Scope Clarifications – Spring Street

**It is assumed that all work normally associated with the Bid Packages below are included in your Bid Proposal. The items listed below are intended to assist in clarifying those items that may be less clear.**

**BID PACKAGES**

**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.

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 other documents).

All work is to be in compliance with **GOLD-Level LEED certification** under the Passive Home Certification.

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 workday. Workday 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.** 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.

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 the jobsite is prohibited.

**This project is TAXABLE. Include all applicable taxes.**

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.

**GENERAL**

1. Note that this project is LEED Gold and includes Passive House design. This shall be taken into account during all Scopes, and all Parts of the job.
2. Assume Taxable and No special Wage Rates.
3. All necessary street and sidewalk closure permits required for the individual scopes MUST be included in your proposal.
4. All lifting and hoisting, including scaffolding, is to be included in the scopes.
5. Assume the work to begin in Mid to late October.

**BP-01** Earthwork

1. Prep site for new building. Assume some minor demolition (trees etc.).
2. Anticipate some old Stone foundations that will need to be removed.
3. Mass Excavation, and removal of spoils off-site for basement is to be included. Required shoring is not a part of this scope.
4. Return to fine grade prior to site concrete and paver work.

**BP-02** Temporary Earth Retention

1. Design/install a temporary earth retention system for basement excavation.
2. Coordinate this scope with the excavation.

**BP-03** Gravel Paving & Site Landscaping

Pea Gravel, and other site amenities are to be included in this scope.

**BP-04** Retaining wall and Pavers

1. Include the permeable pavers and retaining walls shown on the site plan.

**BP-04B** Fencing

1. Privacy fencing shown on site drawing. Assume wood “Board and Batten” system.

**BP-05** Building Concrete

1. Include all site concrete complete.
2. All footings, foundation walls, SOG, complete are included in this scope. Include backfill.
3. 8” Rigid Foam under SOG is included in this scope.
4. Basement mass excavation is NOT included. However, fine grade and subgrade “dressing” are to be included in this package. Assume approximately 8” to be removed. All spoils hauled off-site.

**BP-06** Masonry

1. CMU, Brick veneer, and stair towers are included in this package.

**BP-07** Misc. Steel

1. Lintels, and any other Structural Steel called out on the Structural drawings.
2. Cable Railings and other miscellaneous metals.
3. Steel supports for Solar Panels are included.

**BP-08** Framing

1. Include all exterior and interior wood framing as required.
2. Include exterior “Tyvek” material.
3. Include installation of windows *furnished by others*.
4. Note the specific requirements of the design. No variance from those details will be accepted.
5. Provide an ALTERNATE for staggered 2x4 stud walls in locations shown as “T” studs. Base bid is to include T studs.

**BP-09** Siding and Trims

1. Pricing to include prefinished.
2. Include cedar sing at penthouse.
3. Include Slate siding.
4. Include metal siding where shown.
5. Any supports (Furring etc.) required for the siding installations is to be included in this scope.
6. Any/All siding or trims on the exterior are included in this scope.

**BP-10** Finish Carpentry

1. Wood standing and running trim to be Model standards.
2. Interior prehung doors and hardware are included in this scope.
3. Assume Cased window openings with sill.
4. Cased interior door openings.
5. Entry doors are a part of the Window package and are not included in this scope.

**BP-11** Residential Cabinetry

1. Pricing to include “Smart” cabinets **AND TOPS**.
2. Tops to be Corian type.

**BP-12** Subsurface Waterproofing

1. Waterproof Basement walls to grade on all sides. This scope is to be a complete system, including prep and cleanup.

**BP-13** Insulation

1. Include all Batt, Spray, and cellular in accordance with the drawings.
2. Note there are multiple types and materials. This scope is for ALL insulations.

**BP-14** Roof

1. All roofing & flashing systems as shown are to be included.
2. Note and include any special roofing requirements for the solar panels and the Green roof.

**BP-16** Glass and Glazing

1. Glass railings where called out on the drawings.

**BP-17** Windows

1. Pricing is based on ZOLA windows. No other windows will be allowed.
2. Labor to install is included in the Framing Package.
3. Entry doors included in Zola package.

**BP-18** Overhead Doors

1. Furnish and install garage doors as shown on drawings. Include cost of operators.

**BP-19** Drywall

1. Note fire resistance ratings and designs called out on the drawings.
2. Level 4 finishes.
3. Any Bulkheads or soffits are to be framed in metal studs and *are a part of this scope*.
4. Walls and ceilings. The design of the wall and ceiling systems must be followed.

**BP-20** Flooring

1. Ceramic tile floors and shower walls in bathrooms. Waterproofing membrane to be included.
2. All other flooring to be similar to Model Standards. Please indicate unit costs for each product.
3. Underlayment where required by manufacturer is to be included. Note Gypcrete is not being used on this project.

**BP-21** Painting

1. All wall and ceiling surfaces to be painted.
2. All exterior railings and other miscellaneous items are to be included.
3. Exterior sidings are all assumed prefinished and will not require painting.

**BP-22** Specialties

1. Include Toilet accessories per Model Standard.
2. Include miniblinds at all windows.
3. Include wire-shelving at closets and pantries.

**BP-23** Appliances

1. Note all appliances are Energy star.
2. Washer and dryer are not included in Base scope. Include the cost for an ALTERNATE ADD.
3. Sizes and types are to be per Model Standards.

**BP-24** Plumbing

1. Fixtures to be as called out and in keeping with the LEED/Passive Home requirements.
2. **Include cost for new site utilities including Water, Sewer, Storm and gas.**
3. There is no requirement for a sprinkled building.

**BP-25** HVAC

1. As designed and shown on drawings.
2. Exhausts as called out.
3. ALL EQUIPMENT to be as called out and in keeping with the LEED/Passive Home requirements.

**BP-26** Electrical

1. ALL Lighting and power to be as called out and in keeping with the LEED/Passive Home requirements.
2. Site lighting as required.
3. Separate metering.
4. House panel and power/lighting.
5. Rough-in for Low voltage data, cabling, and security.