

## OUTLINE SCOPE OF WORK

### **BID DOCUMENTS:**

1. Veterans Village – Invite to Bid
2. Veterans Village – Outline Scope of Work (this document)
3. Veterans Village – Project Manual dated February 20, 2026
4. Veterans Village – Drawings prepared by Creative Housing Solutions dated February 20, 2026
5. Veterans Village – Davis Bacon Residential Prevailing Wage Rates dated January 2, 2026
6. Veterans Village – Project Schedule
7. Veterans Village – Detention and Stormwater Report

### **GENERAL SCOPE SPECIFICALLY PERTAINING TO VETERANS VILLAGE:**

1. Subcontractors are wholly responsible for delivery, unloading, and shakeout within the building.
2. Project is subject to Davis Bacon Residential Prevailing Wage Rates
3. Project is Tax Exempt.
4. Project is subject to Section 3 Reporting.
5. Provide means Furnish and Install.

### **GENERAL SCOPE OF WORK (Applicable to all Subcontracts):**

1. Maintain fences, barricades, guard rails, caution tape, silt fence & all soil control measures, gravel construction entrances/drives etc. If these items are damaged or removed by your forces (by accident, or for execution of work) they are to be reinstalled by your forces to an acceptable condition.
2. All deliveries and staging of materials must be coordinated with the Superintendent.
3. Maintain cleanliness of roadways to the satisfaction of Model Construction, neighborhood, and local authorities for the duration of your work on site. Subcontractor is responsible for cleaning dirt/debris from road if it is caused by your men, equipment, trucks, etc. If dirt/debris is tracked on the road and not cleaned by end of the workday, Model Construction will clean, and subcontractor will be back charged. (Model Construction will notify subcontractor and allow reasonable time to clean prior to assuming responsibility of cleaning).
4. Provide daily clean-up of all construction debris and "personal trash" (lunch wrappers, bottles, etc.) generated by your crew. Clean up after every workday and take trash to the proper dumpster before going home. If the job site is not in a neat and orderly condition, then all contractors on the jobsite will be responsible to pay for the cost-plus fee to have a third-party contractor make the job site clean, neat, and orderly.
5. All Model Construction jobsites are TOBACCO FREE. All smoking, dipping, chewing, etc. must be done off site, in the area designated by Model Construction Superintendent. Please inform your crew(s), as this will be enforced.
6. Temporary restrooms are provided by Model Construction.
7. Disregard all reference to "General Contractor", "Trade Contractor", or "Subcontractor" in the Bid Documents, as the Scope of Work outlined herein takes precedence.
8. All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.
9. All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.
10. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.
11. Weekly subcontractor meeting will be held in the job office. These meetings are MANDATORY! At least one member from the subcontractor (foreman, project manager, or someone with decision making authority) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.

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12. Working hours for this project are established as 7:00 AM to 3:30 PM Monday through Friday. If Subcontractors desire to work outside of these hours, prior approval must be granted by Model Construction Superintendent. If time is lost throughout the week, Subcontractors are expected to work Saturday to make up lost production. Otherwise, Subcontractors shall be expected/permitted to work Saturday, Sundays and/or Federal Holidays as required to maintain Schedule commitment.
13. All work shall be completed in strict compliance with the Bid Documents and Manufacturer's written instruction.
14. Any work not covered in the base contract must be approved by Model Construction before subcontractor proceeds with the work. A daily ticket must be signed by Model superintendent for all extra work. All extra tickets must be included in a Change Order Request and submitted on a weekly basis. No compensation will be paid to subcontractor for extra work until it is signed by the subcontractor and Model Construction.
15. Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.
16. Any functioning system turned off or disconnected during the day must be put back in service by the end of the workday. Workday is to be considered day or evening shift depending on where the work is taking place.
17. Provide close out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.
18. Subcontractors shall register all warranties on behalf of the Owner. Subcontractor shall request any information needed for warranty registration from Model Construction.
19. Maintain and submit accurate as-built drawings upon completion.
20. Provide OSHA 300A at the end of this job documenting the hours logged by workers on the jobsite and any incidents that occurred on the jobsite.
21. Subcontractor is to provide a 1-year warranty for all work performed, stating on the day the certificate of occupancy is issued. This 1-year warranty must be officially submitted to Model Construction at the end of the project on company letterhead. Subcontractor shall register all warranties on behalf of the Owner.
22. Contractor shall visit the site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.
23. Drawings and dimensions are plus/minus. Contractor responsible for verifying existing conditions, dimensions, etc., prior to commencing work. Report substantial discrepancies to Model Construction immediately, before continuing with work. Do not scale drawings.
24. Each contractor is responsible for performing work according to local, state, and national codes, as well as other regulations which apply to such work.
25. Removal or cutting of structural members is not permitted. Consult with Model Construction regarding repair or removal of structural items.
26. Materials to be installed must conform to the manufacturer's recommendations.
27. Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.
28. Final Payment will be paid after the contractor complies with submitting its completed company punch list, submitting completed signed copies of Model Construction punch lists, and providing all warranty paperwork to Model Construction.
29. Smoking, eating, and drinking are prohibited in undesignated areas.
30. All work shall be coordinated and scheduled by the contractor and Model Superintendent to ensure completion in accordance with the project schedule.
31. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
32. All traffic control, safety barricades, permits etc. required for partial, temporary road closures or use for the duration of this work as required to prevent hazards to the public and all project subcontractors or visitors.
33. Multiple mobilizations as required to execute the project in accordance with the Schedule.
34. Material staging is to be coordinated with Model's superintendent. Locations must be approved by Model.
35. Materials that are approved to be stored inside need to be kept on a mobile rack, cart, or pallet. Tools should be kept in mobile, lockable gang boxes or toolboxes. Model is not responsible for lost, damaged or stolen tools.
36. Each contractor is responsible for compiling their own punch list, submitting a record of it to Model and completing it prior to the architect's punch list.

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### **PROCORE NOTIFICATION:**

Model Construction will be using Procore as the construction management software. This is a free service to an indefinite number of project users. Procore has many collaborative features that offer various benefits to the project, as well as having benefits to individual users. For that reason, there are several requirements that will be expected of all contractors on the project.

1. All subcontractors will be required to complete the Subcontractor Procore Certification.
2. All users will be required to have an individual email with notification of arrival of new email messages.
3. All contractors will be required to utilize the collaborative tools within Procore. These include and are not necessarily limited to RFIs, Submittals, Document Management, Change Management, Drawings, Specs, Photos, Observations etc.
4. A foreman/superintendent for each contractor will be required to have an iPad or tablet with a mobile plan for daily use of the Procore mobile app. The app will require maintenance of updates as frequently as once a week.
5. All contractors will be required to utilize the safety and quality related tools within Procore (i.e., daily inspections, daily JSAs, weekly toolbox talks, jobsite orientations, photos, observations, etc.)

### **TRADE SPECIFIC SCOPES OF WORK:**

The following provides an outline of the Scope of Work Model Construction anticipates per bid package. Model Construction is open to standalone and combination bids, however, requests that pricing is broken out per the bid packages below.

#### **BP 1 – FINAL CLEANING**

Subcontractor shall provide a turnkey, all-inclusive Final Cleaning scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

This contract specifically includes, but is not necessarily limited to the following:

1. Coordinate all work directly and specifically with Model Project Supervision.
2. Include all Common spaces and all living quarters.
3. Complete an initial 'Rough Cleaning' of all Construction dirt, debris and dust to make areas ready for Contractor Punch List.
4. Include a Complete and Thorough 'Final Cleaning' once the Punch List work has been completed.
5. A thorough Final Cleaning includes a complete and final cleaning of all flooring, cabinet shelves, cabinet drawers, counter tops, doors, frames, sinks, fixtures, toilets, mirrors, lights, tubs and showers.
6. Touch-up Cleanings may be required after Final Clean.
7. Dust and clean all utility and Mechanical closets and all Mechanical vents and louvers.
8. Include the cost to clean the Interior AND the Exterior of All Windows.
9. Include all equipment and supplies required to complete this work in a Complete and Professional manner.
10. Clean and Mop all floors. Take special care to use clean & fresh water so as not to leave streaks.
11. Included in this proposal is a separate mobilization for a Final Buff Clean of all finish floors just prior to turnover.
12. Model Construction to provide Dumpster for all waste.

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## BP 31A – SITE WORK & UTILITIES

Subcontractor shall provide a turnkey, all-inclusive Earthwork & Utilities scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Site Clearing:
  - A. **Tree clearing and removal of the existing house has already been completed.**
2. Erosion control:
  - A. Provide silt fence.
  - B. Provide inlet protection for storm structures.
  - C. Provide check dams.
  - D. Provide gravel construction entrance.
  - E. Provide 20' x 40' gravel laydown area for Model's office trailer.
  - F. Provide temporary seeding of disturbed areas.
  - G. Remove all erosion control measures at the completion of the project.
3. Grading:
  - A. Strip topsoil, stockpile and respread at completion of project. Any excess topsoil can be lost onsite.
  - B. Provide cut/fills.
  - C. Provide rough grading to +/- 0.1' of subgrade elevation.
  - D. Provide fine grading to +/- 0.1' of design elevation.
  - E. Provide excavation for concrete barrier curbs.
  - F. Proof roll subgrade as indicated in the Geotech report.
4. Site Utilities:
  - A. Provide Storm System complete, including underground storm piping and structures.
  - B. Provide Site Sanitary system complete. Bring sanitary line to within 5' of buildings.
  - C. Provide Water Service complete including water tap, domestic line, fire hydrants. Extend domestic water lines to flange inside of buildings. Provide boring under creek.
  - D. Include all excavation, taps, bedding, piping, backfill and pavement restoration associated with utilities.
  - E. Include all permits for site and utility work.
  - F. Provide boring under drainage swale for site water and site sanitary lines.
5. **Provide 3-sided box culvert at creek crossing including headwalls and foundations. The box culvert is a delegated design. More details will be issued via addendum. Encore Precast has been involved in the preliminary design.**
6. Drainage swale shall not to be disturbed during construction.
7. Sitework Subcontractor may use the site for stockpiling during early demolition and sitework operations. Upon mobilization of the Concrete Subcontractor, the Sitework Subcontractor shall export all surplus.
8. From established benchmarks, provide all layout and surveying necessary to execute this Scope of Work.
9. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
10. Unit Pricing:
  - A. Provide unit price per CY to undercut soil, recondition and recompact.
  - B. Provide unit price per CY to undercut soil, haul off existing soil, and bring in new engineered fill.
11. Exclusions:
  - A. Water tap fees
  - B. Sanitary tap fees
  - C. Utility company fees
  - D. Undercutting unsuitable soils (see unit prices)
  - E. Concrete washout
  - F. Gravel subbase for paving

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### **BP 32A – ASPHALT PAVING**

Subcontractor shall provide a turnkey all-inclusive Asphalt Paving scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Layout from established control points.
2. Provide gravel subbase under asphalt paving.
3. Provide asphalt base course and surface course.
4. Provide tack coat on base course.
5. Provide cleaning of base course prior to installation of tack coat / surface course.
6. Gravel subbase and base course to be installed in late 2026. Surface course to be installed in Summer of 2027.
7. At turn down integral curbs, overpour the base course by 6". BP 3 Concrete will saw cut the asphalt edge prior to installing integral curbs.
8. Provide striping at asphalt.
9. Provide parking blocks.
10. Provide handicap parking signs.

### **BP 32B – FENCING**

Subcontractor shall provide a turnkey all-inclusive Fencing scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - a. 323180 – Wood and Vinyl Fence and Gates
2. Layout from established control points.
3. Provide vinyl fencing at two (2) dumpster enclosures per S-1.
4. Provide vinyl privacy screens between back porches per keynote 4 on9. S-1.
5. Provide pickle ball net and posts.
6. Exclusions:
  - a. Temp fencing

### **BP 33 – LANDSCAPING**

Subcontractor shall provide a turnkey all-inclusive Landscaping & Site Furnishings scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Provide plantings and planting soil.
2. Provide seeding at all disturbed areas.
3. Provide sod per plans.
4. Provide mulch per plans.
5. Provide site furnishings including bike racks and benches.
6. Exclusions:
  - a. Bollards
  - b. Topsoil

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### BP 3 – CONCRETE:

Subcontractor shall provide a turnkey, all-inclusive building Concrete scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 033000 – Cast-in-Place Concrete
  - B. 033053 – Cast-in-Place Concrete (Limited)
2. All Layout from established control points.
3. Provide site concrete including:
  - A. Concrete dumpster pads.
  - B. Concrete paving repair per keynote 7 on C103. Include saw cutting and removing existing asphalt.
  - C. Concrete sidewalks and integral curbs.
  - D. Concrete apron.
  - A. ADA concrete ramps with truncated domes.
  - B. Concrete bollards. Concrete sub is to provide bollards since there is no other steel on the project.
2. Includes all building concrete including:
  - A. Footings.
  - B. Foundation walls.
  - C. Slab on grade.
3. Subgrade will be provided at +/- 0.1'. From subgrade, include all excavation and backfill necessary to execute this scope of work. Backfill all excavations to restore subgrade.
4. Backfill interior side of foundation walls and elevator pit walls with granular fill; compact properly to minimize settlement.
5. Foundation spoils to be spread onsite at the direction of Model.
6. Provide gravel subbase associated with slab on grade and site concrete.
7. Provide vapor barrier at slab on grade. Tape vapor barrier against foundation walls, tape all seams, and plumbing penetrations. Vapor barrier will be inspected by the radon mitigation sub.
8. Provide form work for concrete work, as required.
9. Provide all rebar, mesh and fiber mesh associated with concrete scope.
10. Provide expansion joints for concrete pavements per industry standards.
11. Provide concrete placement, including pumping, if required.
12. Saw cut asphalt base course at turndown integral curb locations. Asphalt sub will overpour base course by 6".
13. Provide dewatering as required to install footings/foundations.
14. Include foundation wall / slab insulation where indicated.
15. Set all steel embeds, anchors, base plates, etc. furnished by others.
16. Provide concrete curing, as required.
17. Provide temperature control of concrete.
18. Coordination concrete cylinder with special testing consultant.
19. Provide all appurtenances and accessories for a complete installation.
20. Protect adjacent finished surfaces to ensure concrete does not splatter and damage finish.
21. Provide cleaning and sweeping of public roadways for dust, mud, and debris generated by this Subcontractor's work.
22. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
23. Furnish, install, and remove concrete washout pit. Concrete washout / mixing area will be designated by Model Superintendent. At a minimum, the washout / mixing area shall be bermed, sheathed with plastic to ensure



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washout does not enter rainwater and maintained by the Concrete contractor. At the end of Concrete operations and/or at the direction of the Model superintendent, the Concrete Subcontractor shall remove washout from the site.

24. Multiple mobilizations as required to execute the project in accordance with the Schedule.

25. Unit Pricing:

- A. Provide pricing per CY to undercut unsuitable soils below footers and replace with lean crete. Include hauling spoils offsite.

26. Exclusions:

- A. Light pole bases
- B. Special testing fees
- C. Winter conditions

### **BP4 – MASONRY:**

Subcontractor shall provide a turnkey, all-inclusive Masonry scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:

- A. 040120 – Unit Masonry

- 2. Layout from established control points.
- 3. Provide CMU walls at Clubhouse.
- 4. Provide brick veneer.
- 5. Provide precast caps.
- 6. Set hollow metal frames within CMU walls. Frames to be provided by others.
- 7. Provide rebar and grouting for masonry as indicated.
- 8. Provide masonry wire and anchors.
- 9. Provide flashing of masonry.
- 10. Provide layout and placement of embeds and anchors (material provided by others).
- 11. Tool joints as required.
- 12. All hoisting, unloading and scaffolding, etc. necessary to complete this Scope of Work.
- 13. Grout and mortar washout / mixing area will be designated by Model Superintendent. The washout / mixing area shall be maintained by the Masonry contractor. At the end of Masonry operations and at the direction of the Model Superintendent, the Masonry Contractor shall remove washout from the site.
- 14. All dust control as required for masonry operations is to be included.
- 15. Temporary water bib will be made available. Consumption is by Model Construction. All hoses, fittings etc. required to perform your work shall be by the Masonry Contractor.
- 16. The masonry contractor is responsible for the daily clean-up of their own work.
- 17. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
- 18. Multiple mobilizations as required to execute the project in accordance with the Schedule.
- 19. Exclusions:
  - A. Winter conditions

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### BP 6A – ROUGH CARPENTRY / STRUCTURAL WOOD FRAMING:

Subcontractor shall provide a turnkey, all-inclusive Rough Carpentry scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 061000 – Rough Carpentry
2. Layout from established control points.
3. Provide framing / rough carpentry, complete.
4. Provide floor and roof wood trusses and sheathing.
5. Provide delegated design for floor and roof trusses.
6. Provide bearing and non-bearing wood framed walls.
7. Provide shear walls per structural drawings.
8. Provide pressure treated lumber where indicated.
9. Provide Zip Wall exterior sheathing and Zip tape.
10. Seal exterior wall MEP penetrations with Zip tape.
11. Provide prefabricated carpet grade wood stairs, landings, stringers, treads and risers.
12. Provide roof parapet, soffit, and canopy framing.
13. Provide installation of exterior doors (material provided by BP 8C).
14. Provide installation of vinyl windows and screens (material provided by BP 8C).
15. Provide window flashing material.
16. Provide draft stopping and required framing at attic.
17. Provide structural aluminum porch columns.
18. Provide all exterior blocking for aluminum wrapped fascia and frieze boards (if any).
19. Provide all interior blocking for bathroom specialties such as grab bars, mirrors, shower rod, towel bars, toilet paper dispensers, closet shelving and coat racks. Include additional framing for tub/shower wall anchoring (or layout at edge of tub for anchoring).
20. Provide all structural components (brackets, clips, hangers, Simpson anchors, anchor systems, fasteners, epoxy, Titen bolts, etc.) as defined on the contract documents. **Provide Titen anchors where J bolts are shown.**
21. Drill & epoxy wedge anchors as indicated.
22. Include framing/blocking for attic access hatch, fan coil units, exhaust fans, etc.
23. Frame openings for HVAC (duct), Electrical (panels) and plumbing trades. Coordinate closely with other trades. Frame openings for Architectural items such as medicine cabinets and fire extinguisher cabinets.
24. Provide engineered shop drawings as required for all engineered lumber and methods.
25. The contractor is responsible for the daily clean-up of their own work.
26. All hoisting, unloading, man/material lifts, rigging, etc. necessary to complete this Scope of Work.
27. Furnish & install fire blocking per code.
28. Stencil fire walls installed with this Scope of Work as indicated.
29. Pad down wood/metal beams for storefront systems RO.
30. Make safe vertical and horizontal openings in building by installing blocking, rails, guardrail, hole covers, etc.
31. Multiple mobilizations as required to execute the project in accordance with the Schedule.
32. Exclusions:
  - A. Framing for dropped ceilings
  - B. Picnic Shelter



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### **BP 6B – FINISHED CARPENTRY & DOORS:**

Subcontractor shall provide a turnkey, all-inclusive Finish Carpentry and Prehung Door scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 062023 – Interior Finish Carpentry
  - B. 081113 – Hollow Metal Doors and Frames
  - C. 081416 – Flush Wood Doors
  - D. 087111 – Door Hardware
2. Provide solid core pre-hung doors, pockets doors, and bi-folding doors inside apartment units.
3. Provide hardware for pre-hung doors.
4. Provide all doors at the Clubhouse.
5. Provide wood door casings at pre-hung doors.
6. Provide wood trim at Clubhouse.
7. Provide PVC windowsills.
8. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
9. Exclusions:
  - A. Cabinets and countertops
  - B. Hollow metal doors and frames
  - C. Wood base

### **BP 7A – INSULATION**

Subcontractor shall provide a turnkey, all-inclusive Insulation scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 072100 – Thermal Insulation
2. Provide R-49 blown in cellulose insulation at the attic.
3. Sound batt insulation at exterior and interior walls.
4. Provide Air Sealing Package as required by IECC and for performance of air infiltration testing.
5. Provide spray insulation at window in accordance with the drawings.
6. Subcontractor is responsible for the daily clean-up of their own work.
7. Include multiple mobilizations, as required, to complete the installation in accordance with the project schedule.
8. Provide supplemental temporary lighting, if required, to execute this Scope of Work.
9. Exclusions:
  - A. Rigid insulation at foundation walls.

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### **BP 7B – ROOFING, GUTTERS & DOWNSPOUTS**

Subcontractor shall provide a turnkey, all-inclusive Roofing scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 073113 – Asphalt Roof Shingles and Roof Drainage
  - B. 076200 – Sheet Metal Flashing and Trim
2. Provide asphalt shingles complete, including underlayment, ridge vents, flashings, crickets, etc.
3. Provide prefinished gutters and downspouts.
4. Provide prefinished aluminum drip edge.
5. Provide prefinished aluminum wrapped at fascia board.
6. Provide prefinished metal valley flashing.
7. Provide ice and water shield as indicated.
8. Provide roof flashings for all plumbing and radon pipe penetrations.
9. Provide concrete splash blocks at all downspouts.
10. Install in accordance with all manufacturer's written instructions to ensure warranties required by the Specifications are obtained.
11. Coordinate roofing work with mechanical, electrical, and plumbing drawings. Include flashing for all roof curbs, vents, etc.
12. Exclusions:
  - A. Wood Blocking
  - B. Vinyl soffits and siding

### **BP 7C – VINYL SIDING AND TRIM:**

Subcontractor shall provide a turnkey, all-inclusive Vinyl Siding scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - a. 074633 – Plastic Siding
2. Provide vinyl siding and trim.
3. Provide ventilated vinyl soffits.
4. Provide PVC trim.
5. Provide PVC column wraps.
6. Provide flashings of vinyl siding per manufacturer's recommendations.
7. Provide any/all siding and trims on the exterior are included in this scope. Any required sub-framing required by the siding manufacturer not shown on the drawings is to be included in this scope.

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### **BP 7D – JOINT SEALANTS**

Subcontractor shall provide a turnkey, all-inclusive Joint Sealants scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 079200 – Joint Sealers
2. Provide joint sealants at brick control joints.
3. Provide joint sealants at hollow metal door frames in masonry.
4. Provide joint sealants at exterior concrete expansion joints.
5. Exclusions:
  - A. Caulking of countertops, trim, aluminum storefront, and plumbing fixtures.

### **BP 8A – COMPOSITE WINDOWS AND UNIT EXTERIOR DOORS:**

Subcontractor shall provide a turnkey all-inclusive Vinyl Window and Exterior Door scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 082200 – Fiberglass Doors and Frames
  - B. 085413 – Composite/Fiberglass Windows
2. Provide composite windows per window schedule.
3. Provide exterior unit entry doors, frames and hardware at Units.
4. Include tempered glass in windows where required by code.
5. Exclusions:
  - A. Installation - By BP 6A
  - B. Window flashings – By BP 6A
  - C. Clubhouse Doors

### **BP 8B – GLAZING:**

Subcontractor shall provide a turnkey all-inclusive Glazing scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Provide glazing within doors at Clubhouse.
2. Exclusions:
  - a. Glazing at Unit Entry Doors

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### BP 9A – METAL FRAMING, DRYWALL & CEILINGS:

Subcontractor shall provide a turnkey, all-inclusive Metal Framing, Drywall, Acoustic Ceiling scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 092900 – Gypsum Board Assemblies
2. Metal framing:
  - A. Provide resilient channel as indicated.
  - B. Provide metal framing for interior soffits and bulkheads.
3. Provide drywall on walls in accordance with the drawings. Include mold/moisture resistant drywall per drawings.
4. Provide drywall ceiling systems in accordance with the drawings.
5. Finish walls to a level 4 finish.
6. Provide “Pre-Rock” installation as required.
7. **Provide steel ceiling access panels.**
8. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
9. After the prime coat of paint is installed, the drywaller is to perform a quality control walkthrough and touch up defects in the drywall finishing or any drywall dents prior to the first coat of paint. Use dye in the drywall mud so the painter can identify the touchup locations and re-prime. Also include a round of touchup immediately prior to final paint.
10. Exclusions:
  - A. Insulation
  - B. Wood blocking

### BP 9B – FLOORING

Subcontractor shall provide a turnkey, all-inclusive Flooring and Tile scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 093013 – Ceramic Tile
  - B. 096519.23 – Luxury Vinyl Tile, Plank and Accessories
2. Provide all flooring in accordance with the Finish Legend and Specifications.
3. Provide LVP flooring. Provide pricing for 12 mil and 20 mil LVP.
4. Provide ceramic floor and cove base.
5. Provide rubber base.
6. All underlayment and/or minor prep in accordance with manufacturer’s instruction.
7. Waterproof and crack isolation membrane.
8. Seal tile and grout if required by manufacturer.
9. All sealants required for a complete installation.
10. Transition strips, reducer strips, and moldings.
11. Expansion joints where required by manufacturer’s instruction.
12. Flooring to be installed/refinished completely under cabinets and restroom vanities in all areas.
13. Installation in accordance with manufacturer’s written instruction.
14. Provide supplemental lighting necessary to execute this scope of work.

## OUTLINE SCOPE OF WORK

15. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
16. **Cover new flooring with ram board or equal material after installation.**
17. Exclusions:
  - A. Sealed concrete

### BP 9C - PAINTING

Subcontractor shall provide a turnkey, all-inclusive Painting scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 099123 – Interior Painting
2. Interior painting includes walls, ceilings, pre-hung doors, hollow metal doors and frames, wood base, wood trim and door casings.
3. Exterior painting includes hollow metal doors and bollards.
4. Provide caulking at interior side of windows.
5. Provide sealing of concrete floors. Include cleaning floors prior to sealing.
6. Clean, prep, and prime all surfaces prior to painting.
7. Work also includes one “touch-up” / Owners Punchlist in all areas prior to move-in (after final paint).
8. Supplemental lighting necessary to execute this scope of work.
9. Provide attic stock for each paint color and sheen.
10. Include a full prime coat, a spot prime after drywall/CMU/plaster touch up, and two full finish coats. Final finish system shall only be applied when coordinated with Model Construction. Touch up will also be required for punch list execution.
11. Mask surfaces that are not scheduled for paint / finish. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Remove any and all overspray.
12. Exclusions:
  - A. Finishing of cabinets.

### BP 10A - SPECIALTIES:

Subcontractor shall provide a turnkey, all-inclusive Specialties scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 102800 – Toilet and Miscellaneous Accessories
2. Residential and Commercial Bath Accessories. **Provide grab bars at toilet AND showers.**
3. Fire extinguishers and cabinets.
4. Knox box.
5. Flagpole.
6. Mailboxes.
7. Wire shelving at closets.
8. Swanstone shower surrounds

## OUTLINE SCOPE OF WORK

9. Include all fasteners, anchors, tapes, sealants, miscellaneous appurtenances, and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.

### **BP 10B – SIGNAGE:**

Subcontractor shall provide a turnkey, all-inclusive Signage supply scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 101423 – Signage
2. Install room signage at Clubhouse.
3. Exclusions:
  - A. Exterior post and panel signage.
  - B. Monument sign

### **BP 11 - APPLIANCES:**

Subcontractor shall provide a turnkey, all-inclusive appliances scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 113100 – Residential Appliances
2. Provide ADA drop-in ranges, refrigerators, microwaves, and range hoods.
3. Provide appliances at the Community Room.
4. Provide grease shield at ranges.
5. Include all cords and accessories for complete installation.
6. Delivery, unloading, removal of and disposal of all packaging.
7. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpsters.
8. Exclusions:
  - A. Washers and Dryers
  - B. Garbage disposals

### **BP 12A - WINDOW TREATMENTS:**

Subcontractor shall provide a turnkey, all-inclusive window treatments scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 122400 – Window Shades
2. Provide blinds on all windows in accordance with the specifications.
3. Provide field measuring for window treatments.
4. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.
5. Clean up dust, debris, packaging daily.



## OUTLINE SCOPE OF WORK

6. Exclusions:
  - A. Window treatments at aluminum storefront.

### **BP 12B – CABINETS & COUNTERTOPS:**

Subcontractor shall provide a turnkey, all-inclusive Cabinet and Countertop scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. 123530 – Residential Casework
2. Provide full plywood kitchen and bath cabinets.
3. Provide cabinets and tops at Kitchenette 106 and Clinic 112 at Clubhouse.
4. Provide cabinet pulls for all cabinets and drawers.
5. Provide plastic laminate countertops with side and backsplashes.
6. Include fillers and finished end panels where indicated.
7. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.
8. Provide field measuring for countertops.
9. Exclusions:
  - A. Wood blocking

### **BP 22A - PLUMBING:**

Subcontractor shall provide a turnkey, all-inclusive plumbing scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. Division 22 – Plumbing (Complete)
2. Layout from established control/building lines.
3. Provide plumbing permit and inspections.
4. Provide all plumbing fixtures.
5. Provide bathtubs, shower pans and fiberglass surrounds.
6. Provide ADA shower bases and surrounds at all units.
7. Provide garbage disposals.
8. Provide interior domestic water, waste, and vent piping.
9. Provide all excavation, bedding, backfill, compaction, etc. required to execute this scope of work.
10. Haul spoils generated from underground plumbing work to onsite location and spread.
11. Connect to exterior sanitary line 5' outside of building.
12. Connect to water flange inside of building.
13. Coordinate with BP 3 for floor drain and trench drain elevation and installation.
14. Coordinate with BP 12B for countertop cutouts and penetrations for sinks and faucets.
15. Provide all insulation associated with the plumbing scope.
16. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
17. All fasteners, anchors, sealants, fire sealants/collars, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
18. Demonstrative training of maintenance staff on operation of systems and fixtures.

## OUTLINE SCOPE OF WORK

19. Supplemental lighting necessary to execute this scope of work.
- 20. Alternate: Provide alternate pricing for Sterling wall surrounds with grab bars.**
21. Exclusions:
  - A. Radon mitigation
  - B. Tap fees
  - C. Swanstone surrounds

### **BP 22B – RADON MITIGATION:**

Subcontractor shall provide a turnkey, all-inclusive radon mitigation scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Provide engineered design and installation of radon mitigation system. System should be active.
2. Provide sub-slab vent core and vapor collection sumps in each building.
3. Provide riser piping in each building.
4. Provide system labels.
5. Inspect vapor barrier installed by others.
6. Provide post-mitigation testing at completion of project.

### **BP 23 – HVAC:**

Subcontractor shall provide a turnkey, all-inclusive HVAC scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - A. Division 23 – HVAC (Complete)
2. Provide HVAC inspections.
3. Provide HVAC Mini Split equipment.
4. Layout from established control/building lines.
5. Provide refrigerant and condensate piping. Condensate pumps and lines as necessary to drain to nearest floor drain.
6. Provide all air devices and dampers including diffusers, grilles, fire dampers, smoke dampers, radiant dampers, etc.
7. Provide mechanical control devices such as thermostats, CO sensors, etc. as indicated. Include all control wiring/cabling.
8. Provide insulation associated with this scope of work.
9. Provide wall and roof vent/exhaust caps.
10. Core drill or hole saw all HVAC penetrations. Sleeve/collar/seal/firecaulk as required.
11. Provide all sealants, fire sealants, hangers, fasteners, and miscellaneous appurtenances and accessories for a complete installation.
12. Provide caulking of all duct boots to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage.
13. Provide duct sealing.
14. Provide equipment pads, stands and hangers as indicated.
15. Provide new filters prior to substantial completion and clean all equipment inside and out including coils.

## OUTLINE SCOPE OF WORK

16. Include duct access panels where indicated.
17. Provide all louvers and wall caps for HVAC work.
18. Provide certified air balancing at Clubhouse.
19. Provide demonstrative training of maintenance staff on operation of systems and equipment.
20. Provide supplemental lighting as necessary to execute this scope of work.
21. Exclusions:
  - A. HVAC permit

### **BP 26 – ELECTRICAL & SPECIAL SYSTEMS**

Subcontractor shall provide a turnkey, all-inclusive electrical & special systems scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

1. Specifications:
  - Division 26 – Electrical (Complete)
  - Division 27 – Communications (Complete)
  - Division 28 – Electronic Safety and Security (Complete)
2. Provide electrical permit and inspections.
3. Install and maintain temporary lighting and power throughout the course of the project. Temporary lighting shall be installed and maintained to meet or exceed OSHA minimum lighting levels. Temporary power shall be provided to each floor of both buildings.
4. Provide new electrical service in accordance with the drawings.
5. Site electric and site lighting will be overhead by Duke.
6. Haul spoils generated from underground electrical work to onsite location and spread.
7. Provide electric metering per plans.
8. Provide power in accordance with the drawings. Coordinate with other trades for their power requirements.
9. Provide lighting and lighting controls in accordance with the drawings.
10. Provide fire alarm system complete, including delegated design and permit.
11. Include conduit where wiring / cabling cannot be concealed in gypsum board partitions or ceilings.
12. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
13. Provide all miscellaneous appurtenances and accessories for complete installation.
14. Provide demonstrative training of maintenance staff on operation of systems and equipment.
15. Blocking, if required, for light fixtures or any electrical equipment is to be installed by the electrician.
16. Caulk all electrical boxes (lights, switches, outlets, panels) to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage.
17. Cap smoke detectors and then remove them at inspections.
18. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
19. Exclusions:
  - Aide to Construction fees
  - Site lighting
  - Primary conduit
  - Secondary services
  - Transformer pads