

OUTLINE SCOPE OF WORK

BID DOCUMENTS:

1. Drawings – Renovations for 934 E. McMillan Street (Paramount 1.5) – Permit & Bid Set dated 9/1/23
2. Scope of Work (As applicable to Bid Package)

GENERAL SCOPE OF WORK (Applicable to all Subcontracts):

1. Proposals shall be submitted on the Subcontractor's standard proposal form. Clearly list any exclusions.
2. Project is subject to Ohio sales tax.
3. Project is NOT subject to prevailing wage rates.
4. Provide equals Furnish and Install.
5. 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.
6. All deliveries and staging of materials must be coordinated with the Superintendent.
7. 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).
8. 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.
9. 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.
10. Temporary restrooms are provided by Model Construction.
11. Disregard all reference to "General Contractor", "Trade Contractor", or "Subcontractor" in the Bid Documents, as the Scope of Work outlined on the Bid Forms take precedence.
12. All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.
13. All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.
14. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.
15. 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.
16. 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.
17. All work shall be completed with strict compliance with the Bid Documents and Manufacturer's written instruction.

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18. 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.
19. Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.
20. 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.
21. Provide closed-out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.
22. Subcontractors shall register all warranties on behalf of the Owner. Subcontractor shall request any information needed for warranty registration from Model Construction.
23. Maintain and submit accurate as-built drawings upon completion.
24. 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.
25. 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.
26. Contractor shall visit site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.
27. 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.
28. Each contractor responsible for performing work according to local, state and national codes, as well as other regulations which apply to such work.
29. Removal or cutting of structural members is not permitted. Consult with Model Construction regarding repair or removal of structural items.
30. Materials to be installed must conform to the manufacturer's recommendations.
31. Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.
32. 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.
33. Subcontractor shall register all warranties on behalf of the Owner.
34. Smoking, eating and drinking is prohibited.
35. This is not a tax-exempt project. Include all applicable taxes.
36. All work shall be coordinated and scheduled by the to ensure completion in accordance with the project schedule.
37. Project adjacent finished surfaces to ensure concrete does not splatter and damage finish.
38. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
39. All traffic control, safety barricades, permits and 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.
40. Multiple mobilizations as required to execute the project in accordance with the Schedule.

PROCORE NOTIFICATION:

Model Construction will be using Procore as the construction project management software. This is a free service to an indefinite number of project users. Procore has many collaborative features that offer various benefits to the

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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.)

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.

BP 2 – SELECTIVE DEMOLITION:

Subcontractor shall provide a turnkey, all-inclusive structural and 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. Provide demolition of roofing, decking, fascia and downspouts at existing canopy.
2. Provide demolition of existing louver and ductwork per keynote 13 on A202.

BP 3 – CONCRETE:

Subcontractor shall provide a turnkey, all-inclusive structural and 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. Layout from established control points/building lines.
2. Saw cut and remove existing concrete slabs for new foundations and removed steel columns per D101. Exclude demolition of SOG for plumbing trenches.
3. Provide new foundations per S110 including excavation, rebar, and dowels.
4. Install column anchor bolts supplied by BP5 – Steel.
5. Grout steel column base plates with non-shrink grout.
6. Provide patching of concrete slab on grade at foundations AND plumbing trenches. Include dowels into existing slab. Assume plumbing trenches will be a minimum of 24" wide.
7. Exclusions:
 - a. Special Inspections
 - b. Exterior concrete

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BP 4 – MASONRY:

Subcontractor shall provide a turnkey, all-inclusive structural and 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. Layout from established control points/building lines.
2. Provide demolition of existing masonry at new masonry openings. Include demolition of masonry below grade per details 1 and 4 on S310. Toothe in all new openings.
3. Install steel lintels at new openings. Lintels to be supplied by BP5 – Steel.
4. Provide temporary shoring of new masonry openings as required to maintain structural integrity.
5. Provide plywood barricades at new masonry openings.
6. Infill existing masonry openings per keynote 10 on A201 and A202.
7. Patch masonry at exterior walls per keynotes 6 and 21 on A201 and A202.
8. Exclusions:
 - a. Painting of CMU
 - b. Tuckpointing (will be completed on T&M basis)

BP 5 – STEEL:

Subcontractor shall provide a turnkey, all-inclusive structural and 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. Layout from established control points/building lines.
2. Provide demolition of existing steel columns.
3. Create new roof openings per S120.
4. Provide new structural steel including columns, girder truss, c-channels and angles.
5. Provide new metal decking at existing entrance canopy.
6. Furnish steel lintels for installation by BP4 – Masonry.
7. Furnish anchor bolts for installation by BP3 – Concrete.
8. All exterior steel shall be galvanized.
9. Exclusions:
 - a. Grouting of base plates
 - c. Unistrut

BP 7 – ROOFING:

Subcontractor shall provide a turnkey, all-inclusive structural and 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. Layout from established control points/building lines.

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2. Provide new 60 mil EPDM roofing at existing canopy. Include cover board and EPDM membrane up wall with termination strip per keynote 3 on A201 and A202.
3. Provide new metal fascia and linear metal soffit at canopy per keynote 4 on A201 and A202.
4. Provide new canopy downspout.
5. Provide roof patching at new rooftop units and plumbing vents.
6. Provide patching of metal siding at existing light fixtures per keynote 13 on A201.
7. Exclusions:
 - a. Coping and metal siding repairs to be complete on T&M basis.

BP 8A – DOORS, FRAMES, HARDWARE (COMMERCIAL):

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

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

1. Provide 18 ga. hollow metal doors and 16 ga. hollow metal frames per door schedule on A601.
2. Provide primed solid core wood doors per door schedule. Doors to be painted in field by BP9 – Painting.
3. Provide door hardware for hollow metal and wood doors. Locks to be grade 2 cylindrical locksets.
4. Include all fasteners, sealants and miscellaneous appurtenances and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.
5. Exclusions:
 - o Hardware for aluminum doors

BP 8B – ALUMINUM STOREFRONT:

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

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

1. Provide new aluminum storefront and doors with dark bronze finish.
2. Provide removal of temporary plywood barricades at storefront openings.
3. Provide door hardware for aluminum doors only.
4. Provide glazing within hollow metal doors.
5. Provide tempered glazing as required per code.
6. Provide vinyl address numbers and suite numbers at exterior glazing.
7. Include all fasteners, sealants and miscellaneous appurtenances and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.
8. Exclusions
 - o Glass at Overhead Door

BP 8C – OVERHEAD DOOR:

Subcontractor shall provide a turnkey, all-inclusive commercial door, frame, and hardware 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.

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

1. Provide one (1) 9' x 8' aluminum door with glazing per detail G on A601.
2. Provide motor operator for overhead door.

BP 9A – METAL STUDS, DRYWALL & CEILINGS:

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

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

1. Provide light gauge metal framing for new walls, ceilings and soffits.
2. Hang and finish drywall to a Level 4 finish.
3. Provide sound batt insulation within metal framing as indicated on drawings.
4. Provide all in-wall blocking for wall mounted shelving and casework.
5. Provide 2x4 acoustic ceilings with 15/16" white grid and square edge tiles.
6. Provide .090" white pebbled FRP at Utility Rooms.
7. Provide "Pre-Rock" installation for MEP items such as exhaust fans, chases, shafts, utility closets, soffits, rated assemblies, thermal insulation, etc.
8. Include all fasteners, sealants, trim and miscellaneous appurtenances and accessories for a completion installation.
9. Alternate 1 – Provide price for Unistrut support system for tectum panels and light fixtures.
10. Alternate 2 – Provide pricing for tectum panels.

BP 9B – FLOORING

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

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

1. Provide LVT plank flooring per plans. LVT flooring to have a 20 mil wear layer.
2. Provide 6" resilient base per A1.30.
3. Installation in accordance with specifications and manufacturer's written instruction.
4. Supplemental lighting necessary to execute this scope of work.
5. Exclusions:
 - o Wood dance floor
 - o Wood base
 - o Carpet tile

BP 9C - PAINTING

Subcontractor shall provide a turnkey, all-inclusive painting and wallcovering 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.

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

1. Provide interior painting of walls, drywall ceilings, exposed metal decking, exposed structural steel, wood doors, hollow metal doors, hollow metal frames, and wood base. Include primer and two coats of finish paint.
2. Paint exposed metal decking, exposed structural steel, exposed ductwork, and exposed sprinkler piping with dry fall paint. Include masking off light fixtures prior to painting.
3. Provide sealed concrete floors. Include cleaning of floors prior to sealing.
4. Provide exterior painting including exterior masonry, metal siding, metal coping, scuppers, entry canopy, gas lines and steel lintels.
5. Once prime and first coat are applied, drywall subcontractor is to perform touch-up. This contractor is to then complete final painting.
6. Work also includes one "touch-up" / Owners Punchlist in all areas prior to move-in (after final paint).

BP 10 - SPECIALTIES:

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

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

1. Provide fire extinguisher and semi-recessed cabinet.
2. Provide toilet accessories per A401.
3. Include all fasteners, anchors, tapes, miscellaneous appurtenances and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.

BP 12 – CABINETS AND TOPS:

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

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

1. Provide 2 cm quartz countertops.
2. Provide plywood cabinets by Smart cabinets.
3. See material selections on A402.
4. Provide wall mounted steel shelving and brackets.
5. Exclusions:
 - Wood blocking

BP 21 – FIRE SUPPRESSION:

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

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

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1. Provide new fire suppression system in accordance with NFPA 13.
2. Provide all permits required to execute the Scope of Work.
3. Core drill or hole saw all penetrations associated with this scope of work.
4. All fasteners, anchors, sealants, firesafing/caulking, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
5. Exclusions:
 - Site Water

BP 22 - PLUMBING:

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

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

1. Layout from established control/building lines.
2. Provide concrete slab demo and trenching for plumbing work. Backfill trenches with gravel. Concrete patching will be completed by BP 3 – Concrete.
3. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
4. Provide all sanitary, vent, and water piping.
5. Provide plumbing fixtures per equipment schedule on P-501.
6. Provide water meters and backflow preventers per P-101. Site water contractor will bring the water service to flange inside the building.
7. Provide electric water heaters with shelf.
8. Provide floor drains and cleanouts.
9. Provide insulation associated with the Scope of Work.
10. Provide plumbing permits required to execute the Scope of Work.
11. All fasteners, anchors, sealants, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
12. Exclusions:
 - Site Water Service
 - Gas piping
 - Concrete slab patching
 - Roofing

BP 23 – HVAC:

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

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

1. Layout from established control/building lines.
2. Provide HVAC equipment including rooftop units, exhaust fans, air curtains, and electric heaters. Rooftop units to have factory installed disconnects.
3. Provide ductwork, refrigerant piping, condensate piping, etc. Exposed spiral ductwork to have paint grip.
4. Provide air duct smoke detectors.
5. Provide new gas manifold, meter, and gas piping to HVAC units. Include removal of existing gas piping per plans.

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6. Provide all air devices - diffusers, grilles, dampers, etc.
7. Provide insulation associated with this scope of work.
8. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
9. Provide thermostats and control wiring.
10. Provide testing and certified air balancing per M-501.
11. All miscellaneous appurtenances and accessories for a complete installation
12. Exclusions:
 - HVAC Permit
 - Roofing

BP 26 – ELECTRICAL & FIRE ALARM

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

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

1. Provide electrical permit and inspections.
2. Provide removal of existing electrical equipment, meter, light fixtures and associated conduit.
3. Provide removal of secondary wiring per E-001. Rework existing secondary electrical service and tie-in to new metering. Provide quazite pull box.
4. Provide electrical equipment including metering, electric panels, and fused disconnects.
5. Provide all pathways, wiring, devices, fixtures, and equipment for a complete Electrical Scope of Work.
6. Provide all power requirements.
7. Provide all interior and exterior light fixtures per E-101.
8. Provide fire alarm system, complete, including design and permits. Basis of design of fire alarm system to be Kidde FX series or equal. Fire alarm system must be non-proprietary.
9. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
10. Provide low voltage wiring for overhead door electric operator.
11. All miscellaneous appurtenances and accessories for a complete installation.
12. Exclusions:
 - Security System
 - Access Control System
 - Data/Phone/TV Wiring