C·E·S·A 10
Facilities Management Department

Request for Proposal ("RFP")

Cornell School District

High School Renovation & Addition IT Scope

708 Bridge Street • Cornell, WI

November 20, 2026

CESA 10 Facilities Management
725 West Park Avenue, Chippewa Falls, WI
888-947-4701
facilities.cesa10.org

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PROJECT SUMMARY

1. Owner Information
    a. Owner's Name: Cornell School District
    b. Owner's Address: 111 S. 4th Street, PO Box 517, Cornell, WI 54732
    c. Owner's Site Address: 708 Bridge Street, Cornell, WI 54732
2. Construction Management Agent Information
    a. CESA 10
    b. 725 West Park Avenue, Chippewa Falls, WI 54729
    c. Phillip Tibbett, Project Manager – CESA 10
    262-685-7192; ptibbett@cesa10.k12.wi.us
3. Architect/Engineer: River Valley Architects
4. Chain of Command
    a. The Owner's designated main point of contact throughout the Project will be CESA 10, which is the Construction Management Agent.
    b. All communications related to this project shall be directed to CESA 10.
5. Project Concept Description
    a. Cornell High School Renovation & Addition IT Scope project includes structured low voltage cabling infrastructure, network hardware equipment and video surveillance upgrades throughout the Middle & High School building. The IT Scope will run concurrently with the High School Renovation & Addition project beginning summer 2027.
    b. This project is posted for E-Rate. Cornell High School Renovation & Addition IT Scope project includes the use of qualifying E-Rate program and bidder must comply with all E-Rate grant requirements.

END OF SECTION

INSTRUCTIONS TO BIDDERS

1. Notice is hereby given that the Cornell School District (the "Owner") is requesting bids for the High School Renovation & Addition.
2. Primary contact during the bid phase:
    a. Phillip Tibbett, Project Manager – CESA 10
    262-685-7192; ptibbett@cesa10.k12.wi.us
3. Pre-Bid Questions & Responses
    a. Bidder's questions are due no later than: Wednesday, December 9, 2026, at 4:00PM
    b. All questions pertaining to this bid request shall be submitted through Building Connected or via email to the aforementioned primary contact.
    c. Responses to questions will be issued in the form of an addendum posted in Building Connected.
    d. Responses to questions will be issued on: Tuesday, December 15, 2026
4. Submission of Bids
    a. Bids are due: Tuesday, December 22, 2026 at 3:30 PM
    b. Contractor information and bids will be submitted to CESA 10's Building Connected website.
    c. All contract documents and bid forms can be accessed at the link above.
    d. All documents to be included in the bid submission from the contractor must be submitted through Building Connected to be considered during bid evaluation.
    e. Contact aforementioned primary contact to receive a public bidding link to the project.
    f. IMPORTANT: Verify your Building Connected account is set to the Central Standard Time zone (CST). The system defaults to Pacific Standard Time (PST) upon registration. If your account is not set to the Central Standard Time zone, you will miss the bid due date and time.
5. Requirements of the Bidder
    a. The bidding contractor shall access and review all documents provided on the Building Connected site.
    b. The bidding contractor is encouraged to attend the pre-bid conference.
    c. The bidding contractor shall be qualified by experience, financing, organization, scheduling and coordination ability, and shall have the necessary labor and equipment to perform the Work called for in the Contract Documents. The Contractor shall have experience with work of similar type and size to that called for in the Contract Documents and such experience shall be based upon projects that have been completed within the last five (5) years.
    d. The bidding contractor shall be required to comply with all local, state and federal laws, rules, regulations and ordinances applicable to the contract and the Work contemplated hereby. The Contractor shall be required to obtain, at its expense, all permits, licenses and other authorizations necessary for the prosecution of the Work.
6. Bid Preparation
    a. Each bidding contractor shall bear and be responsible for all costs, fees and expenses associated with its preparation and submission of a bid. In no event shall any bidder be reimbursed by the Owner for any such costs, fees or expenses.
    b. Bid prices shall be inclusive of all labor, supplies, materials, equipment, permits required to complete the work in its entirety in strict accordance with the Contract Documents. All materials and equipment shall be bid, purchased, and transferred to the Owner tax-

free in accordance with Section 77.54(9m), Wis. Stats. “Sales and Use Tax Exemption for Building Materials That Become Part of a Nonprofit or Government Facility.”

c. Unless otherwise provided in the bidding documents, the name of a certain brand, make or manufacturer is intended to restrict bidders to the specific brand, make or manufacturer specified. Substitute materials proposed as equal to materials specified shall be submitted in writing to the Owner and CESA 10 by the Contractor with full substantiating data for evaluation no later than ten (10) days prior to bid opening. Substitute materials shall not be considered for evaluation after such deadline. Proposed substitute materials which equal or exceed the performance standard of the specified materials in the sole judgment of the Owner and CESA 10 will be included in an addenda to be issued prior to the bid opening date.

d. Submission of a bid indicates acceptance by the Contractor of the conditions contained in the Contract Documents.

e. Unless otherwise noted, bid prices shall be binding for sixty (60) days following the bid due date, unless the period for award of bids hereunder is extended by mutual consent of all parties, in which case bid prices shall be binding for such longer period as shall have been agreed upon.

7. Examination of the Contract Documents and Project Site
    a. It is the responsibility of the bidding contractor to:
        i. Access and thoroughly examine the Contract Documents provided in Building Connected.
        ii. Visit the Project site and become familiar with the existing conditions and the scope of Work and the surrounding conditions that may affect the cost, progress, performance or implementation of the Work.
        iii. Prior to bid, notify CESA 10 of any conflicts, errors, omissions or discrepancies found within the Contract Documents and the Project site conditions.
8. Withdrawal/Resubmission of Bids
    a. Any request to withdraw or resubmit a bid must be made in writing to CESA 10 any time prior to the aforementioned bid due date and time.
9. Evaluation of Bids and Award
    a. All bid response material supplied, including supporting material and information disclosed during the bid process will become the property of the Owner. None of such information shall be deemed to be confidential.
    b. Bids received prior to the time of opening are kept sealed in Building Connected.
    c. Bids cannot be submitted after the due date and time.
    d. The Owner reserves the right to defer award of any contract for a period of sixty (60) days after the due date for the bids, unless otherwise noted.
    e. The Owner reserves the right to cancel this solicitation, to accept or reject any or all bids submitted hereunder, or to waive any informality in any one or all bids received.
    f. The Owner will not discriminate against a contractor during the bid process because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment. All responsive bidders will receive equal consideration for award.
    g. Bids will be evaluated based on the cost to the Owner for the performance of the Work, but also on the Contractor’s qualifications, skill, capabilities, resources, references, experience, level of available support, any expressed limitations or exceptions, and/or such other factors the Owner considers relevant.

h. The Owner reserves the right to require that the Contractor meet with representatives of the project team for interview.
i. The Owner reserves the right to require submission of references in sufficient time to make inquiries regarding the responsibility of the Contractor before making the award, and the right to require a recent financial statement from the Contractor if the Owner deems necessary.
j. The Owner reserves the right to reject award of any contract to a contractor whose past performance shows its firm to be generally late in performance. The ability of the low bidding contractor to provide the required bonds will not in and of itself establish the responsibility of the Contractor.
k. After reviewing all bid responses, the Owner may develop a list of clarifying questions to be addressed by the Contractor. The Owner will send these questions to the Contractor for clarification. The Contractor shall provide a response by the deadline proposed therein.

10. Proposal Acceptance:
    a. The Owner reserves the right to: (i) amend, modify or supplement this RFP; (ii) request additional information from any contractor; (iii) accept or reject any or all proposals, or any part of any proposal; (iv) withdraw or cancel this RFP and not award the Project to any bidder and/or re-bid the Project; (v) waive informalities and irregularities, and remedy technical errors in the RFP process; (vi) negotiate with any, all or none of the contractors, and determine whether and on what terms to contract with any contractor; (vii) award a contract for performance of less than all of the Work; and (viii) award a contract without discussion. A proposal once submitted shall be deemed final and binding on the Contractor, including Contractor's deemed acceptance of the contract agreement template included in Building Connected unless Contractor specifically states otherwise in its bid response, and shall constitute an option for the Owner to enter into a contract upon the terms set forth in the proposal.
    b. The Owner shall award a contract to the lowest most responsible bidder.
11. Execution of the Agreement:
    a. If the contractor to whom the contract is awarded refuses or neglects to execute an agreement with Owner or fails to furnish the required contract security and evidence of insurance within ten (10) days after receipt of the notice of award, such bidder's bid security under the bid bond shall be forfeited to the Owner.
12. Contract Negotiations:
    a. The Owner reserves the right to negotiate a contract after acceptance of a contractor's bid.

END OF SECTION

CONTRACT DOCUMENTS

1. Contract Documents are comprised of the following:
    a. Project Specifications: Dated 11/6/2026
    b. Project Plans (Drawings): Dated 11/6/2026
    c. Contract Agreement Template
    d. Schedule: Cornell High School - Bid-time schedule
    e. Supplemental Conditions
    f. Addendums and other documents issued prior to bid opening
    g. Bid Advertisements, Bid openings, and all other documents listed on the BuildingConnected site.
2. Order of Precedence
    a. If there is conflict between any of the Contract Documents, the more stringent and/or costliest version shall control as determined by Owner and CESA 10 in their sole and absolute discretion.

END OF SECTION

CONTRACTOR INFORMATION

Contractor shall provide the following information with a complete bid form:

1. Information About Contractor:
    a. Company name, full mailing address, and telephone numbers.
    b. Contact person, e-mail address of contact person, and telephone numbers of contact person.
    c. Number of years that Contractor has been in business, number of separate business locations, number of employees.
    d. Names and titles of personnel who will perform the Work including brief experience listings for each, focusing on similar projects.
    e. Licenses, registrations, and permits held by the Contractor, and professional associations to which the Contractor belongs.
2. Contractor References:
    a. The Contractor shall include three references for similar projects. For each reference, the following should be listed: company name, address, contact person, telephone number, year in which any prior work was performed and nature of prior work.
3. Contractor Experience:
    a. The Contractor shall list and describe its experience with similar types of projects.
4. Contractor Capabilities:
    a. The Contractor shall submit a capabilities summary with its bid form.
5. Contractor History:
    a. The Contractor shall list and describe any agreements and/or citations from OSHA within the past five (5) years.
    b. The Contractor shall submit evidence of its safety performance, including its Experience Modification Rate (EMR) for each of the past three (3) years. If an EMR is unavailable, The Contractor shall provide a written explanation and alternative workers' compensation loss history information acceptable to the Owner.

END OF SECTION

BOND REQUIREMENTS

1. Payment and Performance Bonds:
    a. If the bid/contract is in excess of $50,000 the Contractor certifies it will supply payment and performance bonds as required by Wisconsin Statute § 779.14(1m). If there is an additional cost for a bond, Contractor shall include the cost in the total bid amount and note it on the bid form.
    b. All bond companies used must be on the Department of Treasury list and have a rating of A- or better.
    c. The Contractor shall pay all claims for labor, services, materials, plans or specifications performed, furnished, procured, used or consumed that pertain to the Work. The Contractor shall maintain a list of all subcontractors, suppliers and service providers performing, furnishing or procuring labor, services, materials, plans or specifications under the contract.
    d. The payment bond shall be in an amount equal to 100 percent of the contract sum.
    e. The performance bond shall be in an amount equal to 100 percent of the contract sum.
    f. Within 14 days after issuance of a Notice of Award, the successful bidder shall execute and deliver to CESA 10:
        i. Two (2) original copies of the performance and payment bond conditioned upon the faithful performance of the contract in strict conformity with the plans, specifications, and conditions of the contract
        ii. Two (2) original copies of the payment bond conditioned upon the prompt and faithful payment of all persons and entities who have and fulfill contracts, which are directly with the Contractor for performing labor or furnishing materials in the prosecution of the Work provided for in the contract

END OF SECTION

SCHEDULE AND COORDINATION

1. Schedule and Milestone Dates
    a. Refer to “Cornell High School - Bid-time schedule”, the preliminary project schedule. This Project Schedule has not been fully developed. Following award, Owner, Construction Manager, and Subcontractor shall subsequently work together to establish a mutually agreed-upon Project Schedule. The dates listed below are to be understood as target milestone dates.
    b. Project Award: January 2027
    c. Phase 1
        i. Estimated Start of Work Date: March 25, 2027
        ii. Substantial Completion Date: November 18, 2027
    d. Phase 2
        i. Estimated Start of Work Date: January 17, 2028
        ii. Substantial Completion Date: October 18, 2028
    e. Final Completion Date: No
    f. Liquidated Damages apply to this project.
    g. Alternate #1 - Gym Remodel
        i. The Owner is pursuing a federal grant to fund work related to this space. Should this alternate be accepted, the work will be included as part of the Phase 2 schedule plan.
2. Notice to Proceed
    a. CESA 10 will issue a written Notice to Proceed to the Contractor, communicating approval to commence work and order materials when and if required.
3. Time is of the Essence
    a. Time is of the essence with respect to Contractor’s performance of the Work, and Contractor shall ensure that performance of the Work, including the work of any of its subcontractors, shall be completed in accordance with the Contract Documents.
    b. As required by the Contract Documents, the Contractor shall be responsible for the submission of shop drawings, samples, tests, field dimensions, determination of labor requirements and ordering of materials as required to meet the Schedule of Work.
    c. In the event that the Contractor fails to maintain its part of the Schedule of Work it shall, without additional compensation, work such overtime as the Owner or CESA 10 may direct until the Work is in accordance with such schedule.
4. Schedule Coordination
    a. Thirty (30) days after award, the Contractor shall submit its overall project schedule plan to CESA 10 (the “Schedule of Work”). The schedule shall be submitted via PDF and native file versions. The schedule shall incorporate the milestones provided above.
    b. The Contractor shall provide the Owner and CESA 10 with scheduling information and Contractor's proposed Schedule of Work. CESA 10 and/or Owner may, in their sole and absolute discretion, revise the Schedule of Work as the Work progresses. Contractor acknowledges that revisions may be made in the Schedule of Work and agrees to make no claim for acceleration or delay damages by reason of such revisions so long as such revisions are of the type normally experienced in work of this scope and complexity.
    c. Contractor shall participate in pre-construction schedule and coordination meetings with other project stakeholders as directed by CESA 10 and/or Owner.

d. The Contractor shall coordinate its Work closely with the owner, CESA 10 and all other contractors on site.
e. Contractor will be required to adjust the Schedule of Work to accommodate both scheduled and unscheduled events at the Owner's facility.
f. On a weekly basis the Contractor will be required to submit three week look ahead schedules for coordination purposes and discussion at weekly foreman's meetings.
g. The Contractor shall provide overall project schedule updates on a monthly basis or mutually agreeable intervals as required by the Owner and/or CESA 10.

5. Time Extensions
    a. Requests for time extensions must be submitted with detail in the form of a change order request and are subject to review and acceptance by the Owner and CESA 10.

END OF SECTION

C·E·S·A 10
Facilities Management Department

Supplemental Conditions

Cornell School District
High School Renovation & Addition IT Scope
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November 20, 2026

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GENERAL

1. Expectation of Work and Work hours
    a. The Project site will be open Monday through Friday.
    b. Core work hours on site are 6:00 AM – 4:30 PM.
    c. Alternate work hours will be allowed upon advanced request if deemed necessary.
    d. Work may be performed on weekends or off-hours with the permission of the Owner and CESA 10.
    e. Contractors shall adhere to local sound ordinances.

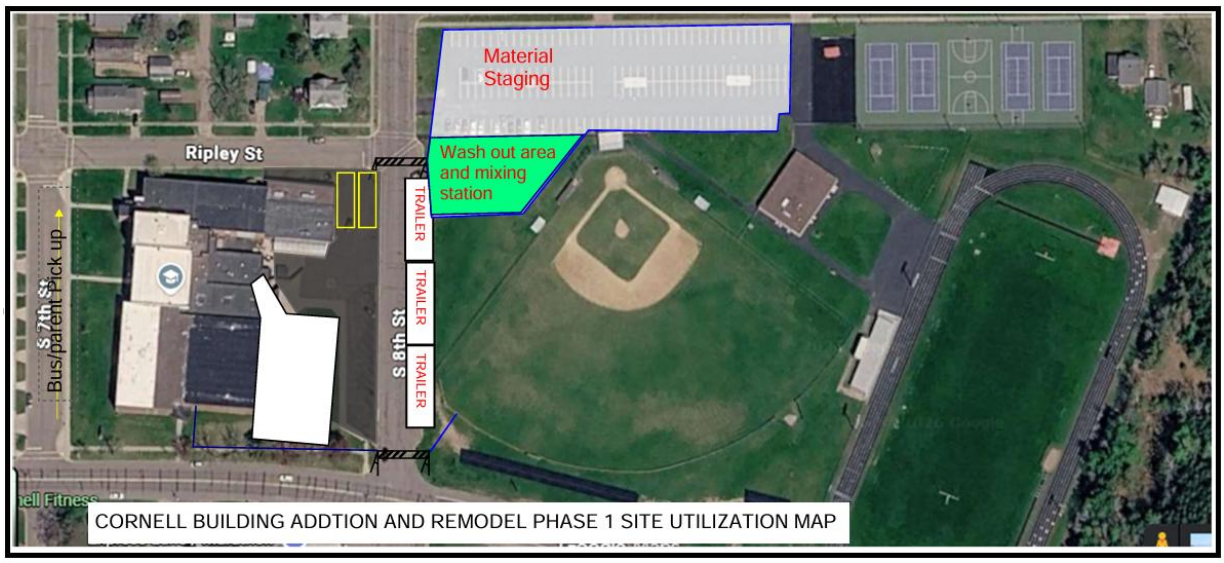
2. Supervision & Oversight: The contractor or subcontractor must provide a competent person present at all times when work is being performed on site.

3. Meeting attendance and participation:
   CESA 10 Construction Manager works hard to pre-plan all work well in advance to ensure all contractors' and subcontractors' time on site is safe, efficient, and effective. Appropriate representatives of the contractor and subcontractor(s) are required to be in attendance and actively contribute to the following meetings when scheduled:
    a. Project Kick-Off Meeting - Held promptly following contract award. Establishes how we will do business as a team.
    b. Schedule Development Meeting - Team approach to building the overall project schedule.
    c. Contractor Orientation meetings - Upon mobilization and prior to commencing work. Identifies site-specific expectations. Contractors and subcontractors to attend.
    d. Progress / Owner Meetings – Executive level meeting focusing on safety, commercial items, schedule and issue navigation.
    e. Foreman's Meetings – Focuses on field schedule coordination and issue resolution. Contractors shall attend a minimum of 2 weeks in advance of mobilizing to site. Contractors are required to supply a 3-week lookahead schedule in advance of all Forman's meetings.
    f. MEP Coordination Meeting(s) - Intended to identify MEP clash points and establish resolution.
    g. Special Coordination Meetings – intended to navigate upcoming work that is particularly challenging.
4. Any contractor conducting excavation is responsible for locating all public and private utilities.
5. The main Civil contactor will be installing and maintaining erosion control measures. If disruption of the installed erosion control is required or occurs inadvertently, it is that contractor's duty to report the incident to CESA 10 Construction Manager so arrangements can be made to correct.
6. Utility service will be modified as part of this project. CESA 10 Construction Manager will lead coordination efforts with the utility provider and contractors on site. Contractors will accommodate and adjust for the utilities' needs with respect to schedule, routing and final connection location adjustments.
7. Utility shutdowns require advanced planning by the contractor and pre-approval of the plan by CESA 10 Construction Manager and the Owner. Major shutdowns cannot impact education efforts and are to be planned outside classroom hours, on weekends or days when class is not in session or the facility is scheduled for use.
8. When working on or near existing surfaces the contractor is responsible for providing adequate and appropriate protection to avoid damage to those existing materials.

9. Permits
    a. CESA 10 Construction Manager will pull the main building permit and post the permit on site, unless otherwise noted.
    b. The contractor and subcontractors are responsible for contacting the local municipality, applying for, paying for their required permits, if any.
10. AHJ Inspections
    a. CESA 10 Construction Manager will serve as the communication hub for all inspections required by the authority having jurisdiction (AHJ).
    b. The contractor and their subcontractors are responsible for communicating their inspection needs to CESA 10 Construction Manager a minimum of a week in advance.
    c. The performing contractor shall be in attendance during all inspections.
11. Special Inspections
    a. The Owner will contract directly with a qualified firm to conduct 3rd party special inspections as prescribed by the Architect/Engineer.
    b. CESA 10 Construction Manager will serve as the communication hub for all special inspections as identified by the Architect/Engineer.
    c. The contractor and their subcontractors are responsible for communicating their inspection needs to CESA 10 Construction Manager a week in advance, unless communicated otherwise.
    d. The performing contractor shall be in attendance during all inspections.
    e. Should the failure rate of the inspections become unreasonable, the responsible contractor will be back charged for the related additional inspection costs.
12. Material testing
    a. The Owner will contract directly with a qualified firm to conduct 3rd party materials testing as identified within the plans and specifications.
    b. CESA 10 Construction Manager will serve as the communication hub for all material testing needs identified in the plans and specifications.
    c. The contractor and their subcontractors are responsible for communicating their testing needs to CESA 10 Construction Manager 24 hours in advance, unless communicated otherwise.
    d. The performing contractor shall be in attendance during testing.
    e. Should additional fees be incurred due to the contractor or subcontractors' failure to schedule testing needs in advance, the contractor will be back charged for the additional cost incurred.

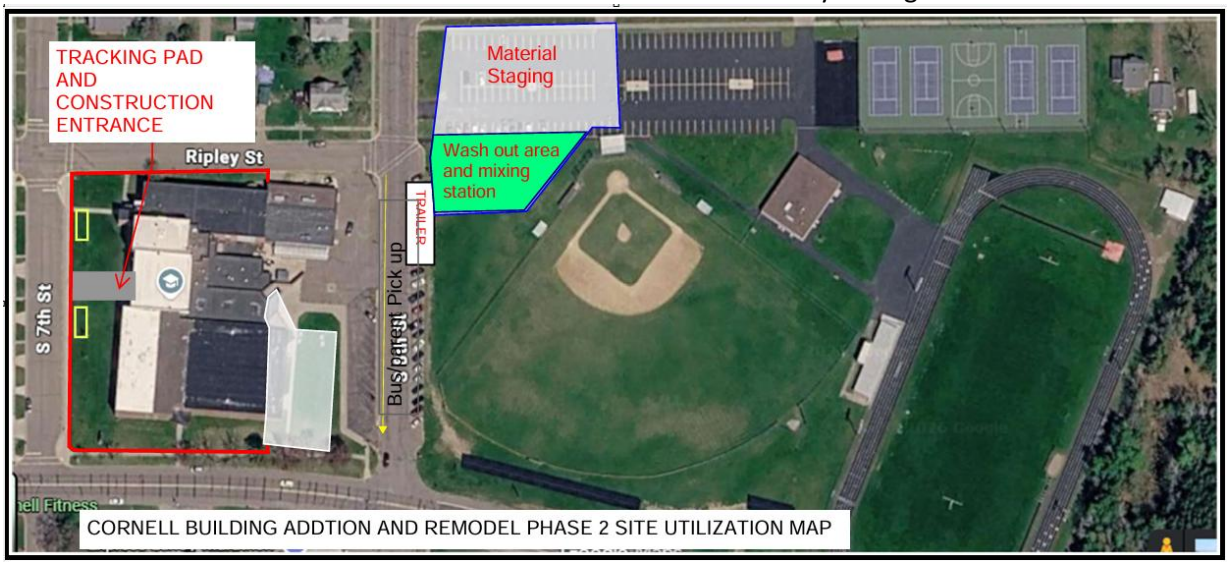
13. Temp Utilities/Temp Facilities
    a. Toilets – CESA 10 Construction Manager will furnish the site with an adequate quantity of portable toilets for the contractor & subcontractors field personnel's use.
        i. Use of Owner’s toilet facilities is not allowed while school is in session.
        ii. When school is not in session, the Owner may designate certain restrooms for contractor use. Signage will be displayed accordingly.
    b. Water – Potable water connections are limited on site. Upon request, CESA 10 Construction Manager will locate or establish a connection for the contractors’ use. The contractor or subcontractor is allowed to utilize the Owner’s water at no cost.
    c. Electric – CESA 10 Construction Manager will make arrangements to have a temporary electrical service established on site for the contractors’ and subcontractors’ use. Use of existing outlets on site is acceptable. Use of the Owner's power will be at no cost to the contractor or subcontractor.

   d. Gas – At this time, it is not anticipated, due to the project schedule, that tasks such as temporary heat to support construction will be needed.
14. In areas scheduled for remodeling, the Owner will assume responsibility for removing and storing their personal items and movable furniture from the space before work commences.
15. In areas scheduled for remodeling, the Owner reserves the right to salvage materials scheduled for demo understanding those items will be identified prior to commencing demo, and any extra effort to salvage must be communicated by the contractor in advance of conducting the work and addressed by change order.
16. Dumpsters/disposal
    a. CESA 10 Construction Manager will furnish dumpsters to the project for the contractors & subcontractors to use in disposing of normal construction debris.
    b. Boxes and crates shall be broken down and placed flat into the dumpster in effort to maximize space utilization.
    c. Restricted materials/hazardous waste/universal waste shall not be placed into CESA 10 Construction Manager provided dumpsters.
17. Daily Clean up
    a. The contractor and subcontractor are required to clean up behind themselves as they go, real-time effort.
    b. In situations where contractors and subcontracts fail to maintain the expected level of cleanliness on site, CESA 10 Construction Manager reserves the right to schedule, with limited notice, an all-hands-stand-down where all personnel on site are required to participate in a site-wide cleanup effort.
    c. In situations where an individual contractor or subcontractor fails to maintain the expected level of cleanliness on site, CESA 10 Construction Manager will issue a written notice to correct to the contractor. If the contractor or subcontractor fails to address the requested action, CESA 10 Construction Manager will proceed to execute the effort on the contractor or subcontractor's behalf, and back charge them for the actual expenses incurred.
18. Snow Removal: If access to the job site or storage area is impeded by snowfall or ice, CESA10 Construction Manager will clear the path to allow access. Materials and access to the physical work covered by snow shall be the performing contractors' responsibly to remove.
19. Phased work: This is a phased project which will take place over more than one construction season. The contractor/subcontractor shall include additional mobilizations in their bid as required to support the project schedule.
20. Field Measuring & Site Verification – It is the contractor's responsibility to visit the site, collect required measurements and make observations that validate the information presented on the plan prior to placing orders or fabricating products. If conflicts are identified the contractor shall work the submittal or RFI process to communicate those concerns and work to resolution.
21. Site Utilization
    a. The sketch below identifies the preliminary site utilization plan for:
        i. Phase 1
            1. Site fencing
            2. Temporary closure of South 8th Street
            3. Job trailer parking
            4. Material staging
            5. Concrete wash out area and masonry mixing station



ii. Phase 2

1. Site fencing
2. Job trailer parking
3. Material staging
4. Concrete wash out area and masonry mixing station

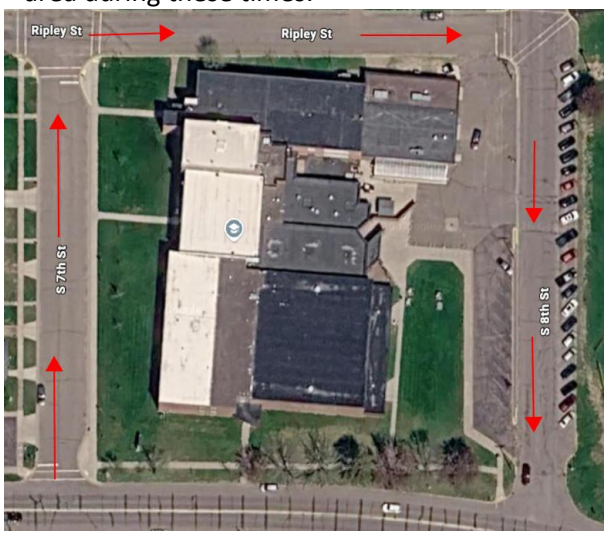


b. Delivery instructions: Contractors/subcontractors be advised and please communicate this to your supplier(s).

i. The below sketch reflects the City approved routing for deliveries to the job site.
ii. All deliveries shall be communicated to CESA 10 in advance of arrival.
iii. The contractor or subcontractor shall coordinate with CESA 10 Construction Manager in advance for use of the laydown space.
iv. All deliveries shall be received and offloaded by the ordering contractor or subcontractor.

v. Deliveries are allowed Monday through Thursday from 6:00 AM to 3:00 PM. Fridays from 6:00 AM to Noon. Excludes holidays. Deliveries that arrive outside these hours may be rejected. CESA 10 Construction Manager nor the Owner will be held responsible for detention fees, re-delivery or other related fees.

vi. Note: Busses utilize 7th Street along the school for student drop-off between 7:25 am – 7:40 am and student pick-up between 3:20 pm – 3:30 pm. Avoid these times, if possible, and use extreme caution when passing through this area during these times.



c. Material Storage
   i. On site storage is limited. Contractors & suppliers shall store materials off site until required for use on site.
   ii. Proper storage and protection from the elements of material delivered to site is the ordering contractor's responsibility.
   iii. Environmentally controlled storage is not available on site. Deliveries shall be adjusted and in line with the install schedule.
   iv. Claims for additional on or off-site storage fees due to schedule adjustments will not be accepted.

d. Contractor parking
   i. Contractor parking – There will be no designated parking area for contactors. The use of city side streets will be available. Adhere to local ordinances.

e. Cost Escalations
   i. The contractor shall be responsible for normal fluctuations in fuel costs throughout the duration of the Project.
   ii. No additional compensation shall be permitted for fuel price increases.

22. Environmental
   a. Pre-demolition environmental testing has been executed in the work area. All accessible items have been tested.
   b. The Environmental Testing results can be found in: Exhibit 3 Cornell SD PREA Report 2026
   c. Abatement of environmental hazards is NOT the responsibility of the contractor or subcontractor.

d. Abatement and oversight of the abatement will be managed by a 3rd party designated by the Owner.
e. The contractor and subcontractor shall be aware of the abatement schedule and be familiar with any updates to the abatement schedule when their scope specifically indicates the requirement to support abatement efforts.
f. During construction, should the contractor encounter items that have not been tested and/or are suspected to contain environmental hazards, immediately notify the CESA 10 Construction Manager for direction.

23. Alternate Bids Collected: The following shall serve as a narrative overview of all alternates associated with the project. Refer to the plans and specifications for more details.
    a. Alternate #1: Add - Gymnasium Renovations
        i. Refer to plan sheet G202 for details.
        ii. The Owner is pursuing a federal grant to fund work related to this space. The Owner is anticipated to receive preliminary results of the grant (approval or rejection) on or before June 1, 2027.
        iii. The bid value submitted for this alternate will not be awarded or rejected until the results of the above noted grant effort have been established.
        iv. The bid value submitted for this alternate will be documented in the awarded bidder's contract agreement, identifying it as a potential future change order whereas the scope, price and schedule have already been agreed upon. The contractor is bound to hold scope, price and schedule.
        v. The contractor or subcontractor shall not expend any effort processing any aspect of this work until the change order is executed.
        vi. The contractor or subcontractor will not be entitled to any payments related to this scope if it is not fully adopted into the contract by change order.

END OF SECTION

BID PACKAGE 1 - Structured Low Voltage Cabling Infrastructure

OVERVIEW:
Cornell School District is requesting bids from qualified and experienced telecommunications cabling contractors to provide a comprehensive installation of structured low-voltage copper and fiber cabling infrastructure. The objective of this project is to upgrade and expand high-speed network connectivity to the newly remodeled high school to support instructional technology.

This bid package's procurement is subject to the rules and requirements of the Federal Communications Commission (FCC) Schools and Libraries Universal Service Support Mechanism (E-Rate Program). All bidders shall comply with applicable E-Rate regulations, program requirements, and eligible services guidelines in effect at the time of proposal submission and contract award. Vendors must possess a valid Service Provider Identification Number (SPIN) and be eligible to participate in the E-Rate Program. Bidders are responsible for ensuring that all proposed products and services are E-Rate eligible as specified and for providing any documentation necessary to support the Applicant's E-Rate funding requests.

Schedule: Refer to the RFP section "Schedule and Coordination"

Plans: The contractor shall review the full set of plans provided however the bulk of your scope is reflected on plan sheets E101A, E101B, E102A, E102B.

TECHNICAL SPECIFICATIONS & SCOPE OF WORK

1) Horizontal Copper Cabling Standards
   a) Cable Specification: All horizontal network drops shall be Category 6A UTP plenum-rated (CMP) cable meeting TIA-568-D standards.
   b) Jack Outlets: RJ-45 Category 6 modular jacks, 8-position / 8-conductor, T568B wiring scheme. Single gang, 2 vertically stacked keystone ports.
   c) Patch Panel Hardware & Density: Specifies 19-inch 1RU (24-port) or 2RU (48-port) rack-mount Category 6A modular keystone or 110-IDC punch down panels.
   d) Color Coding Standards (Preferred):
      i) Data / Teacher Workstations: [Blue]
      ii) Wireless Access Points (WAPs): (Dual CAT6A drops per AP)
      iii) IP Security Cameras: [Green] – Note: this line is ineligible for e-rate
      iv) Access Control / Intercom / PA: [White] - Note: this line is ineligible for e-rate
   e) Maximum Length: Total horizontal run distance shall not exceed 90 meters (295 feet) from IDF patch panel to wall outlet.
2) Backbone Fiber Optic Cabling Standards
   a) Disconnection of existing fiber within data closet, prior to pull back and removal. Pull back and removal by others.
   b) Inter-IDF Backbone: 24-Strand Single-Mode OS2 Armored Plenum Fiber Cable connecting MDF to each IDF closet.
   c) Terminations & Enclosures: LC duplex connectors terminated via fusion splicing into rack-mounted fiber enclosure drawers with splice trays.
3) Pathways, Racks, Firestopping & Workmanship
   a) Pathway Support: All open cable runs in ceiling plenums must be supported using galvanized steel J-hooks or cable tray systems spaced no more than 4 to 5 feet apart. Cables shall NOT rest

directly on ceiling tiles, grid, or mechanical ductwork.

b) Conduit & Surface Raceway: Heavy-duty surface raceway required where exposed on hard wall surfaces inside instructional areas. Conduit pass-throughs required for wall penetrations are provided by district construction teams.

c) Firestopping: All firewall and floor penetrations must be sealed with UL-listed firestop assembly systems maintaining the original rating of the wall/floor.

d) Labeling Standards: Compliant with ANSI/TIA-606-C standard. Machine-printed adhesive labels required on all faceplates, cable ends, patch panel ports, and fiber enclosures showing Closet ID, Patch Panel ID, and Port Number (e.g., IDF-1A-P01).

e) Free-Standing Open Frame Racks (MDF / Large IDF): EIA 19-inch 2-Post heavy-duty aluminum/steel equipment racks (42U or 45U) Must be securely anchored/bolted to the concrete floor with masonry anchors and equipped with grounding lugs bonded to the building telecommunications grounding busbar (TMGB)

4) Testing, Certification, Warranty & Deliverables

a) 100% Testing Requirement: Every copper drop must be end-to-end tested using a Level VI calibrated cable analyzer (e.g., Fluke DSX-8000) for Category 6A channel/permanent link standards (including alien crosstalk testing). Fiber optic links must be OTDR and insertion loss tested.

b) As-Built Drawings: Contractor shall provide updated CAD / PDF floor plan drawings indicating exact cable routing, drop locations, outlet labeling, and IDF/MDF cabinet layouts.

5) If the system requires license or software fees, the contractor shall cover initial fees and the first year fees as part of their base bid.

BY OTHERS

1) The site electrician has been tasked to furnish and install cable trays, conduits, raceways, wall boxes and pass throughs to the extent demonstrated on the plans.

BID FORM

- Base Bid – The contractor is requested to submit a lump sum base bid which shall be all inclusive.
- Alternates – Refer to the section GENERAL above, item 23
  - Alternate #1: Add – Gymnasium Renovations
- Unit Costs –
  - Unit Price No. 01: Dual CAT6A Data Cable Drop
    - Measurement Method: Per Drop
    - Scope: Price shall include 1 @ Dual CAT6A Data Cable Drop (Plenum, Jack, Wallplate, Patch Panel Port, Testing)
  - Unit Price No. 02: Dual CAT6A Wireless Access Point
    - Measurement Method: Per Location
    - Scope: Price shall include 1 @ Dual CAT6A Wireless Access Point (WAP) Ceiling Drop Location
  - Unit Price No. 03: CAT6A for Security Camera
    - Measurement Method: Per Drop
    - Scope: Price shall include 1 @ Single Drop - Camera/Security Systems (CAT6A Plenum, High Ceiling / Outdoor Box)
  - Unit Price No. 04: Fiber Backbone Run
    - Measurement Method: Per Run
    - Scope: Price shall include 1 @ 24-Strand Single-Mode OS2 Fiber Backbone Run (MDF to IDF) incl. Enclosures & Splicing

- Unit Price No. 05: Surface Raceway Installation
  - Measurement Method: Per Lineal FT
  - Scope: Price shall include 1 @ Surface Raceway Installation (Dual Channel Wiremold)
- Unit Price No. 06: 24 port Patch Panel
  - Measurement Method: Per Panel
  - Scope: 24-Port Category 6A Rack-Mount Patch Panel (incl. modular jacks, rear lacing bar, rack mounting, termination & labeling)
- Unit Price No. 07: 48 Port Patch Panel
  - Measurement Method: Per Panel
  - Scope: 48-Port Category 6A Rack-Mount Patch Panel (incl. modular jacks, rear lacing bar, rack mounting, termination & labeling)

END OF SECTION

BID PACKAGE 2 – Network Hardware Equipment

OVERVIEW:

Cornell School District is requesting bids from Ubiquiti: Unifi technology providers for the procurement of enterprise-grade network hardware switches, SFPs, required optics, licensing, warranty, and mounting accessories.

This bid package's procurement is subject to the rules and requirements of the Federal Communications Commission (FCC) Schools and Libraries Universal Service Support Mechanism (E-Rate Program). All bidders shall comply with applicable E-Rate regulations, program requirements, and eligible services guidelines in effect at the time of proposal submission and contract award. Vendors must possess a valid Service Provider Identification Number (SPIN) and be eligible to participate in the E-Rate Program. Bidders are responsible for ensuring that all proposed products and services are E-Rate eligible as specified and for providing any documentation necessary to support the Applicant's E-Rate funding requests.

Schedule: Refer to the RFP section "Schedule and Coordination"

Plans: The contractor shall review the full set of plans provided however the bulk of your scope is reflected on plan sheets, E101A, E101B, E102A, E102B.

TECHNICAL SPECIFICATIONS & SCOPE OF WORK

- **(2)** 48port PoE switches capable of 1000W, or better
- **(2)** 48port PoE switches capable of 720W, or better
- **(1)** 24port PoE switch capable of 400W, or better
- **Interconnectivity:** Fiber Patches, Optic Connections, SFPs for a 3-closet design
- **Wireless AP Support:** Access switches must provide 2.5Gb (mGig) Power over Ethernet (PoE+/PoE++) ports to support high-speed 2.5Gb uplinks for Wireless Access Points
- **Core Uplink Connectivity:** Each access switch must include a single 10Gb-capable uplink interface supporting 10G SFP+ transceivers or Direct Attach Copper (DAC) cabling back to the building MDF/core rack.
- If the system requires license or software fees, the contractor shall cover initial fees and the first year's fees as part of their base bid

BY OTHERS

1) The site electrician has been tasked to furnish and install cable trays, conduits, raceways, wall boxes and pass throughs to the extent demonstrated on the plans.

BID FORM

- Base Bid – The contractor is requested to submit a lump sum base bid which shall be all inclusive.
- Alternate – Refer to the section GENERAL above, item 23
    - Alternate #1: Add – Gymnasium Renovations (Does not apply to this bid section)
- Unit Costs –
    - Unit Price No. 01: License / subscriptions
        - Measurement Method: By the year
        - If this equipment requires annual license renewal, annual software fees, or similar please provide anticipated pricing accordingly.
        - A zero-cost response will be understood as not required.

END OF SECTION

BID PACKAGE 3 – Video Surveillance System

OVERVIEW:

Cornell School District is requesting bids from qualified system integrators to provide a comprehensive, turnkey IP Video Surveillance System. The scope encompasses high-definition IP of ~59 IP cameras, Video Management System (VMS) software/licensing, Network Video Recorders (NVR) / video storage appliances, mounting hardware, network integration, configuration, testing and user training.

Note, this bid package is not eligible for E-Rate.

Schedule: Refer to the RFP section "Schedule and Coordination"

Plans: The contractor shall review the full set of plans provided however the bulk of your scope is reflected on plan sheets, E101A, E101B, E102A, E102B.

TECHNICAL SPECIFICATIONS & SCOPE OF WORK

System Architecture & Video Retention Requirements

1. **Platform Type:** [Select: On-Premises VMS / Hybrid-Cloud / Full Cloud] camera solution.
2. **Retention Standard:** All cameras must continuously record at a minimum of 8 MB at 15 Frames Per Second (FPS) at full resolution for a minimum of 60 Days (24/7) on-site or in onboard storage. School hours constant, motion after hours.
3. **Bandwidth Management (Preferred):** Utilize motion-adaptive bitrate management and modern compression codecs (H.265 / H.264) to minimize impact on the District WAN/LAN.
4. If the system requires license or software fees, the contractor shall cover initial fees and the first year's fees as part of their base bid.

Camera Hardware Minimum Requirements

Camera Category	Key Technical Specifications	Deployment Locations
Indoor/Outdoor Fixed	Min 8MP resolution, 98' IR/white light illumination 108-degree field of view Audio recording capable NDAA Compliant 3yr Warranty	Hallways, Classrooms, Cafeteria, Gymnasium, Offices, Entrances, Exteriors, and Stairways
180 Degree Camera (2)	Min 8MP resolution, fixed lens 98' IR/white light illumination 180-degree field of view Audio recording capable NDAA Compliant 3yr Warranty	Ext room 108 Ext intersection room122, 123

Video Management Software (VMS)

1. **Live View & Video Export Capabilities:** The VMS platform must provide seamless live viewing capabilities, including multi-camera grid matrix views, customizable floor plan maps, and real-time monitoring. The system must support exporting video footage in standard formats (e.g., MP4, AVI) as well as self-contained, tamper-evident standalone executable/encrypted formats with embedded media player software and video clip exports must be achievable without requiring additional software licensing or export fee surcharges.
2. **User Access Control:** Role-based access permissions
3. **Mobile & Remote Access (preferred):** Native iOS/Android mobile apps for administrators, SROs (School Resource Officers), and authorized safety personnel.

Installation, Mounting & Cabling Scope

1. **Patching & Mounting:** Installation includes secure mounting of all cameras, corner/pole mount adapters, weather-tight silicone sealing on exterior penetrations, and patch cord connections.
2. **Network Connectivity:** Contractor shall connect cameras to existing network cabling and/or switches (or contractor-provided PoE switches if specified), verify Power over Ethernet (PoE) budget, assign IP addresses, and configure VMS streams.

Commissioning, Field-of-View Sign-Off & Training

1. **FOV Verification:** Contractor shall adjust, aim, and focus every camera in coordination with District personnel and obtain signed approval for each camera angle/field-of-view.
2. **Training:** Contractor shall provide a minimum of 8 hours of hands-on operational training for District IT staff, administrators, and security staff.
3. **Documentation:** Complete as-built camera location maps (PDF/CAD), system IP address schedules, and warranty certificates.

BY OTHERS

1) The site electrician has been tasked to furnish and install cable tray, conduits, raceways, wall boxes and pass throughs to the extent demonstrated on the plans.

BID FORM

- Base Bid – The contractor is requested to submit a lump sum base bid which shall be all inclusive.
- Alternates – Refer to description above
    - Alternate #1: Add – Gymnasium Renovations
- Unit Costs –
    - Unit Price No. 01: License / subscriptions
        - Measurement Method: By the year
        - If this equipment requires annual license renewal, annual software fees, or similar please provide anticipated pricing accordingly.
        - A zero-cost response will be understood as not required.

END OF SECTION

END OF SUPPLEMENTAL CONDITIONS