

# OUTLINE SCOPE OF WORK

## BID DOCUMENTS:

1. Sanctuary on Edwards – Invitation to Bid.
2. Sanctuary on Edwards – Outline Scope of Work.
3. Drawings Building A – Dated July 31, 2023.
4. Drawings Building B – Dated July 31, 2023.
5. Civil Drawings – Dated November 8, 2023.
6. Geotechnical Report by Cornerstone – Dated July 27, 2023.

## GENERAL SCOPE SPECIFICALLY PERTAINING TO CARTHAGE FLATS:

1. **Subcontractors are wholly responsible for delivery, unloading, and shakeout within the building.**
2. **Prevailing Wage Rates do NOT apply.**
3. **Project is Taxable.**

## GENERAL SCOPE OF WORK (Applicable to all Subcontracts):

1. Maintain fences, barricades, guard rails, caution tape, silt fence & all soil control measures, gravel construction entrances/drives etc. If these items are damaged or removed by your forces (by accident, or for execution of work) they are to be reinstalled by your forces to an acceptable condition.
2. All deliveries and staging of materials must be coordinated with the Superintendent.
3. Maintain cleanliness of roadways to the satisfaction of Model Construction, neighborhood, and local authorities for the duration of your work on site. Subcontractor is responsible for cleaning dirt/debris from road if it is caused by your men, equipment, trucks, etc. If dirt/debris is tracked on the road and not cleaned by end of the workday, Model Construction will clean, and subcontractor will be back charged. (Model Construction will notify subcontractor and allow reasonable time to clean prior to assuming responsibility of cleaning).
4. Provide daily clean-up of all construction debris and “personal trash” (lunch wrappers, bottles, etc.) generated by your crew. Clean up after every workday and take trash to the proper dumpster before going home. If the job site is not in a neat and orderly condition, then all contractors on the jobsite will be responsible to pay for the cost-plus fee to have a third-party contractor make the job site clean, neat, and orderly.
5. All Model Construction jobsites are TOBACCO FREE. All smoking, dipping, chewing, etc. must be done off site, in the area designated by Model Construction Superintendent. Please inform your crew(s), as this will be enforced.
6. Temporary restrooms are provided by Model Construction.
7. Disregard all reference to “General Contractor”, “Trade Contractor”, or “Subcontractor” in the Bid Documents, as the Scope of Work outlined herein takes precedence.
8. All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.
9. All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.
10. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.
11. Weekly subcontractor meeting will be held in the job office. These meetings are MANDATORY! At least one member from the subcontractor (foreman, project manager, or someone with decision making authority) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.
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.

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13. All work shall be completed in strict compliance with the Bid Documents and Manufacturer's written instruction.
14. Any work not covered in the base contract must be approved by Model Construction before subcontractor proceeds with the work. A daily ticket must be signed by Model superintendent for all extra work. All extra tickets must be included in a Change Order Request and submitted on a weekly basis. No compensation will be paid to subcontractor for extra work until it is signed by the subcontractor and Model Construction.
15. Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.
16. Any functioning system turned off or disconnected during the day must be put back in service by the end of the workday. Workday is to be considered day or evening shift depending on where the work is taking place.
17. Provide close out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.
18. Subcontractors shall register all warranties on behalf of the Owner. Subcontractor shall request any information needed for warranty registration from Model Construction.
19. Maintain and submit accurate as-built drawings upon completion.
20. Provide OSHA 300A at the end of this job documenting the hours logged by workers on the jobsite and any incidents that occurred on the jobsite.
21. Subcontractor is to provide a 1-year warranty for all work performed, stating on the day the certificate of occupancy is issued. This 1-year warranty must be officially submitted to Model Construction at the end of the project on company letterhead. Subcontractor shall register all warranties on behalf of the Owner.
22. Contractor shall visit the site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.
23. Drawings and dimensions are plus/minus. Contractor responsible for verifying existing conditions, dimensions, etc., prior to commencing work. Report substantial discrepancies to Model Construction immediately, before continuing with work. Do not scale drawings.
24. Each contractor is responsible for performing work according to local, state, and national codes, as well as other regulations which apply to such work.
25. Removal or cutting of structural members is not permitted. Consult with Model Construction regarding repair or removal of structural items.
26. Materials to be installed must conform to the manufacturer's recommendations.
27. Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.
28. Final Payment will be paid after the contractor complies with submitting its completed company punch list, submitting completed signed copies of Model Construction punch lists, and providing all warranty paperwork to Model Construction.
29. Smoking, eating, and drinking are prohibited in undesignated areas.
30. All work shall be coordinated and scheduled by the contractor and Model Superintendent to ensure completion in accordance with the project schedule.
31. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
32. All traffic control, safety barricades, permits etc. required for partial, temporary road closures or use for the duration of this work as required to prevent hazards to the public and all project subcontractors or visitors.
33. Multiple mobilizations as required to execute the project in accordance with the Schedule.
34. Material staging is to be coordinated with Model's superintendent. Locations must be approved by Model.
35. Materials that are approved to be stored inside need to be kept on a mobile rack, cart, or pallet. Tools should be kept in mobile, lockable gang boxes or toolboxes. Model is not responsible for lost, damaged or stolen tools.
36. Each contractor is responsible for compiling their own punch list, submitting a record of it to Model and completing it prior to the architect's punch list.

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### 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.)

### TRADE SPECIFIC SCOPES OF WORK:

The following provides an outline of the Scope of Work Model Construction anticipates per bid package. Model Construction is open to standalone and combination bids, however, requests that pricing is broken out per the bid packages below.

#### BP 31A – EXCAVATION & UTILITIES

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

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

1. Site demolition:
  - A. Remove existing trees and vegetation.
  - B. Remove existing buildings completely including foundations.
  - C. Remove existing fencing.
  - D. Remove existing paving. Sawcut pavement to provide clean edges where applicable.
  - E. Haul all spoils offsite.
  - F. Coordinate with utility companies. All utility fees will be paid by owner.
2. Erosion control:
  - A. Coordinate with SD-1.
  - B. Provide silt fence.
  - C. Provide inlet protection for storm structures.
  - D. Provide check dams.
  - E. Provide gravel construction entrance.
  - F. Provide temporary seeding.
  - G. Provide temporary riser and skimmer at sediment basin.
  - H. Provide temporary diversion channels.
  - I. Remove all erosion control measures at the completion of the project.

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3. Grading:
  - A. Strip topsoil, stockpile and respread at completion of project. Haul any excess topsoil offsite or provide additional topsoil as required.
  - B. Provide rough grading to +/- 0.1' of subgrade elevation.
  - C. Provide fine grading to +/- 0.1' of design elevation.
  - D. Proof roll subgrade as indicated in the Geotech report.
4. Site Utilities:
  - A. Storm System, complete. Include underground downspout piping and PVC downspout boots.
  - B. Site Sanitary system including force main, complete. Bring sanitary line to within 5' of buildings.
  - C. Domestic/fire water service including water main extension, fire hydrants and meter pit, complete. Extend domestic and fire water lines to flange inside of buildings. Piping for the water main extension shall be C900 DR18 PVC piping.
  - D. Include all excavation, taps, bedding, piping, backfill and pavement restoration associated with utilities.
5. Sitework Subcontractor may use the site for stockpiling during early demolition and sitework operations. Upon mobilization of the Concrete Subcontractor, the Sitework Subcontractor shall export all surplus.
6. From established benchmarks, provide all layout and surveying necessary to execute this Scope of Work.
7. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
8. Unit Pricing:
  - A. Provide unit price per CY to undercut soil, recondition and recompact.
  - B. Provide unit price per CY to undercut soil, haul off existing soil, and bring in new engineered fill.
9. Exclusions:
  - A. Water tap fees
  - B. Sanitary tap fees
  - C. Utility company fees
  - D. Undercutting unsuitable soils (see unit prices)
  - E. Concrete washout

### **BP 32A – ASPHALT PAVING**

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

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

1. Layout from established control points.
2. Provide gravel subbase under all asphalt paving.
3. Provide asphalt paving including base course and surface course. Base course to be installed in Fall 2024; surface course to be installed in Summer of 2025.
4. Provide tack coat on base course.
5. Provide cleaning of base course prior to installation of tack coat / surface course.
6. Provide striping at asphalt.
7. Provide parking blocks.
8. Provide handicap parking signs.
9. Alternates:
  - A. Provide pricing for concrete barrier curbs.
10. Exclusions:
  - A. Concrete Barrier Curbs (see alternate)

**BP 32B – FENCING**

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 inclusions of this Scope of Work are generally outlined below:

1. Provide 6' high vinyl solid privacy fence where indicated. Fence to be equal to Illusions Privacy Fence. Include standard colors.
2. Provide dumpster gate including steel frame, posts, and cladding. Dumpster gate drawings to be issued via addendum.
3. Excavate for fence posts and haul spoils offsite.
4. Exclusions:
  - A. Bollards
  - B. Layout

**BP 33 – LANDSCAPING**

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 inclusions of this Scope of Work are generally outlined below:

1. Landscaping Drawings to be issued via addendum.

**BP 3A – CONCRETE:**

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

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

5. All Layout from established control points.
6. Provide site concrete including:
  - A. Concrete dumpster pad and foundations for dumpster surround.
  - B. Concrete sidewalks and integral curbs.
  - C. ADA concrete ramps with truncated domes.
  - D. Concrete slab for Gazebo.
  - E. Installation of bollards; bollard material provided by others.
7. Includes all building concrete including:
  - A. Footings.
  - B. Foundation walls.
  - C. Elevator pit slab.
  - D. Slab on grade.
8. Subgrade will be provided at +/- 0.1'. From subgrade, include all excavation and backfill necessary to execute this scope of work. Backfill all excavations to restore subgrade.
9. Backfill interior side of foundation walls and elevator pit walls with granular fill; compact properly to minimize settlement.
10. Export all foundation spoils from project site.

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11. Provide gravel subbase associated with slab on grade and site concrete.
12. Provide 10 mil vapor barrier at slab on grade. Tape vapor barrier against foundation walls, all seams, and plumbing penetrations.
13. Provide form work for concrete work, as required.
14. Provide all rebar, mesh and fiber mesh associated with concrete scope.
15. Provide expansion joints for concrete pavements per industry standards.
16. Provide concrete placement, including pumping, if required.
17. Provide dewatering as required to install footings/foundations.
18. Provide the foundation drain and foundation drain related gravel. Connect foundation drain to storm system.
19. Include foundation wall / slab insulation where indicated.
20. Set all steel embeds, anchors, base plates, etc. furnished by others.
21. Provide grouting of steel base plates.
22. Provide concrete curing, as required.
23. Provide temperature control of concrete.
24. Coordination concrete cylinder with special testing consultant.
25. All appurtenances and accessories for a complete installation.
26. Protect adjacent finished surfaces to ensure concrete does not splatter and damage finish.
27. Provide cleaning and sweeping of public roadways for dust, mud, and debris generated by this Subcontractor's work.
28. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
29. Furnish, install, and remove concrete washout pit. Concrete washout / mixing area will be designated by Model Superintendent. At a minimum, the washout / mixing area shall be bermed, sheathed with plastic to ensure washout does not enter rainwater and maintained by the Concrete contractor. At the end of Concrete operations and/or at the direction of the Model superintendent, the Concrete Subcontractor shall remove washout from the site.
30. Multiple mobilizations as required to execute the project in accordance with the Schedule.
31. Alternate:
  - A. Provide pricing for concrete barrier curbs.
32. Unit Pricing:
  - A. Provide pricing per CY to undercut unsuitable soils below footers and replace with 1,500 psi lean crete. Include hauling spoils offsite.
33. Exclusions:
  - A. Steel embed materials
  - B. Bollard material
  - C. Light pole bases
  - D. Gypcrete
  - E. Concrete Barrier Curbs
  - F. Special testing
  - G. Winter conditions

### **BP 3B – GYPCRETE:**

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

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

1. Provide 2,500 psi 1" lightweight gypcrete on the second and third floors.



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2. Provide gypcrete sealer material for application by the flooring contractor.
3. Provide one mobilization for gypcrete scope.
4. Alternates:
  - A. Provide pricing for an additional mobilization.
  - B. Provide pricing for ¼" sound mat above all units excluding corridors.

### **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 inclusions of this Scope of Work are generally outlined below:

1. Layout from established control points.
2. Provide CMU at elevator shaft and stairwell walls.
3. Install elevator hoist beam and elevator wall inserts supplied by others.
4. Provide stone wainscot.
5. Provide cultured stone with mortar bed, galvanized metal lath, and 15# felt.
6. Provide cast stone stretcher sills.
7. Wash all cultured stone upon completion.
8. Provide rebar and grouting for masonry as indicated.
9. Provide masonry wire and anchors.
10. Provide flashing of masonry.
11. Provide layout and placement of embeds and anchors (material provided by others).
12. Tool joints as required.
13. All hoisting, unloading and scaffolding, etc. necessary to complete this Scope of Work.
14. Spray foam insulation at CMU cores where indicated on the drawings.
15. Grout and mortar washout / mixing area will be designated by Model Superintendent. The washout / mixing area shall be maintained by the Masonry contractor. At the end of Masonry operations and at the direction of the Model Superintendent, the Masonry Contractor shall remove washout from the site.
16. All dust control as required for masonry operations is to be included.
17. Temporary water bib will be made available. Consumption is by Model Construction. All hoses, fittings etc. required to perform your work shall be by the Masonry Contractor.
18. The masonry contractor is responsible for the daily clean-up of their own work.
19. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
20. Multiple mobilizations as required to execute the project in accordance with the Schedule.
21. Exclusions:
  - A. Winter conditions

### **BP 5A – STRUCTURAL STEEL / MISCELLANEOUS METALS:**

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

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

1. Furnish only miscellaneous metals:
  - A. Steel Lintels

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- B. Bollards
- C. Steel elevator hoist beam.
- 2. All exterior steel to be galvanized.
- 3. Prime steel as indicated. Clean field welds, grinding marks, etc. after installation and touch up primer such that exposed steel is ready for final painting.
- 4. Drill, epoxy, and anchor as indicated, or provide anchor bolts and layout to the concrete sub to set.
- 5. Exclusions:
  - A. Elevator pit ladder
  - B. Aluminum Railings

### **BP 5B – ALUMINUM RAILINGS:**

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

This 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 prefinished aluminum railings at stairwells and front entrance.
- 2. Include field measuring prior to fabricating railings.
- 3. Provide standard colors for aluminum.

### **BP 6A – ROUGH CARPENTRY / STRUCTURAL WOOD FRAMING:**

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

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

- 4. Layout from established control points.
- 5. Provide framing / rough carpentry for new 3-story buildings, complete.
- 6. Provide floor and roof wood trusses and sheathing
- 7. Provide delegated design for floor and roof trusses.
- 8. Provide bearing and non-bearing wood framed walls.
- 9. Provide pressure treated lumber where indicated.
- 10. Provide OSB exterior sheathing at exterior walls.
- 11. Provide Tyvek building wrap and tape at exterior walls.
- 12. Provide prefabricated carpet grade wood stairs, landings, stringers, treads and risers.
- 13. Provide roof parapet, soffit, and canopy framing.
- 14. Provide installation of vinyl windows (material provided by BP 8C)
- 15. Provide window flashing material.
- 16. Provide plywood draftstopping and required framing at attic.
- 17. Provide OSB floor sheathing for attic walkway per sheet A104.
- 18. Provide plywood access doors at attics with hinges, pulls and magnetic catches per A1-4.
- 19. Provide 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).



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20. Provide all structural components (brackets, clips, hangers, Simpson anchors, anchor systems, fasteners, epoxy, etc.) as defined on the contract documents.
21. Drill & epoxy and wedge anchors as indicated.
22. Include framing/blocking for attic access hatch, fan coil units, exhaust fans, etc.
23. 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.
24. Provide engineered shop drawings as required for all engineered lumber and methods.
25. The contractor is responsible for the daily clean-up of their own work.
26. All hoisting, unloading, man/material lifts, rigging, etc. necessary to complete this Scope of Work.
27. Furnish & install fire blocking per code.
28. Stencil fire walls installed with this Scope of Work as indicated.
29. Pad down wood/metal beams for storefront systems RO.
30. Make safe vertical and horizontal openings in building by installing blocking, rails, guardrail, hole covers, etc.
31. Multiple mobilizations as required to execute the project in accordance with the Schedule.
32. Alternate:
  - A. Provide price for Zip Wall exterior sheathing in lieu of OSB/Tyvek wrap.
33. Exclusions:
  - A. Metal railings
  - B. Framing for dropped ceilings

### **BP 6B – FINISHED CARPENTRY & PREHUNG DOORS:**

Subcontractor shall provide a turnkey, all-inclusive Finish Carpentry and Prehung 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. Provide pre-hung doors, pockets doors, and bi-folding doors inside apartment units.
2. Provide hardware for pre-hung doors.
3. Provide wood door casings at pre-hung doors.
4. Provide wood base.
5. Provide wood trim at fireplace surround, lobby, and lounge.
6. Provide wood wall caps at stairwell walls and kneewalls.
7. Provide PVC windowsills.
8. Provide wood handrail, trim and wall brackets at Corridors.
9. Provide wood chair rail at Corridors.
10. All wood trim shall be primed finger jointed MDF.
11. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
12. Exclusions:
  - A. Cabinets and countertops
  - B. Hollow metal doors and frames

### **BP 7A – WATERPROOFING**

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

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

1. Provide below grade waterproofing and protection board at elevator pit walls.
2. Provide self-adhesive weather barrier.

### **BP 7B – INSULATION**

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

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

1. Provide R-49 blown in cellulose insulation at the attic.
2. Provide R-21 exterior wall thermal insulation per the drawings.
3. Provide Air Sealing Package as required by IECC and for performance of air infiltration testing.
4. Provide spray insulation at window in accordance with the drawings.
5. Subcontractor is responsible for the daily clean-up of their own work.
6. Include multiple mobilizations, as required, to complete the installation in accordance with the project schedule.
7. Provide supplemental temporary lighting, if required, to execute this Scope of Work.
8. Exclusions:
  - A. Sound batt insulation at interior walls and in between floors
  - B. Spray foam in CMU cores of elevator shaft.
  - C. Rigid insulation at foundation walls.

### **BP 7C – ROOFING, GUTTERS & DOWNSPOUTS**

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

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

1. Provide asphalt shingles complete, including underlayment, ridge vents, flashings, crickets, etc.
2. Provide prefinished gutters, downspouts, and metal drip edge.
3. Provide ice and water shield as indicated.
4. Provide splash blocks at downspouts as indicated.
5. Install in accordance with all manufacturer's written instructions 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. Exclusions:
  - A. Aluminum Canopy
  - B. Wood Blocking
  - C. PVC boots

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### **BP 7D – VINYL SIDING, ALUMINUM SOFFIT, AND TRIMS:**

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

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

1. Provide vinyl lap siding and trim.
2. Provide vinyl vertical board and batten siding.
3. Provide prefinished aluminum fascia and wrapped frieze boards.
4. Provide ventilated aluminum soffits at building eaves.
5. Provide aluminum exterior column covers at entries.
6. Provide Azek window trims and panels.
7. Provide prefinished Hardie lap siding at main entry only.
8. Provide caulking at vinyl/stone and at windows within vinyl siding.
9. Provide any/all siding and trims on the exterior are included in this scope. Any required sub-framing required by the siding manufacturer not shown on the drawings is to be included in this scope.

### **BP 7E – JOINT SEALANTS**

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

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

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

### **BP 8A – COMMERCIAL DOORS, FRAMES, & HARDWARE:**

Subcontractor shall provide a turnkey, all-inclusive commercial Doors, Frames, 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 hollow metal doors per door schedule on A5-1.
2. Provide metal clad doors per door schedule on A5-1.
3. Provide prefinished knock down hollow metal door frames and two-piece.
4. Provide door hardware associated with all hollow metal doors only.
5. Provide ADA Magic Access door openers/closers.
6. Include all staging, delivery, and shakeout for BP 8A.
7. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
8. Provide lock cylinders and keying for all doors including aluminum doors.
9. Exclusions:

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- A. Aluminum Door Hardware
- B. Prehung Doors and Hardware
- C. Glazing

### **BP 8B – VINYL WINDOWS:**

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

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

- 1. Provide Energy Star vinyl windows per window schedule on A5-1. Equals are acceptable.
- 2. Provide window controls on all second and third floor windows.
- 3. Provide windows with limiters and ADA hardware if indicated.
- 4. Include tempered glass in windows where required by code.
- 5. Exclusions:
  - A. Installation - By BP 6A
  - B. Window flashings – By BP 6A

### **BP 9A – 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 inclusions of this Scope of Work are generally outlined below:

- 1. Metal framing:
  - A. Provide resilient channel at the underside of floor and roof trusses and indicated interior walls.
  - B. Provide metal framing for interior soffits and bulkheads.
- 2. Provide drywall on walls in accordance with the drawings. Include mold/moisture resistant drywall per drawings.
- 3. Provide drywall ceiling systems in accordance with the drawings.
- 4. Finish walls to a level 4 finish. Drywall ceiling finish to be textured-knock down.
- 5. Provide “Pre-Rock” installation as required.
- 6. Provide sound batt insulation at floor joists per the drawings.
- 7. Provide sound batt insulation within interior walls per the drawings.
- 8. Provide fire rated attic access panel per A1-3.
- 9. Provide acoustical ceilings (C-3) per finish schedule on A5-1.
- 10. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
- 11. 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.
- 12. Exclusions:
  - A. Insulation at Exterior Walls
  - B. Insulation at Roof Trusses

## OUTLINE SCOPE OF WORK

### BP 9B – 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 inclusions of this Scope of Work are generally outlined below:

1. Provide all flooring in accordance with the Finish Legend and Specifications on sheet A5-1.
2. Provide LVP flooring.
3. Provide sheet vinyl flooring.
4. Provide quarry and ceramic floor tile.
5. Provide porcelain wall tile at fireplace surround. Include \$2.50/SF material allowance.
6. Provide rubber stair treads and risers.
7. Apply gypcrete floor sealer prior to floor installation. Gypcrete sealer to be provided by BP 3B and installed by flooring contractor.
8. All underlayment and/or minor prep in accordance with manufacturer's instruction.
9. Waterproof and crack isolation membrane.
10. Seal tile and grout as required.
11. All sealants required for a complete installation.
12. Transition strips, reducer strips, and moldings.
13. Expansion joints where required by manufacturer's instruction.
14. Flooring to be installed/refinished completely under cabinets and restroom vanities in all areas.
15. Installation in accordance with manufacturer's written instruction.
16. Provide supplemental lighting necessary to execute this scope of work.
17. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
18. Cover new flooring with ram board after installation.
19. Exclusions:
  - A. Sealed concrete
  - B. Wood base

### BP 9C - PAINTING

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

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

1. Interior painting includes walls, wood doors, hollow metal doors, wood base, wood trim and door casings.
2. Exterior painting includes lintels, hollow metal doors, and bollards.
3. Clean, prep, and prime all surfaces prior to painting.
4. Work also includes one "touch-up" / Owners Punchlist in all areas prior to move-in (after final paint).
5. Supplemental lighting necessary to execute this scope of work.
6. Provide attic stock for each paint color and sheen.
7. 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.
8. Mask surfaces that are not scheduled for paint / finish. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Remove any and all overspray.
9. Exclusions:

## OUTLINE SCOPE OF WORK

- A. Finishing of cabinets.
- B. Hollow metal frames are prefinished.

### **BP 10A - SPECIALTIES:**

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

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

- 1. See Coded Notes on A2-2 thru A3-2 for specifications.
- 2. Residential Bath Accessories:
  - A. Towel bars.
  - B. Robe hooks.
  - C. Shower rods.
  - D. Recessed medicine cabinets.
  - E. Mirrors.
  - F. Grab bars at ADA units.
- 3. Commercial Toilet Accessories:
  - A. Paper towel dispensers.
  - B. Toilet paper holders
  - C. Grab bars.
  - D. Mirror with polished edges.
- 4. Fire extinguishers and cabinets (see A1-1, A1-2, and A1-3 for locations and specifications).
- 5. Knox box – one per building.
- 6. Provide wire shelving at closets, pantries and above washers/dryers.
- 7. Include all fasteners, anchors, tapes, sealants, miscellaneous appurtenances, and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.

### **BP 10B – POSTAL SPECIALTIES:**

Subcontractor shall provide 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 inclusions of this Scope of Work are generally outlined below:

- 1. Provide postal specialties as shown on A3-3.
- 2. Include all fasteners, trim, and miscellaneous appurtenances and accessories for a complete installation in accordance with Bid Documents and Manufacturer's written instruction.

### **BP 10C – SIGNAGE:**

Subcontractor shall provide 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 inclusions of this Scope of Work are generally outlined below:

- 1. Provide interior room signage per sheet AS-1.
- 2. Install room signage per manufacturer's recommendations.



## OUTLINE SCOPE OF WORK

3. Exclusions:
  - A. Exterior post and panel signage.

### **BP 11 - APPLIANCES:**

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

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

1. At Units, provide ranges, drop-in ranges, refrigerators, dishwashers, over the range microwaves, under cabinet microwaves, and range hoods. See A2-3 for specifications.
2. At Community Room Kitchenettes, provide refrigerator, wall oven, and microwave per detail J/A3-2.
3. Include all cords and accessories for complete installation.
4. Delivery, unloading, removal of and disposal of all packaging.
5. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpsters.
6. Exclusions:
  - A. Washers and Dryers

### **BP 12A - WINDOW TREATMENTS:**

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

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

1. Provide 1" mini blinds on all windows in accordance with the specifications.
2. Provide field measuring for window treatments.
3. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.
4. Clean up dust, debris, packaging daily.
5. Exclusions:
  - A. Window treatments at aluminum storefront.

### **BP 12B – CASEWORK & COUNTERTOPS:**

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

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

1. Provide cabinets by Smart Cabinets or equal. Cabinets must be KCMA certified. Plywood cabinets are NOT required.
2. Provide cabinet pulls for all cabinets and drawers.
3. Provide plastic laminate countertops with side and backsplashes.
4. Include fillers and finished end panels where indicated.
5. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.
6. Provide field measuring for countertops.
7. Exclusions:
  - A. Full plywood cabinets

## OUTLINE SCOPE OF WORK

### **BP 14A – 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 inclusions of this Scope of Work are generally outlined below:

1. Provide elevator permit and inspections.
2. Provide a MRL traction elevator with 2,500# capacity.
3. Include unloading, shakeout, and delivery into the building.
4. Provide all associated elevator equipment, accessories, cab finishes, rails, rail brackets and supports.
5. Provide hoisting required to complete this Work.
6. Provide all unloading and material handling.
7. Provide elevator pit ladder.
8. Provide owner training.
9. Testing as required to prove functionality of installed systems.
10. Upon completion, install pads within cab to protect finishes.
11. Exclusions:
  - A. Flooring in elevator cab

### **BP 21 – FIRE SUPPRESSION:**

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

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

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

### **BP 22A - PLUMBING:**

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

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

## OUTLINE SCOPE OF WORK

1. Layout from established control/building lines.
2. Provide plumbing permit and inspections.
3. Provide all plumbing fixtures.
4. Provide bathtubs and fiberglass bath surrounds.
5. Provide ADA shower bases and surround.
6. Provide interior domestic water, waste, vent & gas piping.
7. Provide domestic water booster pump, elevator pit sump pump, etc.
8. Provide all excavation, bedding, backfill, compaction, etc. required to execute this scope of work.
9. Provide hauling plumbing spoils offsite.
10. Connect to exterior sanitary line 5' outside of building.
11. Connect to water flange inside of building.
12. Coordinate with BP 3 for floor drain and trench drain elevation and installation.
13. Coordinate with BP 12B for countertop cutouts and penetrations for sinks and faucets.
14. Provide all insulation associated with the plumbing scope.
15. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
16. All fasteners, anchors, sealants, fire sealants/collars, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
17. Demonstrative training of maintenance staff on operation of systems and fixtures.
18. Supplemental lighting necessary to execute this scope of work.
19. Equal alternate fixtures are strongly encouraged.
20. Exclusions:
  - A. Radon mitigation
  - B. Tap fees

### **BP 22B – RADON MITIGATION:**

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. Provide radon mitigation system per P1-5. System shall be passive.
2. Provide sub-slab vent core and vapor collection sumps in each building.
3. Provide riser piping in each building.
4. Provide system labels.
5. Inspect vapor barrier installed by others.
6. Exclusions:
  - A. Vapor barrier
  - B. Fans

### **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. Provide HVAC permit and inspections.
2. Provide HVAC equipment.

## OUTLINE SCOPE OF WORK

3. Layout from established control/building lines.
4. Provide refrigerant and condensate piping. Condensate pumps and lines as necessary to drain to nearest floor drain.
5. Provide all air devices and dampers including diffusers, grilles, fire dampers, smoke dampers, radiant dampers, etc.
6. Provide mechanical control devices such as thermostats, CO sensors, etc. as indicated. Include all control wiring/cablling.
7. Provide insulation associated with this scope of work.
8. Provide wall and roof vent/exhaust caps.
9. Core drill or hole saw all HVAC penetrations. Sleeve/collar/seal/firecaulk as required.
10. Provide all sealants, fire sealants, hangers, fasteners, and miscellaneous appurtenances and accessories for a complete installation.
11. Provide caulking of all duct boots to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage.
12. Provide duct sealing.
13. Provide roof curbs, equipment pads, stands and hangers as indicated.
14. Provide new filters prior to substantial completion and clean all equipment inside and out including coils.
15. Include duct access panels where indicated.
16. Provide all louvers, wall caps and brick vents for HVAC work.
17. Provide certified air balancing.
18. Provide demonstrative training of maintenance staff on operation of systems and equipment.
19. Provide supplemental lighting as necessary to execute this scope of work.
20. Exclusions:
  - A. HVAC permit

### **BP 26 – 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 inclusions of this Scope of Work are generally outlined below:

1. Provide electrical permit and inspections.
2. Install and maintain temporary lighting and power throughout the course of the project. Temporary lighting shall be installed and maintained to meet or exceed OSHA minimum lighting levels. Temporary power shall be provided to each floor of both buildings.
3. Provide new electrical service in accordance with the drawings.
4. Provide site electric including excavation, conduit, pull boxes, bedding, warning tape, concrete encasement, backfill, light poles/fixtures, light pole bases, etc.
5. Provide transformer pads.
6. Haul spoils offsite generated from underground electrical work.
7. Provide electric metering per plans.
8. Provide power in accordance with the drawings. Coordinate with other trades for their power requirements.
9. Provide lighting and lighting controls in accordance with the drawings.
10. Provide fire alarm system complete, including delegated design and permit.
11. Provide data and phone wiring per E1-4 including cable boxes. Each data outlet shall have RG6 and CAT6 cablling.
12. Include conduit where wiring / cabling cannot be concealed in gypsum board partitions or ceilings.
13. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.

## OUTLINE SCOPE OF WORK

14. Provide all miscellaneous appurtenances and accessories for complete installation.
15. Provide demonstrative training of maintenance staff on operation of systems and equipment.
16. Blocking, if required, for light fixtures or any electrical equipment is to be installed by the electrician.
17. 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.
18. Cap smoke detectors and then remove them at inspections.
19. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
20. Exclusions:
  - Duke Energy fees
  - Access control
  - Security cameras