

OUTLINE SCOPE OF WORK

BID DOCUMENTS:

1. Gracious Manor – Invite to Bid
2. Gracious Manor – Outline Scope of Work (this document)
3. Gracious Manor – Drawing Set prepared by pH7 Architects dated August 28, 2026
4. Gracious Manor – Specifications Volume 1
5. Gracious Manor – Specifications Volume 2
6. Gracious Manor – Davis Bacon Residential Prevailing Wage Rates dated May 18, 2026

GENERAL SCOPE SPECIFICALLY PERTAINING TO THIS PROJECT:

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 subject to Ohio Sales Tax.
4. Project is subject to Section 3 Reporting.
5. Provide is subject to BABA Compliant materials.
6. MBE and WBE Participation Goals: 15% MBE and 5% WBE

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.

OUTLINE SCOPE OF WORK

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.

OUTLINE SCOPE OF WORK

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 NOTIFICATIONS (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.

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.

OUTLINE SCOPE OF WORK

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.

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. All Layout from established control points.
2. Provide site concrete including:
 - A. Concrete dumpster pad and foundations for dumpster enclosure.
 - B. Concrete apron. Provide high early strength concrete at apron.
 - C. Concrete foundation for monument sign.
 - D. Concrete sidewalks and integral curbs.
 - A. ADA concrete ramps with truncated domes.
 - B. Installation of bollards; bollard material provided by others.
2. Includes all building concrete including:
 - A. Footings.
 - B. Elevator pit slab.
 - 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. Export all foundation spoils from project site.
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.
8. Provide asphalt patching of Dartmouth Drive at the new concrete apron.
9. Provide form work for concrete work, as required.
10. Provide all rebar, mesh and fiber mesh associated with concrete scope.
11. Provide expansion joints for concrete pavements per industry standards.
12. Provide concrete placement, including pumping, if required.
- 13. Saw cut asphalt base course at turndown integral curb locations. Asphalt sub will overpour base course by 6".**
14. Provide dewatering as required to install footings/foundations.
15. Provide the foundation drain and foundation drain related gravel. Extend foundation drain 5' outside of building pad.
16. Provide foundation wall and slab rigid insulation per drawings.
17. Set all steel embeds, anchors, base plates, etc. furnished by others including steel embed at monument sign.
18. Provide grouting of steel base plates.
19. Provide concrete curing, as required.
20. Provide temperature control of concrete.
21. Coordination concrete cylinder with special testing consultant.
22. All appurtenances and accessories for a complete installation.
23. Protect adjacent finished surfaces to ensure concrete does not splatter and damage finish.

OUTLINE SCOPE OF WORK

24. Provide cleaning and sweeping of public roadways for dust, mud, and debris generated by this Subcontractor's work.
25. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
26. 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.
27. Multiple mobilizations as required to execute the project in accordance with the Schedule.
28. Unit Pricing:
 - A. Provide pricing per CY to undercut unsuitable soils below footers and replace with lean crete. Include hauling spoils offsite.
29. Exclusions:
 - A. Steel embed and bollard materials
 - B. Light pole bases
 - C. Transformer pad
 - D. Gypcrete
 - E. Special testing
 - F. Winter conditions

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:
 - A. 035400 – Underlayment
2. Provide 1" lightweight gypcrete on the second and third floors.
3. Provide sound mat at all units. Exclude sound mat at corridors.
4. Provide gypcrete sealer material for application by the flooring contractor.
5. Provide one (1) mobilization for gypcrete scope.
6. Alternate:
 - A. Provide pricing for an additional mobilization.
7. Exclusions:
 - A. Pour stops

BP4A – CMU:

Subcontractor shall provide a turnkey, all-inclusive CMU 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 CMU at dumpster enclosure.
3. Provide CMU foundation walls.

OUTLINE SCOPE OF WORK

4. Provide CMU walls at elevator shaft.
5. Install elevator hoist beam, safety beams and elevator wall inserts. Material supplied by others.
6. Provide rebar and grouting for masonry as indicated.
7. Provide masonry wire and anchors.
8. Provide flashing of masonry.
9. Provide layout and placement of embeds and anchors (material provided by others).
10. Tool joints as required.
11. All hoisting, unloading and scaffolding, etc. necessary to complete this Scope of Work.
12. Spray foam insulation at CMU cores where indicated on the drawings.
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
 - B. Stone Veneer

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.

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

1. Specifications:
 - a. 047200 – Cast Stone Masonry
 - b. 047300 – Manufactured Stone Masonry
2. Layout from established control points.
3. Provide adhered stone veneer at building and monument sign.
4. Provide cast stone sills.
5. Wash all exposed masonry upon completion.
6. Provide flashing of stone veneer.
7. All hoisting, unloading and scaffolding, etc. necessary to complete this Scope of Work.
8. 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.
9. All dust control as required for masonry operations is to be included.
10. 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.
11. The masonry contractor is responsible for the daily clean-up of their own work.
12. Exclusions:
 - a. Winter conditions
 - b. CMU

OUTLINE SCOPE OF WORK

BP 5A – STRUCTURAL STEEL / 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. Furnish and Install:
 - A. Structural steel.
 - B. Dumpster gate.
 - C. Roof access ladder.
 - D. Exterior Steel Stair Railings and Porch Guardrails.
 - E. Interior Steel Stair Railings.
2. Furnish only miscellaneous metals:
 - A. Steel Lintels
 - B. Bollards
 - C. Steel elevator hoist and safety beam.
 - D. Steel Support for Monument Sign.
3. All exterior steel to be galvanized.
4. 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.
5. Drill, epoxy, and anchor as indicated, or provide anchor bolts and layout to the concrete sub to set.
6. Exclusions:
 - A. Elevator pit ladder
 - B. AISC certification

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
 - B. 072700 – Air Barriers
2. Layout from established control points.
3. Provide framing / rough carpentry, complete.
4. Provide floor and roof wood trusses and sheathing. Include temporary and permanent bracing.
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 R3 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 blocking, and canopy framing.
13. Provide 2x outriggers at gable end trusses.
14. Provide installation of vinyl windows and screens (material provided by BP 8C)

OUTLINE SCOPE OF WORK

15. Provide window flashing material.
16. Provide draft stopping framing at attic. Gypsum board by others.
17. Provide all exterior blocking for aluminum wrapped fascia and frieze boards (if any).
18. Provide all interior blocking for grab bars, stairwell handrails and wall cabinets. Include additional framing for tub/shower wall anchoring (or layout at edge of tub for anchoring).
19. Provide all structural components (brackets, clips, hangers, Simpson anchors, anchor systems, fasteners, epoxy, Titen bolts, etc.) as defined on the contract documents.
20. Drill & epoxy and wedge anchors as indicated.
21. Include framing/blocking for attic access hatch, fan coil units, exhaust fans, etc.
22. 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.
23. Provide engineered shop drawings as required for all engineered lumber and methods.
24. The contractor is responsible for the daily clean-up of their own work.
25. All hoisting, unloading, man/material lifts, rigging, etc. necessary to complete this Scope of Work.
26. Furnish & install fire blocking per code.
27. Stencil fire walls installed with this Scope of Work as indicated.
28. Pad down wood/metal beams for storefront systems RO.
29. Make safe vertical and horizontal openings in building by installing blocking, rails, guardrail, hole covers, etc.
30. Multiple mobilizations as required to execute the project in accordance with the Schedule.
31. Exclusions:
 - A. Metal railings
 - B. Framing for dropped ceilings
 - C. Gypsum board at draft stopping

BP 6B – FINISHED CARPENTRY & DOORS:

Subcontractor shall provide a turnkey, all-inclusive Finished Carpentry and 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. 062000 – Finish Carpentry
 - B. 081113 – Hollow Metal Doors and Frames
 - C. 081416 – Wood Doors
 - D. 087100 – Door Hardware
2. Provide hollow metal doors per door schedule on A5-1.
3. Provide two piece knock down hollow metal door frames at wood framed walls.
4. Provide welded hollow metal frames at CMU walls.
5. Provide prefinished birch wood doors at common areas.
6. Provide door hardware associated with all hollow metal doors only.
7. Provide ADA Magic Access door openers/closers.
8. Include all staging, delivery, and shakeout for BP 8A.
9. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
10. Provide lock cylinders and keying for all doors including aluminum doors.
11. Provide solid core and hollow core pre-hung doors, pockets doors, and bi-folding doors at apartment units per drawing.
12. Provide hardware for pre-hung doors.

OUTLINE SCOPE OF WORK

13. Provide wood door casings at pre-hung doors.
14. Provide wood base.
15. Provide wood chair rail.
16. Provide wood wall caps at stairwell walls and knee walls.
17. Provide solid surface windowsills.
18. Provide wood handrail, chair rail and wall brackets at Corridors.
19. All wood trim shall be primed finger jointed MDF.
20. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
21. Exclusions:
 - A. Cabinets and countertops
 - B. Aluminum Door Hardware
 - C. Glazing

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:
 - A. 071113 – Bituminous Dampproofing
2. Provide below grade dampproofing and protection board at elevator pit walls.

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:
 - A. 072100 – Thermal Insulation
 - B. 072126 – Blown Insulation
2. Provide R-49 blown in cellulose insulation at the attic.
3. Sound batt insulation at interior walls and in between floors
4. Provide foam insulation at exterior walls per the drawings.
5. Provide Air Sealing Package as required by IECC and for performance of air infiltration testing.
6. Provide spray insulation at window 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. Spray foam in CMU cores of elevator shaft.
 - B. Rigid insulation at foundation walls.
 - C. Rigid insulation at roof

OUTLINE SCOPE OF WORK

BP 7C – APPLIED FIRE PROTECTION

Subcontractor shall provide a turnkey, all-inclusive Fireproofing 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. 078100 – Applied Fire Protection
2. Provide fire proofing on structural steel beams.
3. Provide protection and cleanup of fireproofing.
4. Exclusions:
 - A. Steel columns wrapped with fire rated drywall

BP 7D – 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:

5. Specifications:
 - A. 073113 – Asphalt Shingles
 - B. 075300 – Elastomeric Membrane Roofing
 - C. 076200 – Sheet Metal Flashing and Trim
 - D. 077100 – Roof Specialties
 - E. 077200 – Roof Accessories
6. Provide asphalt shingles complete, including underlayment, ridge vents, flashings, crickets, etc.
7. Provide mechanically attached TPO membrane roofing including roof insulation.
8. Provide prefinished gutters, downspouts, scuppers and metal coping.
9. Provide primary and secondary roof drains.
10. Provide prefinished aluminum caps at shingles.
11. Provide valley metal flashing.
12. Provide ice and water shield as indicated.
13. Provide roof hatch and associated railing.
14. Provide all plumbing and HVAC roof flashings.
- 15. Provide roof blocking for tapered insulation per drawings.**
16. Install in accordance with all manufacturer's written instructions to ensure warranties required by the Specifications are obtained.
17. Coordinate roofing work with mechanical, electrical, and plumbing drawings. Include flashing for all roof curbs, vents, etc.
18. Exclusions:
 - A. Aluminum Canopy
 - B. PVC downspout boots
 - C. Soffits

OUTLINE SCOPE OF WORK

BP 7E – FIBER CEMENT SIDING AND TRIM:

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:
 - a. 074646 – Fiber Cement Siding
2. Provide primed fiber cement siding
3. Provide primed fiber cement trims including building corners and fascia board.
4. Provide wood furring behind siding.
5. Provide prefinished aluminum fascia and wrapped frieze boards.
6. Provide aluminum soffits.
7. Provide vinyl band boards.
8. Provide PVC columns.
9. Provide flashing at top of stone veneer where stone abuts siding.
10. 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.
11. Exclusions:
 - a. Painting and caulking of siding

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

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:
 - A. 085313 – Vinyl Windows
2. Provide Energy Star single hung vinyl windows per window schedule. Equal manufactures are acceptable.

OUTLINE SCOPE OF WORK

3. Provide window controls on all upper floor windows.
4. Provide windows with limiters and 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 8B – AUTOMATIC SLIDING ENTRANCE:

Subcontractor shall provide a turnkey all-inclusive Sliding Door and 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. Specifications:
 - a. 088813 – Fire Rated Glazing
2. Provide automatic sliding entrance at Front Vestibule including all hardware.
3. Provide low voltage wiring as required for automatic doors.
4. Provide glazing within wood doors, hollow metal doors and hollow metal frames.
5. Exclusions
 - a. Electric
 - b. Mirrors

BP 9A – METAL FRAMING, DRYWALL & CEILINGS:

Subcontractor shall provide a turnkey, all-inclusive Metal Framing, Drywall, and 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. 092116 – Gypsum Board Systems
 - B. 095100 – Acoustical Ceilings
 - C. 095423 – Linear Metal Ceilings
2. Metal framing:
 - A. Provide resilient channel at corridor walls and underside of trusses 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 moisture resistant drywall at walls and ceilings per drawings.
5. Provide drywall ceiling systems in accordance with the drawings.
6. Finish walls to a level 4 finish.
7. Provide “Pre-Rock” installation as required.
8. Provide acoustical ceilings per finish schedule.
9. Provide shaft wall assemblies per drawings.
10. Provide gypsum board draft stopping per drawings.
11. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
12. Provide acoustical sealant at the bottom of all first floor living unit demising walls..

OUTLINE SCOPE OF WORK

13. 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.
14. Exclusions:
 - A. All 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. 093000 – Tiling
 - B. 096500 – Resilient Flooring
 - C. 096813 – Tile Carpeting
2. Provide all flooring in accordance with the Finish Legend and Specifications on sheet A5-1.
3. Provide LVP flooring per drawings.
4. Provide carpet per drawings.
5. Provide ceramic floor, wall tile and base per drawings.
6. Provide rubber stair treads and risers per drawings.
7. Provide rubber base per drawings.
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 manufacture.
12. Provide all sealants required for a complete installation.
13. Provide transition strips, reducer strips, and moldings.
14. Flooring to be installed completely under cabinets and restroom vanities in all areas.
15. Installation in accordance with manufacturer's written instruction.
16. Provide supplemental lighting necessary to execute this scope of work.
17. Include all fasteners, sealants, trim, expansion joints and miscellaneous appurtenances for a complete installation.
18. **Cover new flooring with ram board or equal material after installation.**
19. Exclusions:
 - A. Sealed concrete
 - B. Wood base

OUTLINE SCOPE OF WORK

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. 099113 – Exterior Painting
 - B. 099123 – Interior Painting
2. Interior painting includes walls, ceilings, pre-hung doors, hollow metal doors and frames, wood base, wood trim, door casings, interior stairwell railings, elevator pit ladder, roof hatch, roof access ladder and plywood at electrical panels.
3. Exterior painting includes fiber cement siding/trim, steel lintels, hollow metal doors, bollards, exterior railings, PVC columns and dumpster gate.
4. Provide staining common area wood doors.
5. Provide caulking at fiber cement siding including around windows within fiber cement and at brick/siding joints.
6. Provide caulking at interior side of windows.
7. Provide caulking of all painted-to-painted materials (i.e. wood base to drywall).
8. Provide sealing of concrete floors. Include cleaning floors prior to sealing.
9. Clean, prep, and prime all surfaces prior to painting.
10. Work also includes one "touch-up" / Owners Punchlist in all areas prior to move-in (after final paint).
11. Supplemental lighting necessary to execute this scope of work.
12. Provide attic stock for each paint color and sheen.
13. 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.
14. Mask surfaces that are not scheduled for paint / finish. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Remove any and all overspray.
15. 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, Bath and Laundry Accessories
 - B. 104400 – Fire Protection Specialties
 - C. 105500 – Postal Specialties
 - D. 107500 – Flagpoles
2. Residential and Commercial Bath Accessories.
3. Fire extinguishers and cabinets.
4. Flagpole.
5. Mailboxes.
6. Wire shelving.
7. Include all fasteners, anchors, tapes, sealants, miscellaneous appurtenances, and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.

OUTLINE SCOPE OF WORK

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. Provide interior room signage and wayfinding signage.
3. Provide monument sign per A102.
4. Exclusions:
 - A. Exterior post and panel signage.
 - B. Concrete foundation and steel supports for monument sign

BP 11A - 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. 113013 – Residential Appliances
2. At Units, provide ranges, ADA drop-in ranges, refrigerators, dishwashers, over the range microwaves, and range hoods.
3. Provide appliances at the Community Room and Exam Room.
4. Provide range backsplashes.
5. Provide hauling materials to the upper floors.
6. Include all cords and accessories for complete installation.
7. Delivery, unloading, removal of and disposal of all packaging.
8. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpsters.
9. Exclusions:
 - A. Washers and Dryers
 - B. Garbade disposals

BP 11B – TRASH CHUTE

Subcontractor shall provide a turnkey, all-inclusive Trash Chute 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. 149100 – Facility Chutes
2. Provide trash chute with sanitizing system per drawings.
3. Provide fire rated access doors per spec.
4. Provide trash carts per spec.

OUTLINE SCOPE OF WORK

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

BP 12B – CASEWORK & 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:
 - A. 123530 – Residential Casework
 - B. 123600 – Countertops
2. Provide full plywood kitchen and bath cabinets by Kountry Wood or Smart Cabinets.
3. Provide cabinet pulls for all cabinets and drawers.
4. Provide plastic laminate countertops with side and backsplashes at kitchens.
5. Provide cultured marble countertops with integral sinks at baths.
6. Provide hauling materials to the upper floors.
7. Include fillers and finished end panels where indicated.
8. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.
9. Provide field measuring for countertops.
10. Exclusions:
 - A. Wood blocking

BP 14 – ELEVATORS

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:
 - A. 142400 – Hydraulic Elevator
2. Provide elevator permits and inspections.
3. Provide elevators per spec.
4. Provide laminate wall panels in elevator cab per finish legend on A911.

OUTLINE SCOPE OF WORK

5. Include unloading, shakeout, and delivery into the building.
6. Provide 4 weeks of storage for elevator.
7. Provide all associated elevator equipment, accessories, cab finishes, rails, rail brackets and supports.
8. Provide hoisting required to complete this Work.
9. Provide all unloading and material handling.
10. Provide elevator pit ladder.
11. Provide two (2) full days of elevator mechanic time for Model's use.
12. Provide owner training.
13. Provide testing as required to prove functionality of installed systems.
14. Upon completion, install pads within cab to protect finishes.
15. Exclusions:
 - A. Flooring in elevator cab

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:
 - A. Division 21 – Fire Suppression (Complete)
2. Provide design in accordance with NFPA 13R.
3. Provide drawings and permits required to execute the Scope of Work.
4. Core drill or hole saw all penetrations associated with this scope of work.
5. Connect to water flange immediately inside of building.
6. Provide fire pump, jockey pump, standpipes, and controllers (if shown on drawings).
7. Provide disinfection of sprinkler piping system.
8. Provide any control wiring associated with equipment (if required).
9. Provide all escutcheons, sleeves, fasteners, anchors, sealants, fire caulking, hangers, supports, and miscellaneous appurtenances and accessories for a complete installation.
10. Provide labeling of sprinkler components.
11. Provide owner training.
12. Provide testing as required to prove functionality of installed systems.
13. Provide supplemental lighting necessary to execute this scope of work.

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 per fixture schedule.
5. Provide bathtubs, shower pans and fiberglass surrounds.

OUTLINE SCOPE OF WORK

6. Provide gas water heaters.
7. Provide ADA shower bases and surrounds at all units.
8. Provide interior domestic water, waste, vent & gas piping.
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 exterior storm line 5' outside of building.
14. Connect to water flange inside of building.
15. Coordinate with BP 3 for floor drain and trench drain elevation and installation.
16. Coordinate with BP 12B for countertop cutouts and penetrations for sinks and faucets.
17. Provide all insulation associated with the plumbing scope.
18. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
19. All fasteners, anchors, sealants, fire sealants/collars, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
20. Demonstrative training of maintenance staff on operation of systems and fixtures.
21. Supplemental lighting necessary to execute this scope of work.
22. Exclusions:
 - A. Radon mitigation
 - B. Tap fees

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 fans in attic.
5. Provide system labels.
6. Inspect vapor barrier installed by others.
7. 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 permit and inspections.
3. Provide HVAC equipment.
4. Layout from established control/building lines.

OUTLINE SCOPE OF WORK

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 sealing of exterior wall penetrations pertaining to the HVAC scope.
10. Provide wall and roof vent/exhaust caps.
11. Core drill or hole saw all HVAC penetrations. Sleeve/collar/seal/firecaulk as required.
12. Provide all sealants, fire sealants, hangers, fasteners, and miscellaneous appurtenances and accessories for a complete installation.
13. Provide caulking of all duct boots to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage.
14. Provide duct sealing per code.
15. Provide roof curbs, equipment pads, stands and hangers as indicated.
16. Provide new filters prior to substantial completion and clean all equipment inside and out including coils.
17. Include duct access panels where indicated.
18. Provide certified air balancing.
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

Subcontractor shall provide a turnkey, all-inclusive Electrical 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)
 - 283111 – Digital Addressable Fire Alarm System
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 the buildings.
4. Provide temporary power to the construction trailer.
5. Provide new primary and secondary electrical services in accordance with the drawings.
6. Provide site electric including excavation, conduit, pull boxes, bedding, warning tape, concrete encasement, backfill, light poles/fixtures, light pole bases, etc.
7. Provide transformer pad.
8. Haul spoils offsite generated from underground electrical work.
9. Provide electric metering per plans.
10. Provide power in accordance with the drawings. Coordinate with other trades for their power requirements. Include power to radon fans in the attic.
11. Provide lighting and lighting controls in accordance with the drawings.
12. Provide fire alarm system complete, including delegated design and permit.

OUTLINE SCOPE OF WORK

13. Provide ERRS testing.
14. Provide all rough-in for low voltage scope including conduit, backboxes,
15. Include conduit where wiring / cabling cannot be concealed in gypsum board partitions or ceilings.
16. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
17. Provide all miscellaneous appurtenances and accessories for complete installation.
18. Provide demonstrative training of maintenance staff on operation of systems and equipment.
19. Blocking, if required, for light fixtures or any electrical equipment is to be installed by the electrician.
20. 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.
21. Cap smoke detectors and then remove them at inspections.
22. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
23. Exclusions:
 - Aide to Construction fees
 - Temporary electric usage fees

BP 28 – SPECIAL SYSTEMS

Subcontractor shall provide a turnkey, all-inclusive 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:
 - a. Division 27 – Communications (Complete)
 - b. Division 28 – Electronic Safety and Security (Complete except Spec. 283111 Fire Alarm)
2. Provide Cat6 and RG11 fiber backbone.
3. Provide all structural cabling including Cat6 and RG6 to units.
4. Provide media panels in each unit.
5. Provide access control system including Butterfly intercom.
6. Provide security cameras and cabling per plans.
7. Provide Navi-Call Solutions Wireless Emergency Call System. Contact = Jim Todd jtodd@navicallsolutions.com
8. Exclusions:
 - a. Fire Alarm

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. Site demolition:
 - A. Remove existing trees and vegetation.
 - B. Remove existing sign and foundation.
 - C. Remove existing paving and curbs. Sawcut pavement to provide clean edges where applicable.
 - D. Remove existing underground utility lines.
 - E. Haul all spoils offsite.
 - F. Coordinate with utility companies. All utility fees will be paid by owner.
2. Erosion control:

OUTLINE SCOPE OF WORK

- A. Provide silt fence.
- B. Provide inlet protection for storm structures.
- C. Provide check dams.
- D. Provide gravel construction entrance and gravel laydown area per Site Logistics plan.
- E. Provide temporary seeding.
- F. Remove all erosion control measures at the completion of the project.
- 3. Grading:
 - A. Strip topsoil, stockpile and respread at completion of project. Haul any excess topsoil offsite or provide additional topsoil as required.
 - 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. Storm System, complete, including, underground storm piping, structures, underground downspout piping, and PVC downspout adapters.
 - B. Site Sanitary system, complete. Bring sanitary line to within 5' of buildings.
 - C. Domestic/fire water service including water tap, meter pit, domestic line, fire line, FDC connection, complete, fire hydrant, etc. Extend domestic and fire water lines to flange inside of buildings.
 - D. Provide conduit for gas service from property line to the gas meter.
 - E. Include all excavation, taps, bedding, piping, backfill and pavement restoration associated with utilities.
 - F. Include all permits for site and utility work.
- 5. 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.
- 6. From established benchmarks, provide all layout and surveying necessary to execute this Scope of Work.
- 7. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
- 8. Unit Pricing:
 - A. Provide a unit price to undercut unsuitable soils, air dry, and recompact per CY.
 - B. Provide a unit price to undercut unsuitable soils, haul off, haul in new fill, and compact per CY.
- 9. Exclusions:
 - A. Water tap fees
 - B. Sanitary tap fees
 - C. Utility company fees
 - D. Undercutting unsuitable soils (provide 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:
 - a. 313116 Termite Control
- 2. Provide spray termite control under slab on grade per specifications.

OUTLINE SCOPE OF WORK

BP 32A – ASPHALT PAVING & CURBS

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. Gravel subbase and base course to be installed in early 2027. Surface course to be installed in early Spring 2028.
3. Provide gravel subbase under all asphalt paving.
4. Provide asphalt base course and surface course.
5. Provide tack coat on base course.
6. Provide cleaning of base course prior to installation of tack coat / surface course.
7. At turn down integral curbs, overpour the base course by approximately 6". BP 3 Concrete will sawcut the asphalt edge prior to installing integral curbs.
8. Provide striping at asphalt.
9. Provide parking blocks.
10. Provide handicap parking signs.
11. Alternate:
 - A. Provide pricing for concrete extruded curbs. Include grade to string.

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. Layout from established control points.
2. Provide vinyl fencing per keynote 7 on L1.01.
3. Provide steel dumpster gate and cedar cladding per A102.

BP 33A – LANDSCAPING & SITE FURNISHINGS

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 per L1.01.
2. Provide sod per drawings.
3. Provide seeding at all disturbed areas.
4. Provide mulch or stone per plans.
5. Provide site furnishings including bike racks, benches and raised planters.
6. Provide VMAX turf reinforcement mat per keynote 17 on C107.
7. Provide one month of watering and maintenance after completion.
8. Exclusions:
 - a. Bollards
 - b. Topsoil