

BID DOCUMENTS:

1. City Gospel Goethe Street – Invitation to Bid
2. City Gospel Goethe Street – Outline Scope of Work
3. WESTECH Limited Pre-Construction Asbestos Survey (dated 3/2/23)
4. Drawing Sets:
 - a. 127-129 Goethe Street, Cincinnati, OH 45202 (dated 10/19/23)
 - b. 131 Goethe Street, Cincinnati, OH 45202 (dated 11/21/23)
 - c. 141 Goethe Street, Cincinnati, Ohio 45202 (dated 10/19/23)

GENERAL ITEMS:

1. **ALL THREE BUILDINGS WILL BE AWARDED TOGETHER BUT PROVIDE A COST BREAKOUT PER BUILDING FOR ACCOUNTING PURPOSES.**
2. **Project is NOT subject to Prevailing Wage Rates.**
3. **Project is Tax Exempt.**
4. **“Provide” means furnish and install.**
5. **The two units on the 1st Floor of 127-129 Goethe Street will be occupied during construction. The unit in the basement has already been renovated and is not part of the scope.**

GENERAL SCOPE OF WORK (Applicable to all Subcontracts):

1. Subcontractors are wholly responsible for delivery, unloading, and shakeout within the building.
2. 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.
3. All deliveries and staging of materials must be coordinated with the Superintendent.
4. 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).
5. 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.
6. 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.
7. Temporary restrooms are provided by Model Construction.
8. Disregard all reference to “General Contractor”, “Trade Contractor”, or “Subcontractor” in the Bid Documents, as the Scope of Work outlined herein take precedence.
9. All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.
10. 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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11. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.
12. Weekly subcontractor meetings 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.
13. 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.
14. All work shall be completed in strict compliance with the Bid Documents and Manufacturer's written instruction.
15. 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.
16. Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.
17. 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.
18. Provide closed-out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.
19. Subcontractors shall register all warranties on behalf of the Owner. Subcontractor shall request any information needed for warranty registration from Model Construction.
20. Maintain and submit accurate as-built drawings upon completion.
21. 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.
22. 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.
23. 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.
24. 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.
25. Each contractor is responsible for performing work according to local, state, and national codes, as well as other regulations which apply to such work.
26. Removal or cutting of structural members is not permitted. Consult with Model Construction regarding repair or removal of structural items.
27. Materials to be installed must conform to the manufacturer's recommendations.
28. Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.
29. 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.
30. Smoking, eating, and drinking are prohibited in undesignated areas.
31. All work shall be coordinated and scheduled by the contractor and Model Superintendent to ensure completion in accordance with the project schedule.
32. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.

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33. 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.
34. Multiple mobilizations as required to execute the project in accordance with the Schedule.
35. Material staging is to be coordinated with Model's superintendent. Locations must be approved by Model.
36. 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.
37. 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.
38. Project is an Enterprise Green Communities project.

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

BP 2 – SELECTIVE DEMOLITION AND ABATEMENT:

Subcontractor shall provide a turnkey, all-inclusive selective demolition 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:

- A. Provide asbestos abatement per Westech's Asbestos Survey dated 3/2/23.
- B. Haul off all demolished items.
- C. MEP's will be disconnected by others.
- D. 127-129 Goethe Street
 - First floor units will be occupied throughout construction.
 - Remove existing flooring finishes to subfloor per drawings.
 - Remove walls per drawings.
 - **Remove drywall/plaster from all existing restroom wet walls on the second floor that are called out to remain.**

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- Remove ceilings at the second floor per the drawings.
 - Remove cabinets and tops per drawings.
 - Remove interior wood trim within units being demoed.
 - Remove interior doors, frames, and hardware per drawings.
 - Remove stair handrails per drawings.
 - Remove all accessories and shelving per the drawings.
 - Remove appliances per the drawings.
 - Remove plumbing fixtures per drawings.
 - Remove mechanical equipment and ductwork per drawings.
 - Remove light fixtures, ceiling fans, and wire per drawings. Exclude removal of light fixtures in the subbasement, basement and 1st floor where ceilings are to remain.
- E. 131 Goethe Street
- Remove existing flooring finishes to subfloor.
 - Remove solid stair railings at attic level per drawings.
 - Remove walls per drawings.
 - Remove ceilings per drawings.
 - Remove cabinets and tops per drawings.
 - Remove interior wood trim and wood paneling per drawings.
 - Remove interior doors, frames, and hardware per drawings.
 - Remove exterior trim at exterior door per drawings.
 - Remove accessories and shelving per the drawings.
 - Remove appliances per the drawings.
 - Remove plumbing fixtures per drawings.
 - Remove mechanical equipment and ductwork per drawings.
 - Remove light fixtures, ceiling fans, and wire per drawings.
- F. 141 Goethe Street
- Remove vinyl siding, tar paper and vapor barrier per drawings.
 - Salvage existing exterior corbels.
 - Remove existing flooring finishes to subfloor.
 - Remove walls per drawings.
 - **Remove drywall/plaster from all existing interior walls that are called out to remain.**
 - **Remove ceilings completely on all floors.**
 - Remove cabinets and tops per drawings.
 - Remove interior wood trim and wood paneling per drawings.
 - Remove interior doors, frames, and hardware per drawings.
 - Remove existing wood stair in basement per drawings.
 - Remove accessories and shelving per the drawings.
 - Remove appliances per the drawings.
 - Remove plumbing fixtures per drawings.
 - Remove mechanical equipment and ductwork per drawings.
 - Remove light fixtures and wire per drawings.
- G. Exclusions:
- Disconnection of MEP items
 - Window demolition
 - Roof demolition
 - Structural demolition
 - Masonry demolition
 - Exterior Door demolition
 - Concrete demolition

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BP 3 – 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:

- A. 127-129 Goethe Street
 - Provide patching of one square of sidewalk for new electrical service.
- B. 131 Goethe Street
 - Provide new concrete sill at Exterior Door 100 per detail 3/A5.00.
 - Provide patching of one square of sidewalk for new electrical service.
- C. 141 Goethe Street
 - Provide new concrete sidewalk and stoop per C-01.
 - Provide saw cutting and removal of existing concrete per A1.11. Remove soil to subgrade as required for new concrete walks and pavers. Remove stair railing.
 - Provide gravel subbase for new sidewalks, stoop and steps.
- D. Provide layout and field engineering required for the performance of this work.
- E. Provide all reinforcing steel, formwork, and accessories for all concrete work.
- F. Provide control & expansion joints per the drawings. If control/expansion joints aren't shown, install per industry standards.
- G. Provide caulking at concrete expansion joints and up against buildings.
- H. No washing concrete out in street. Wash out in dumpster into plastic to avoid concrete wash in street.
- I. All concrete work in the Right of Way is required to meet city specifications. Be sure to verify concrete finish with site project manager (hard trowel, broom, swirl, stamped, etc). Concrete Contractor is responsible for all City inspections, Permits and Fees.
- J. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the cleanup does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
- K. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including, but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with the EPA's RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current training for each person involved with lead demolition activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection.
- L. **Exclusions:**
 - Foundation stabilization at 131 Goethe Street
 - Pavers at 141 Goethe Street

BP 4 – 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. 127-129 Goethe Street

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- A. Provide demolition of conduit on south elevation per A1.31 and patch holes.
 - B. Provide masonry restoration per keynotes 4.4, 4.5, 4.6, 4.7 and 4.8 on A4.10.
 - C. Provide knock box.
2. 131 Goethe Street
- A. Patch large cracks in basement walls.
 - B. Provide bracing at first floor exterior walls per S120.
 - C. Create new masonry opening per S120.
 - D. Provide \$5,000 allowance to investigate sub-basement crawl space per keynote 1.1 on A1.11.
 - E. Provide caulking of existing masonry infills per keynote 3.1 on A4.10.
 - F. Provide masonry restoration per keynotes 4.1 thru 4.9 on A4.10 and A4.11.
 - G. **Alternate 1** - Lower door sill at exterior door per keynote 4.2 on A1.11.
3. 141 Goethe Street
- A. Provide masonry restoration per keynotes 4.1 and 4.3 on A4.10. Include concrete cap per keynote 4.1.
4. Provide masonry demolition and salvaging of brick as required.
5. Provide shoring at new masonry openings as required to maintain structural stability of the building.
6. Include all new CMU and Brick as shown on the drawings including walls, infills, etc.
7. Provide tuckpointing and brick replacement per the building elevations. Provide unit pricing for additional tuckpointing and brick replacement beyond what is shown on the drawings.
8. Include installation of HVAC brick vents. Brick vents to be supplied by others.
9. **Provide new masonry openings for ductwork for any openings 8" or larger. See Mechanical drawings.**
10. Include any caulking required at masonry control / expansion joints. This includes any large joints between adjacent buildings.
11. Provide all precast lintels required for this scope of work. Steel lintels to be provided by others.
12. Remove cracked, damaged and severely spalled stone lintels and sills with care in a manner to prevent damage to adjacent remaining materials. Provide new replicated sandstone/limestone lintels and sills. Align with existing joints and coursing true and level, faces plumb and in-line. Install any anchorages, flashings, or reinforcements as necessary. New lintels and sills to be to match existing color and texture. Contractor to provide sample for approval prior to ordering material.
13. Repair all joints in masonry where mortar is damaged or missing. Cut out joints to a depth of 2x the width of the joint or until sound mortar. Remove dust and loose material by hand brushing. Mortar to match existing in composition, color, tooling, profile and hardness. While original mortar did not contain Portland cement, new mortar to have cement added in to form a Type O or K mortar and per NPS Preservation Briefs. Promptly remove excess mortar, smears, and drippings as work proceeds. Provide test area for approval prior to commencement of work.
14. Replace missing, eroded, spalled, or cracked masonry units. Cut out units, including entire mortar joint around masonry unit. Remove units by hand so as not to damage adjacent masonry. Turn existing bricks around and/or use salvaged brick. Build-in new masonry and joints to match existing. Align with existing joints and coursing true and level, faces plumb and in-line. Install any anchorages, flashings, or reinforcements. All work to match surrounding masonry. Provide test area for approval prior to commencement of work.
15. New openings must be toothed in. Saw cutting EXPOSED masonry is strictly prohibited. Brick and mortar must match existing.
16. All Masonry to remain exposed (unpainted) to be cleaned. Cleaning shall remove dirt, stains, graffiti, mold, mildew, efflorescence, smoke, etc. using the gentlest means possible. Refer to Historic Briefs for masonry cleaning. Masonry contractor shall submit proposal for method of cleaning each building. Contractor shall visit site to verify appropriate method. Excess Mortar shall not stain or be left on any brick surfaces.

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17. Create recessed brick opening for installation of Fire Department Key Box. Intercom entry system will be surface mounted.
 - A. Provide and install one (1) Fire Department Key Box per building. Manufacture Knox-Box, Model No.: 3200 Series, Recessed, Color: Dark Bronze.
18. No washing out in the street. Wash out in dumpster into plastic to avoid mortar and grout wash in the street.
19. Provide layout and line and grade required for the performance of this work.
20. Provide all reinforcing steel and accessories for all masonry work. The Masonry Subcontractor is to provide and maintain OSHA-compliant reinforcing steel protection caps on all vertical reinforcing steel projections.
21. If Mason creates a hazard, they must make the hazard safe. Example: Mason removed walls around an existing stair opening. Handrails must be installed around the leading edge of stair opening immediately following removing the wall.
22. Historic Part II Narratives must be followed. Masonry contractor shall be sensitive to historical preservation requirements, related to their scope of work. Bring it to the attention of Model Project Manager if Historic Part II and drawings are contradictory. Removing masonry, installing masonry, tuck-pointing in exposed walls need to follow National Park Service guidelines.
23. Access to buildings and project sites are vulnerable to pedestrian traffic. Work areas must be identified by signage and barricade systems which comply with OSHA and City of Cincinnati regulations.
24. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the cleanup does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
25. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with the EPA's RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current training for each person involved with lead demolition activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection.
26. Exclusions:
 - A. Steel lintels will be provided by others, installed by masonry contractor.

BP 5 – 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. 127-129 Goethe Street
 - A. No Work.
2. 131 Goethe Street
 - A. Provide new steel lintels per S120. Installation of steel lintels is by others.
 - B. Provide new ships ladder per keynote 5.1 on A2.01.
3. 141 Goethe Street
 - A. No Work.
4. Verify location and attachment method of guardrails / handrails before fabrication.

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5. Provide field measuring and verify existing conditions match the drawings.
6. All exterior steel to be galvanized.
7. Protect all adjacent materials from welding splatter. Any remedial cost to clean the splatter up will be on this subcontractor.
8. Contractor must conform to OSHA regulations including having a fire extinguisher present when welding is being done near flammable materials.
9. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the cleanup does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
10. Lead: For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with the EPA's RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current training for each person involved with lead demolition activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection.
11. Exclusions:
 - A. Fire Escape Repairs
 - B. Aluminum Railings

BP 5B – ALUMINUM RAILINGS:

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. 127-129 Goethe Street
 - a. No Work.
2. 131 Goethe Street
 - a. No Work.
3. 141 Goethe Street
 - a. Provide prefinished aluminum railings at front steps per keynote 5.1 on A2.01.
4. Provide field measuring for railings prior to fabrication.
5. Provide standard color for railings.

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:

1. 127-129 Goethe Street
 - A. Add new step per keynote 6.4 on A2.02.
2. 131 Goethe Street
 - A. Provide \$10,000 allowance to repair charred floor framing per S110.

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- B. **Alternate 1** - Remove wood floor framing and install new framing and floor sheathing for new ADA ramp per S120.
- 3. 141 Goethe Street
 - A. Provide wood wall framing repair per keynote 4.2 on A4.10.
 - B. Provide allowance to repair 20% of wood framing over the entire building per keynote 4.2 on A4.10.
 - C. Provide new carpet-grade wood stairs per keynote 8.2 on A2.01.
 - D. **Alternate 2** – Remove and replace exterior wall sheathing with Zip Wall sheathing
- 4. Provide all structural wood demolition required for the installation of structural wood framing.
- 5. Include all interior and exterior structural wood framing and framing repairs per all architectural and structural drawings.
- 6. Provide temporary shoring of joists and trusses as required for structural wood framing work.
- 7. Include all new wood stairs and modifications to existing stairs as shown on the drawings.
- 8. Include all fasteners and hardware required for your work.
- 9. Include minor demo and rework required to access your work.
- 10. Provide wood ramps and steps.
- 11. Use PPT wood as indicated on drawings. Pressure treated framing materials shall be used within 18" of exterior grade and below and in all basements.
- 12. All removed material MUST be removed from building to dumpster on a daily basis. NO STOCKPILED OF REMOVED MATERIALS.
- 13. If you create a hazard during demolition operations, you must make the hazard safe. Example: You cut in a new stair opening, handrails must be installed around the leading edge of stair opening immediately following removing the wall.
- 14. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the cleanup does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
- 15. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, but not limited to paints, stains, or other coatings. Work involving materials containing or coated with lead (Pb), must be performed in accordance with EPA's RRP regulations. Prior to the start of activities involving lead, the contractor must provide proof of current OSHA training for each person involved with lead activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection if needed.
- 16. Exclusions:
 - A. In-wall blocking for accessories and cabinets (by drywall package)
 - B. Non-structural wall framing
 - C. Exterior trim

BP 6B – FINISH CARPENTRY & PREHUNG DOORS:

Subcontractor shall provide a turnkey, all-inclusive finish carpentry and 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. 127-129 Goethe Street
 - A. Provide new wood railings, guardrails and handrails at interior stairs.
 - B. Provide prehung doors, casings, and wood base.

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- C. Provide windowsills at new windows at sub-basement.
- D. Provide white melamine shelving at bedroom closets, pantries and laundry per the drawings.
- 2. 131 Goethe Street
 - A. Provide prehung doors, casings, and wood base.
 - B. Provide white melamine shelving at bedroom closets, pantries and laundry per the drawings.
 - C. Provide new window trim and sills.
 - D. Provide wood stair railing at attic level per drawings.
 - E. Provide new top rail at existing wainscot in stairs per drawings.
- 3. 141 Goethe Street
 - A. Provide prehung doors, casings, and wood base.
 - B. Provide new window trim and sills.
 - C. Provide white melamine shelving at bedroom closets, pantries and laundry per the drawings.
- 4. Provide door hardware for existing residential doors inside of units.
- 5. Provide standing and running trim including door casings, wood wall caps, 1x6 wood base, shoe mold, wood handrails, etc.
- 6. Provide cased window openings with wood windowsills at all new windows.
- 7. Include trim, fasteners, sealants, and all miscellaneous accessories for a complete installation.
- 8. Exclusions:
 - A. Cabinets and countertops
 - B. Hollow metal doors and frames
 - C. Historical trim

BP 7A – 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. 127-129 Goethe Street
 - A. Provide R-19 faced insulation at basement ceiling per drawing A3.01.
- 2. 131 Goethe Street
 - A. Provide R-48 closed cell spray insulation at attic ceiling.
- 3. 141 Goethe Street
 - A. Provide R-19 thermal insulation at all exterior walls per detail 6 on A5.00.
 - B. Provide R-48 closed cell spray insulation above second floor ceiling.
- 4. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the clean-up does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
- 5. Include multiple mobilizations, as required to complete the installation in accordance with the project schedule.
- 6. Exclusions:
 - A. Rigid insulation at foundation walls.
 - B. Rigid insulation under roof membrane.
 - C. Sound batt insulation within interior walls.
 - D. Sound batt insulation between floors.

BP 7B – 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:

- A. 127-129 Goethe Street
 - a. Provide flashing for new mechanical units on the roof per A2.02.
 - b. Clean debris from gutters.
- B. 131 Goethe Street
 - a. Provide flashing for new mechanical units on the roof.
 - b. Clean debris from gutters.
- C. 141 Goethe Street
 - a. Clean debris from gutters.
- D. Work specified herein shall conform to applicable portions of the following referenced standards:
 - a. NRCA Roofing Manual.
 - b. SMACNA "Architectural Sheet Metal Manual".
- E. Inspect roofs at the beginning of the project with site superintendent to identify any issues with masonry parapets, chimneys or walls. This will allow time to get them repaired before roofing work starts.
- F. Supply and install all flashing boots for all roof penetrations and new mechanical units. Coordinate penetrations with the mechanical contractors to determine sizes / types and accurate number. Review the Mechanical, Electrical and Plumbing drawings for penetrations, curbs and supports not shown on the Architectural Roof plan. Assume flashing in of a “doghouse” assembly for the penetration of HVAC line-sets through the roof.
- G. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the cleanup does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
- H. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including, but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with the EPA’s RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current training for each person involved with lead demolition activities, and that each person has written evidence of their ability to properly don the necessary respiratory.

BP 7C – EXTERIOR SIDING

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:

- I. 127-129 Goethe Street
 - a. No Work.

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- J. 131 Goethe Street
 - a. No Work.
- K. 141 Goethe Street
 - a. Provide prefinished MDF shiplap siding and trim per keynote 6.3 on A4.10. See A4.10 for material and color selection.
 - b. Reinstall exterior decorative corbels.

BP 8A – COMMERCIAL DOORS, FRAMES, HARDWARE:

Subcontractor shall provide a turnkey, all-inclusive commercial doors, 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. Coordinate and follow schedule. Working closely with Model's site superintendent is a must.
2. Provide removal of existing exterior doors and frames that are scheduled to be replaced.
3. Provide all hollow metal doors including exterior, building entry, stairwell, common area and unit entry doors.
4. Provide all hollow metal frames per the drawings.
5. Provide door hardware associated with hollow metal doors within this bid package.
6. Provide door hardware for existing historic doors outside of units.
7. Provide field measuring for doors and frames as required.
8. Provide electric strikes at all building entrance doors.
9. Exclude lockets to unit entry doors. These locks will be provided by Salto. Provide installation of Salto locks.
10. Exclusions:
 - A. Aluminum doors and hardware
 - B. Pre hung doors and hardware

BP 8B – NEW 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. 127-129 Goethe Street
 - A. Remove existing windows complete at sub-basement per drawings.
 - B. Provide new vinyl windows at sub-basement.
 - C. Install metal louvers at sub-basement. Louvers will be provided by others.
2. 131 Goethe Street
 - A. Remove existing windows complete per drawings.
 - B. Remove existing louvers per drawings.
 - C. Provide galvanized steel fire rated windows at fire escape windows.
 - D. Provide new vinyl window per drawings.
 - E. Install metal louverS. Louvers will be provided by others.
3. 141 Goethe Street
 - A. Remove existing windows complete per drawings.
 - B. Provide new vinyl window per drawings.
4. See floorplans and window schedule on A6.10 for window types.
5. Provide field measuring for new windows.

6. Provide new window bucking as required for window installation.
7. Provide caulking of new windows and louvers.
8. Provide removal of existing windows and plywood barricades as applicable.
9. Exclusions:
 - A. Rehabbing historical windows
 - B. Aluminum storefront
 - C. Storm windows
 - D. Louver material

BP 8C – GLAZING

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. 127-129 Goethe Street
 - a. Provide glazing at new exterior doors.
 - b. Provide security window film at door glass per A4.10..
2. 131 Goethe Street
 - a. Provide glazing at new exterior doors.
 - b. Provide security window film at door glass (not on drawing).
3. 141 Goethe Street
 - a. Provide glazing at new exterior doors.
 - b. Provide security window film at door glass (not on drawing).
4. Exclusions:
 - a. Windows
 - b. Doors

BP 9A – 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. **At 127-129 Goethe Street, provide \$5,000 allowance for patching of drywall ceiling at first floor units due to plumbing penetrations.**
2. **At 127-129 Goethe Street, provide new drywall ceilings at Existing Storage Room G02 in the Sub Basement.**
3. **At 127-129 Goethe Street, provide new drywall on all existing restroom wet walls on the second floor that are called out to remain.**
4. **At 131 Goethe Street, provide \$5,000 wall patching allowance.**
5. **At 141 Goethe Street, provide new drywall on both sides of all existing walls that are called to remain.**
6. **At 141 Goethe Street, provide new drywall ceilings throughout building.**
7. Provide a complete framing, hanging, and finishing package.
8. Include all NON-structural framing for walls, ceilings and soffits. Provide metal or wood studs and furring where shown.
9. Contractor's choice to provide all metal studs. However, at a minimum, metals studs and furring must be installed where shown.
10. Provide furring channel at new ceilings per the ceiling details.

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11. Furnish & install Framing materials. Including all bulkhead and lowered ceiling requirements as noted on the reflected ceiling plans (reference MEP drawings for equipment / lighting locations). Coordination with mechanical subcontractors is imperative.
12. Exterior wall furring and unit to unit framing walls shall have foam sill sealer installed under bottom plate to help with unit air leakage.
13. When furring walls with DWC, DWC must not continue into or through drywall ceilings. Ceilings must be continuous and tight wall to wall. Cut DWC below ceiling drywall.
14. When framing with metal studs, frame doorways larger so opening can be wrapped with 2x material for interior door unit blocking.
15. The "whole envelope" of the unit must be hung and fire taped above bulkhead and dropped ceiling elevation before bulkheads are framed.
16. Furnish & install pre-rock for assembly at all exterior walls and soffit locations. Include phasing and extra trips for this work.
17. Furnish & install all Ceiling drywall assemblies, including fire-rated assemblies complete.
18. All drywall to have Level 4 finish.
19. Include a round of touch-up after the painter has installed the first coat of paint. Include a round of touch-up per the punch list process.
20. Coordinate common stairway(s) touch up with painter and Model superintendent to lessen number of times walls are repaired.
21. Furnish and install cement backer board for all tub/shower surrounds.
22. Provide drywall around/under tubs: Pre-board the 3 sides behind and below the tub flange, where Tubs are shown. This is not necessary where showers pans are being installed.
23. Coordinate framing behind bathroom vanities with Plumbing, Cabinet, and Electric contractors. Do not install a stud that will conflict with plumbing vanity and vanity light.
24. Provide and install all access panels. Including but not limited to walls, ceilings, attics, and basements per plans. Access panels in rated assemblies need to match that assemblies fire rating. Access panels related to MEP work will be furnished by the MEP contractor needing the panel and installed by the GWB contractor.
25. Any drywall of joist cavities for fire rating for duct work is part of this contract. Coordinate with HVAC contractor.
26. Provide all sound batt insulation within walls and at floor joists per the drawings. Exclude spray insulation.
27. Furnish & install all blocking, including, but not limited to the following; cabinet blocking, bathroom grab bar blocking, closet shelf, clothing bar blocking, ADA mirrors, shower rod, towel bar, toilet paper blocking, window blocking, handrail blocking, and blocking as required for finish trim, blocking for all prehung doors if all metal studs are used, blocking for baseboard if all metal studs are used. Do not include window bucking.
28. Furnish & install fire blocking/caulking per code as related to the Drywall scope. MEP fire caulking is by others.
29. 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.
30. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the clean up does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hour for the cleanup. This policy will be strictly enforced.
31. Exclusions:

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- A. Thermal insulation at exterior walls
- B. Spray insulation

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 new LVT flooring including LVT stair treads.
2. Provide VCT flooring per drawings.
3. Provide vinyl stair risers and nosings.
4. Provide tile flooring and base.
5. Provide wall tile at kitchen backsplashes.
6. Provide liquid waterproofing before installing tile floors.
7. Install new 1/4" cement backer board over sound floor in all floor tile areas. Cutting of tile/rockboard to be cut outside of the building. If this will not work, all interior surfaces must be clean of dust and debris on a daily basis.
8. Flooring contractor to provide thin set, fasteners, grout, backer board, Schluter, primers, etc.
9. Provide sealing of grout and tile.
10. Provide delivery and stocking of flooring materials to each floor of the building.
11. Provide transition strips at all transitions. All tile transitions to be aluminum Schluter edge to "frame" the edge of the tile. All transitions must be flush.
12. Subcontractor to coordinate with site superintendent on materials and transitions at leading edges to stairways.
13. The flooring job foreman is to always have a set of drawings on site.
14. Floor transitions between tile and wood shall occur under the door slab.
15. Areas, floors or buildings must be completed as you go. Floor installation must be done in a coordinated, organized manner. Installing great quantities of flooring in multiple areas without finishing anything will not be tolerated.
16. Contractor shall remove all trash and excess material and leave site with broom swept floors at the end of each day.
17. Include floor protection for all finished floors. Cardboard protection should be used at a minimum. Material should be designated cardboard specifically used for floor protection purposes. Damaged floors will be the responsibility of the flooring contractor including material costs.
18. No disposing of or cleaning of grout or thin set into drains of any type. Contractor will be responsible for installation of new drains, etc.
19. Contractor shall take measures to protect the tub / shower during installation of tile. Repair or replacement of damaged tub/shower base will be the responsibility of this contract. Tile installer must inspect tub/shower base for previous damage before installation of tile.
20. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the cleanup does not happen within the

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next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.

21. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with the EPA's RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current training for each person involved with lead demolition activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection.
22. Exclusions:
 - A. Sealed concrete
 - B. Wood base
 - C. Existing wood flooring repairs
 - D. Wall tile at showers

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. Provide painting of walls and ceilings.
2. Provide painting of doors, frames, and casings.
3. Provide painting of wood base and window trim.
4. Provide painting of window panel infills and window trim per drawings.
5. Provide painting of fire escape.
6. Provide painting of exterior downspouts.
7. Provide painting of exterior cornice.
8. At 131 Goethe Street, provide painting of drywall ceiling at first floor units.
9. At 141 Goethe Street, paint exterior railings at concrete stoop.
10. All paints, primers, and caulks are to be Low VOC, LEED approved. Submit cut sheets on all paints and primers prior to application.
11. Include caulking around door frames, finish trim, drywall to window frame/casing joints, millwork, countertops and at all flush mounted devices.
12. Include caulking of exterior door frames to masonry.
13. Include all caulking /puttying of nail holes and joints in trim.
14. Provide all exterior painting per colored coded elevations on drawings.
15. Provide scraping of loose paint off surfaces prior to painting.
16. Prep and clean all surfaces prior to painting.
17. Include a full prime coat, a spot prime after drywall touch up, and two full finish coats. One coat before finish carpentry installation and one after. Touch up will also be required for punch list execution. Include minor GWB touch-up for punch list items.
18. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Mask surfaces not scheduled for paint / finish. Remove any and all overspray.
19. Pre-hung doors will be installed before finish paint. Include the masking or removal and replacement of door hardware. Include the removal and replacement of pre-hung door slabs, painting of bottom and top edge of all doors is required. Expect the following components to be in place before prime or finish coat applications.

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Sprinkler heads, light fixtures, HVAC grilles and registers, finished flooring, plumbing fixtures, cabinets and countertops, Appliances, switch plate and outlet covers, etc.

20. Painter will receive rooms 'broom clean'. Painter is responsible to keep drywall dust and other construction dust from becoming trapped in wet paint.
21. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with the EPA's RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current training for each person involved with lead demolition activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection.
22. Exclusions:
 - A. Finishing of cabinets
 - B. Painting of fiber cement siding at 141 Goethe Street

BP 10A – TOILET ACCESSORIES AND MAILBOXES:

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. Furnish and install all Residential bath accessories including the following.
 - a. 18" and 24" Towel Bars
 - b. Toilet paper holders
 - c. Towel Rings
 - d. Framed Mirror 24" x 36"
 - e. Recessed Medicine Cabinets
 - f. Robe Hook
 - g. Shower Rod (at tubs only)
2. Provide USPS approved Mailboxes at 127-129 Goethe per drawings.
3. Accessories and shelving to be fastened into blocking or studs provided by others. If blocking or studs are not located properly then a full extension wall anchor must be used in order to provide a sound anchor point.
4. Exclusions:
 - a. Window Blinds
 - b. Signage
 - c. Glass Shower Doors

BP 10B – SHOWER DOORS:

Subcontractor shall provide a turnkey, all-inclusive Shower 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 frameless shower doors per the drawings. See sheet A8.00 for specifications.
2. Provide field measuring for shower doors.
3. Provide stocking shower doors up existing stairs.

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. See sheets A2.01 for appliance specifications.
2. Provide refrigerator, range, microwaves. Final setting of leveling feet by others. Anti-tip devices to be properly installed on all required appliances.
3. All areas of the project are walk-ups. No elevator or equipment will be available for Appliance delivery. Assume all appliances are delivered up the stairs.
4. Include a delivery trip for Ranges and an additional (later) trip for Microwaves and Refrigerators.
5. Include changing swings on refrigerators (where applicable...see drawings).
6. Furnish, deliver the microwaves to the correct apartment. Unboxing and install is by others.
7. Un-pack and take empty boxes / packaging off site. Do not throw in construction dumpsters.
8. Include furnishing all required plugs, pigtails, and cords applicable to each appliance. Installation by Electrical Contractor.
9. Model Construction must sign off on all delivery/packing slips to bill for appliances.
10. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the clean up does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
11. Exclusions:
 - A. Dishwashers
 - B. Garbage disposals

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 custom window 2" faux wood blinds on each residential window of the building.
2. DO NOT STAND ON WINDOW SILLS during installation. Most schedules call for blind installation after the sills have been finished painted.
3. Any blinds of non-standard length (tall windows) must include rods that compensate for this extra length.
4. Common halls do not require window blinds.
5. Color of blinds shall be white.
6. Install all blind components including mid rail bracket.
7. Provide field measuring for window blinds.
8. Provide all fasteners, anchors, hardware and miscellaneous accessories for complete installation.
9. Clean up dust, debris, packaging daily.
10. Exclusions:
 - A. Window treatments at windows in common hallways and stairwells.

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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. See sheet 8.00 for cabinet and countertop selections.
2. Furnish and install all cabinets and countertops.
3. Assume cabinets and tops will be carried up the stairs.
4. Install microwave-hoods. Microwaves will be furnished and delivered to the apartment by others. Make Final HVAC connection.
5. Furnish and install bathroom vanity tops and sinks.
6. Provide and install kitchen sinks.
7. Subcontractor is to submit shop drawings (cabinet layout) as soon as contract is awarded so framing contractor and MEP contractors can locate walls and equipment rough-ins.
8. Subcontractor to verify walls and bulkhead heights as soon as framing is complete. Site superintendent will coordinate.
9. Either mark MEP rough-in locations or verify locations if already installed. This is crucial for island cabinet scenarios.
10. Coordinate wall cabinet heights with site superintendent before installation.
11. Provide four screws for each cabinet to stud or blocking.
12. Cabinets are to be installed the day after flooring is complete so that countertops can be measured and installed before end of trim process.
13. Caulk sides of base cabinets beside the range and fridge and the joint from drywall to cabinet, caulk behind range: tile floor to drywall during installation of cabinets. Color to match cabinets.
14. Include fillers and finished end panels where indicated.
15. Provide all fasteners, anchors, hardware and miscellaneous accessories for a complete installation.
16. Exclusions
 - A. 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:

1. 127-129 Goethe Street
 - A. No Work
2. 131 Goethe Street
 - A. No Work
3. 141 Goethe Street
 - A. Provide NFPA 13D sprinkler system.
4. Provide fire protection permits and inspections.
5. GCWW will bring the Fire Suppression line to the right-of-way. Fire Protection will need to bring the fire protection line from the right-of-way to the building (approximately 10').
6. Provide backflow preventer and check valve assembly per the drawings.

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7. Provide all sprinkler piping and heads per the drawings.
8. At structural modifications necessary to install fire protection materials, Fire protection Contractor is responsible for modification with approval from Model Construction.
9. Provide escutcheon hardware to all pipes penetrating walls. Escutcheon hardware to have dab of silicone on rear to adhere it to wall.
10. Contractor must conform to OSHA regulations including having a fire extinguisher present when open flame is being used.
11. Include all required floor cutting and patching required for the fire protection scope of work.
12. Include all fire protection related fire stopping requirements. Coordinate with other subcontractors and use the same material.
13. Coordinate with Model Construction and other mechanical contractors throughout duration of the project.
14. Contractor to provide shop drawings immediately following awarding of contract. Coordinating locations for standpipes, risers and fire department connection with Model and MEP contractors is imperative.
15. All equipment supports, pipe hangers, bracing, etc. required for the performance of this work are to be included.
16. This Contractor shall provide access doors required for the installation, operation, and maintenance of its work.
17. Include furnishing and installation of all flow and tamper switch device requirements, if required. Wiring by Electrical contractor.
18. It is the intent to conceal all heads in all spaces. Coordinate with Model personnel where exposed piping and heads are permissible. When piping is to be exposed, the contractor shall install hangers prior to installation of drywall ceiling.
19. Sprinkler concealer plates must sit flush to the finished ceiling.
20. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to contain lead including but not limited to paints, stains, or other coatings. Work involving materials containing or coated with lead (Pb), must be performed in accordance with EPA's RRP regulations. Prior to the start of activities involving lead, the contractor must provide proof of current OSHA training for each person involved with lead activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection if needed.
21. **Exclusions:**
 - A. Tap Fees

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. Provide plumbing permits and inspections.
2. Coordinate with Model Construction and other mechanical contractors throughout duration of the project.
3. If carpentry modification are necessary to install plumbing materials, Plumbing Contractor is responsible for modification with approval from Model Construction. **DO NOT CUT STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL FROM MODEL CONSTRUCTION.**
4. Plumbing Contractor shall provide and install all copper, CPVC, PVC, fittings, fixtures, water heaters, finish hardware and all other materials for complete plumbing system.
5. Plumbing Contractor to make all applications to the GCWW and MSD as early in the project as possible.
6. At the beginning of the project, Snake & Camera the following: all remaining sewer laterals to main sewer, all existing downspout lines to main, all existing courtyard storm water drainage system main. Verify and report condition of sewer system to Model Construction with video and footage locations. Provide camera video to

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Model Construction on a computer thumb drive. Re-camera all the above at the end of the project when directed by the Model Superintendent.

7. All systems to be air tested and free from leaks prior to drywall installation.
8. All through-wall penetrations shall be copper regardless of plumbing system used (CPVC, copper or PEX). Copper through-wall penetrations shall be anchored to wood blocking or supply a strap bracket. Plumbing pipe shall not move and remain rigid / secure.
9. Provide escutcheon hardware to all pipes penetrating walls. Escutcheon hardware to have dab of silicone on rear to adhere it to wall. Include ADA pipe and Valve wraps (trap wraps) if required.
10. Caulk all penetrations through drywall with either latex caulk or fire stopping (depending on fire assembly rating) to prevent air leakage. This includes washer boxes in laundry rooms.
11. All terminating pipe penetrations through walls to receive a strap mounted to blocking. Include tub spout penetrations, tub valve, shower head penetrations, toilet and sink supply line penetrations, etc.
12. Secure all piping to eliminate pipe hammer in walls.
13. Contractor must conform to OSHA regulations including having a fire extinguisher present when an open flame is being used.
14. Furnish and install blocking to support plumbing pipes and fixtures.
15. Furnish & install water heater drains and pans.
16. Furnish and install washer boxes and washer pans to each laundry area per plan.
17. Water supply lines to each fixture to be braided stainless steel, burst proof, and ordered to correct length.
18. Roof penetrations are a part of this contract; however, boots and flashings are the responsibility of roofing contractor. Coordinate with roofing contractor.
19. Include all required pipe insulation.
20. Include all plumbing related fire stopping requirements. Coordinate with other subcontractors and use the same material.
21. Include installation of the dishwashers. Plumbing contractor is responsible to do the final plumbing hook-ups. Leave the dishwasher in the proper position. Final leveling and connection to countertop / cabinet is by others. Dishwasher provided by others. Dishwasher will be delivered and unpackaged to each location by others.
22. Include cost for any equipment pads needed for this scope of work.
23. All equipment supports, pipe hangers, bracing, etc. required for the performance of this work are to be included.
24. This Contractor shall provide access doors required for the installation, operation, and maintenance of its work. Any access panels in rated assemblies need to match assembly rating.
25. Provide temporary water bibbs (one per building) at locations approved by Model Construction.
26. Caulk all fixtures to surfaces. Toilets are to be caulked on sides and fronts only.
27. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the cleanup does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
28. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including, but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with the EPA's RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current training for each person involved with lead demolition activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection.
29. **Exclusions:**
 - A. GCWW tap fees
 - B. MSD tap fees

C. Site water lines and taps

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. Coordinate with Model Construction and other sub-contractors throughout duration of the project.
2. Coordinate power and breaker requirements with the Electrician.
3. Provide and install all components for the heating ventilation and air conditioning system for each dwelling unit per mechanical drawings. Including but not limited to furnace, A-coil, all duct work, supply & return, grills, condensate lines to floor drain, outdoor condensing units, line-sets with traps, thermostat wiring, thermostat, non-proprietary furnace filters, etc. All installation to comply with all applicable codes.
4. Provide and install all hangers, fasteners, supports and blocking to complete the HVAC system.
5. Heat Pumps will be used for temporary heat during construction, if required:
 - A. Upon receiving C/O for the building this contractor shall clean the Air Handler. Air Handler should be free of dust and construction debris including inside the unit.
 - B. A new filter shall be installed. Final filter is to be Merv 11 or higher. Submit filter cut sheets prior to installation.
 - C. Install a pre-filter over all return grills. These are to be changed weekly.
6. Provide and install all venting for furnaces, flues, combustion air, makeup air, dryers, bath vents, range hood etc.
7. Wear clean gloves when installing finishes. Our intention is to prevent dirt on the finished painted white walls.
8. All breakers and systems shall be installed before the HVAC inspection. The systems need to be "ready to go".
9. Holes drilled through brick shall not cause damage to the exterior of the building. Such damages shall be repaired at the contractor's expense. Coring should be done from outside to inside to minimize brick damage. Under no circumstances should cores be made through lintels or other structural members. Provide your own access for this work.
10. Locate all exhaust fans and dryer vents per drawing. If locations are not conducive to field conditions, coordinate with other MEP contractors and site superintendent to relocate them.
11. Contractor must conform to OSHA regulations including having a fire extinguisher present when an open flame is being used.
12. All duct work is to be FULLY sealed with duct sealant. The intent is to have zero duct leakage. The duct leakage test will take place at the end of the project. It is recommended to Pre-test prior to drywall installation. If the duct leakage test fails the third-party testing, it is HVAC Contractors responsibility to remedy.
13. ALL PENETRATIONS including supply registers, return grills, line-sets, ducts, etc must be either fire caulked (if in fire assembly) or caulked / sealed to prevent air leakage. This means the actual rough in boot needs to be sealed to the GWB. Thru wall boots shall be sealed to drywall with foil tape or duct sealant to prevent air leakage into wall cavity.
14. Provide air handler pans and condensation lines.
15. Air handler interior components must be cleaned during building punch list.
16. Include any HVAC equipment pads needed for this scope of work.
17. Provide all smoke and fire dampers at rated partitions.
18. Include all HVAC related firestopping requirements. Coordinate with Model Construction so that all contractors use the same manufacture/material.
19. Include bricks to elevate pan for condensation to drain.

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20. Documentation showing a refrigerant charge test was completed on each unit is required.
21. The plumber is responsible for all masonry and concrete core drilling for openings 6" and under. For Larger openings, coordinate with model construction and the masonry contractor.
22. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the clean-up does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
23. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including, but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with the EPA's RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current training for each person involved with lead demolition activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection.
24. **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 permits and inspections.
2. Disconnect power as required for the demolition contractor.
3. Provide demolition of light fixtures where light fixtures are being replaced but the ceilings are to remain.
4. Provide demolition of exterior light fixtures that are called to be replaced.
5. Provide new electrical service per Duke Energy requirements. Include primary conduit from pole mounted transformer to pull box. Provide installation of Duke provided pull box. Provide secondary conduit and wire from the pull box to building equipment.
6. Provide all trenching and pavement demolition for new site electric. Include patch back per city specifications for any trenching within the street. All sidewalks will be replaced near the end of the project by others. Including plating of open trenches for pedestrian access until sidewalk is replaced.
7. Furnish and install all electrical equipment, wiring and fixtures for a complete electric system.
8. Provide light fixtures per schedule on A3.01.
9. **Permanent power should be the absolute first priority.** Begin groundwork on obtaining permits, addressing for meters and installation of switch gear upon contract execution. If service location per drawing is not feasible, coordinate moving services to alternate location with site superintendent. DO NOT move service location without Model approval.
10. Provide and install phone and communications wiring. Coordinate drop locations with Cincinnati Bell. Cincinnati Bell will generally place their demark point on the interior of the building. Each telephone circuit shall be terminated at this location.
11. Provide plywood phone board with electrical outlets in basement or designated electrical service room / closet. Coordinate the number of outlets for phone service required with Cincinnati Bell.
12. Provide a Co-Ax cable and Cat 6 cable from a demarcation in the basement to the Media Panel in each apartment. Extend Co-Ax and Cat 6 from each Media Panel to each "tv" outlet as shown on the electrical

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- drawings. Include power to Each Media panel. Leave enough coiled up cable for terminations by others. Provide rough-in box and blank cover at each location.
13. Furnish and Install Media Panels as shown.
 14. Provide doorbells for each unit.
 15. Fiber Optic cable will be by others.
 16. Assume appliances are delivered by others with loose cords. Install all cords.
 17. Furnish and Install Electric Door Strike wiring at all residential building entry doors. Wiring is to be concealed.
 18. Furnish and install a complete Intercom Entry System, Basis of design to be a Techtone System to include but not limited to:
 - a. Connection to electric door strike(s). This includes door strikes at entry gates if applicable. (Electric Door Strikes are provided and installed by Others.)
 - b. Provide and install all necessary wire, material, and labor for complete and operational system.
 19. Include design, permit, and installation of required fire alarm system if indicated on the drawings. Fire Alarm Panel will be in a location designated by Model Construction. For bidding purposes, Fire Alarm Panel will be in the basement and a Recessed Fire Alarm Annunciator will be install at common stair entry. Any panels in rated walls will need to be rated to match the wall assembly.
 20. Provide a pre-test of the Fire Alarm System prior to any final Life/Safety inspections.
 21. A representative from the Fire Alarm programming company is to be onsite for the final Life/Safety inspection.
 22. Coordinate with Model Construction and other mechanical contractors throughout duration of the project.
 23. Provide temporary power and lighting as required to support the work of other trades. Task Lighting is by each individual trade who requires such.
 24. Scheduling of electric meters is the responsibility of this contractor.
 25. This Contractor shall provide access doors required for the installation, operation, and maintenance of its work. All access panels in rated assemblies will need to be Rated Access Panels that match the rating of the assembly.
 26. Provide final electrical connections to all appliances, plumbing, sprinkler, and HVAC equipment. Coordination with all other trades is mandatory prior to ordering material.
 27. Include installation (terminations) of all required "pigtail" cords for all applicable appliances.
 28. Include all electric related fire stopping requirements. Coordinate with Model Construction and other subcontractors. Use only Model Construction Approved Fire Safing.
 29. There will be no exposed wired, other than low volt wiring running in basements per the NEC. Electric must be in MC or conduit. If wire is left exposed, it is up to the electrical contractor to provide sufficient fire rating to enclose exposed electric wiring.
 30. Coordinate with the Plumber, Cabinet, and Framing contractors on the location of vanity lights. The light must align with the vanity.
 31. Provide exposed conduit and wire at existing plaster/CMU walls.
 32. Provide quad outlets adjacent to cable, fiber optic, data demarcation locations. Coordinate with Superintendent.
 33. Electrical Contractor is responsible for drilling through wood studs walls or providing bushings required for metal studs. Both types of studs will be used.
 34. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the cleanup does not happen within the next business day, Model construction or a cleaning sub will clean up your trash/debris, and you will be back charged at a rate of \$45/hr for the cleanup. This policy will be strictly enforced.
 35. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with the EPA's RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current training for each

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person involved with lead demolition activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection.

Temporary Power and Lighting

36. It is the responsibility of the electrical contractor to remove construction temporary power, panel box and any associated wiring with temp power for the project.
37. Provide and install temporary electric and lighting during the duration of the project. All stairways and basements shall be lit throughout the entire duration of the project. Rough-in temporary electric as close to exterior walls as possible. DO NOT run them up through the building in the middle of the floor.
38. The electrical contractor shall design a temporary electric service that will meet the needs of temporary power associated with this project.
39. Provide general LED lighting throughout the building at an average of ½ watt per square feet or 5ft candles. As the interior finish work progresses, provide a minimum of one lamp per room. Include replacement of burn-out and broken lamps.
40. Maintenance of all temporary lighting shall be done on a regular basis, permitting not more than 10% of the lighting in a given room to be non-operating at any time. It should be noted that maintenance of “construction lighting” should be for the duration of the project, even when permanent fixtures are in use for such purpose. All lighting for temporary will be energized twenty-four (24) hours per day.
41. Movable plywood receptacle panels shall be provided to serve as a power source for small tools, with each panel having a minimum of 4 GFI duplex outlets. Movable plywood receptacle panels shall be provided so that a maximum of 100ft. extension cord can be used.
42. Exclusions:
 - a. Duke Energy Fees
 - b. Usage Fees