



Bid Package #20 Cabinets and Countertops

Exhibit B

Subcontract Scope of Work

Job Number:

Job Name: Columbia Street West– Ft. Wayne

Subcontractor:

Scope of Work: **Cabinets and Countertops**

GENERAL SUMMARY

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.

All deliveries and staging of materials must be coordinated with the Superintendent.

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 work, 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).

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.

All MODEL CONSTRUCTION jobsites are TOBACCO FREE. All smoking, dipping, chewing, etc. must be done off site, in area designated by Model Construction Superintendent. Please inform your crew(s), as this will be enforced.

Temporary restrooms are provided by Model Construction.

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.

All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.

All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.

All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.

Subcontractor Initials _____

model construction

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.

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. Contractors shall be expected/permitted to work Saturday or Federal Holidays as necessary to maintain the progress of the construction schedule.

All work to be in compliance with the complete contract documents (plans and specifications). Documents can also be examined at the Model Website (see below).

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. **No** compensation will be paid to subcontractor for extra work until it is signed by the subcontractor and Model Construction. Approved Change Order Requests are to be submitted to the Project Manager on Model's Change Order form **within Two Weeks** of the change order being approved or work is completed.

Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.

Any functioning system turned off or disconnected during the day must be put back in service by the end of the work day. Work day is to be considered day or evening shift depending on where the work is taking place.

Provide close out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.

Provide accurate As-Built drawings.

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.

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.

Contractor shall visit site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.

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.

Each contractor responsible for performing work according to local, state and national codes, as well as other regulations which apply to such work.

Removal or cutting of structural members is not permitted unless shown on the drawings. Consult with Model Construction regarding repair or removal of structural items.

Materials to be installed must conform to the manufacturer's recommendations.

Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.

Subcontractor Initials _____

model construction

Final Payment will be paid after contractor complies with submitting its completed company punch list, submitting completed signed copies of Model Construction punch lists and providing all warranty paper work to Model Construction.

Smoking, eating and drinking on-site is prohibited.

This is not a tax exempt project. Include all applicable taxes.

Prevailing Wages do not apply.

Each Subcontractor to provide a written detailed plan on how they will obtain Section 3 involvement in this Project. Plan will need to be updated on a MONTHLY basis.

Model at its own discretion, may assign this subcontract, in total, to the Construction Manager. At time of assignment the General Contractor assumes all rights and privileges granted to Model by this subcontract. Subcontractor will be notified in writing within 5 working days of the assignment.

All work shall be coordinated and scheduled by the forth coming attached project schedule (Exhibit C) and managed through General Contractor.

Cabinets and Countertops SUMMARY

Provide all labor, material, equipment, supplies, taxes, insurances, supervision, inspections, manufacturer's warranty and permits to perform the Cabinets & countertop Work for The Columbia St. West project in Ft. Wayne Indiana.

The buildings, and address included in this work are:

133-135 W. Columbia St. 611 S. Harrison St.
613 S. Harrison St. 617 S. Harrison St. Ft. Wayne, IN 46802

All specifications, manufacturers, notes, and details are included in the drawing set. If additional clarification is required, it is your responsibility to contact Model Construction during the bidding process and request that clarification.

The General Specifications (Division 1) are spelled out above and shall become a part of any contract.

Specifications directly applicable to this scope of work:

Division 00 - All

Division 01 - All

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

General

- A. Coordinate and follow schedule. Working closely with site superintendent is a must.
- B. Furnish and install all cabinets and counter tops. Including ADA compliant units.
- C. Furnish and install all bathroom vanities and, if shown, linen cabinets.
- D. Trims and fillers specifically intended for the cabinetry are to be included in this bid package. Including crown molding in high ceiling kitchens.
- E. Subcontractor is to submit shop drawings as soon as contract is awarded so framing contractor and MEP contractors can locate walls and equipment rough-ins.

Subcontractor Initials _____

modelconstruction

- F. Subcontractor to verify walls and bulkhead heights as soon as framing is complete. Site superintendent will coordinate.
- G. Either mark MEP rough-in locations or verify locations if already installed. This is crucial for island cabinet scenarios.
- H. Coordinate wall cabinet heights with site superintendent before installation.
- I. Four screws (minimum) will fasten each cabinet to stud or blocking.
- J. Cabinets are to be installed the day after flooring is complete so that countertops can be measured and installed before end of trim process.
- K. Scribe molding provided where necessary. The intention is to have a professional installation thus no need for scribe molding.
- L. Include caulking of all countertops to back and side splashes.
- M. Include installation (furnish by others) of the combination “over the stove top” microwave / vent assemblies. Coordinate cabinet cut out location and exhaust outlet connection with HVAC Contractor.
- N. Provide finished ends at all areas exposed to view (partially or fully exposed)
- O. Finished end panels at all refrigerator locations.
- P. Finished back panel system at all islands.
- Q. Quartz countertops at all kitchen areas.
- R. Bathroom vanities with quartz countertops, back and side splashes, along with integral bowl.
- S. Furnish and install single bowl stainless steel undermount kitchen sinks. Sinks are to be a minimum of 30 inches in width. Including offset drains as necessary to accommodate ADA cabinetry conversion.
- T. Please reference the Historic Part II Narratives; Contractor shall be sensitive to historical preservation requirements related to this scope of work. Bring it to the attention of Model Project Manager if Historic Part II and drawings are contradictory. Demolition/New work needs to follow National Park Service guidelines.
- U. This scope of work includes the implementation and continued use of PROCORE and its safety/collaboration tools throughout the project. It is preferred that each contractor has at least one tablet or at minimum one smartphone, loaded with the program, on the job at all times.

Subcontractor Initials _____