

OUTLINE SCOPE OF WORK

BID DOCUMENTS:

1. Tanners Creek Manor – Invitation to Bid
2. Tanners Creek Manor – Outline Scope of Work
3. Tanners Creek Manor – Specifications by Kontogiannis & Associates dated June 26, 2026
4. Tanners Creek Manor – Drawings by Kontogiannis & Associates dated June 26, 2026
5. Tanners Creek Manor – Civil Drawings prepared by Abercrombie & Associates, Inc. by June 22, 2026
6. Tanners Creek Manor – Geotechnical Report by Altz Witzig Engineering dated January 16, 2026

GENERAL SCOPE SPECIFICALLY PERTAINING TO TANNERS CREEK MANOR:

1. **Subcontractors are wholly responsible for delivery, unloading, and shakeout within the building.**
2. **Prevailing Wage Rates do NOT apply.**
3. **Project is subject to Sales Tax.**
4. **Project is LEED Silver.**
5. **Section 3 Reporting is NOT required.**

GENERAL SUMMARY (Applicable to all Subcontracts):

1. Subcontractor has visited the site and has become familiar with existing conditions as they relate to the work and thus their Subcontract price represents the understanding of the existing conditions.
2. All reference to "General Contractor," Trade Contractor, or "Subcontractor" in the construction documents shall mean Trade Contractor as outlined in this scope of work/contract.
3. This project is NOT tax-exempt.
4. All work to be in compliance with the complete Contract Documents (plans and specifications).
5. Drawings and dimensions are plus/minus. Subcontractor 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.
6. Permits and Fees – Model Construction will secure the General Building Permit. All other permits and fees shall be provided by and paid for by the Subcontractor performing the Work associated with each necessary permit type.
7. Each Subcontractor is responsible for performing work according to local, state, and national codes, as well as other regulations which apply to such Work.
8. All materials installed must be installed to the manufacturer's instructions and standards. All warranties shall be valid starting on the date that the Certificate of Occupancy is obtained.
9. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work and kept up to date throughout the project.
10. Removal or cutting of structural members is not permitted unless shown on the drawings and specifically included in your contract. Consult with Model Construction regarding repair or removal of structural items.
11. All deliveries and staging of materials must be coordinated with the Superintendent.
12. All subcontractors shall 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 such and Subcontractor will be back charged. (Model Construction will notify subcontractor and allow reasonable time to clean prior to assuming responsibility of cleaning).
13. 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 a Subcontractor fails to clean up their trash and debris on a daily basis, Model reserves the right to hire a third-party cleaning service to clean and dispose of the Subcontractor's trash and debris and charge the cleaning fees

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to that Subcontractor. Each Subcontractor shall provide their own brooms, shovels, trash cans, gondolas, sweeping compound, shop-vac to clean their debris.

14. All MODEL CONSTRUCTION jobsites are TOBACCO FREE. All smoking, vaping, dipping, chewing, etc. must be done off site, in area designated by Model Construction Superintendent.
15. Temporary restrooms are provided by Model Construction.
16. Model Construction will provide Fire Extinguishers throughout the buildings per OSHA Guidelines. All Subcontractors performing hot work such as welding, burning, cutting, or grinding that produces heat, a flame, or sparks shall provide their own task related Fire Extinguisher. This contractor shall submit hot work permits to the CM on a daily basis when conducting, welding, burning, grinding, cutting activities.
17. All work shall be performed per OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor. If a contractor creates a hazard, i.e., removing a window and creating a fall hazard, that Subcontractor must install temporary protection, i.e., temporary wood guardrails. OSHA standards for temporary protection must be met. Remove and reinstall, where applicable, all temporary barricades and fall protection that interfere with the installation of the Work of this bid package.
18. All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.
19. Hard hats, work boots, pants (not shorts), shirts with sleeves, and protective eyewear are required for all personnel on-site.
20. Toolbox Talks will be led by Model each Friday. Attendance is mandatory unless a Subcontractor submits records of a toolbox talk completed on the Subcontractor's own time that same week, signed by each project team member/worker.
21. All subcontractors shall arrange and pay for all hoisting, cranes, material loading, scaffolding, and equipment required to complete your Work.
22. Weekly subcontractor meetings 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 throughout the duration of your scope of work. Attendance will be kept and starting on the Subcontractor's 3rd absence, that Subcontractor will be charged \$100 per absence. Exceptions are at the discretion of the Model Construction Superintendent but at a minimum, the foreman, super or PM of each Subcontractor must submit an email to the Superintendent by 7:30am detailing the work they will be performing that day and notifying Model of any logistical/coordination items pertinent to Model or other Subcontractors.
23. During jobsite orientations, each employee will be required to provide Model Construction with their phone number and the license plate number of the cars they drive to the jobsite. This is so Model can contact them if they are parked in the way of a delivery or staging area.
24. Model Construction will be using Procore as the construction project 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.
 - A. All subcontractors will be required to complete the Subcontractor Procore Certification
 - B. All users will be required to have an individual email with notification of arrival of new email messages.
 - C. All contractors will be required to utilize the collaborative tools within Procore. These include and are not necessarily limited to RFIs, Submittals, Pay Applications, Document Management, Change Management, Drawings, Specs, Photos, Observations etc.
 - D. 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.
 - E. 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.)
 - F. Subcontractor foremen are contractually obligated to complete a daily report, listing in detail what work was completed that day and upcoming tasks for the next day(s).

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25. 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, Model Construction Superintendent must grant prior approval. Contractors shall be expected/permitted to work Saturday or Federal Holidays as necessary to maintain the progress of the schedule.
26. Any work not covered in the Base Contract must be approved by Model Construction before subcontractor proceeds with 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. Any/all Change Order Requests must provide detailed Cost Information; to include quantities, Unit Prices, manhours, approved labor rates, equipment rates and allowable rates for OH&P. No compensation will be paid to Subcontractor for extra work until it is signed by the subcontractor and Model Construction.
27. Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project. Coordination and pre-planning meetings will be attended by all subcontractors deemed essential to the task by Model Construction.
28. 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. Existing utilities will be made safe and any cutting or capping of these utilities will be by another subcontractor.
29. Provide close out documents, spare parts, O&M manuals, warranty, etc. upon completion of the Scope of Work.
30. The mechanical, electrical, plumbing, fire suppression and low-voltage trades are to provide accurate As-Built drawings. As-builts are to be updated throughout the duration of the project.
31. Final executed pay application is to be submitted no later than the 25th of each month. "Pencil" copies for review/approval are due to the Model Construction PM by no later than the 20th of the Month. All pay applications will be submitted on an AIA G702/G703 using Procore. Schedule of values will be broken down by Area, CSI Division, and Labor and Material. It will also include a section that will include Mobilization, Demobilization, Clean up, Submittals, O&M/Closeout, Punchlist, and Project Management. Allowances and Change Orders shall also be listed separately from the main section.
32. Final Payment will be paid after Subcontractor 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 and the Owner has paid Model Construction the retainage. See your Contract for more information.
33. Subcontractor is to provide a 1-year Labor and Material warranty for all work performed, starting on the day the certificate of occupancy is issued, unless specified differently in the Contract Documents. This 1-year warranty must be officially submitted to Model Construction at the end of the project on company letterhead.
34. All work shall be coordinated and scheduled by attached Project Schedule (Exhibit C) and managed through Model Construction. Such Schedule may be adjusted from time to time based on progress of work and coordination needs of the Trades.
35. If a Subcontractor has to enter the workspace to complete punchlist work after final cleaning has been completed, they are responsible for cleaning any mess that they make, or it will be recleaned and back charged to the Subcontractor that made the mess. Booties must be worn when entering space that has been cleaned.
36. 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.
37. Materials, tools, and equipment are not to be set on or leaned against cabinetry, countertops, millwork installations, painted walls, glass/storefront, furniture, or restroom partitions. Each contractor will receive one warning for the first offense. After that, photos will be taken, and a \$200 back charge will be sent to the contractor. Any damages incurred to finish materials will be the responsibility of the contractor that damaged the material.
38. Subcontractors are responsible for off-site storage and warehousing of project materials until they are ready to be installed at the site.

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GENERAL SCOPE OF WORK (Applicable to all Subcontracts):

1. Subcontractor to provide Layout from established control points/building lines.
2. Provide all necessary lifts, access platforms and equipment necessary to perform this work.
3. This Subcontractor shall include core drilling for new penetrations through existing walls and floor slabs where required for the installation of their Work. Core drill, hole saw, street saw, or chain saw penetrations to provide clean cut.
4. This Subcontractor shall include all engineering, permits, and shop drawings associated with the Work that they perform.
5. This Subcontractor shall provide submittals for all devices, accessories, equipment, and fixtures for approval by the Owner and Design Team.
6. Each Subcontractor is responsible for the firestopping of the components they install and the components that their respective subcontractors install. Refer to Life Safety Plans for rated wall, floor, and ceiling locations. Provide submittals for firestopping products and assemblies that will be used as part of this Subcontract.
7. Each Subcontractor is responsible for compiling their own punchlist, submitting record of it to Model and completing it prior to the Architect's punchlist.
8. Subcontractors have 5 workdays to complete punchlist items once they have been assigned to them by Model. If they are not done in that timeframe, Model will supplement the work and back charge.
9. All subcontractors are to submit a two-week look-ahead Schedule to the Model Superintendent each week. A template will be provided by the Superintendent for subs to fill out.
10. This Subcontractor shall provide submittals for all devices, accessories, equipment, and fixtures for approval by the Owner and Design Team.

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.)

SCHEDULE NOTIFICATION (Applicable to all Subcontracts):

Subcontractors, Major Suppliers, and Model Construction will collaboratively develop the Project Schedule via a pull planning session. The Project Manager and Superintendent/Foreman for Model Construction and each Subcontractor and Major Supplier will attend the pull planning session. Subcontractors and Major Suppliers should expect to dedicate a full day actively engaged in pull-planning for each project. Once the Project Team has developed the Project Schedule, the Project Schedule will be incorporated into each Subcontract and Purchase Order via a no-cost change order.

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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 31A – EXCAVATION & 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. Specifications Sections:
 - A. 312200 – Earthwork
 - B. 329100 – Topsoil
2. Site Demolition:
 - A. Remove existing trees and vegetation.
 - B. Remove existing pavement for utility installation. Sawcut pavement to provide clean edges where applicable.
 - C. Remove concrete sidewalk and curb at new curb cut.
 - D. Haul all demo spoils offsite.
 - E. Coordinate with utility companies. All utility fees will be paid by owner.
3. Erosion Control:
 - A. Provide silt fence.
 - B. Provide inlet protection for structures.
 - C. Provide check dams.
 - D. Provide gravel construction entrance.
 - E. Provide temporary seeding behind the retaining wall
 - F. Provide temporary riser and skimmer at sediment basin.
 - G. Provide temporary diversion channels.
 - H. Maintain erosion control while working onsite.
 - I. Remove all erosion control measures at the completion of the project.
4. Grading:
 - A. Strip topsoil, stockpile and respread at completion of project. Haul any excess topsoil offsite or provide additional topsoil as required.
 - B. Provide rough grading to +/- 0.1' of subgrade elevation.
 - C. Provide fine grading of building pad, exterior paving and sidewalks to +/- 0.1' of design elevation.
 - D. Proof roll subgrade as indicated in the Geotech report.
 - E. Import soil as required for grading.
 - F. Layback grade at lower levels for foundation installation. Include 3' of working area at the foundation walls then layback at a 1:1 slope.
 - G. Provide backfilling of the following foundation walls. Include gravel up against the foundation walls per drawings. Include separate mobilizations for backfilling each level.
 - I. Backfill building foundation walls at Ground Level
 - II. Backfill building foundation walls at 1st Floor
 - III. Backfill building foundation walls at 2nd Floor

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- H. Coordinate fill operations with segmental retaining wall subcontractor. Segmental wall contractor will perform their own excavation for the wall footers. The geogrid/backfill is expecting to extend 8' from the face of the tall retaining wall.
- 5. Site Utilities:
 - A. Provide Storm System, complete. Include underground detention system, storm structures, storm piping, downspout piping and PVC downspout adapters.
 - B. Provide Site Sanitary system, complete. Bring sanitary line to within 5' of buildings.
 - C. Provide Domestic/fire water services including taps, complete. **Extend domestic and fire water lines to flange inside of buildings.**
 - D. Include all excavation, taps, bedding, piping, backfill and pavement restoration associated with utilities.
 - E. Provide traffic control as required for utility installation.
 - F. Provide right-of-way permits for utility work if required.
- 6. 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.
- 7. From established benchmarks, provide all layout and surveying necessary to execute this Scope of Work.
- 8. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
- 9. 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.
- 10. Exclusions:
 - A. Water tap fees
 - B. Sanitary tap fees
 - C. Utility company fees
 - D. Undercutting unsuitable soils (see unit prices)
 - E. Concrete washout

BP 31B – TERMITE CONTROL

Subcontractor shall provide a turnkey all-inclusive Termite Control 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 Sections:
 - A. 313100 – Soil Treatment
- 2. Provide soil treatment below concrete slabs.
- 3. Include three (3) mobilizations for termite treatment.
- 4. Provide warranty per specs.

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. Specifications Sections:
 - A. 321200 – Flexible Paving
- 2. Layout from established control points.

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3. Provide gravel subbase under asphalt paving.
4. Provide asphalt paving including base course and surface course. Base course to be installed in Spring 2027; surface course to be installed in late Fall of 2027.
5. Provide tack coat on base course.
6. Provide cleaning of base course prior to installation of tack coat / surface course.
7. Provide striping at asphalt.
8. Provide parking blocks.
9. Provide handicap parking signs.

BP 32B – EXTRUDED CURBS

Subcontractor shall provide a turnkey all-inclusive Extruded Curbs 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 new extruded curbs at parking lot per detail 1/SD-1.

BP 32C – 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. Provide dumpster enclosure and gate per details on SD-1.
2. Provide 42" high railings at the retaining walls per SP-1.
3. Provide 6'-0" high vinyl privacy fence per SP-1.
4. Provide 48" high chain link fence and gate at the dog park.
5. Exclusions:
 - a. Layout

BP 32D – SEGMENTAL RETAINING WALL

Subcontractor shall provide a turnkey all-inclusive Retaining Wall 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 drawings for the retaining walls.
2. Provide retaining wall permit costs.
3. Provide Allen Block retaining wall or equal including all gravel backfill, geogrid and wall caps.
4. Provide drain tile for retaining walls.
5. Spoils from footing excavation shall be stockpiled onsite for use by the Site Work sub.
6. Alternate:
 - a. Provide pricing for the decorative retaining wall around the monument sign per SD-1.

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BP 33 – LANDSCAPING

Subcontractor shall provide a turnkey all-inclusive Landscaping 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 Sections:
 - A. 329200 – Lawn & Grasses
 - B. 329300 – Trees, Plants & Ground Cover
2. Provide plantings and planting soils.
3. Provide mulch and washed gravel per drawing.
4. Provide seed and sod per drawings.
5. Alternate:
 - A. Provide decorative retaining wall around monument sign per SD-1.
 - B. Provide raised planting beds per detail 20/SD-1.
6. Exclusions:
 - A. Flowers at Monument Sign

BP 3A – 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 Sections:
 - A. 033100 – Concrete
 - B. 321600 – Site Concrete
2. All Layout from established control points.
3. Provide site concrete including:
 - A. Concrete paving.
 - B. Concrete sidewalks and integral curbs.
 - C. ADA concrete ramps with truncated domes.
 - D. Installation of bollards; bollard material provided by others.
4. Includes all building concrete including:
 - A. Footings.
 - B. Drilled piers.
 - C. Elevator pit slab.
 - D. Slab on grade.
 - E. Steps.
5. 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.
6. Backfill interior side of foundation walls and elevator pit walls with granular fill; compact properly to minimize settlement. Exclude backfilling exterior side of foundation walls.
7. Foundation spoils are to be stockpiled onsite a the direction of Model.
8. Provide gravel subbase associated with slab on grade and site concrete.
9. Provide vapor barrier at slab on grade. Tape vapor barrier at foundation walls, all seams, and plumbing penetrations.

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10. Provide form work for concrete work, as required.
11. Provide saw cutting edge of asphalt base course at turn down curbs.
12. Provide all rebar, mesh and fiber mesh associated with concrete scope.
13. Provide expansion joints for concrete pavements per industry standards.
14. Provide concrete placement, including pumping, if required.
15. Provide dewatering as required to install footings/foundations.
16. Provide the foundation drain and foundation drain related gravel. Connect foundation drain to storm system.
17. Provide foundation wall / slab insulation where indicated.
18. Set all steel embeds, anchors, base plates, etc. furnished by others. Include installation of anchors at foundation walls.
19. Provide concrete curing, as required.
20. Provide temperature control of concrete.
21. Coordinate concrete cylinder testing with special testing consultant.
22. Protect adjacent finished surfaces to ensure concrete does not splatter and damage finish.
23. Provide cleaning and sweeping public roadways for debris generated by this Subcontractor's work.
24. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
25. 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 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.
26. Multiple mobilizations as required to execute the project in accordance with the Schedule.
27. Unit Pricing:
 - A. Provide pricing per CY to undercut unsuitable soils below footers and replace with 1,500 psi lean crete.
28. Exclusions:
 - A. Steel embed materials
 - B. Bollard material
 - C. Light pole bases
 - D. Transformer pad
 - E. Gypcrete
 - F. Extruded curbs
 - G. Rock excavation
 - H. Joint sealants
 - I. Special testing fees
 - J. Winter conditions
 - K. Undercutting

BP 3B – GYPCRETE:

Subcontractor shall provide a turnkey, all-inclusive Gypcrete 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 Sections:
 - A. 033400 – Lightweight Concrete Floor Fill
2. Provide 2,000 psi 1" lightweight gypcrete at upper floors.
3. Provide gypcrete sealer material for application by the flooring contractor.

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4. Provide one mobilization for gypcrete scope.
5. Alternate:
 - A. Provide pricing for (1) additional mobilization.
 - B. Provide pricing for 1/8" Acousti-Mat sound mat in all units excluding common areas.
6. Exclusions:
 - A. Pour Stops

BP4A – MASONRY (CMU):

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 Sections:
 - A. 042200 – Concrete Block
2. Layout from established control points.
3. Provide CMU at foundation walls.
4. Provide CMU at elevator shaft walls.
5. Provide layout and placement of embeds and anchors including lintels, elevator hoist beam, safety beam, and elevator wall inserts (material by others).
6. Provide rebar and grouting for masonry as indicated.
7. Provide masonry wire and anchors.
8. Provide flashing of masonry.
9. Tool joints as required.
10. Brace tall CMU walls as required.
11. All hoisting, unloading and scaffolding, etc. necessary to complete this Scope of Work.
12. 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.
13. All dust control as required for masonry operations is to be included.
14. 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.
15. The masonry contractor is responsible for the daily clean-up of their own work.
16. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
17. Multiple mobilizations as required to execute the project in accordance with the Schedule.
18. Exclusions:
 - A. Winter conditions
 - B. Stone veneer
 - C. Steel lintel and elevator insert material

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BP4B – STONE VENEER:

Subcontractor shall provide a turnkey, all-inclusive Stone Veneer 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.

1. Specifications Sections:
 - A. 047010 – Applied Stone Veneer
2. Provide adhered stone veneer.
3. Provide mortar bed, galvanized metal lath, and 15# felt.
4. Provide cast stone stretcher sills.
5. Provide stone headers.
6. Provide Simpson bracket for sill support per the drawings.
7. Clean stone upon completion, as needed.
8. Exclusions:
 - A. Winter conditions
 - B. CMU
 - C. Water supply
 - D. Joint sealants

BP 5A – MISCELLANEOUS METALS:

Subcontractor shall provide a turnkey, all-inclusive Structural Steel / Miscellaneous Metals 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 Sections:
 - A. 051200 – Structural Steel
 - B. 055800 – Miscellaneous Metals
2. Furnish only miscellaneous metals:
 - A. Steel Lintels.
 - B. Bollards.
 - C. Elevator hoist and safety beams.
3. Furnish and install:
 - A. Dumpster gates.
4. All exterior steel to be galvanized.
5. Prime steel as indicated. Clean field welds, grinding marks, etc. after installation and touch up primer such that exposed steel is ready for final painting.
6. Drill, epoxy, and anchor as indicated, or provide anchor bolts and layout to the concrete sub to set.
7. Exclusions:
 - A. Elevator pit ladder
 - B. Aluminum Railings

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BP 5B – ALUMINUM RAILINGS & COLUMNS:

Subcontractor shall provide a turnkey, all-inclusive Aluminum Railing/Column 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 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 Sections:
 - A. 055200 – Railings and Columns
2. Provide prefinished aluminum railings at interior stairwells and front entrance.
3. Provide exterior aluminum columns at front entrances.
4. Include field measuring prior to fabricating railings.

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:

Layout from established control points.

1. Specifications Sections:
 - A. 061100 – Wood Framing
 - B. 061600 – Sheathing
 - C. 061753 (A) – Roof Trusses
 - D. 061753 (B) – Open Web Floor Trusses
 - E. 064300 – Wood Stairs
 - F. 072500 – Weather Barrier
2. Provide framing / rough carpentry for new 3-story buildings, complete.
3. Provide floor and roof wood trusses and sheathing.
4. Provide delegated design for floor and roof trusses. Include stamped engineered shop drawings.
5. Provide bearing and non-bearing wood framed walls.
6. Provide pressure treated lumber where indicated.
7. Provide OSB exterior sheathing and Tyvek at exterior walls.
8. Provide prefabricated carpet grade wood stairs, landings, stringers, treads and risers.
9. Provide roof parapet, soffit, and canopy framing.
10. Provide installation of vinyl windows (material provided by BP 8C)
11. Provide window flashing material.
12. Provide draftstopping and required framing at attic.
13. Provide all interior blocking per drawings. Include blocking for grab bars, wall cabinets, and stair railings.
14. Provide wood framed platforms for washers and dryers per drawings.
15. **Provide exterior blocking for all aluminum wrapped exterior trim (i.e. frieze boards).**
16. Provide all structural components (brackets, clips, hangers, Simpson anchors, anchor systems, Titen bolts, fasteners, epoxy, etc.) as defined on the contract documents.
17. Include framing/blocking for attic access hatch, fan coil units, exhaust fans, medicine cabinets, etc.
18. 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.

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19. The contractor is responsible for the daily clean-up of their own work.
20. All hoisting, unloading, man/material lifts, rigging, etc. necessary to complete this Scope of Work.
21. Furnish & install fire blocking per code.
22. Stencil fire walls installed with this Scope of Work as indicated.
23. Make safe vertical and horizontal openings in building by installing blocking, rails, guardrail, hole covers, etc.
24. Multiple mobilizations as required to execute the project in accordance with the Schedule.
25. Exclusions:
 - A. Aluminum railings
 - B. Metal framing for dropped ceilings

BP 6B – FINISHED CARPENTRY & PREHUNG 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 Sections:
 - A. 062023 – Interior Finish Carpentry
 - B. 081400 – Interior Doors
 - C. 081613 – Clad and Fiberglass Doors and Frames
 - D. 087100 – Finish Hardware
2. Provide pre-hung doors, pockets doors, and bi-folding doors including hardware.
3. Provide wood door casings at pre-hung doors.
4. Provide wood base.
5. Provide wood trim at fireplace surround and lobby.
6. Provide wood wall caps at stairwell walls and knee walls.
7. Provide wood handrail, trim and wall brackets at Corridors.
8. Provide wood chair rail at Corridors.
9. Provide PVC windowsills.
10. Provide hollow metal and metal clad doors including hardware.
11. Provide prefinished knock down hollow metal door frames.
12. Provide ADA Magic Access door openers/closers.
13. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
14. Exclusions:
 - A. Cabinets and countertops

BP 7A – WATERPROOFING

Subcontractor shall provide a turnkey, all-inclusive Waterproofing 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 Sections:
 - A. 071300 – Waterproofing
2. Provide below grade waterproofing and protection board at elevator pit walls and CMU foundation walls.

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BP 7B – 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 Sections:
 - A. 0721000 – Insulation
2. Provide R-60 blown in cellulose insulation at the attic.
3. Provide R-21 exterior wall thermal insulation per the drawings.
4. Provide sound batt insulation at interior walls and in between floors
5. Provide Air Sealing Package as required by IECC and for performance of air infiltration testing.
6. Provide spray insulation at windows in accordance with the drawings.
7. Subcontractor is responsible for the daily clean-up of their own work.
8. Include multiple mobilizations, as required, to complete the installation in accordance with the project schedule.
9. Provide supplemental temporary lighting, if required, to execute this Scope of Work.
10. Exclusions:
 - A. Rigid insulation at foundation walls.

BP 7C – 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 Sections:
 - A. 073113 – Roof Shingles & Sheet Metal
 - B. 074616 – Fascia, Soffit and Accessories
 - C. 077123 – Gutters & Downspouts
2. Provide asphalt shingles complete, including underlayment, ridge vents, flashings, crickets, etc.
3. Provide TPO roof at flat roof area per drawings.
4. Provide prefinished gutters, downspouts, and metal drip edge per specs.
5. Provide aluminum wrap at fascia board.
6. Provide ice and water shield as indicated.
7. Provide precast concrete splash blocks at downspouts as indicated.
8. Provide valley metal per spec.
9. Install in accordance with all manufacturer's written instructions to ensure warranties required by the Specifications are obtained.
10. Coordinate roofing work with mechanical, electrical, and plumbing drawings. Include flashing for all roof curbs, vents, etc.
11. Exclusions:
 - A. Aluminum Canopies
 - B. Wood Blocking
 - C. PVC adapters/boots

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BP 7D – VINYL SIDING, ALUMINUM SOFFIT, AND TRIMS:

Subcontractor shall provide a turnkey, all-inclusive Exterior 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 Sections:
 - a. 062013 – Exterior Finish Carpentry
 - b. 074623 – Vinyl Siding, Trim & Shutters
2. Provide vinyl lap siding and trim.
3. Provide vinyl lap siding and vertical board and batten siding. Include siding on the backside of the roof trusses at the mechanical units.
4. Provide prefinished aluminum wrapped frieze boards.
5. Provide ventilated aluminum soffits at building eaves.
6. Provide Azek trim at windows, doors and building corners.
7. Provide Azek panels per the drawings. Contractors have the option to pick which product.
8. 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.
9. Exclusions:
 - a. Wood blocking

BP 7E – 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 Sections:
 - A. 0792000 – Caulking
2. Provide joint sealants at CMU expansion joints.
3. Provide joint sealants of hollow metal door frames in masonry.
4. Provide joint sealants at exterior side of vinyl windows.
5. Provide joint sealants of louvers.
6. Provide joint sealants of exterior concrete expansion joints.
7. Exclusions:
 - A. Caulking of countertops, trim, aluminum storefront, plumbing fixtures and interior side of windows.

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BP 8A – VINYL WINDOWS:

Subcontractor shall provide a turnkey all-inclusive Vinyl Window 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 Sections:
 - A. 085313 – Single Hung Windows
2. Provide Energy Star vinyl windows per window schedule.
3. Provide window controls on all upper floor windows.
4. Provide windows with ADA hardware as indicated.
5. Include tempered glass in windows where required by code.
6. Exclusions:
 - A. Installation - By BP 6A
 - B. Window flashings – By BP 6A

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 Sections:
 - A. 092900 – Drywall
2. Metal framing:
 - A. Provide resilient channel at the underside of floor and roof trusses and indicated interior walls.
 - 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. Provide tile backer board at ceramic wall tile locations.
6. Finish walls to a level 4 finish. Drywall ceiling finish to be textured-knock down.
7. Provide “Pre-Rock” installation as required.
8. **Provide fire rated attic access panels.**
9. **Provide FRP at janitor’s sink per A3-2.**
10. Provide acoustical ceilings per finish schedule.
11. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
12. 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.
13. Exclusions:
 - A. Insulation

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BP 9B – FLOORING & TILE

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 Sections:
 - A. 096516 – Sheet Vinyl, Plank Flooring & Vinyl Base
 - B. 096800 – Carpeting
2. Provide all flooring in accordance with the Finish Legend and Specifications on sheet A5-1.
3. Provide LVP flooring.
4. Provide sheet vinyl flooring.
5. Provide quarry and ceramic floor tile.
6. Provide porcelain wall tile at fireplace surround. Use a \$2.50/SF material allowance for the wall tile.
7. Provide rubber stair treads and risers.
8. Apply gypcrete floor sealer prior to floor installation. Gypcrete sealer to be provided by BP 3B and installed by flooring contractor.
9. All underlayment and/or minor prep in accordance with manufacturer's instruction.
10. Waterproof and crack isolation membrane.
11. Seal tile and grout if required by manufacturer.
12. All sealants required for a complete installation.
13. Transition strips, reducer strips, and moldings.
14. Expansion joints where required by manufacturer's instruction.
15. Flooring to be installed completely under cabinets and restroom vanities in all areas.
16. Installation in accordance with manufacturer's written instruction.
17. Provide supplemental lighting necessary to execute this scope of work.
18. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
19. **Protect new flooring with ram board, or equal, after installation.**
20. Exclusions:
 - A. Sealed concrete
 - B. Wood base

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 Sections:
 - A. 099100 – Painting
2. Interior painting includes walls, wood doors, hollow metal doors, frames, wood base, wood trim and door casings.
3. Exterior painting includes hollow metal doors, steel gate, bollards, electric meters and plywood backer.
4. Clean, prep, and prime all surfaces prior to painting.
5. Work also includes one "touch-up" / Owners Punchlist in all areas prior to move-in (after final paint).
6. Supplemental lighting necessary to execute this scope of work.
7. Provide attic stock for each paint color and sheen.

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8. 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.
9. Mask surfaces that are not scheduled for paint / finish. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Remove any and all overspray.
10. Alternate:
 - A. Provide price to paint drywall ceilings.
11. Exclusions:
 - A. Finishing of cabinets.
 - B. Hollow metal frames are prefinished.

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 Sections:
 - A. 102816 – Bath and Restroom Accessories
 - B. 105513 – Mailboxes
 - C. 105723 – Closet Shelving
2. Residential Bath Accessories:
 - A. Towel bars.
 - B. Robe hooks.
 - C. Shower rods.
 - D. Recessed medicine cabinets.
 - E. Mirrors.
 - F. Grab bars at ADA units.
3. Commercial Toilet Accessories:
 - A. Paper towel dispensers.
 - B. Toilet paper holders
 - C. Grab bars.
 - D. Mirror with polished edges.
4. Fire extinguishers and cabinets.
5. Knox box.
6. Mailboxes
7. Provide wire shelving at closets, pantries and above washers/dryers.
8. Include all fasteners, anchors, tapes, sealants, miscellaneous appurtenances, and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.
9. Exclusions:
 - A. Shower Seats
 - B. Shower Grab Bars

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BP 10B – SIGNAGE:

Subcontractor shall provide a turnkey, all-inclusive Signage 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 post and panel monument sign per details on SD-2.
2. Provide interior room signage per sheet AS-1.
3. Provide all adhesives and fasteners per manufacturer's installation instructions.
4. Exclusions:
 - A. ADA parking signs

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 Sections:
 - A. 113100 – Appliances
2. At Units, provide ranges, drop-in ranges, refrigerators, dishwashers, over the range microwaves, under cabinet microwaves, and range hoods.
3. Provide appliances at Common Areas Kitchenette per A3-2.
4. Include all cords and accessories for complete installation.
5. Delivery, unloading, removal of and disposal of all packaging.
6. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpsters.
7. Exclusions:
 - A. Washers and Dryers

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 Sections:
 - A. 121213 – Window Blinds
2. Provide 1" mini 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.
6. Exclusions:
 - A. Window treatments at aluminum storefront.

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BP 12B – CABINETS & COUNTERTOPS:

Subcontractor shall provide a turnkey, all-inclusive Casework 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 Sections:
 - A. 123200 – Cabinets and Countertops
2. Provide full plywood cabinets by Kountrywood, Smart Cabinets or Kraftsmaid.
3. Provide cabinet pulls for all cabinets and drawers.
4. Provide plastic laminate countertops with side and backsplashes per the drawings.
5. Provide A&M brackets for countertop support per the drawings.
6. Provide pull out drawers per the drawings.
7. Provide plastic laminate wall cap at Laundry room per A2-3.
8. Include fillers and finished end panels where indicated.
9. Provide all fasteners, anchors, hardware and miscellaneous appurtenances for complete installation.
10. Provide field measuring for countertops.
11. Exclusions:
 - A. Wood blocking

BP 14 – ELEVATOR

Subcontractor shall provide a turnkey, all-inclusive Elevator 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 Sections:
 - A. 142400 – Hydraulic Elevator
2. Provide elevator permit and inspections.
3. Provide 5-stop MRL traction elevator per specs.
4. Include unloading, shakeout, and delivery into the building.
5. Provide all associated elevator equipment, accessories, cab finishes, rails, rail brackets and supports.
6. Provide hoisting required to complete this Work.
7. Provide all unloading and material handling.
8. Provide elevator pit ladder.
9. Provide owner training.
10. Testing as required to prove functionality of installed systems.
11. Upon completion, install pads within cab to protect finishes.
12. Exclusions:
 - A. Flooring in elevator cab

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BP 21 – FIRE SUPPRESSION:

Subcontractor shall provide a turnkey, all-inclusive fire suppression 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 Sections:
 - A. 210000 – Fire Protection
2. Provide design in accordance with NFPA 13R.
3. Provide drawings and permits required to execute the Scope of Work.
4. Perform flow test at nearest fire hydrant.
5. Core drill or hole saw all penetrations associated with this scope of work.
6. Connect to flange immediately inside of building.
7. Provide fire pump, jockey pump, standpipes, and controllers (if stated on drawings).
8. Provide disinfection of sprinkler piping system.
9. Provide any control wiring associated with equipment (if required).
10. Provide all escutcheons, sleeves, fasteners, anchors, sealants, fire caulking, hangers, supports, and miscellaneous appurtenances and accessories for a complete installation.
11. Provide labeling of sprinkler components.
12. Provide owner training.
13. Provide testing as required to prove functionality of installed systems.
14. Provide supplemental lighting necessary to execute this scope of work.

BP 22 - 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 Sections:
 - A. Division 22 – Complete
2. Layout from established control/building lines.
3. Provide plumbing permit and inspections.
4. Provide all plumbing fixtures.
5. Provide bathtubs and fiberglass bath surrounds.
6. Provide ADA shower bases and surround.
7. Provide interior domestic water, waste, and vent piping.
8. Provide roof drains at flat roof.
9. Provide elevator pit sump pump.
10. Provide all excavation, bedding, backfill, compaction, etc. required to execute this scope of work.
11. Provide hauling plumbing spoils offsite.
12. Connect to exterior sanitary line 5' outside of building.
13. Connect to water flange inside of building.
14. Coordinate with BP 3 for floor drain and trench drain elevation and installation.
15. Coordinate with BP 12B for countertop cutouts and penetrations for sinks and faucets.
- 16. Provide R3 pipe insulation on all hot water piping.**
- 17. Provide passive radon mitigation piping per the plumbing drawings.**

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18. Provide washer drain pans per drawings.

- 19. Provide garbage disposals.
- 20. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
- 21. All fasteners, anchors, sealants, fire sealants/collars, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation of plumbing fixtures.
- 22. Demonstrative training of maintenance staff on operation of systems and fixtures.
- 23. Supplemental lighting necessary to execute this scope of work.
- 24. Exclusions:
 - A. Tap fees

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 Sections:
 - A. Division 23 – Complete
- 2. Layout from established control/building lines.
- 3. Provide HVAC permit and inspections.
- 4. Provide HVAC equipment including bath fans.
- 5. Provide refrigerant and condensate piping. Provide 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 including thermostats, CO sensors, etc. as indicated. Include all control wiring/cabling.
- 8. Provide insulation associated with this scope of work.
- 9. Core drill or hole saw all HVAC penetrations. Sleeve/collar/seal/firecaulk as required.
- 10. Provide all sealants, fire sealants, hangers, fasteners, and miscellaneous appurtenances and accessories for a complete installation.
- 11. Provide caulking of all duct boots to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage,
- 12. Provide duct sealing per code.
- 13. Provide sealing of exterior wall penetrations related to HVAC.**
- 14. Provide installation of wall caps for exterior wall penetrations related to HVAC.**
- 15. Provide new filters prior to substantial completion and clean all equipment inside and out including coils.
- 16. Include duct access panels where indicated.
- 17. Provide all louvers, wall caps and brick vents for HVAC work.
- 18. Provide precast concrete pads for exterior condensers.
- 19. Provide certified air balancing of common areas.
- 20. Provide demonstrative training of maintenance staff on operation of systems and equipment.
- 21. Provide supplemental lighting as necessary to execute this scope of work.
- 22. Exclusions:
 - A. Electric heaters at Stairwells

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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 Sections:
 - Division 26 – Complete
 - Division 27 – Complete
 - Division 28 – 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 secondary electrical service in accordance with the drawings.
5. Provide a unit price per LF for (2) 4" conduits for primary service.
6. Provide a unit price per LF for (2) 3" conduit for site telecom.
7. Provide site electric including excavation, conduit, pull boxes, bedding, warning tape, concrete encasement, backfill, light poles/fixtures, light pole bases, etc.
8. Provide concrete transformer pad.
9. Haul spoils offsite generated from underground electrical work.
10. Provide electric metering per plans.
11. Provide power in accordance with the drawings. Coordinate with other trades for their power requirements.
12. Provide power to radon fans in the attic.
13. Provide lighting and lighting controls in accordance with the drawings.
14. Provide fire alarm system complete, including delegated design and permit.
15. Provide data and phone wiring including cable boxes.
16. Provide cell dialer entry system.
17. Provide electric heaters at stairwells.
18. Include conduit where wiring / cabling cannot be concealed in gypsum board partitions or ceilings.
19. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
20. Provide all miscellaneous appurtenances and accessories for complete installation.
21. Provide demonstrative training of maintenance staff on operation of systems and equipment.
22. Blocking, if required, for light fixtures or any electrical equipment is to be installed by the electrician.
23. 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 or provide gasketed wall plates.
24. Cap smoke detectors and then remove them at inspections.
25. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
26. Exclusions:
 - Aide to Construction fees
 - Temporary electric fees
 - Security cameras
 - Nurse call
 - Bath fans