, ACCESSORIES, AND MATERIALS FOR A FULLY FUNCTIONAL SYSTEM THAT MEETS THE INTENDED DESIGN WHETHER EXPRESSLY SPECIFIED OR NOT.
  - ALL SYSTEMS, MATERIALS, AND EQUIPMENT INSTALLATIONS SHALL CONFORM, TO THE GREATEST POSSIBLE EXTENT, WITH THE CONTRACT DOCUMENTS AND APPROVED SUBMITTAL DATA. THE CONTRACTOR AGREES THAT THE WORK IS DIAGRAMATIC IN NATURE. IN CASE OF CONFLICT AMONG INDIVIDUAL SYSTEM REQUIREMENTS, REQUEST DIRECTION IN WRITING FROM OWNER'S REPRESENTATIVE.
  - VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS. VERIFY SITE CONDITIONS AND DIMENSIONS OF EQUIPMENT TO ENSURE PROPER INSTALLATION OF EQUIPMENT.
  - COORDINATE LAYOUT AND INSTALLATION OF TELECOMMUNICATIONS PATHWAYS AND CABLING WITH THE OWNER'S TELECOMMUNICATIONS AND LAN EQUIPMENT.
  - COORDINATE SYSTEMS, EQUIPMENT, ACCESSORIES AND MATERIALS INSTALLATION WITH OTHER BUILDING COMPONENTS IN COORDINATION WITH THE WORK OF OTHER TRADES AND PROVIDE AN EFFICIENT WORKFLOW.
  - HORIZONTAL CABLING SYSTEM SHALL BE CATEGORY 6 COMPLIANT, PLENUM RATED, UNSHELD TWISTED PAIR TYPE. THE CABLING SYSTEM SHALL BE AN END-TO-END SOLUTION AND COVERED UNDER THE MANUFACTURER WARRANTY.
  - VENDOR SHALL ENSURE THAT ALL NECESSARY DATA CABLING MATCHES THE MINIMUM GIGASPEED CATEGORY 6 REQUIREMENTS AND THAT THE CABLING IS INSTALLED TO MEET MANUFACTURER'S WARRANTY.
  - ALL COMMUNICATION OUTLETS AND CABLING MUST BE TESTED AND CERTIFIED IN COMPLIANCE WITH ANSI/TIA 602.3 AND EIA/TIA 568 CATEGORY 6 COMPLIANCE SPECIFICATIONS.
  - ROUTE CABLING PATHWAYS FOLLOWING BUILDING LINES AND MAJOR FLOOR ACCESS ROUTES SUCH AS CORRIDORS AND HALLWAYS. PATHWAYS SHOULD NOT CROSS OVER USER WORK AREAS SUCH AS CLASSROOMS, OFFICES, CONFERENCE ROOMS, WORK AREAS OR PUBLIC RESTROOMS. MAKE DEVIATIONS FROM STRAIGHT RUNS AT RIGHT ANGLES. DIAGONAL PATHWAYS ARE UNACCEPTABLE UNLESS APPROVED BY OWNER.
  - ROUTE PATHWAYS CLEAR OF OBSTRUCTIONS SUCH AS ELECTRICAL EQUIPMENT, HVAC DUCTS, LARGE PIPES, AND STRUCTURAL BEAMS WITHIN THE BUILDING.
  - IMPLEMENT INSTALLATION OF CABLING, WIRING, AND EQUIPMENT TO FACILITATE SERVICING, MAINTENANCE AND REPAIR OR REPLACEMENT OF EQUIPMENT AND COMPONENTS. WHERE FEASIBLE, CONNECTIONS TO EQUIPMENT AND COMPONENTS SHOULD SUPPORT EASY DISCONNECTION, WITH A MINIMUM OF INTERFERENCE WITH OTHER INSTALLATIONS.
  - CONCEAL ALL CABLES UNLESS SPECIFICALLY INDICATED TO BE EXPOSED. SURFACE MOUNT RACEWAY MAY BE ACCEPTABLE UPON OWNER APPROVAL.
  - DETERMINE BEST CONTROL CABLE SYSTEMS FOR CONTROLLERS, CARD READERS, AND OTHER CABLE-CONNECTED DEVICES INTO AN EXISTING DOOR FRAME ENVIRONMENT. VERIFY THE ACTUAL "BEHIND THE WALL AND FRAME" STRUCTURAL ELEMENTS BEFORE CUTTING OR ATTEMPTING TO FISH CABLES INTO THE EXISTING WALL OR FRAME.
  - PROVIDE SUSPENDED PLATFORMS, HANGERS, BRACKETS, SHELVES, STANDS OR LEGS, AND OTHER SUPPORT HARDWARE AS NECESSARY FOR PERMANENT SUPPORT OF EQUIPMENT.
  - ALL CABLE SUPPORTS SHALL BE LOCATED ON A MAXIMUM OF 48" ON CENTER WITH A MINIMUM OF 3" CLEARANCE BETWEEN CEILING AND CABLE. ALL CABLE SUPPORTS SHALL BE RATED FOR FIBER OPTIC AND CATEGORY 6 STRUCTURED CABLING SYSTEM. PATHWAYS SHALL NOT EXCEED 40% INITIAL FILL VOLUME WHEN INSTALLED. FIBER OPTIC CABLING THAT IS NOT IN CONDUIT SHALL BE PLACED INSIDE PLASTIC INNER-DUCT.
  - INSTALL ALL MATERIALS AND EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO BUILDING STRUCTURES AND RELATED SYSTEMS.
  - COORDINATE THE INSTALLATION OF CHASES, SLOTS, AND SUPPORTING DEVICES, ALONG WITH OPENINGS AND SLEEVES IN OTHER BUILDING COMPONENTS DURING THE PROGRESS OF CONSTRUCTION. ALLOW FOR WIRING, CABLING, AND EQUIPMENT INSTALLATIONS.
  - PROPERLY FIRE SEAL CONDUIT AND RACEWAY PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS TO MAINTAIN FIRE SEPARATION RATINGS. PROVIDE FIRE SEALING ASSEMBLIES THAT ARE LISTED FOR THE APPLICATION AND MEET ALL APPLICABLE CODES.
  - THE INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REINSTALLATION OF CEILING TILE DRY WALL AND OTHER SURFACES TO ACCOMPLISH WORK. REPLACE DAMAGED TILES TO MATCH EXISTING.
  - VERIFY ALL FURNITURE, FIXTURES, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS AND REVIEWED SHOP DRAWINGS. PRIOR TO THE FINAL INSTALLATION, ADJUST TECHNOLOGY OUTLETS AND CONNECTIONS TO ACCOMMODATE FURNITURE AND/OR EQUIPMENT.

## KEYPLAN



**Klubber**  
Architects + Engineers

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OAKTON COLLEGE EXTERIOR DOOR RENOVATIONS

DES PLAINES CAMPUS  
1600 E GOLF ROAD  
DES PLAINES, IL 60016

SKOKIE CAMPUS  
7701 N LINCOLN AVENUE  
SKOKIE, IL 60077

ISSUED

1800225 - BID & PERMIT DOCUMENTS  
08/27/25 - ADDENDUM NO. 1

JOB NO. 22-315-1435  
DRAWN CDJ  
CHECKED CDH/JAM  
APPROVED CDH

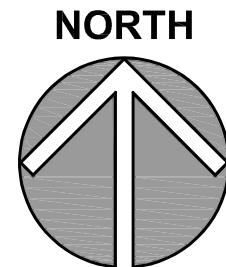
SHEET TITLE

SKOKIE BUILDINGS A, P FIRST FLOOR PLAN

SHEET NUMBER

**AT312**

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.



NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half is shaded gray, and the bottom half is white. The word "NORTH" is written above the top half.

## TECHNOLOGY GENERAL NOTES

INSTALLATION CONTRACTOR IS RESPONSIBLE FOR SEQUENCING, COORDINATION AND INTEGRATION OF THE INSTALLATIONS OF THE TECHNOLOGY SYSTEMS INCLUDING INSTALLATION, MATERIALS AND EQUIPMENT, COMPLYING WITH ALL APPLICABLE CODES.

PROVIDE NECESSARY EQUIPMENT, ACCESSORIES, AND MATERIALS FOR A FULLY FUNCTIONAL SYSTEM THAT MEETS THE INTENDED DESIGN WHETHER EXPRESSLY SPECIFIED OR NOT.

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**NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.**

**PRE-BID MEETING MINUTES**

**Project Number:** 22-315-1435  
**Project:** 1435 – Oakton College – Exterior Door Hardware Replacement  
**Meeting Number:** 1435 – 0019  
**Date:** 06/24/2025  
**Prepared by:** Lauren Ruhl

**Time:** 10:00 a.m.  
**Location:** DP – Room 1275 then Skokie Room C210

Items in **Blue** text below are meeting minutes from the meeting. Items in **Red** text require action by the indicated party.

**Item Number:** 1435 – 0019 - 1.  
**Topic:** **TEAM MEMBERS AND INTRODUCTIONS**

1. General Information  
Name: Oakton College – Exterior Door Hardware Replacement
  - a. Address: Des Plaines and Skokie Campus
  - b. Kluber Project No. 22-315-1435
2. Owner Management: Oakton Community College
  - a. Richard Schwass, Senior Manager of Campus Facilities and Construction, (847) 635-1783 (office), (815) 661-1012 (cell), [rschwass@oakton.edu](mailto:rschwass@oakton.edu)
    - i. Rich will be the primary contact and authorized to act on behalf of Oakton Community College.
  - b. Kunal Patel, Project Manager at Cotter Consulting, Inc.
    - i. Kunal to be copied on all correspondence
    - ii. Phone: (773) 617-3341 (cell)
    - iii. Email: [k.patel@cotterconsulting.com](mailto:k.patel@cotterconsulting.com)
  - c. Jamie Bolle, Senior Project Manager at Cotter Consulting
    - i. Jamie to be copied on all correspondence.
    - ii. Phone: (312) 835-2142 (cell)
    - iii. Email: [jboller@cotterconsulting.com](mailto:jboller@cotterconsulting.com)
3. Kluber, Inc.
  - a. Charli Johnsos, Project Manager
    - i. Phone: (630) 406-1213 (office), 630-549-4372 (cell)
    - ii. Email: [cjohnsos@kluberinc.com](mailto:cjohnsos@kluberinc.com)
    - iii. Charli will be the primary contact and authorized to act on behalf of Kluber, Inc.
  - b. Lauren Ruhl, Project Coordinator
    - i. Lauren to be copied on all correspondence.
    - ii. Phone: (630) 389-7040 (office)
    - iii. Email: [lruhl@kluberinc.com](mailto:lruhl@kluberinc.com)

The team was introduced. All correspondence should go to those emails listed under item 3.

**Item Number:** 1435 – 0019 - 2.  
**Topic:** **ADVERTISEMENT FOR BIDS – Section 00 11 13**

1. Project entails exterior door and hardware replacements and upgrades throughout Oakton College's Main campus located in Des Plaines which consists of 2 buildings and the satellite campus located in Skokie consisting of a single building.



2. A pre-bid meeting shall be held on **Tuesday, June 24, 2025 at 10:00 a.m.** Prospective bidders are required to attend.
3. Sealed bids for all Contracts will be received by the Procurement Office until **10:00 a.m. on Tuesday, July 15, 2025** in a sealed envelope addressed with the name of the Bidder, Owner, name and number of Contact, and the date and time of the Bid. Deliver to the Procurement Office, 1600 E. Golf Road, Des Plaines, Illinois 60016. Bids will be publicly opened at that time. Late bids will not be considered. Bids will be opened and reviewed by Owner and Architect. Bidders will be notified of any questions and of the final selection (award) via email.
4. Bidding Documents consist of:
  - a. Business Specifications
  - b. Project Manual
  - c. One full set of Drawings

Kluber reviewed the documents that constitute the bidding Documents.

**Item Number:** 1435 – 0019 - 3.

**Topic:** **SUPPLEMENTARY INSTRUCTIONS TO BIDDERS – Section 00 22 13**

1. Questions regarding the bids are to be sent to:
  - a. Joe Scifo, Director of Facilities, [jscifo@oakton.edu](mailto:jscifo@oakton.edu)
  - b. Rich Schwass, Construction Manager, [rschwass@oakton.edu](mailto:rschwass@oakton.edu)
  - c. Charli Johnsos, Project Manager, [cjohnsos@kluberinc.com](mailto:cjohnsos@kluberinc.com)
  - d. Trinh Than, Purchasing Manager, [tthan@oakton.edu](mailto:tthan@oakton.edu)
  - e. Owner is tax-exempt. Do not include taxes as part of bid. Provisions for Owner's Tax Exemption are set forth in the Supplementary Conditions.

Contractors were reminded that the College is tax-exempt and that they should not include taxes with their material pricing.

**Item Number:** 1435 – 0019 - 4.

**Topic:** **PRELIMINARY SCHEDULE – Section 00 31 13**

1. Award of Contract: **August 20, 2025**
2. Commencement of Construction: **August 25, 2025**
3. Substantial Completion: **July 30, 2026**

The above schedule was reviewed.

**Item Number:** 1435 – 0019 - 5.

**Topic:** **BID FORM AND SUPPLEMENTS**

1. Bid Checklist
2. Section 00 41 13 – Bid Form – Stipulated Sum
3. Section 00 43 22 - List of Unit Prices
4. Contractor's Certification of Legal Eligibility for Bidding

Kluber stated that the Contractors should review closely the bid forms and documents that are required to be submitted with their bid.

**Item Number:** 1435 – 0019 - 6.

**Topic:** **AGREEMENT FORM – Section 00 52 00**

1. AIA Document A101-2017 – “Standard Abbreviated Form of Agreement Between Owner and Contractor”.

2. Draft of the A101-2017 is provided.
3. Certificate of Insurance Information is provided.
  - a. Certificate Holder: Owner.
  - b. Additional Insured: Kluber, Inc.

Kluber stated to note the standard forms of agreement and that Kluber should be named additionally insured.

**Item Number:** 1435 – 0019 - 7.

**Topic:** **SUPPLEMENTARY CONDITIONS – Section 00 73 00**

1. Insurance and Bonds
  - a. Contractor's Liability Insurance: Contractor is required to carry liability insurance for the limits indicated.
  - b. Contractor shall purchase and maintain insurance covering Owner's contingent liability for claims arising from operation under the Contract, including claims arising from the Work of Subcontracts.
  - c. Property Insurance: By Owner.
  - d. Performance and Payment Bond: Contractor to furnish a Performance and Payment Bond and a Labor and Material Bond equal to 110% of the full amount of the contract.
  - e. Additional Insured: Owner, Architect.

Contractors were reminded that they need to provide performance and payment bonds in the amount of 110% of the contract amount.

**Item Number:** 1435 – 0019 - 8.

**Topic:** **LABOR AND WAGE REQUIREMENTS – Section 00 73 40**

1. Wage Determination Schedule: Contact Illinois Department of Labor for the most recent prevailing rate of wages.
2. Certified Payroll Requirements: Contractor, its subcontractors and sub-subcontractors shall submit monthly certified payroll records.
3. Owner is tax exempt. Do include taxes in the bid price.

Contractors were reminded that the College is tax-exempt and that they should not include taxes with their material pricing.

**Item Number:** 1435 – 0019 - 9.

**Topic:** **CONTRACTOR QUESTIONS & ADDENDA – Section 00 91 01**

1. Addenda will be posted on the Oakton website. <https://www.oakton.edu/about/offices-and-departments/business-and-financial-services/procurement.php>
2. Final Addendum to be issued no later than: **Wednesday, July 2, 2025.**  
Note: Vendors are responsible for checking Addendum postings on the purchasing website.
3. Only changes indicated by Addendum will be binding. Oral and other interpretations or clarification will be without legal effect.
4. The last day questions will be considered: ~~Friday July 11, 2025 by 3pm.~~ **Wednesday, June 25, 2025**
  - a. All correspondence concerning this bid should be directed in writing to Individuals listed on Invitation to Bid. Direct calls by Bidders to Kluber, Inc. offices will not be accepted. If questions arise that materially affect bids or the content of the invitation to bid, a summary of the questions and a clarification response or Addenda will be distributed to each known Bidder for their consideration.



**Item Number:** 1435 – 0019 - 10.

**Topic:** **SUMMARY – Section 01 10 00**

1. Description of Work: Project entails exterior door and hardware replacements and upgrades throughout Oakton College's Main campus located in Des Plaines which consists of 2 buildings and the satellite campus located in Skokie consisting of a single building.
2. Work by Owner
  - a. None
3. Owner Occupancy
  - a. Owner intends to continue to occupy the building during construction.
  - b. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
  - c. Schedule the Work to accommodate Owner occupancy.
4. Contractor use of Site and Premises
  - a. Arrange use of site and premises to allow:
    - i. Owner occupancy.
    - ii. Use of site and premises by the public.
  - b. Provide access to and from site as required by law and by Owner:
    - i. Emergency Building Exists During Construction: Keep all exits required by code open during construction period; provide temporary signs if exit routes are temporarily altered.

The campus will be in use throughout the project. Care should be taken for barriers, parking, and restroom use.

**Item Number:** 1435 – 0019 - 11.

**Topic:** **ADMINISTRATIVE REQUIREMENTS– Section 01 30 00**

1. Contractor to schedule, administer and prepare minutes for progress meetings and pre-installation meetings.
2. Architect-provided CAD backgrounds.
  - a. Architectural backgrounds only.
  - b. Fill out consent form at end of section.

CAD backgrounds could be provided if requested by the awarded Contractor.

**Item Number:** 1435 – 0019 - 12.

**Topic:** **PRICE AND PAYMENT PROCEDURES – Section 01 20 00**

1. Pay applications will be processed through Kluber, Inc.
2. Certified Payroll Requirements: Contractor, its subcontractors and sub-subcontractors shall submit monthly certified payroll records.
  - a. The Illinois Department of Labor (IDOL) has activated an electronic database (Payroll Portal) capable of accepting and retaining certified payrolls submitted under the State of Illinois Prevailing Wage Act (820 ILCS/130/1). All contractors and subcontractors completing work for Lake County pursuant to the Act must submit all certified payroll through the IDOL Payroll Portal. Cook County Prevailing Wages can be found at <http://www.state.il.us/agency/idol/rates/rates.HTM>
3. Submit Schedule of Values to Architect/Engineer at earliest possible date, but no later than 14 days prior to first Pay Request.

Payments will go through Kluber. The Prevailing wage logs can go directly to the Owner and can be found on the website listed above.

**Item Number:** 1435 – 0019 - 13.

**Topic:** **TEMPORARY FACILITIES AND CONTROLS – Section 01 50 00**

1. Telecommunications
2. Temporary Sanitary Facilities
  - a. Owner will allow access to existing facilities. Contractor MUST maintain daily cleanliness of restrooms.
3. Barriers
4. Security
5. Vehicular Access and Parking
6. Waste Removal

The campus will be in use throughout the project. Care should be taken for barriers, parking, and restroom use. The awarded Contractor should coordinate daily with the Owner for use and access to the premises. All openings created during the day must be secure each night. The premises should remain clean throughout the project.

**Item Number:** 1435 – 0019 - 14.

**Topic:** **PRODUCT REQUIREMENTS – Section 01 60 00**

1. Substitution Requests:
  - a. Last day requests will be considered will be **Friday July 11, 2025 by 3pm.**
  - b. Substitution requests received after this date will not be considered.
  - c. Follow procedures and fill out form included in Specification Section 01 60 00. If procedures and form not followed, request will be rejected.

**Item Number:** 1435 – 0019 - 15.

**Topic:** **COMMENTS/QUESTIONS**

All questions must be presented in writing.

**Item Number:** 1435 – 0019 - 16.

**Topic:** **SITE WALK THROUGH**

All Contractors were required to attend both the Des Plaines and the Skokie pre-bid meetings. Sign-in was mandatory.

All information reported in this document is assumed to be accurate and correct. The information on the document will remain on record unless changes are reported in writing within seven (7) days of this report to the Kluber, Inc. office.