WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
BID PACKAGES
September 15, 2026

BID PACKAGE #02
SELECTIVE DEMOLITION

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 01 – General Requirements
Division 02 – Existing Conditions
Section 02 41 19 – Selective Demolition
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $2,500 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all interior and exterior demolition for the project.
2. Remove existing walls, partitions, soffits, bulkheads, and ceiling systems as required for new work.
3. Remove all existing floor finishes, adhesives, and mastics. Prepare substrate for new flooring.
4. Remove existing doors, frames, hardware, millwork, casework, and countertops as required.
5. Remove existing auditorium seating, stage, steps, and acoustic panels as required.
6. Remove and dispose of the existing mop sink and water heater in the janitor closet.
7. Remove exterior items as indicated including concrete, railings, steps, brick veneer, fascia, and storefront components.
8. Protect all existing surfaces, finishes, equipment, and adjacent work that is to remain. Any damage caused by this Contractor during demolition shall be repaired at no additional cost.
9. Coordinate removal of electrical, low-voltage, plumbing and mechanical devices with respective trades. Confirm that all systems in the work area have been disconnected, capped, and made safe,
10. Do not remove structural elements without prior approval from Invictus Builders.
11. Provide dust barriers, temporary partitions, and floor protection throughout demolition to protect occupied areas.
12. Coordinate all utility shutdowns with Invictus Builders prior to work.
13. Provide dumpsters as needed and leave all work areas broom clean upon completion.

The Scope of Work Specifically EXCLUDES the following:

14. Underground utility demolition
15. Cutting, capping, and disconnection of MEP and fire suppression systems
16. Hazardous material abatement — stop work and notify Invictus Builders immediately upon discovery

END OF BID PACKAGE #02

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
BID PACKAGES
September 15, 2026

BID PACKAGE #04
UNIT MASONRY

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
- Division 04 – Masonry
  - Section 04 20 00 – Unit Masonry
- Division 07 – Thermal & Moisture Protection
  - Section 07 92 00 – Joint Sealants
- Structural Wall Sections
- *Refer to the Key Notes and General Notes on the drawings for additional guidelines.*

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $5,000 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all masonry work for the project, including scaffolding and hoisting.
2. Furnish and install all CMU, brick veneer, reinforcing, grout, anchors, ties, and joint reinforcement for the addition, screen walls, and facade modifications.
3. Brick shall match the existing Center for Learning Technology building. Provide samples and a mockup for Architect approval before ordering.
4. Tooth in, patch, and restore masonry at the existing building tie-in, including brick veneer removed under the Demolition scope.
5. Provide beam pockets in new and existing masonry at all steel bearing locations. Set bearing plates, grout solid, and patch after steel is set.
6. Install masonry flashings, weeps, drainage materials, and control and expansion joints.
7. Install steel lintels, shelf angles, and embeds furnished by the Structural Steel/Misc. Metals Contractor.
8. Coordinate all openings, sleeves, and penetrations with all trades before installing masonry.
9. Furnish and install the brick clock tower, including CMU backup, reinforcing, grout, brick veneer, cap, flashing, weeps, and lintels at clock openings. Provide shop drawings for Architect approval.

10. Provide openings, blocking, and access for the clock mechanism and conduit. Coordinate with the Electrical Contractor.
11. Provide cold weather protection, bracing, and moisture protection for all masonry work.
12. Clean all masonry upon completion. Protect completed work and remove all debris.

The Scope of Work Specifically EXCLUDES the following:

1. Exterior painting of brick and CMU surfaces
2. Structural steel lintels, shelf angles, and framing themselves
3. Sheet metal flashing, coping, and counterflashing at parapets

END OF BID PACKAGE #04

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
BID PACKAGES
September 15, 2026

BID PACKAGE #04B
SITE CONCRETE

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 01 – General Requirements
Division 03 – Concrete
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $2,500 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all site concrete work for the project.
2. Removal of exterior items as indicated, including concrete steps, railings, and ramps.
3. Sawcut full depth at all limits of disturbance.
4. Provide and install all sleeves for future irrigation.
5. Furnish and install all exterior concrete flatwork including slabs, equipment pads, stoops, ramps, sidewalks, and landings.
6. Furnish and install concrete curbs, curb cuts, and accessible ramps at all new and modified locations.
7. Provide excavation, backfill, and compaction as required.
8. Verify subgrade elevations with Civil Contractor prior to starting. Report discrepancies to Invictus Builders before proceeding.
9. Maintain excavations free of standing water and debris. Provide dewatering as required.
10. Coordinate with all trades for slab openings, drains, sleeves, and conduit prior to placement.
11. Provide mix designs, pour schedules, and reinforcing submittals prior to placement.
12. Finish, cure, sawcut, and protect all concrete per contract documents.
13. Remove formwork, patch all defects, and remove all debris upon completion.

14. Responsible for providing washout dumpster.
15. Concrete trucks are required to dispose of wash out material at an on-site dumpster washout.

The Scope of Work Specifically EXCLUDES the following:

1. Rough grading, aggregate base, and subgrade compaction
2. Storm and sanitary utility work
3. Asphalt paving and striping
4. Concrete unit pavers and paver walkways
5. Structural steel above foundation
6. CMU foundation walls and brick veneer
7. Site lighting and electrical

END OF BID PACKAGE #04B

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
BID PACKAGES
September 15, 2026

BID PACKAGE #05B
MISC. METALS

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:

Division 01 – General Requirements
Division 05 – Metals
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $5,000 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to furnish and install all miscellaneous and secondary metals for the project not part of the primary structural steel frame.
2. Furnish and install ramp railings, stage railings, guardrails, and other miscellaneous railings not part of the primary structural steel stairs (structural steel stairs and their handrails are by Structural Steel Contractor, Bid Package #05A).
3. Furnish and install metal pan and bar gratings, including trench, floor, and stair gratings, frames, and supports.
4. Provide general steel blocking, backing, embeds, angles, and supports required by other trades and not furnished under the structural steel or other trade-specific scopes.
5. Field verify dimensions and coordinate attachment points and connections with the Structural Steel, Concrete, Masonry, and other affected trades.
6. Provide shop primer, galvanizing, and field touch-up for materials furnished under this scope. Provide shop drawings, product data, and required submittals.

7. Protect completed work, remove debris, complete punch-list items, and provide required warranties and closeout documentation.

The Scope of Work Specifically EXCLUDES the following:

8. Primary structural steel framing, columns, beams, decking, and structural connections.
9. Steel stairs, stringers, landings, guardrails, handrails, and the roof access ladder.
10. Metal wall panels, fascia/soffit panels, and architectural sheet metal.
11. Roof membrane, roof insulation, gutters, and downspouts.

END OF BID PACKAGE #05B

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
BID PACKAGES
September 15, 2026

BID PACKAGE #06
GENERAL TRADES
(ROUGH CARPENTRY / FRAMING / DOORS / PARTITIONS / ACCESSORIES / DRYWALL / ACT)

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 06 – Rough Carpentry
Division 07 – Thermal and Moisture Protection
Division 08 – Doors & Hardware
Division 09 – Finishes
Division 10 – Specialties
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $20,000 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

A. General

1. All labor, materials, and equipment to complete all framing, drywall, acoustical ceilings, doors, partitions, and accessory work for the project.
2. Coordinate with all trades throughout installation. Protect all completed work and adjacent finishes.
3. Provide 40 man hours for as directed patching.
4. Remove all debris and leave all work areas broom clean upon completion.

B. Framing, Blocking & Insulation

1. Furnish and install all non-structural metal framing, studs, tracks, headers, bracing, and deflection connections.

2. Furnish and install all blocking, furring, and backing as required.
3. Furnish and install all required insulation (rigid, and blanket)

C. Drywall & Wall Finishes

1. Furnish and install all gypsum board, fire-rated assemblies, and shaft wall assemblies. Tape, finish (level 4), and sand all surfaces per the finish schedule.
2. Provide water-resistant gypsum board and cementitious backer board at all wet and tile areas.
3. Furnish and install all FRP in wet areas (i.e. janitors closets etc.).
4. Patch and repair all existing drywall in renovation areas as required.

D. Acoustical Ceilings

1. Furnish and install acoustical ceiling system.

E. Millwork & Finish Carpentry

1. Furnish and install all casework, cabinets, shelving, and built-ins, including the breakroom and reception desk.
2. Furnish and install window sills and countertop support brackets.
3. Furnish and install the auditorium stage, steps, landing, and ramp, including finishes, stage face panels, and trim.
4. Furnish and install the projector screen concealment panel.
5. Provide shop drawings and samples prior to fabrication; field verify all dimensions; coordinate blocking locations and all work with adjacent trades.

The Scope of Work Specifically EXCLUDES the following:

1. Finish carpentry, millwork, and casework
2. Storefront, glazed entrances, and interior glass partitions
3. Countertops and solid surface backsplashes
4. Tile
5. Auditorium seating
6. Exterior project signage

END OF BID PACKAGE #06

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
BID PACKAGES
September 15, 2026

BID PACKAGE #07A
WATERPROOFING

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 07 – Thermal and Moisture Protection
Section 07 27 26 – Fluid-Applied Air Barriers
Typical Entrance Slab and Existing Exterior Typical Concrete Slab Details – Sheet S400
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $XX,XXX for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all waterproofing work for the project, including substrate preparation, installation, protection, and testing.
2. Furnish and install all below-grade waterproofing at foundation walls, grade beams, and other locations indicated on the Contract Documents.
3. Provide all membranes, primers, mastics, protection board, drainage board, termination bars, fasteners, and accessories required for a complete waterproofing system.
4. Provide waterproofing at joints, wall/slab transitions, sleeves, penetrations, corners, terminations, and tie-ins as required for a complete watertight installation.
5. Furnish and install waterstops and related accessories where indicated. Coordinate placement with the Concrete Contractor prior to concrete placement.
6. Tie new waterproofing into existing waterproofing and building envelope systems at addition-to-existing conditions.
7. Provide exterior wall flashing, transition membranes, and air/water barrier tie-ins at masonry, glazing, metal panel, and other exterior wall systems as indicated.
8. Coordinate waterproofing transitions with concrete, masonry, glazing, metal panels, roofing, and other adjacent exterior systems.
9. Protect completed waterproofing prior to backfill or concealment and coordinate drainage and backfill operations with the Civil Contractor.
10. Provide required product data, shop drawings, manufacturer inspections, testing, warranties, and closeout documentation.

The Scope of Work Specifically EXCLUDES the following:

1. Roof membrane, roof insulation, and roof flashing (by Roofing Contractor).
2. Tile-applied waterproofing/crack isolation membranes directly beneath ceramic tile (by Tiling Contractor).
3. Underslab vapor retarder installed as part of the concrete slab pour (by Concrete Contractor) — this Contractor coordinates tie-ins only.

END OF BID PACKAGE #07A

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
BID PACKAGES
September 15, 2026

BID PACKAGE #07B
ROOFING

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
- Division 07 – Thermal and Moisture Protection
  - Section 07 53 00 – Elastomeric Membrane Roofing
  - Section 07 62 00 – Sheet Metal Flashing and Trim
  - Section 07 71 00 – Roof Specialties
  - Section 07 72 00 – Roof Accessories
  - Section 07 92 00 – Joint Sealants
- Roof Framing Plan and Roof Deck Keynotes
- *Refer to the Key Notes and General Notes on the drawings for additional guidelines.*

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $XX,XXX for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all roofing work for the project, including demolition, preparation, insulation, membrane roofing, flashing, and waterproofing associated with the roof system.
2. Furnish and install complete roofing systems at the building addition, existing roof areas, and all required tie-in locations.
3. Remove and replace existing roofing as required for the new work while maintaining weather-tight conditions throughout construction.
4. Furnish and install vapor barriers, roof insulation, tapered insulation, cover board, crickets, sumps, fasteners, adhesives, and related roofing accessories.
5. Furnish and install all treated wood nailers, blocking, and related wood supports required for the roofing system.
6. Furnish and install roof membrane, flashings, termination bars, sealants, and accessories required for a complete watertight roofing system.
7. Furnish and install gutters, downspouts, outlets, straps, elbows, splash blocks, and related drainage accessories as indicated.
8. Flash and seal all roof penetrations, curbs, drains, vent pipes, roof hatches, equipment supports, and other rooftop openings.

9. Coordinate roof openings, curbs, penetrations, drains, equipment, and tie-ins with structural steel, mechanical, plumbing, electrical, fire suppression, masonry, waterproofing, and exterior wall trades.
10. Provide temporary dry-in, roof protection, and repairs required to maintain weather-tight conditions during construction.
11. Provide required shop drawings, product data, manufacturer inspections, certifications, warranty information, and closeout documentation.
12. Protect completed roofing, remove debris, complete punch-list items, and provide final roof inspection and cleanup.

The Scope of Work Specifically EXCLUDES the following:

1. Metal wall panels, fascia panels, and coping/counterflashing beyond the roof edge termination (by Metal Panel Contractor).
2. Structural steel roof deck and framing (by Structural Steel Contractor) — this Contractor installs roofing membrane and insulation over the completed deck.
3. Below-grade and exterior wall air/water barrier waterproofing (by Waterproofing Contractor), except at the roof-to-wall transition where coordination is required.

END OF BID PACKAGE #07B

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
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BID PACKAGE #07C
METAL PANELS

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:

Division 01 – General Requirements
Division 07 – Thermal and Moisture Protection
Section 07 42 13 – Metal Wall Panels
Section 07 62 00 – Sheet Metal Flashing and Trim
Section 07 71 00 – Roof Specialties
Section 07 72 00 – Roof Accessories
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $5,000 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all metal panel and architectural sheet metal work for the project.
2. Furnish and install all exterior metal wall panels, fascia panels, soffit panels, signage band panels, and panels at the mechanical screen wall, with associated trim, louvers, closures, and accessories.
3. Provide all clips, subgirts, furring, shims, fasteners, flashing, trim, and similar accessories required for complete panel and sheet metal installation, including coping, cap metal, parapet trim, and counterflashing.
4. Provide architectural sheet metal at roof edges, wall transitions, screen walls, and similar locations, with all associated sealants.

5. Coordinate panel and sheet metal tie-ins, openings, and penetrations with roofing, waterproofing, masonry, glazing, structural steel, and other adjacent trades. Field verify dimensions, substrates, blocking, and attachment locations prior to fabrication. All structural steel support framing is by others.
6. Provide shop drawings, mockups, product data, samples, and color/finish selections as required. Provide factory finishes and field touch-up, and leave the system in watertight condition.
7. Protect completed work, remove debris, complete punch-list items, and provide warranties and closeout documentation.

The Scope of Work Specifically EXCLUDES the following:

1. All structural steel and support framing, including columns, beams, decking, screen wall structural posts/bracing, and facade support steel.
3. General steel blocking, backing, embeds, and supports for other trades.
4. Roof membrane, roof insulation, gutters, and downspouts unless specifically indicated otherwise.

END OF BID PACKAGE #07C

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
BID PACKAGES
September 15, 2026

BID PACKAGE #08
GLASS & GLAZING

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:

Division 08 – Openings

Section 08 41 13 – Aluminum-Framed Entrances and Storefronts
Section 08 80 00 – Glazing
Section 08 83 00 - Mirrors
Section 10 22 19.63 – Demountable Glass Partitions – Avanti

Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $2,500 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all glass and glazing work for the project.
2. Remove and dispose of existing storefront, glazing, and frames as required. Protect adjacent finishes.
3. Furnish and install all exterior storefront, vestibule, and curtain wall systems, including insulated glass and spandrel glass.
4. Furnish and install all aluminum and glass doors and hardware per the contract documents.
5. Furnish and install all interior aluminum-framed glass partitions and demountable glass partitions, including sliding glass doors and hardware.
6. Furnish and install all mirrors, including the mirrored panels in the hardwood-floor classroom and all restroom mirrors.
7. Provide all frames, mullions, anchors, gaskets, and sealants for a complete weathertight installation. Coordinate anchorage with the steel and masonry trades.

8. Field verify all openings before fabrication. Provide shop drawings for approval. Claims for out-of-tolerance openings will not be accepted unless documented before fabrication.
9. Coordinate head, jamb, and sill conditions with framing, ceiling, flooring, and millwork trades.
10. Adjust all doors and hardware, protect installed work, and replace damaged glass before acceptance. Provide warranties and closeout documents.
11. Provide final cleaning and removal of all glazing and mirrors.

The Scope of Work Specifically EXCLUDES the following:

1. Hollow metal and wood doors and hardware
2. CMU and brick veneer around the openings
3. Structural steel supporting the curtain wall
4. Blocking and backing for mirrors and partitions

END OF BID PACKAGE #08

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
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BID PACKAGE #09C
TILING

The Scope of Work Document is being provided for your use as a general guideline and references to details on the drawings are to provide clarification only. These references in no way imply that these are the only details that your trade is responsible for. Please note, this Document is not all-inclusive; it is the contractor's responsibility to provide a complete bid based on all of the Contract Documents.

SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 07 – Thermal and Moisture Protection
Section 07 92 00
Division 09 – Finishes
Section 09 30 00 – Tiling
Room Finish Schedule – Sheet A601–A602
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $XX,XXX for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all tile work for the project, including surface preparation, installation, grouting, sealing, and protection.
2. Verify all substrates, dimensions, and field conditions prior to installation. Notify Invictus Builders of unsuitable conditions before proceeding.
3. Provide all tile, setting materials, grout, sealants, trims, transitions, and accessories required for a complete installation.
4. Provide all grinding, patching, leveling, skim coating, crack repair, and other surface preparation required for proper tile installation.
5. Provide all crack isolation, waterproofing, and uncoupling membranes required for the tile systems as indicated by the Contract Documents.
6. Furnish and install all floor tile, wall tile, base, trim, and specialty tile systems, including required patterns and layouts.
7. Provide all movement joints, expansion joints, sealants, and transition joints required for complete tile installation.
8. Coordinate tile work with framing, plumbing, electrical, glazing, countertops, toilet partitions, and accessory trades.
9. Provide all cutting, fitting, and penetrations required to accommodate fixtures, devices, openings, and adjacent materials.
10. Protect completed and adjacent work, replace damaged or defective tile, and provide final cleaning and grout haze removal.
11. Remove debris, complete punch-list items, and provide required attic stock, warranties, and closeout documentation.

The Scope of Work Specifically EXCLUDES the following:

1. Crack isolation/waterproofing membranes below tile where specifically assigned to the Waterproofing Contractor per coordination.
2. Toilet partitions, grab bars, and accessories.
3. Plumbing fixture rough-in and floor drains.

END OF BID PACKAGE #09C

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
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September 15, 2026

BID PACKAGE #09D
PAINTING

The Scope of Work Document is being provided for your use as a general guideline and references to details on the drawings are to provide clarification only. These references in no way imply that these are the only details that your trade is responsible for. Please note, this Document is not all-inclusive; it is the contractor's responsibility to provide a complete bid based on all of the Contract Documents.

SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 09 – Finishes
Room Finish Schedule
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $5,000 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all interior and exterior painting for the project, including lifts and scaffolding.
2. Paint all walls, ceilings, soffits, and bulkheads per the contract documents.
3. Paint all exterior brick walls per contract drawings.
4. Paint all hollow metal doors and frames, exposed structure, railings, handrails, and miscellaneous metals.
5. Paint exposed MEP piping, conduit, ductwork, and hangers in finished areas and exposed-ceiling rooms.
6. Prepare, patch, caulk, and prime all surfaces. Apply block filler, primers, and rust-inhibitive coatings as required.
7. Provide drawdowns and samples for color and sheen approval before painting.
8. Protect flooring, acoustical panels, seating, millwork, glazing, and adjacent occupied areas from paint and overspray.
9. Provide final touch-up after all trades complete, and remove all debris.
10. Provide product data, touch-up materials, and closeout documents.
11. Include 2 painters for 3 days (48 man-hours), with materials, for touch-up painting as directed by Invictus Builders.

The Scope of Work Specifically EXCLUDES the following:

1. Factory-finished metal panels, fascia, and signage bands
2. Factory-finished wood doors
3. Acoustical wall and ceiling panels
4. Wall coverings and specialty finishes

END OF BID PACKAGE #09D

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
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September 15, 2026

BID PACKAGE #10
EXTERIOR SIGNAGE

The Scope of Work Document is being provided for your use as a general guideline and references to details on the drawings are to provide clarification only. These references in no way imply that these are the only details that your trade is responsible for. Please note, this Document is not all-inclusive; it is the contractor's responsibility to provide a complete bid based on all of the Contract Documents.

SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 10 – Specialties
Section 10 14 00 – Signage
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all exterior site and building signage work for the project.
2. Furnish and install all monument, campus identification, directional, parking, accessible, traffic, fire lane, and other site signage as indicated.
3. Furnish and install all building identification signage, dimensional letters, wall-mounted signs, and signage associated with the exterior fascia/signage band.
4. Provide all sign panels, lettering, graphics, posts, frames, brackets, anchors, fasteners, supports, and accessories required for complete installation.
5. Provide sign foundations, concrete bases, piers, anchor bolts, sleeves, and embedded items required for freestanding signage unless specifically indicated otherwise.
6. Coordinate building-mounted signage with metal panels, masonry, glazing, roofing, waterproofing, framing, and adjacent exterior finishes.
7. Coordinate site signage locations with sidewalks, paving, landscaping, utilities, drainage, irrigation, and site lighting.
8. Provide shop drawings, graphic layouts, product data, finish samples, attachment details, and foundation details as required prior to fabrication.
9. Field verify sign locations, dimensions, mounting heights, grades, substrates, and clearances prior to fabrication and installation.
10. Coordinate final sign messaging, logos, colors, fonts, and artwork with Invictus Builders and the Owner prior to fabrication.
11. Protect completed work, replace damaged or defective signage, remove debris, and provide warranties and closeout documentation.

The Scope of Work Specifically EXCLUDES the following:

1. Metal wall panels, fascia, and signage band panels themselves (by Metal Panel Contractor) — this Contractor installs sign faces/letters onto the completed panel substrate.
2. Site concrete bases for standalone signage located within the paved/flatwork limits (by Concrete Contractor, coordinated with this Contractor's foundation requirements).
3. Electrical power to illuminated signage (by Electrical Contractor) — this Contractor coordinates locations and connects at the fixture only.

END OF BID PACKAGE #10

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
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BID PACKAGE #12A
COUNTERTOPS

The Scope of Work Document is being provided for your use as a general guideline and references to details on the drawings are to provide clarification only. These references in no way imply that these are the only details that your trade is responsible for. Please note, this Document is not all-inclusive; it is the contractor's responsibility to provide a complete bid based on all of the Contract Documents.

SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:

Division 12 – Furnishings

Section 12 36 00 – Countertops

Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to furnish and install all countertops for the project.
2. Furnish and install solid surface countertops, integral backsplashes, sink cutouts, finished edges, seams, sealants, and support hardware at all restrooms and breakroom.
3. Field verify all dimensions, wall conditions, sink locations, and plumbing rough-ins prior to fabrication.
4. Coordinate with plumbing, tile, framing, and finish carpentry trades prior to and during installation.
5. Remove all debris upon completion.

The Scope of Work Specifically EXCLUDES the following:

1. Base cabinets and millwork

END OF BID PACKAGE #12A

WCCCD – Mary Ellen Stempfle University Center
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BID PACKAGE #12C
WINDOW TREATMENTS

The Scope of Work Document is being provided for your use as a general guideline and references to details on the drawings are to provide clarification only. These references in no way imply that these are the only details that your trade is responsible for. Please note, this Document is not all-inclusive; it is the contractor's responsibility to provide a complete bid based on all of the Contract Documents.

SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 8 – Openings
Division 9 – Finishes
Window Schedule – Addition and Existing – Sheet A602
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $XX,XXX for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all window treatment work for the project.
2. Furnish and install all window treatments as indicated on the drawings, schedules, and specifications.
3. Provide all roller shades, blinds, blackout shades, solar shades, privacy shades, and related systems where indicated.
4. Provide all brackets, mounting hardware, tracks, fascia, valances, pockets, trim, fasteners, and accessories required for complete installation.
5. Field verify all window openings, dimensions, and mounting conditions prior to fabrication and installation.
6. Coordinate window treatment locations with glazing, framing, ceilings, blocking, recessed pockets, and adjacent finishes.
7. Coordinate motorized shades, controls, switches, low-voltage requirements, and power with the Electrical Contractor where applicable.
8. Provide required shop drawings, product data, fabric/color samples, mounting details, and other required submittals.
9. Install, adjust, test, and protect all window treatments; remove debris and provide warranties and closeout documentation.

The Scope of Work Specifically EXCLUDES the following:

1. Glazing, storefront, and curtain wall systems themselves (by Glazing Contractor).
2. Blocking and backing built into the wall framing (by Rough Carpentry/Framing Contractor, coordinated with this Contractor's layout).

3. Electrical power and low-voltage wiring to motorized shade controls (by Electrical Contractor) — this Contractor coordinates locations and connects at the device only.

END OF BID PACKAGE #12C

WCCCD – Mary Ellen Stempfle University Center
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BID PACKAGE #21
FIRE SUPPRESSION

The Scope of Work Document is being provided for your use as a general guideline and references to details on the drawings are to provide clarification only. These references in no way imply that these are the only details that your trade is responsible for. Please note, this Document is not all-inclusive; it is the contractor's responsibility to provide a complete bid based on all of the Contract Documents.

SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 01 – General Requirements
Division 10 – Specialties
Section 10 44 00 – Fire Protection Specialties
Mechanical Floor Plan – Fire Protection, Sheet FP100
Mechanical General Notes and Specifications – Sheets M000–M002
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $2,500 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all fire suppression work for the project, including permits, inspections, and testing.
2. Design, furnish, and install a complete wet sprinkler system throughout the addition and renovation areas per NFPA 13, code, and AHJ requirements, including the sprinkler head added on revised A105.
3. Cut, cap, and make existing fire suppression piping safe before demolition begins.
4. Relocate, replace, or add sprinkler heads as required for new ceilings, walls, and layouts.
5. Coordinate head locations with ceilings, lighting, diffusers, and fire alarm devices, including the auditorium wood ceiling and grille panels.
6. Provide shop drawings, hydraulic calculations, product data, flushing, testing, and final certification.
7. Coordinate all shutdowns, drain-downs, and tie-ins with Invictus Builders and the Owner.
8. Caulk, firestop, and seal all penetrations upon completion.
9. Protect heads and piping from paint and damage, and clean up all work areas.

The Scope of Work Specifically EXCLUDES the following:

1. Fire alarm devices, wiring, and monitoring

2. Ceiling grid and acoustical panels
3. Site fire service main and hydrants
4. Fire extinguishers and cabinets

END OF BID PACKAGE #21

WCCCD – Mary Ellen Stempfle University Center
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BID PACKAGE #22
PLUMBING

The Scope of Work Document is being provided for your use as a general guideline and references to details on the drawings are to provide clarification only. These references in no way imply that these are the only details that your trade is responsible for. Please note, this Document is not all-inclusive; it is the contractor's responsibility to provide a complete bid based on all of the Contract Documents.

SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 01 – General Requirements
Division 22 – Plumbing
Mechanical General Notes and Plumbing Specialties
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $5,000 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all plumbing work for the project, including demolition, piping, fixtures, testing, and coordination.
2. Verify existing piping, elevations, and field conditions prior to installation. Coordinate all shutdowns with Invictus Builders.
3. Remove, cap, reroute, and modify existing plumbing systems as required for the new work. Provide excavation, backfill, and patching associated with plumbing work.
4. Provide all natural gas piping and connections for rooftop HVAC units and the natural gas generator. Coordinate required meter and pressure upgrades with DTE.
5. Provide complete hot and cold domestic water systems, including piping, valves, shutoffs, balancing valves, and insulation.
6. Provide complete sanitary, waste, and vent systems, including piping, cleanouts, floor drains, area drains, and sump pump work as indicated.
7. Furnish and install all plumbing fixtures and equipment, including water closets, urinals, lavatories, water heater, mop sink, carriers, trim, and connections.
8. Provide all plumbing specialties including trap primers, water hammer arrestors, valves, cleanouts, and access panels as required.

9. Provide plumbing connections for breakroom fixtures, condensate systems, and other plumbing-related equipment shown on the Contract Documents.
10. Provide all hangers, supports, anchors, and fixture supports required for plumbing piping and equipment. Coordinate concealed backing with the Framing Contractor.
11. Coordinate plumbing work with demolition, electrical, framing, tile, HVAC, concrete, and millwork trades, including wall openings, carrier locations, fixture clearances, and slab penetrations.
12. Provide all cutting, sleeving, sealing, caulking, and firestopping required for plumbing penetrations.
13. Test, flush, inspect, and place all plumbing systems into operation.
14. Protect completed work, remove debris, complete punch-list items, and provide warranties, as-builts, and closeout documentation.

The Scope of Work Specifically EXCLUDES the following:

1. Rooftop unit condensate drain pans and mechanical equipment furnishing.
2. Fire sprinkler piping.
3. Excavation and backfill for site utilities outside the building footprint.

END OF BID PACKAGE #22

WCCCD – Mary Ellen Stempfle University Center
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BID PACKAGE #23
MECHANICAL

The Scope of Work Document is being provided for your use as a general guideline and references to details on the drawings are to provide clarification only. These references in no way imply that these are the only details that your trade is responsible for. Please note, this Document is not all-inclusive; it is the contractor's responsibility to provide a complete bid based on all of the Contract Documents.

SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 01 – General Requirements
Division 23 – HVAC
Mechanical General Notes and Specifications
Mechanical Floor Plans, Roof Plan, Schedules, Details, and Controls
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $5,000 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all mechanical and HVAC work for the project, including demolition, modifications, new work, startup, testing, and balancing.
2. Verify existing conditions and remove or modify existing ductwork, equipment, and devices as required for the new work. Coordinate all shutdowns with Invictus Builders.
3. Furnish and install all supply, return, and exhaust ductwork, including fittings, dampers, insulation, diffusers, grilles, and exhaust systems required for a complete installation.
4. Furnish and install all rooftop units, exhaust fans, curbs, and associated HVAC equipment and components as indicated. Provide final gas connections to HVAC equipment as required.
5. Provide all HVAC controls, thermostats, sensors, programming, and integration with the existing building automation system, including the CO2 sensor and rooftop unit controls. Coordinate electrical connections with the Electrical Contractor.
6. Provide all mechanical insulation for ductwork and piping as required by the Contract Documents.
7. Provide all hangers, supports, anchors, sleeves, cutting, coring, sealing, and firestopping required for the mechanical work.
8. Coordinate mechanical work with plumbing, fire suppression, electrical, ceilings, framing, structural, roofing, and architectural trades, including all required offsets and modifications to avoid conflicts.
9. Do not cut, alter, or damage structural members, roof decking, roofing, or exterior envelope systems without prior approval and coordination with Invictus Builders.

10. Test and balance all HVAC systems, including modified existing systems, and provide final testing and balancing reports.
11. Protect completed work, remove debris, complete punch-list items, and provide required as-builts, warranties, and closeout documentation.

The Scope of Work Specifically EXCLUDES the following:

1. Fire sprinkler piping, and heads.
2. Plumbing fixtures, domestic water, and sanitary/vent piping.
3. Electrical power wiring to mechanical equipment.

END OF BID PACKAGE #23

WCCCD – Mary Ellen Stempfle University Center
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BID PACKAGE #26
ELECTRICAL, FIRE ALARM, & LOW VOLTAGE

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SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 01 – General Requirements
Electrical Drawings (E-Series)
Mechanical General Notes and Controls
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $5,000 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all electrical, fire alarm, low voltage, and site electrical work for the project.
2. Verify existing conditions and panel capacities prior to installation. Coordinate all shutdowns with Invictus Builders.
3. Disconnect, make safe, remove, and dispose of all existing electrical, fire alarm, and low voltage systems as required, including before demolition begins.
4. Furnish and install all panels, feeders, branch circuits, grounding, and bonding.
5. Furnish and install all lighting, emergency lighting, exit signs, controls, receptacles, and switches.
6. Provide power and connections to all HVAC, plumbing, and mechanical equipment, including the new water heater in the janitor closet. Connect the new CO2 sensor to the existing rooftop unit controller.
7. Furnish and install a complete fire alarm system throughout the addition and renovation areas.
8. Furnish and install all security, access control, data, AV, communications, and controls systems. Coordinate electrified hardware with the doors and glazing contractors.
9. Integrate all systems with the owner's existing building automation system.
10. Remove all existing site light poles and bases. Furnish and install new poles, bases, fixtures, and LED bollards.

11. Provide power to the monument signs, clock tower, and site receptacles.
12. Provide all underground conduit, wiring, trenching, and backfill for site work. Coordinate routes with site trades before paving, and restore all disturbed areas.
13. Furnish and install a complete natural gas standby generator system, including generator, enclosure, automatic transfer switch(es), concrete pad, feeders, controls, and remote annunciator. Provide startup, load bank testing, and Owner training.
14. Sawcut, trench, and core the existing auditorium floor as required for new floor boxes and conduit to the stage, seating, AV, and projector locations. Scan the slab before cutting, and patch all cuts flush and level, ready to receive new flooring.
15. Caulk, firestop, and seal all penetrations upon completion.
16. Program, test, and commission all systems. Provide as-builts, warranties, and closeout documentation.

The Scope of Work Specifically EXCLUDES the following:

1. Fire suppression sprinkler piping and heads
2. Rooftop HVAC unit furnishing and mechanical ductwork/piping
3. Door hardware and glazing systems

END OF BID PACKAGE #26

WCCCD – Mary Ellen Stempfle University Center
Renovation and Addition
SCOPE OF WORK
BID PACKAGES
September 15, 2026

BID PACKAGE #31
CIVIL

The Scope of Work Document is being provided for your use as a general guideline and references to details on the drawings are to provide clarification only. These references in no way imply that these are the only details that your trade is responsible for. Please note, this Document is not all-inclusive; it is the contractor's responsibility to provide a complete bid based on all of the Contract Documents.

SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.

I. The Work shall include, but not limited to, the following Specification Sections:
Division 01 – General Requirements
Civil/Site Drawings
Geotechnical Report
Refer to the Key Notes and General Notes on the drawings for additional guidelines.

II. The Schedule Dates in the Project Schedule are to be used as a guideline for bidding purposes to provide sufficient manpower, equipment, and material to complete the work within the specified time frames. Neither Invictus Builders nor the Owner is responsible for assumptions made by the Contractor. NOTE: Invictus Builders has the right to adjust and/or change the start or completion dates as required due to weather delays or another Contractor's performance. The Contractor shall cooperate with Invictus Builders at all times and provide timely information to other Contractors to ensure coordination and timely completion of the work.

III. In addition to the above, this bid category includes but is not limited to the Bidding Documents, the Bidding and Contract requirements, the Project Manual, and various other Technical Specifications interfacing with this work. The bidder is advised to review the work descriptions of the other bid categories so as to not misunderstand scope responsibilities.

IV. Include an allowance of $10,000 for miscellaneous work required at the discretion of Invictus Builders. Unused funds will be credited to the Owner at completion of the project.

The scope of work shall INCLUDE, but not be limited to, furnishing and installing the following:

1. All labor, materials, and equipment to complete all civil and site work for the project.
2. Sawcut, remove, and legally dispose of all existing site concrete and asphalt spoils as required for new work.
3. Provide construction layout, staking, and field verification for all sitework, utilities, and grades.
4. Provide soil erosion controls, inlet protection, and SWPPP compliance throughout construction.
5. Provide site clearing, excavation, backfill, compaction, dewatering, and grading for the building addition, utilities, paving, and all exterior improvements.
6. Furnish and install all site sanitary, storm, domestic water, fire protection, drainage structures, cleanouts, valve boxes, and hydrants.
7. Coordinate all building utility penetrations, sleeves, and tie-ins with plumbing, fire suppression, electrical, and structural trades.
8. Provide aggregate base and subgrade preparation for all exterior concrete, paving, and sidewalks.
9. Coordinate subgrade acceptance and grades with concrete and asphalt contractors prior to their work.
10. Provide final grading, topsoil, seeding, and restoration of all disturbed areas.
11. Provide temporary construction entrances, barricades, and traffic control as required.
12. Street sweeping as required for maintaining site cleanliness.
13. Locate and verify all existing utilities prior to excavation. Notify Invictus Builders of any unsuitable soils, groundwater, or obstructions before proceeding.
14. Provide compaction testing, utility testing, pressure testing, as-builts, and inspection coordination.

The Scope of Work Specifically EXCLUDES the following:

1. Aggregate base placement and asphalt paving
2. Exterior concrete flatwork, curbs, and sidewalks
3. Helical pile installation

END OF BID PACKAGE #31