The Project consists of the LMC Corridor and Classroom Renovations at Highland Regional High School, 450 Erial Road, Blackwood, New Jersey 08012.

Owner: Black Horse Pike Regional School District, 580 Erial Road, Blackwood, New Jersey 08012.

Contract Documents were prepared for the Project by Garrison Architects, 713 Creek Road, Bellmawr, NJ 08031.

* + 1. The Work includes but is not limited to the following: (see the construction documents for details):
1. **GENERAL NOTES**
2. The Contractors are strongly encouraged to verify all existing condition, dimensions and areas prior to submitting a responsive / responsible bid. Such site visit shall be for familiarizing the Contractor with the conditions as they exist and the character of the operations to be carried on under the Contract Documents, including all existing site conditions, access to the site, physical characteristics of the site and surrounding areas. Site visits can be arranged through Rob Mortka, the cell number is (609) 929-8141, office number is (856) 227-4100 ext. 4009.
3. Bidding Contractors are strongly encouraged to visit the site of the Project before submitting a bid. Such site visit shall be for the purpose of familiarizing the Contractor with the conditions as they exist and the character of the operations to be carried on under the Contract Documents, including all existing site conditions, access to the site, physical characteristics of the site and surrounding areas.
4. The contractor shall provide **temporary construction partitions where noted in the documents** where work is being performed. At no time will any temporary construction partition block any existing egress path from the building. The barrier shall be non-combustible construction with metal studs and fire rated gypsum wall board and shall provide a dust and sound barrier as detailed.
5. The Contractor shall provide a single full-time onsite Superintendent / Foreman who is present for all work at all times including, but not limited to, subcontractor work. The Superintendent / Foreman is responsible to maintain a daily log of all personnel onsite.
6. Restore all grades, lawns, concrete curbing, sidewalks, asphalt and pavement to pre-construction condition.
7. Dispose of material according to state and local code and Section 01524 – Construction Waste Management.
8. Field verify existing conditions, exact dimensions of existing rooms and openings, etc. The dimensions shown on the bidding documents are approximate and provided for preliminary reference only.
9. Record all necessary existing conditions, adjust exact materials and methods as required and submit via shop drawings for Architect's review within 45 days of Notice of Award.
10. Clean finishes and wipe down walls floors, doors, frames and adjacent surfaces as required to remove resulting construction/renovation residue.
11. Coordinate installation of the work so that safe egress from the building is maintained at all times.
12. **NEW CORRIDOR AND CLASSROOMS AT THE LMC AT THE HIGHLAND REGIONAL HIGH SCHOOL**
13. **General Construction Renovation Work -** The Project work includes the construction of a new Corridor and Classrooms thru and around the existing LMC reading and stack areas. The existing LMC space will be separated by one (1) new GWB and metal stud partition wall for the new Corridor. The Base Bid work will consist of three (3) new Classrooms and a new IDF Room constructed around the existing IT equipment. The construction of these spaces shall include new walls, doors, flooring, and ceilings, as indicated on the Contract Documents.
14. **Mechanical Construction Renovation Work** - The Project work includes the modification of the existing RTU ductwork and new HVAC DSS systems for the new Classrooms as indicated on the Contract Documents.
15. **Electrical Construction Renovation Work** - The Project work includes new Lighting, Circuits, convenience power receptacles for the New Classrooms and Connections for the new HVAC DSS systems as indicated on the Contract Documents.
	* 1. Schedule of work sequence:
16. **No** work On Site can be started until all permits are received. The existing school must be completely operational during the school year. **This project must be completed on or before August 1, 2025.**
17. **All** construction preparation work, project startup, submittals, schedules, approvals, procurement, coordination and other preparatory tasks must commence immediately upon receipt of the Notice to Proceed or the date of the fully executed Owner/Contractor Contract, whichever comes first. The Awarded Contractor must be fully prepared to deliver and install all materials and equipment on the first day of the scheduled **On-Site Construction** period.
18. The **On-Site Construction** period, during which all work on site is to be performed, is to start on **April 18, 2025.** This is the start of Spring Recess which runs from April 18, 2025 thru April 27, 2025. Students and Staff will return on Monday April 28, 2025. The intent during the Spring Recess period is for the Contractor to construct one (1) new GWB and metal stud partition wall and associated ceiling work for the new Corridor which is adjacent to the LMC space. The new wall shall be taped, spackled, sanded and painted with new base on the LMC side only. This wall will separate the LMC space from the proposed work area and will allow for the Contractor to work while school is in session for the remainder of the school (from 4/28/25 to on or about 6/20/25). **NO WORK can begin in the work area until this new partition wall is in place.** Any work that needs to be done on the LMC side of the partition while school is in session will need to be done on second shift or with special arrangements and written approval by the Owner. On May 20, 2025 and May 21, 2025 there will be testing taking place in the LMC in the morning, therefore NO WORK can take place in the work area until after dismissal time of 12:30 p.m. on those days. Upon completion of the school year (on or about 6/20/25) the Contractor will have full access to the LMC space to complete the remaining work which must be completed on or before **August 1, 2025**.
	* 1. The Work will be constructed under one lump sum prime contract.