

OUTLINE SCOPE OF WORK

BID DOCUMENTS:

1. Germantown Crossing Invitation to Bid
2. Germantown Crossing Plans 100% Construction Set, dated March 31, 2023
3. Germantown Crossing Project Manual, 100% Construction Set, dated March 31, 2023
4. Germantown Crossing Outline Scope of Work (As Applicable to Bid Package)
5. Davis Bacon General Decision Number OH20230018
6. Germantown Crossing Geotechnical Report
7. Germantown Crossing Section 3 Packet
8. Germantown Crossing RFI Log
9. Germantown Crossing Outline Schedule

GENERAL SCOPE SPECIFICALLY PERTAINING TO GERMANTOWN CROSSING:

1. **Subcontractors are responsible for maintaining temporary fence, barricades, partitions, safety measures, etc.**
2. **Subcontractors are wholly responsible for delivery, unloading, and shakeout within the building.**
3. **Model Construction will provide a lull for Subcontractors / Suppliers use. Coordinate use of this lull with Model's Superintendent. Subcontractors / Suppliers must provide their own operator.**
4. **Project is Taxable.**
5. **Project is Prevailing Wage. Subcontractors shall provide alternate pricing for Davis-Bacon Prevailing Wages, in accordance with General Decision Number OH20230018 dated 01/06/203**
6. **The is a limited amount of laydown or storage area for Germantown Crossing. Subcontractors shall assume just in time delivery for all materials. Coordinate all deliveries and laydown with Model Superintendent.**

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 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 take 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.

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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.
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 with 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 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.
22. Contractor shall visit 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 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 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. Subcontractor shall register all warranties on behalf of the Owner.
30. Smoking, eating, and drinking is prohibited in undesignated areas.
31. This is not a tax-exempt project. Include all applicable taxes.
32. All work shall be coordinated and scheduled by the to ensure completion in accordance with the project schedule.
33. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.

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34. 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.
35. Multiple mobilizations as required to execute the project in accordance with the Schedule.
36. Material staging is to be coordinated with the superintendent. Locations must be approved by Model.
37. 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.
38. Each contractor is responsible for compiling their own punchlist, submitting record of it to Model and completing it prior to the architect's punchlist.

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:

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.

GENERAL REQUIREMENTS/CONDITIONS:

Pertinent portions of the following sections are applicable to all Subcontracts:

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

- 00 0110 Table of Contents
- 00 7315 Retainage Requirements

DIVISION 01 – GENERAL REQUIREMENTS

- 01 1000 Summary
- 01 2000 Price and Payment Procedures
- 01 2500 Contract Modification Procedures
- 01 3000 Administrative Requirements
 - Submittal Stamp Example
- 01 3216 Construction Progress Schedule
- 01 3300 Submittal Procedures
- 01 4000 Quality Requirements

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01 4126 Permit Requirements
01 4200 Reference Standards
01 4216 Definitions
01 5000 Temporary Facilities and Controls
01 5713 Temporary Erosion and Sediment Control
01 5721 Indoor Air Quality Controls
01 6000 Product Requirements
01 6116 Volatile Organic Compound (VOC) Content Restrictions
01 7000 Execution and Closeout Requirements
01 7419 Construction Waste Management and Disposal
01 7800 Closeout Submittals
01 7900 Demonstration and Training
01 8113 Sustainable Design Requirements
 Home Energy Rating System (HERS) Analysis

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 stand alone and combination bids, however, requests that pricing is broken out per the bid packages below.

BP1 – 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.

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

1. Final cleaning of building interior.
2. Wipe down all surfaces to remove dust.
3. Clean doors, baseboard, door casing, and trim.
4. Clean cabinets, inside and out.
5. Clean countertops.
6. Vacuum and mop all hard surfaces.
7. Vacuum all carpet.
8. Clean and sanitize all restrooms and kitchens.
9. Clean and shine mirrors and other interior glass.
10. Clean interior of windows.
11. Clean window frames, sills, and tracks.
12. Clean all appliances, plumbing fixtures, electrical fixtures, etc.
13. Provide additive alternate pricing to comply with Section 3.

BP3A – 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 following Specification sections are specifically applicable to this Scope of Work:

03 2000 Concrete Reinforcing
03 3000 Cast-In-Place Concrete
07 9200 Joint Sealants (pertinent portions thereof)

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32 1313 Concrete Pavement (pertinent portions thereof)
32 1360 Pavement Joint Sealants (pertinent portions thereof)

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

1. All layout from established control points.
2. Includes all building concrete, such as:
 - A. Footings.
 - B. Foundation wall.
 - C. Piers
 - D. Elevator pit slab and walls.
 - E. Slabs on grade.
3. Includes all site concrete, such as:
 - A. Curb.
 - B. Sidewalk and other site pavement.
 - C. Equipment pads.
4. Subgrade will be provided at +/- .1'. From subgrade, include all excavation and backfill necessary execute this scope of work. Backfill all excavations to restore subgrade.
5. Backfill interior and exterior of foundation walls with granular fill, compacted properly to minimize settlement.
6. Export all surplus from project site.
7. All gravel base associated with building and site concrete.
8. Vapor barrier as indicated.
9. Form work.
10. All rebar and reinforcing associated with the Scope of Work.
11. Expansion joints.
12. Block out for column cans. Grout column baseplates and pour back column cans once columns are installed.
13. Concrete placement, including pumping, if required.
14. Dewatering as required to install footings/foundations.
15. Furnish and install the footing drain and all footing drain related gravel.
16. Include foundation / slab insulation.
17. Provide a cubic yard rate to over excavate footings and place lean crete fill as indicated in the Geotechnical Report. Export surplus and dispose offsite.
18. Set all embeds, anchors, etc. furnished by others.
19. Curing, as required.
20. Temperature control of concrete.
21. Coordination with testing lab.
22. All appurtenances and accessories for a complete installation.
23. Project adjacent finished surfaces to ensure concrete does not splatter and damage finish.
24. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's 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 beamed, 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. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
27. Multiple mobilizations as required to execute the project in accordance with the Schedule.
28. Concrete associated with site electric work (transformer pads, generator pad, light pole bases, etc.) are excluded from this bid package.
29. Provide additive alternate pricing to comply with Section 3.

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30. Provide deductive alternate pricing for barrier curb to be performed by others.

BP3B – 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 following Specification sections are specifically applicable to this Scope of Work:
03 5400 Cementitious Underlayment

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

1. All layout from established control points.
2. Gypcrete with sound mat.
3. Include six mobilizations for gypcrete placement.
4. Furnish gypcrete sealer for installation by others.
5. Provide additive alternate pricing to comply with Section 3.

BP4 – MASONRY:

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

The following Specification sections are specifically applicable to this Scope of Work:
04 2200 Concrete Unit Masonry
04 2201 Clay Brick Masonry
04 7200 Cast Stone Masonry

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

1. Layout from established control points.
2. CMU.
3. Brick veneer.
4. Cast stone sills, etc.
5. Monument sign, including PVC caps.
6. Wash all brick veneer and cast stone upon completion.
7. Furnish and install all rebar necessary to execute this Scope of Work.
8. Grouting of CMU as indicated.
9. Masonry wire and anchors.
10. Control joints.
11. Flashing.
12. Layout and placement of embeds and anchors (provided by others).
13. Framing of masonry openings as necessary.
14. Provide cast stone veneer substrate in accordance with manufacturer's written instruction, including all air/moisture barrier, lath, fasteners, stucco scratch coat, etc.
15. Utilize precut corners and sills for cast stone.
16. Grout and tool joints as required.
17. Provide control joint and expansion joint in accordance with the documents and manufacturer's written instruction.
18. All hoisting, unloading and scaffolding, etc. required to complete this Scope of Work.

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19. Grout and mortar washout / mixing area will be designated by Model Superintendent. The washout / mixing area shall be bermed and 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.
20. All dust control as required for masonry operations is to be included.
21. Temporary water bib will be made available at the existing meter pit or at a single source. Consumption is by Model Construction. All hoses, fittings etc. required to perform your work shall be by the Masonry Contractor.
22. The Masonry contractor is responsible for the daily clean-up of their own work.
23. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
24. Multiple mobilizations as required to execute the project in accordance with the Schedule.
25. Provide additive alternate pricing to comply with Section 3.

BP5 – STRUCTURAL/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 miscellaneous metals:
 - A. Lintels.
 - B. Galvanized channel for monument sign bracket.
 - C. HC sign post sleeves.
2. Furnish and install:
 - A. Structural steel columns, bases, plate saddles, etc.
 - B. Hoist beams.
3. Prime steel as indicated. Clean up field welds, grinding marks, etc. after installation and touch up primer such that exposed steel is ready for final painting.
4. All exterior steel to be galvanized.
5. Provide additive alternate pricing to comply with Section 3.

BP6A – ROUGH CARPENTRY / STRUCTURAL FRAMING:

Although BP6A is structured for a turnkey framing package, stand-alone lumber and framing quotes will also be considered. Stand alone quotes shall be all-inclusive of either the material or labor components as outlined herein.

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 following Specification sections are specifically applicable to this Scope of Work:

- 06 0500 Common Work Results for Wood, Plastic, and Composites
- 06 1000 Rough Carpentry
- 06 1600 Sheathing
- 06 1715 Engineered Structural Wood
- 06 1753 Shop-Fabricated Wood Trusses
- 06 6640 Decorative Columns

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

1. Framing / rough carpentry, complete.

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2. Layout from established control points.
3. Building sealing/taping properly installed per manufacturer's requirements.
4. Bearing and non-bearing walls and all exterior and interior blocking.
5. Stair landings, stringers, treads and risers.
6. All roof parapet, soffit, and canopy framing.
7. All exterior and interior blocking. Include blocking for bathroom specialties such as grab bars, mirrors, shower rod, towel bars, toilet paper dispensers, closet shelving and coat racks. Include window blocking, handrail blocking, and blocking as required for finish trim. Include additional framing for tub/shower wall anchoring (or layout at edge of tub for anchoring).
8. Include all draft stopping, doors in draft stopping, walkway throughout attic, etc.
9. Provide and install all structural components (brackets, clips, hangers, anchors, fasteners, epoxy, etc.) as defined on the contract documents.
10. Furnish all anchor bolts associated with BP6A for installation by others.
11. Drill & epoxy and wedge anchor as indicated.
12. All fasteners associated with this Scope of Work.
13. 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.
14. Provide engineered shop drawings as required for all engineered lumber and methods.
15. The contractor is responsible for the daily clean-up of their own work.
16. All hoisting, unloading, man/material lifts, rigging, etc. necessary to complete this Scope of Work.
17. Furnish & install fire blocking per code.
18. Stencil fire walls installed with this Scope of Work as indicated.
19. Make safe vertical and horizontal openings in building by installing blocking, rails, guardrail, hole covers, etc.
20. Multiple mobilizations as required to execute the project in accordance with the Schedule.
21. Reference details on A401-403, 1/A601, & 13/A603. In lieu of the fiber cement gutter board and fascia that is shown on plans include 2x8 and 2x10 lumber for gutter boards and fascia.
22. Reference detail 5/A402, 2/A402. In lieu of the fiber cement trim shown on plans, include 2x12 lumber for trim.
23. Include water heater shelves as indicated in 7/A505.
24. Provide additive alternate pricing to comply with Section 3.

BP6B – FINISH CARPENTRY & DOORS/FRAMES/HARDWARE:

Subcontractor shall provide a turnkey, all-inclusive finish carpentry and residential 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. Interior finish carpentry.
2. Residential doors, frames, and hardware.
3. Finish Carpentry, including wood caps, interior trim, handrail, door casing, window casing, windowsills, etc.
4. All pre-hung and unit entry doors.
 - A. Exclude Door Type A & B.
 - B. Provide deductive alternate pricing for Unit Entry Doors (Door Type C).
5. All hardware associated with the doors provided by this Bid Package.
6. Include wooden stair guardrail and handrail. Include all posts, rails, pickets, handrail, brackets, fasteners, engineering, etc. required to complete the installation.
7. Install BP10C.
8. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.

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9. Provide additive alternate pricing to furnish and install Unit Entry Doors (Door Type C) and associated hardware.
10. Provide additive alternate pricing to comply with Section 3.

BP7A – 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 following Specification sections are specifically applicable to this Scope of Work:

07 0500 Common Work Results for Thermal and Moisture Protection (pertinent portions thereof)
07 2100 Thermal Insulation

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

1. Thermal insulation complete.
2. Foundation insulation is specifically excluded from this scope.
3. Interior demising wall insulation is specifically excluded from this scope. Insulator shall provide additive alternate pricing to add interior insulation.
4. Batt exterior wall insulation.
5. Blown attic insulation including baffles.
6. Batt ceiling insulation
7. Include spray foam where required by specifications.
8. Include board insulation as indicated in 1/A301, etc.
9. Provide Air Sealing Package as required by IEC and for performance of air infiltration testing.
10. Subcontractor is responsible for the daily clean-up of their own work.
11. Include multiple mobilizations, as required to complete the installation in accordance with the project schedule.
12. Supplemental temporary lighting, if required, to execute this Scope of Work.
13. Multiple mobilizations as required to execute the project in accordance with the Schedule.
14. Provide additive alternate pricing to comply with Section 3.
15. Provide additive alternate pricing to furnish and install unit interior demising wall insulation.

BP7B – 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 following Specification sections are specifically applicable to this Scope of Work:

07 0500 Common Work Results for Thermal and Moisture Protection (pertinent portions thereof)
07 2100 Thermal Insulation (pertinent portions thereof)
07 2500 Weather Barriers
07 3113 Asphalt Shingles
07 6200 Sheet Metal Flashing and Trim
07 7123 Manufactured Gutters and Downspouts
07 9200 Joint Sealants (pertinent portions thereof)

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

1. Membrane roof system complete, including insulation, flashing, etc.

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2. Asphalt shingle roofing system complete.
3. Scuppers, gutters and downspouts.
4. Coping caps.
5. Install in accordance with manufacturer's written instruction to ensure warranties required by the Specifications are obtained.
6. Coordinate roofing work with mechanical, electrical, and plumbing drawings. Include flashing for all roof curbs, vents, etc.
7. All roof vents, underlayment, flashing, fasteners, sealants and miscellaneous appurtenances and accessories for a complete installation.
8. Connect downspouts to the downspout boots (installed by Sitework Subcontractor). Include the down pipe adapter and sealant.
9. The Roofing contractor is responsible for the daily clean-up of their own work.
10. Multiple mobilizations as required to execute the project in accordance with the Schedule.
11. Reference details on A401-403, 1/A601, & 13/A603. In lieu of the fiber cement gutter board and fascia that is shown on plans include wrapping 2x8 and 2x10 lumber gutter board and fascia with aluminum in accordance with 07 6200.
12. Reference detail 1/A402. In lieu of the fiber cement trim at the parapet wall fascia/cornice, include wrapping parapet fascia/cornice with aluminum in accordance with 07 6200.
13. Provide additive alternate pricing to comply with Section 3.

BP7C – SIDING

Subcontractor shall provide a turnkey, all-inclusive 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 following Specification sections are specifically applicable to this Scope of Work:

- 07 0500 Common Work Results for Thermal and Moisture Protection (pertinent portions thereof)
- 07 4600 Vinyl Siding
- 07 4646 Fiber Cement Siding
- 07 6200 Sheet Metal Flashing and Trim (pertinent portions thereof)
- 07 9200 Joint Sealants (pertinent portions thereof)

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

1. Fiber cement siding.
2. Fascia, soffit, trim, and metal trim associated with siding.
 - A. Roof copings by BP7B.
3. Install siding and soffits in accordance with manufacturer's instructions.
4. Siding scope starts at Zip Sheathing. From Zip Sheathing, include any sub framing, furring strips, etc. for a warrantable installation. Include any additional underlayment required for a warrantable installation.
5. Include all siding trim, flashing, jointers, joint sealants, etc., for a warrantable installation.
6. Provide a mockup of fiber cement siding.
7. Flash around vent and exhaust caps indicated on elevation.
8. Install in accordance with manufacturer's written instruction to ensure warranties required by the Specifications are obtained.
9. Include decorative louvers as indicated.
10. Include aluminum panels at tower as indicated on 1 & 2/A202.
11. Reference details on A401-403, 1/A601, & 13/A603. Exclude fiber cement gutter board and fascia that is shown on plans. Gutter boards and fascia will be lumber and wrapped with metal by BP7B Roofing.

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12. Reference detail 1/A402. Exclude fiber cement fascia trim that is shown on plans. Fascia/cornice will be wrapped with aluminum in accordance with 07 6200 by BP7B Roofing.
13. Reference detail 5/A402, 2/A402. In lieu of the fiber cement trim shown on plans, include wrapping 2x12 lumber with prefinished aluminum in accordance with Spec Section 07 6200.
14. Reference elevations and 6/A603. Provide fiber cement trim in lieu of the vinyl trim indicated.
15. Reference 5/A402. Include installation of access panel provided by others.
16. Provide additive alternate pricing to comply with Section 3.

BP7D – 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 following Specification sections are specifically applicable to this Scope of Work:
07 0500 Common Work Results for Thermal and Moisture Protection (pertinent portions thereof)

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

1. Fluid applied waterproofing with protection board.
2. Provide additive alternate pricing to comply with Section 3.

BP7E – 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 following Specification sections are specifically applicable to this Scope of Work:
07 0500 Common Work Results for Thermal and Moisture Protection (pertinent portions thereof)
07 9200 Joint Sealants (pertinent portions thereof)

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

1. Joint sealants at masonry expansion joints.
2. Joint sealants at hollow metal door frames in masonry.
3. Include 500 LF of joint sealant at sidewalk expansion joints.
4. Provide additive alternate pricing to comply with Section 3.

BP8A.1 – COMMERCIAL DOORS, FRAMES, HARDWARE - SUPPLY:

Subcontractor shall provide an all-inclusive commercial doors, frame, and hardware supply scope of work for this project including but not limited to all shop labor, material, management, overhead, submittals, coordination, tools, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The following Specification sections are specifically applicable to this Scope of Work:
08 0500 Common Work Results for Openings (pertinent portions thereof)
08 1113 Hollow Metal Doors and Frames
08 1416 Flush Wood Doors
08 7100 Door Hardware (pertinent portions thereof)
08 7101 Door Hardware Schedule (pertinent portions thereof)

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

1. Furnish all commercial doors, including:

OUTLINE SCOPE OF WORK

- A. Hollow metal frames
- B. Hollow metal doors
- C. Hardware associated with hollow metal doors.
2. Exclude Door Type B, C & D.
 - A. Provide additive alternate pricing to furnish Unit Entry Doors (Door Type C)
3. Include all deliveries to the jobsite.
4. Include all hardware, hardware fasteners, etc.
5. Prep frames for access control as indicated.
6. Furnish all key cores.
7. Provide deductive alternate pricing for Unit Entry Doors (Door Type C) and associated hardware to be furnished by others.
8. Optional to BP8A.1 bidders – Provide additive alternate pricing to install BP8A.2.
9. Provide additive alternate pricing to comply with Section 3.

BP8A.2 – COMMERCIAL DOORS, FRAMES, HARDWARE - INSTALLATION:

Subcontractor shall provide an all-inclusive commercial doors, frame, and hardware installation 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 following Specification sections are specifically applicable to this Scope of Work:

08 0500 Common Work Results for Openings (pertinent portions thereof)

08 1113 Hollow Metal Doors and Frames

08 1416 Flush Wood Doors

08 7100 Door Hardware (pertinent portions thereof)

08 7101 Door Hardware Schedule (pertinent portions thereof)

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

1. Install all commercial doors, including:
 - A. Hollow metal frames
 - B. Hollow metal doors
 - C. Hardware associated with hollow metal doors.
2. Exclude Door Type B, C & D.
 - A. Provide additive alternate pricing to install Unit Entry Doors (Door Type C)
3. Include all unloading and shakeout. Upon unloading, take full inventory of delivered material and report any discrepancies to Model Construction.
4. Include miscellaneous fasteners, sealants and all appurtenances and accessories for a complete installation.
5. Install all key cores.
6. Provide deductive alternate pricing for Unit Entry Doors (Door Type C) and associated hardware to be installed by others.
7. Provide additive alternate pricing to comply with Section 3.

BP8B – STOREFRONT/GLAZING:

Subcontractor shall provide a turnkey all-inclusive storefront 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 following Specification sections are specifically applicable to this Scope of Work:

07 9200 Joint Sealants (pertinent portions thereof)

OUTLINE SCOPE OF WORK

08 0500 Common Work Results for Openings (pertinent portions thereof)
08 7113 Automatic Door Operators
08 7100 Door Hardware (pertinent portions thereof)
08 7101 Door Hardware Schedule (pertinent portions thereof)
08 8000 Glazing

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

1. Aluminum doors and hardware.
2. Glazing.
3. Automatic operators.
4. Include tempered glass where indicated.
5. Include all hardware, joint sealants and miscellaneous appurtenances and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.
6. Provide additive alternate pricing to comply with Section 3.

BP8C – COILING DOOR:

Subcontractor shall provide a turnkey all-inclusive coiling 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 following Specification sections are specifically applicable to this Scope of Work:

07 9200 Joint Sealants (pertinent portions thereof)
08 0500 Common Work Results for Openings (pertinent portions thereof)
08 3313 Coiling Counter Doors

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

1. Coiling door as indicated.
2. Include all fasteners and miscellaneous appurtenances and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.
3. Provide additive alternate pricing to comply with Section 3.

BP8D – WINDOWS:

The following Specification sections are specifically applicable to this Scope of Work:

07 9200 Joint Sealants (pertinent portions thereof)
08 0500 Common Work Results for Openings (pertinent portions thereof)
08 5313 Vinyl Windows

Subcontractor shall provide a turnkey all-inclusive 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. Vinyl windows.
2. Wood windows.
3. Provide windows with limiters and ADA hardware as indicated.
4. Include tempered glass in windows where required by code.
5. Install windows in accordance with manufacturer's instructions with all flashing, fasteners, sealants, tape, etc. for a warrantable installation.
6. Provide additive alternate pricing to comply with Section 3.

OUTLINE SCOPE OF WORK

BP9A – 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 following Specification sections are specifically applicable to this Scope of Work:

- 07 8400 Firestopping (pertinent portions thereof)
- 07 9200 Joint Sealants (pertinent portions thereof)
- 09 0500 Common Work Results for Finishes
- 09 2116 Gypsum Board Assemblies
- 09 8100 Acoustical Insulation (pertinent portions thereof)

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

1. Metal framing:
 - A. Resilient channel where indicated at the underside of floor and roof trusses.
 - B. Resilient channel where indicated at interior walls.
 - C. Hat channel / furring.
2. Acoustic Ceilings.
3. Drywall ceilings.
4. Finish walls and ceilings to a level 4 finish.
5. Provide additive alternate pricing to insulate interior demising walls.
6. Refer to Structural Plans for Shear Wall Locations. Laminate drywall over shear wall OSB to provide the profiles indicated on the architectural plans.
7. BP9A is responsible for sealing the tops, bottoms, and sides of all fire rated assemblies to surrounding decks, slabs, and walls with fire caulk / fire tape / etc.
 - A. Seal drywall as indicated in details on A404.
8. Provide "Pre-Rock" install as required.
9. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
10. 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.
11. Provide additive alternate pricing to comply with Section 3.
12. Provide additive alternate pricing to furnish and install unit interior demising wall insulation.

BP9B – 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 following Specification sections are specifically applicable to this Scope of Work:

- 07 9200 Joint Sealants (pertinent portions thereof)
- 09 0500 Common Work Results for Finishes (pertinent portions thereof)
- 09 0561 Common Work Results for Flooring Preparation
- 09 3000 Tiling
- 09 6500 Resilient Flooring
- 09 6813 Tile Carpeting

OUTLINE SCOPE OF WORK

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

1. All flooring in accordance with the Finish Legend and Specifications.
2. LVP.
3. Walk off carpet.
4. Tile.
5. Tile base.
6. All resilient base.
7. Rubber treads and risers.
8. All minor prep in accordance with Manufacturer's instruction.
9. Waterproof and crack isolation membrane.
10. Grouting in accordance with the documents.
11. All sealants required for a complete installation.
12. Transition strips, reducer strips, and moldings.
13. Expansion joints where required by Specification and Manufacturer's instruction.
14. Flooring to be installed/refinished completely under cabinets and restroom vanities in all areas.
15. Attic stock in accordance with the Specifications.
16. Seal tile and grout as required.
17. Installation in accordance with specifications and manufacturer's written instruction.
18. Supplemental lighting necessary to execute this scope of work.
19. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a completion installation.
20. Cover all flooring with ram board or card board after installation.
21. Provide additive alternate pricing to comply with Section 3.
22. Provide additive alternate pricing to install gypcrete primer, provided by others.

BP9C - 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 following Specification sections are specifically applicable to this Scope of Work:

- 07 9200 Joint Sealants (pertinent portions thereof)
- 10 0500 Common Work Results for Specialties (pertinent portions thereof)
- 09 9000 Painting and Coating
- 09 9000.1 Painting Schedule

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

1. Interior, exterior, and site painting.
2. Interior painting includes walls, ceilings, doors, door casing, trim, wood caps, etc.
3. Exterior painting includes primed fiber cement panels, lintels, doors, trim, exposed conduit, steel downspout boots, etc.
4. Include concrete sealer, where indicated.
5. Clean, prep, and prime all surfaces prior to painting.
6. Work also includes one "touch-up" / Owners Punchlist in all areas prior to move-in (after final paint).
7. Supplemental lighting necessary to execute this scope of work.
8. Provide attic stock for each paint color, sheen

OUTLINE SCOPE OF WORK

9. 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.
10. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting.
11. Mask surfaces not scheduled for paint / finish. Remove any and all overspray.
12. Provide additive alternate pricing to comply with Section 3.

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 following Specification sections are specifically applicable to this Scope of Work:

- 07 9200 Joint Sealants (pertinent portions thereof)
- 10 0500 Common Work Results for Specialties (pertinent portions thereof)
- 10 2601 Door, Wall & Corner Guards (pertinent portions thereof)
- 10 2800 Toilet, Bath, and Laundry Accessories
- 10 4400 Fire Extinguishers
- 10 5623 Wire Storage Shelving

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

1. Toilet and bath accessories.
2. Bathroom Mirrors.
3. Medicine cabinets.
4. Towel bars.
5. Corner guards – assume corner guards are 6' tall, where indicated.
6. Paper towel dispensers.
7. Toilet paper holders
8. Grab bars.
9. Robe hooks.
10. Curtain rods.
11. Fire extinguishers and cabinets.
12. Knox box.
13. Wire shelving.
14. Furnish access panels indicated in 5/A402 for installation by others.
15. Include all fasteners, anchors, tapes, sealants, miscellaneous appurtenances, and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.
16. Provide additive alternate pricing to comply with Section 3.

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 following Specification sections are specifically applicable to this Scope of Work:

- 10 0500 Common Work Results for Specialties (pertinent portions thereof)
- 10 1400 Signage

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

OUTLINE SCOPE OF WORK

1. Interior signage.
2. Exterior signage.
3. Monument sign panels – monument sign concrete, masonry & steel work are provided by BP3, BP4, BP5
4. Include all fasteners, anchors, tapes, miscellaneous appurtenances, and accessories for a complete installation in accordance with Bid Documents and Manufacturer's written instruction.
5. Provide additive alternate pricing to comply with Section 3.

BP 10C – POSTAL SPECIALTIES:

Subcontractor shall provide a postal specialties 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 following Specification sections are specifically applicable to this Scope of Work:

10 0500 Common Work Results for Specialties (pertinent portions thereof)
10 1400 Signage

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

1. Postal specialties.
2. Include all fasteners, trim, and miscellaneous appurtenances and accessories required for a complete installation.
3. Provide additive alternate pricing to comply with Section 3.

BP11A - 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 following Specification sections are specifically applicable to this Scope of Work:

11 3100 Residential Appliances

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

1. Furnish and install all appliances.
2. Include all cords and accessories for a complete installation.
3. Delivery, unloading, removal of and disposal of all packaging.
4. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpster.
5. Provide additive alternate pricing to comply with Section 3.

BP11B – TRASH COMPACTOR:

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 following Specification sections are specifically applicable to this Scope of Work:

11 8227 Waste Compactors

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

1. Trash compactors.
2. Connect to disconnect installed by electrician.

OUTLINE SCOPE OF WORK

3. Include all chute extensions, power cords, anchors, and accessories for a complete installation.
4. Provide additive alternate pricing to comply with Section 3.

BP12A - 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 following Specification sections are specifically applicable to this Scope of Work:
12 2100 Window Blinds

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

1. Window blinds.
2. Field measure.
3. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for a complete installation.
4. Clean up dust, debris, packaging daily.
5. Provide additive alternate pricing to comply with Section 3.

BP12B - 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 following Specification sections are specifically applicable to this Scope of Work:
07 9200 Joint Sealants (pertinent portions thereof)
12 3530 Residential Casework
12 3661 Quartz Countertops

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

1. All casework.
2. All countertops.
3. Include decorative wood brackets, fillers and finished end panels where indicated.
4. Include field measuring.
5. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for a complete installation.
6. Provide additive alternate pricing to comply with Section 3.

BP14A – 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 following Specification sections are specifically applicable to this Scope of Work:
14 2000 Passenger Elevations

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

1. Elevator.
2. Include unloading, shakeout, and delivery into the building.
3. Elevator and all associated equipment, accessories, and cab finishes.
4. Rails, rail brackets and supports.

OUTLINE SCOPE OF WORK

5. Hoisting as required to complete this Work.
6. All unloading and material handling.
7. Cab finishes except for floor finishes.
8. Training.
9. Testing as required to prove functionality of installed systems.
10. Upon completion, install pads within cab to protect finishes.
11. Provide additive alternate pricing to comply with Section 3.

BP14B – 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 following Specification sections are specifically applicable to this Scope of Work:

14 9100 Facility Chutes

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

1. Trash chute.
2. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for a complete installation.
3. Provide additive alternate pricing to comply with Section 3.

BP21 – 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 following Specification sections are specifically applicable to this Scope of Work:

07 8400 Firestopping (pertinent portions thereof)
07 9200 Joint Sealants (pertinent portions thereof)
21 0500 Common Work Results for Fire Suppression
21 0501 Basic Mechanical Materials and Methods for Fire Protection
21 0517 Sleeves and Sleeve Seals for Fire Suppression
21 0518 Escutcheons for Fire Suppression Piping
21 0519 Meters and Gages for Fire Suppression Piping
21 0529 Hangers and Supports for Fire Suppression Piping and Equipment
21 0553 Identification for Fire Suppression Piping and Equipment
21 1119 Fire Department Connections
21 1313 Wet-Pipe Sprinkler Systems

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

1. Fire suppression.
2. Design in accordance with NFPA.
3. All permits required to execute the Scope of Work.
4. Core drill or hole saw all penetrations associated with this scope of work. Coordinate with BP2 to ensure penetrations are abated of hazardous materials, where required.
5. Layout.
6. Connect to flange immediately inside of building.
7. Standpipe.
8. Disinfection of piping system.

OUTLINE SCOPE OF WORK

9. Any control wiring associated with equipment (if required).
10. Provide sprinkler maintenance supplies as required by Contract Documents and install in location designated by Superintendent.
11. All escutcheons, sleeves, fasteners, anchors, sealants, firesafing/caulking, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
12. Labeling.
13. Training.
14. Testing as required to prove functionality of installed systems.
15. Supplemental lighting necessary to execute this scope of work.
16. Provide additive alternate pricing to comply with Section 3.

BP22 - 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 following Specification sections are specifically applicable to this Scope of Work:

- 07 8400 Firestopping (pertinent portions thereof)
- 07 9200 Joint Sealants (pertinent portions thereof)
- 22 0500 Common Work Results for Plumbing
- 22 0513 Common Electrical Requirements for Plumbing
- 22 0519 Meters and Gages for Plumbing Piping
- 22 0523 General Duty Valves and Strainers
- 22 0529 Hangers and Supports for Plumbing Piping and Equipment
- 22 0553 Identification for Plumbing Piping and Equipment
- 22 0700 Pipe Insulation
- 22 1120 Plumbing Piping
- 22 1123.21 Inline, Domestic Water Pumps
- 22 1429 Sump Pumps
- 22 3300 Electric, Domestic Water Heaters
- 22 4400 Plumbing Fixtures

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

1. Plumbing.
2. Interior domestic water, waste, vent & gas piping.
3. Layout from established control/building lines.
4. All plumbing fixtures.
 - A. Downspout boots are by BP31.
5. Furnish and install recirculation pump, elevator pit sump pump, etc.
6. All excavation, bedding, backfill, compaction, etc. required to execute this scope of work.
7. Connect to utilities 5' outside of building.
 - A. Include bringing fire water into the building. Terminate with flange at floor level.
8. Coordinate with BP3 for floor drain and trench drain elevation and installation.
9. Coordinate with BP12B for countertop cutouts and penetrations for sinks and faucets.
10. All insulation associated with the Scope of Work.
11. All permits required to execute the Scope of Work.
12. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.

OUTLINE SCOPE OF WORK

13. All fasteners, anchors, sealants, fire sealants/collars, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
14. Demonstrative training of maintenance staff on operation of systems and fixtures.
15. Supplemental lighting necessary to execute this scope of work.
16. Equal alternate fixtures are strongly encouraged.
17. Subcontractor is responsible for restoring subgrade impacted by execution of this Scope of Work to original condition (compaction level, elevation, etc.). Haul off surplus.
18. Provide additive alternate pricing to comply with Section 3.

BP23 – 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 following Specification sections are specifically applicable to this Scope of Work:

- 07 8400 Firestopping (pertinent portions thereof)
- 07 9200 Joint Sealants (pertinent portions thereof)
- 23 0500 Common Work Results for HVAC
- 23 0513 Common Motor Requirements for HVAC Equipment
- 23 0529 Hangers and Supports for HVAC Piping and Equipment
- 23 0593 Testing, Adjusting & Balancing for HVAC
- 23 0713 Duct Insulation
- 23 2300 Refrigerant Piping
- 23 3113 Metal Ducts
- 23 3300 Air Duct Accessories
- 23 3423 HVAC Power Ventilators
- 23 3713 Diffusers, Registers, and Grilles
- 23 5400 Furnaces
- 23 8113.11 Packaged Terminal Air-Conditioners, Through-Wall Units
- 23 8119 Environmental Conditioning Units
- 23 8239.19 Wall and Ceiling Unit Heaters

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

1. HVAC
2. Layout from established control/building lines.
3. Ductwork.
4. Refrigerant and condensate piping, etc.
5. All air devices - diffusers, grilles, volume dampers, radiant dampers, backdraft dampers, etc.
6. All mechanical equipment indicated.
7. Mechanical control devices such as thermostats, CO sensors, etc. as indicated.
 - A. Include all control wiring/cablings.
8. Insulation associated with this scope of work.
9. Through wall and roof vent/exhaust caps.
10. Louvers associated with VRP units and as indicated on
11. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
12. All sealants, fire sealants, hangers, fasteners, and miscellaneous appurtenances and accessories for a complete installation.
13. Install equipment pads, stands and hangers as indicated.

OUTLINE SCOPE OF WORK

14. Install new filters prior to substantial completion and clean all equipment inside and out including coils.
15. Condensate piping as indicated.
16. This contractor is to provide and install smoke and fire dampers, if applicable. Coordinate with the electrician for tying into the fire alarm system.
17. Test and balance.
18. Demonstrative training of maintenance staff on operation of systems and equipment.
19. Supplemental lighting necessary to execute this scope of work.
20. Provide additive alternate pricing to comply with Section 3.

BP26 – 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 following Specification sections are specifically applicable to this Scope of Work:

- 07 8400 Firestopping (pertinent portions thereof)
- 07 9200 Joint Sealants (pertinent portions thereof)
- 26 0500 Common Work Results for Electrical
- 26 0501 Common Electrical Materials and Methods
- 26 0519 Low-Voltage Electrical Power Conductors and Cables
- 26 0526 Grounding and Bonding for Electrical Systems
- 26 0529 Hangers and Supports for Electrical Systems
- 26 0533 Raceways and Boxes for Electrical Systems
- 26 0543 Underground Ducts and Raceways for Electrical Systems
- 26 0544 Sleeves and Sleeve Seals for Electrical Raceways and Cabling
- 26 0553 Identification for Electrical Systems
- 26 0573.13 Short-Circuit Studies
- 26 0573.16 Coordination Studies
- 26 0573.19 Arc-Flash Hazard Analysis
- 26 2316 Utility Service Connection Cabinet
- 26 2416 Panelboards
- 26 2726 Wiring Devices
- 26 2813 Fuses
- 26 2816 Enclosed Switches
- 26 2913 Manual Motor Controllers
- 26 4313 Surge Protection for Low-Voltage Electrical Power Circuits
- 26 5119 LED Interior Lighting
- 26 5213 Emergency and Exit Lighting
- 26 5613 Lighting Poles and Standards
- 26 5619 LED Exterior Lighting
- 28 4621 Addressable Fire Alarm Systems

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

1. Electrical, telecom, cable, fire alarm, audible and visual alarms, etc.
2. Electrical subcontractors shall 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.
3. All pathway, wiring, devices, fixtures, and equipment for a complete Electrical and Special Systems Scope of Work.
4. Power and lighting, complete.

OUTLINE SCOPE OF WORK

5. Fire alarm complete, including all delegated design, permit, etc.
6. Tele/data, as indicated.
7. Electrical site work as indicated.
8. Include conduit where wiring / cabling cannot be concealed in gypsum board partitions or ceilings.
9. Provide power to all other scopes equipment in accordance with the drawings and shop drawings.
10. All site electric including excavation, conduit, pull boxes, bedding, warning tape, concrete encasement, backfill, light pole bases, light poles/fixtures, etc.
11. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required. Coordinate with BP2 to ensure penetrations are abated of hazardous materials, where required.
12. All miscellaneous appurtenances and accessories for a complete installation.
13. Design, engineering, and permits required to execute the Scope of Work.
14. Demonstrative training of maintenance staff on operation of systems and equipment.
15. Blocking for light fixtures or any electrical equipment is to be installed by the electrician.
16. Caulk all electrical boxes (lights, switches, outlets, panels) to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage.
17. Coordinate with BP21, 22, and 23 for power to equipment, fixtures, devices, etc..
18. Cap smoke detectors; remove caps prior to inspections.
19. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
20. Subcontractor is responsible for restoring subgrade impacted by execution of this Scope of Work to original condition (compaction level, elevation, etc.). Haul off surplus.
21. Provide additive alternate pricing to comply with Section 3.

BP31 – 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 following Specification sections are specifically applicable to this Scope of Work:

- 31 1000 Site Clearing
- 31 2000 Earthwork for Utilities
- 33 3100 Domestic Water- Private Fire Service Mains
- 33 3200 Natural Gas Service Piping
- 33 4100 Storm Sewerage
- 33 5100 Sanitary Sewerage

1. The inclusions of this Scope of Work are generally outlined below:
2. Excavation and site utilities.
3. Site demolition.
4. Sawcut asphalt and site concrete to provide clean edge.
5. Remove utilities as indicated. Cap and plug termination points.
6. SWPPP/erosion control.
7. Sitework Subcontractor may use the site for stockpiling during early demolition and sitework operations. Upon mobilization of the Concrete Subcontractor, the Sitework Subcontractor shall export all surplus.
8. Rough grading to +/- .1' of subgrade.
9. Fine grading to +/- .1' of design elevation.
10. Undercut slab on grade as indicated in the Geotech report.
11. Proof roll subgrade as indicated in the Geotech report.
12. Storm system complete.

OUTLINE SCOPE OF WORK

13. Include cast iron downspout boots. Turn up next to the building, coordinate with Architectural Plans and roofer for exact location.
14. Fire water service, complete.
15. Domestic water service, complete.
16. Sanitary service, complete.
17. Include all excavation, taps, bedding, piping, backfill and pavement restoration associated with utilities.
18. With the exception of downspout collectors, all utilities shall be roughed-in to 5' outside of the building.
19. From established benchmarks, provide all layout and surveying necessary to execute this Scope of Work.
20. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
21. Provide additive alternate pricing to comply with Section 3.
22. Provide additive alternate pricing to import and spread topsoil.
23. Provide additive alternate pricing to demo sidewalk in right of way.

BP32A – ASPHALT PAVEMENT

Subcontractor shall provide a turnkey, all-inclusive Asphalt Pavement 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 following Specification sections are specifically applicable to this Scope of Work:

- 32 1216 Hot-Mix Asphalt Paving
- 32 1360 Pavement Joint Sealants (pertinent portions thereof)

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

1. Heavy duty asphalt, standard duty asphalt and mill and overlay.
2. Base course.
3. Striping and signage.
4. Parking lot stops.
5. Assume two mobilizations for pavement.
6. Include power washing parking lot prior to finish course.
7. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
8. Provide additive alternate pricing to comply with Section 3.

BP32B – FENCE & GATES

Subcontractor shall provide a turnkey all-inclusive fence 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 following Specification sections are specifically applicable to this Scope of Work:

- 32 3113 Chain Link Fences and Gates

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

1. Layout from established control points.
2. Aluminum fence.
3. All hardware, concrete and miscellaneous appurtenances and accessories for a complete installation.
4. Provide additive alternate pricing to comply with Section 3.

BP32C – LANDSCAPING

OUTLINE SCOPE OF WORK

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 following Specification sections are specifically applicable to this Scope of Work:
32 9200 Lawns and Grasses

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

1. Layout from established control points.
2. Complete landscaping scope of work as defined on the Bid Documents.
3. From subgrade, import and place topsoil to +/- .1".
4. Final grading, rockhounding, and landscape bed prep by Landscaping Subcontractor
5. Prep plants for installation as indicated. Include all planting soil, mulch, support/guy wires, etc.
6. Edge planting beds as indicated.
7. Include site furnishings, such as bike racks, planters, etc.
8. Export surplus spoil generated during the execution of this Scope of Work.
9. Provide additive alternate pricing to comply with Section 3.
10. Provide additive alternate pricing to import and spread topsoil.
11. Provide additive alternate pricing to maintain landscaping until established or three months, whichever is longer. Landscaping shall be watered and maintained while lawns shall be watered and mowed during this period.