

OUTLINE SCOPE OF WORK

BID DOCUMENTS:

1. Hillcrest Commons – Invitation to Bid
2. Hillcrest Commons – Outline Scope of Work
3. Hillcrest Commons – Drawings (dated February 7, 2024)
4. Hillcrest Commons – Spec Book (dated February 7, 2024)
5. Indiana (Allen County) Residential Davis Bacon Wage Determination dated 8/11/2023

GENERAL SCOPE SPECIFICALLY PERTAINING TO CARTHAGE FLATS:

1. **Subcontractors are wholly responsible for delivery, unloading, and shakeout within the building.**
2. **Indiana (Allen County) Residential Davis Bacon Prevailing Wage Rates do apply. LP Tracker will be used for payroll reporting.**
3. **Project is subject to Indiana Sales Tax.**
4. **Section 3 requirements are to be included in this project.**
5. **LEED requirements are to be included in this project.**
6. **List of Alternates:**
 - A. **Alternate 1:**
 - I. **Base Bid = Fiber Cement Panels**
 - II. **Alternate = Metal Wall Panels**

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.

OUTLINE SCOPE OF WORK

10. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.
11. Weekly subcontractor meeting will be held in the job office. These meetings are MANDATORY! At least one member from the subcontractor (foreman, project manager, or someone with decision making authority) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.
12. Working hours for this project are established as 7:00 AM to 3:30 PM Monday through Friday. If Subcontractors desire to work outside of these hours, prior approval must be granted by Model Construction Superintendent. If time is lost throughout the week, Subcontractors are expected to work Saturday to make up lost production. Otherwise, Subcontractors shall be expected/permitted to work Saturday, Sundays and/or Federal Holidays as required to maintain Schedule commitment.
13. All work shall be completed 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.

OUTLINE SCOPE OF WORK

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.

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, and Billing.
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 2 – DEMOLITION:

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:

1. Specifications:
 - A. 024100 - Demolition
2. Provide demolition permit, if required.
3. Provide complete demolition of existing school including all foundations.
4. Backfill old foundations with compacted soil.
5. Salvage 1,000 square feet of brick for reuse. Neatly stockpile brick on wood skids.
6. Salvage Capitals at building's entrance and place on wood skids at Model's direction.
7. Coordinate with utility companies and disconnect all utilities prior to demolition. Cap existing water and sanitary lines per local jurisdiction.
8. Remove existing asphalt pavement, concrete pavement, steps, and curbs. Neatly saw cut pavement and curbs at edges to remain.
9. Remove existing trees per plan.

OUTLINE SCOPE OF WORK

10. Remove existing flagpole.
11. Remove existing floor light.
12. Remove existing retaining wall.
13. Legally dispose of all demoed materials offsite.
14. Asbestos abatement has already been completed.
15. Exclusions:
 - A. Asbestos abatement
 - B. Underground storm demolition
 - C. Demo at existing sign
 - D. Relocating light pole

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:

1. Specifications:
 - A. 033000 – Cast-in-Place Concrete
 - B. 072600 – Vapor Barrier
 - C. 321313 – Concrete Paving
 - D. 321623 - Sidewalks
2. Provide layout for concrete scope from established control points provided by others.
3. Provide all site concrete including:
 - E. Concrete dumpster pad and foundations for dumpster surround.
 - F. Concrete sidewalks and integral curbs.
 - G. Concrete paving at apron.
 - H. Installation of bollards; bollard material provided by others.
 - I. Transformer pad.
 - J. Barrier curb at concrete apron (keynote 5 on C200)
 - K. Concrete edging at patio per A104.
16. Includes all building concrete including:
 - A. Footings.
 - B. Foundation walls.
 - C. Piers.
 - D. Elevator pit slab and walls.
 - E. Slab on grade.
 - F. Thickened slabs.
17. 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.
18. Backfill interior side of foundation walls and elevator pit walls with granular fill; compact properly to minimize settlement.
19. Export all foundation spoils from project site.
20. Provide crystalline waterproofing admixture in concrete at elevator pit slab and walls.
21. Provide gravel subbase associated with slab on grade and site concrete.
22. Provide 15 mil vapor barrier at slab on grade.
23. Provide form work for concrete work, as required.

OUTLINE SCOPE OF WORK

24. Provide all rebar, mesh and fiber mesh associated with BP3A Concrete.
25. Provide expansion joints for concrete pavements per industry standards.
26. Provide flexible closed cell foam wrapped around steel columns.
27. Provide concrete placement, including pumping, if required.
28. Dewatering as required to install footings/foundations.
29. Provide the footer drain and all footer drain related gravel. Connect footer drain to storm system.
30. Include foundation / slab insulation where indicated.
31. Set all steel embeds, anchors, base plates, etc. furnished by others.
32. Provide grouting of base plates.
33. Provide concrete curing, as required.
34. Provide temperature control of concrete.
35. Coordination concrete cylinder with special testing consultant.
36. All appurtenances and accessories for a complete installation.
37. Protect adjacent finished surfaces to ensure concrete does not splatter and damage finish.
38. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
39. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
40. 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.
41. Multiple mobilizations as required to execute the project in accordance with the Schedule.
42. 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.
43. Exclusions:
 - A. Steel embed material
 - B. Bollard material
 - C. Light pole bases
 - D. Curb and Gutter
 - E. Gypcrete
 - 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" Gypcrete on the second and third floors.
2. Provide 1/4" sound mat under gypcrete at units only. Sound mat not required at corridors.
3. Provide gypcrete sealer material for application by the flooring contractor.
4. Provide one mobilization for gypcrete scope.
5. Alternate:
 - A. Provide pricing for an additional mobilization.

OUTLINE SCOPE OF WORK

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. Specifications:
 - A. 042000 – Unit Masonry
2. Layout from established control points.
3. Provide CMU at elevator shaft.
4. Provide brick veneer.
5. Provide cast stone sills. Utilize precut corners and sills for cast stone.
6. Wash all brick veneer and cast stone upon completion.
7. Provide rebar and grouting for masonry as indicated.
8. Provide masonry wire and anchors.
9. Provide flashing of masonry.
10. Provide layout and placement of embeds and anchors (material provided by others).
11. Tool joints as required.
12. All hoisting, unloading and scaffolding, etc. necessary to complete this Scope of Work.
13. 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.
14. All dust control as required for masonry operations is to be included.
15. 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.
16. The masonry contractor is responsible for the daily clean-up of their own work.
17. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
18. Multiple mobilizations as required to execute the project in accordance with the Schedule.
19. Exclusions:
 - A. Winter conditions

BP 5 – 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. Specifications:
 - A. 055000 – Metal Fabrications
2. Furnish only miscellaneous metals:
 - A. Steel Lintels
 - B. Bollards
 - C. Base plates and anchor bolts
 - D. Steel elevator hoist beam.
3. Furnish and install:
 - A. Structural steel columns.

OUTLINE SCOPE OF WORK

- B. Steel railings at stairwells.
- C. Dumpster gate.
- D. Roof access ladder per A502.
- 4. All exterior steel to be galvanized.
- 5. 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.
- 6. Drill, epoxy, and anchor as indicated, or provide anchor bolts and layout to the concrete sub to set.
- 7. Exclusions:
 - A. Elevator pit ladder

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. Specifications:
 - A. 061000 – Rough Carpentry
 - B. 061753 – Shop Fabricated Wood Trusses
 - C. 072500 – Weather Barrier
2. Layout from established control points.
3. Provide framing / rough carpentry for new 3-story building AND gazebo, complete.
4. Provide supplemental wood framing and sheathing per details on R102.
5. Provide floor and roof wood trusses
6. Provide 7/16" OSB roof sheathing. Provide 3/4" structural floor sheathing.
7. Provide delegated design for floor and roof trusses.
8. Provide bearing and non-bearing wood framed walls.
9. Provide 7/16" ZIP Wall exterior sheathing and tape at exterior walls.
10. Provide prefabricated wood stairs, landings, stringers, treads and risers.
11. Provide roof parapet, soffit, and canopy framing.
12. Provide installation of windows (material provided by BP 8C)
13. Provide window flashing material.
14. Provide OSB draftstopping and required framing at attic per notes on A001.
15. Provide Gazebo by Poligon per details on A104.
16. 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).
17. Provide all structural components (brackets, clips, hangers, Simpson anchors, fasteners, epoxy, etc.). as defined on the contract documents.
18. Drill & epoxy and wedge anchors as indicated.
19. Provide all fasteners required to complete BP 6A.
20. Include framing/blocking for attic access hatch, fan coil units, exhaust fans, etc.
21. Provide pressure treated lumber where indicated.
22. 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.
23. Provide engineered shop drawings as required for all engineered lumber and methods.
24. The contractor is responsible for the daily clean-up of their own work.

OUTLINE SCOPE OF WORK

25. All hoisting, unloading, man/material lifts, rigging, etc. necessary to complete this Scope of Work.
26. Furnish & install fire blocking per code.
27. Stencil fire walls installed with this Scope of Work as indicated.
28. Pad down wood/metal beams for storefront systems RO.
29. Make safe vertical and horizontal openings in building by installing blocking, rails, guardrail, hole covers, etc.
30. Multiple mobilizations as required to execute the project in accordance with the Schedule.
31. Exclusions:
 - A. Metal railings
 - B. Framing for dropped ceilings

BP 6B – FINISH 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. Specifications:
 - A. 062000 – Finish Carpentry
 - B. 068316 – Fiberglass Reinforced Paneling
2. Provide pre-hung doors inside apartment units.
3. Provide hardware for pre-hung doors.
4. Provide wood door casings at prehung doors.
5. Provide wood wall caps at stairwells.
6. Provide PVC windowsills.
7. Provide fiber reinforced panels at walls in mechanical room.
8. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
9. Exclusions:
 - A. Cabinets and countertops
 - B. Hollow metal doors and frames
 - C. Wood base and shoe mold

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. Specifications:
 - A. 072100 – Thermal Insulation
2. Provide R-49 blown in cellulose insulation at the attic.
3. Provide R-21 exterior wall thermal insulation per the drawings.
4. Provide Air Sealing Package as required by IEC and for performance of air infiltration testing.
5. Provide spray insulation at window in accordance with the drawings.
6. Subcontractor is responsible for the daily clean-up of their own work.

OUTLINE SCOPE OF WORK

7. Include multiple mobilizations, as required, to complete the installation in accordance with the project schedule.
8. Provide supplemental temporary lighting, if required, to execute this Scope of Work.
9. Exclusions:
 - A. Sound batt insulation at interior walls and in between floors
 - B. Rigid insulation at foundation walls.

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:

1. Specifications:
 - A. 071010 – General Roofing Considerations
 - B. 075400 – Thermoplastic Membrane Roofing
 - C. 076200 – Sheet Metal Flashing and Trim
 - D. 077100 – Roof Specialties
2. Provide membrane roof complete, including underlayment, ridge vents, flashings, crickets, etc.
3. Provide gutters, downspouts, and metal coping.
4. Provide roof hatch.
5. Provide interlocking rubber walk pads.
6. Install in accordance with all manufacturer's written instructions to ensure warranties required by the Specifications are obtained.
7. Coordinate roofing work with mechanical, electrical, and plumbing drawings. Include flashing for all roof curbs, vents, etc.
8. Exclusions:
 - A. Aluminum Canopy
 - B. Wood Blocking
9. Alternate:
 - A. Provide alternate deduct to delete the roof insulation.

BP 7C – HARDIE PANELS AND TRIMS (BASE BID):

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. Specifications:
 - a. 066600 – Cellular PVC Fabrications
 - b. 074616 – Aluminum Siding
 - c. 074646 – Fiber Cement Siding
2. Provide unfinished fiber cement panels and trim.
3. Provide unfinished fiber cement fascia board.
4. Provide unfinished fiber cement siding at refurbished exterior sign. See A104 for details.
5. Provide prefinished aluminum soffit at eaves and covered entrances.
6. Provide prefinished aluminum fascia.

OUTLINE SCOPE OF WORK

7. Provide cellular PVC trim.
8. Provide caulking of fiber cement panels per manufacturer's recommendations.
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 7D – METAL WALL PANELS/SIDING AND TRIMS (ALTERNATE 1):

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. Specifications:
 - a. 066600 – Cellular PVC Fabrications
 - b. 074213.23 – Metal Composite Material Wall Panels
 - c. 074616 – Aluminum Siding
 - d. 076200 – Sheet Metal Flashing and Trim
2. Provide $\frac{3}{4}$ " metal furring behind metal wall panels.
3. Provide metal panels in lieu of fiber cement panels for the entire building façade.
4. 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.
5. Provide cellular PVC trim per plans.
6. Provide prefinished aluminum soffit at eaves and covered entrances.
7. Provide prefinished aluminum fascia.

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. Specifications:
 - A. 079200 – Joint Sealants
2. Provide joint sealants at masonry expansion joints.
3. Provide joint sealants at hollow metal door frames within masonry walls.
4. Provide joint sealants at exterior side of windows.
5. Provide joint sealants at louvers.
6. Provide joint sealants at exterior concrete expansion joints.
7. 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.

OUTLINE SCOPE OF WORK

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

1. Specifications:
 - A. 081113 – Hollow Metal Doors and Frames
 - B. 087100 – Door Hardware
2. Provide 3-sided hollow metal door frames within wood stud walls.
3. Provide welded frames within masonry walls.
4. Provide hollow metal doors.
5. Provide door hardware associated with all hollow metal doors.
6. Provide hollow metal frames at borrowed lites.
7. Include all staging, delivery, and shakeout for BP 8A.
8. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
9. Provide lock cylinders and keying for all doors including aluminum doors.
10. Exclusions:
 - A. Aluminum Door Hardware
 - B. Prehung Doors and Hardware
 - C. Glazing

BP 8B – ALUMINUM ENTRANCES AND STOREFRONT:

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

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

1. Specifications:
 - A. 084313 – Aluminum Framed Storefront
 - B. 087100 – Door Hardware
 - C. 088000 – Glazing
 - D. 088300 – Mirrors
2. Provide aluminum doors and glazing.
3. Provide aluminum storefront and glazing.
4. Provide glazing in hollow metal frames and doors as indicated.
5. Provide door hardware for aluminum doors.
6. Provide mirrors at fitness room.
7. Provide all field measurements for glass scope.
8. Exclusions:
 - A. Windows

BP 8C – FIBERGLASS 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. Specifications:
 - A. 085400 – Composite Windows
2. Provide fiberglass windows per specifications.

OUTLINE SCOPE OF WORK

3. Windows must be energy star certified.
4. Provide windows with limiters and ADA hardware as indicated.
5. Include tempered glass in windows where required by code.
6. Exclusions:
 - A. Installation - By BP 6A
 - B. Window flashings
7. Alternate:
 - A. Provide alternate price for Energy Star Vinyl Windows.

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. Specifications:
 - A. 092116 – Gypsum Board Assemblies
2. Metal framing:
 - A. Provide RC channel at the underside of floor trusses.
 - B. Provide RC channel as indicated at interior walls.
 - C. Provide metal framing for soffits, bulkheads and dropped ceilings.
3. Provide drywall on walls in accordance with the drawings.
4. Provide drywall ceiling systems in accordance with the drawings.
5. Finish walls and ceilings to a level 4 finish.
6. BP 9A is responsible for sealing the tops, bottoms, and sides of all drywall assemblies.
7. Provide “Pre-Rock” installation as required.
8. Provide sound batt insulation at floor joists per the drawings.
9. Provide sound batt insulation within interior walls per the drawings.
10. Provide attic access panels.
11. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
12. 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.

BP 9B – FLOORING

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. Specifications:
 - A. 096500 – Resilient Flooring
 - B. 096813 – Tile Carpeting
2. All flooring in accordance with the Finish Legend and Specifications.
3. Provide LVP plank flooring with 20 mil wear layer.

OUTLINE SCOPE OF WORK

4. Provide rubber stair treads and risers.
5. Provide walk off carpet tile.
6. Provide rubber base.
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 completion installation.
18. Cover new flooring with ram board after installation.
19. Exclusions:
 - A. Sealed concrete

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. Specifications:
 - A. 099113 – Interior Painting
 - B. 099123 – Exterior Painting
2. Interior painting includes painting of walls, ceilings, wood doors, hollow metal doors, hollow metal frames, steel handrails, door casings, and wood wall caps.
3. Exterior painting includes painting of fiber cement siding and trim, steel lintels, hollow metal doors/frames, bollards, and refurbished Hillcrest sign.
4. Stain exterior wood fence.
5. Include concrete floor sealer where indicated.
6. Clean, prep, and prime all surfaces prior to painting.
7. Work also includes one "touch-up" / Owners Punchlist in all areas prior to move-in (after final paint).
8. Supplemental lighting necessary to execute this scope of work.
9. Provide attic stock for each paint color and sheen.
10. 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.
11. Mask surfaces that are not scheduled for paint / finish. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Remove any and all overspray.
12. Exclusions:
 - A. Finishing of cabinets
13. Alternates:
 - A. Alternate 1 – Provide price to delete painting of exterior fiber cement panels.

OUTLINE SCOPE OF WORK

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. Specifications:
 - A. 102600 – Wall and Door Protection
 - B. 102800 – Toilet, Bath, and Laundry Accessories
 - C. 105500 – Postal Specialties
 - D. 105723 – Closet and Utility Shelving
2. Corner guards.
3. Toilet and bath accessories.
4. Paper towel dispensers.
5. Toilet paper holders
6. Grab bars.
7. Robe hooks.
8. Curtain rods.
9. Medicine cabinets with mirror
10. Fire extinguishers and cabinets.
11. Knox box.
12. Mailboxes.
13. Closet wire shelving.
14. Include all fasteners, anchors, tapes, sealants, miscellaneous appurtenances, and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.
15. Exclusions:
 - A. Mirrors at Fitness Room

BP 10B – SIGNAGE:

Subcontractor shall provide a turnkey, all-inclusive Aluminum Canopy 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. Specifications:
 - A. 101400 – Signage
2. Provide signage permit for exterior signage, if required.
3. Provide exterior aluminum cast letter and plate signage at Refurbished sign. See details on A104.
4. Provide exterior aluminum cast letters and numbers on the building per A201.
5. Provide interior rooms signs at all Apartment unit doors, service room doors, and common area restrooms. See details on G102.
6. Include all fasteners, anchors, tapes, miscellaneous appurtenances, and accessories for a complete installation in accordance with Bid Documents and Manufacturer's written instruction.

BP 11 - APPLIANCES:

OUTLINE SCOPE OF WORK

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. Specifications:
 - A. 113013 – Residential Appliances
2. Provide range, refrigerators, range hoods, and over-the-range microwaves. Appliances to be Energy Star.
3. Provide installing each appliance within the unit.
4. Include all cords and accessories for complete installation.
5. Delivery, unloading, removal of and disposal of all packaging.
6. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpsters.
7. Exclusions:
 - A. Laundry appliances
 - B. Dishwashers

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. Specifications:
 - A. 122113 – Horizontal Louver Blinds
2. Provide 2" vinyl horizontal blinds on all windows in accordance with the specifications.
3. Provide field measuring for window treatments.
4. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.
5. Clean up dust, debris, packaging daily.
6. 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. Specifications:
 - A. 123530 – Residential Casework
 - B. 123600 – Countertops
2. Provide standard particle board, stained cabinets by Smart Cabinets or equal.
3. Provide plastic laminate countertops with backsplashes at Kitchens.
4. Provide cultured marble countertops with integral sinks and backsplashes at bathrooms.
5. Include fillers and finished end panels where indicated.
6. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.

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. Specifications:
 - A. 142123 – Electric Traction Passenger Elevator
2. Provide elevator permit and inspections.
3. Provide a 3,000# traction elevator, Basis of Design is Schindler 3100.
4. Include unloading, shakeout, and delivery into the building.
5. Provide all associated elevator equipment, accessories, cab finishes, rails, rail brackets and supports.
6. Provide hoisting required to complete this Work.
7. Provide all unloading and material handling.
8. Provide elevator pit ladder.
9. Provide owner training.
10. Testing as required to prove functionality of installed systems.
11. Upon completion, install pads within cab to protect finishes.
12. 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 disinfection of sprinkler piping system.
6. Provide any control wiring associated with equipment (if required).
7. Provide all escutcheons, sleeves, fasteners, anchors, sealants, fire caulking, hangers, supports, and miscellaneous appurtenances and accessories for a complete installation.
8. Provide labeling of sprinkler components.
9. Provide owner training.
10. Provide testing as required to prove functionality of installed systems.
11. 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:

1. Specifications:

OUTLINE SCOPE OF WORK

- A. Division 22 – Plumbing (Complete)
2. Layout from established control/building lines.
3. Provide plumbing permit and inspections.
4. Provide all plumbing fixtures.
5. Provide bathtubs and fiberglass bath surrounds.
6. Provide ADA shower bases and surround.
7. Provide interior domestic water, waste, vent & gas piping.
8. Provide domestic water booster pump, elevator pit sump pump, etc.
9. Provide all excavation, bedding, backfill, compaction, etc. required to execute this scope of work.
10. Provide hauling plumbing spoils offsite.
11. Connect to exterior sanitary line 5' outside of building.
12. Connect to water flange inside of building.
13. Coordinate with BP 3 for floor drain and trench drain elevation and installation.
14. Coordinate with BP12 B for countertop cutouts and penetrations for sinks and faucets.
15. Provide all insulation associated with the plumbing scope.
16. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
17. All fasteners, anchors, sealants, fire sealants/collars, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
18. Demonstrative training of maintenance staff on operation of systems and fixtures.
19. Supplemental lighting necessary to execute this scope of work.
20. Equal alternate fixtures are strongly encouraged.
21. Exclusions:
 - A. Radon mitigation
 - B. Tap fees

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. Specifications:
 - A. Division 23 – Heating, Ventilating, and Air-Conditioning (Complete)
2. Coordinate HVAC inspections.
3. Provide HVAC equipment.
4. Layout from established control/building lines.
5. Provide refrigerant and condensate piping. Condensate pumps and lines as necessary to drain to nearest floor drain.
6. Provide all air devices and dampers including diffusers, grilles, fire dampers, smoke dampers, radiant dampers, etc.
7. Provide mechanical control devices such as thermostats, CO sensors, etc. as indicated. Include all control wiring/cabling.
8. Provide insulation associated with this scope of work.
9. Provide wall and roof vent/exhaust caps.
10. Core drill or hole saw all HVAC penetrations. Sleeve/collar/seal/firecaulk as required.
11. Provide all sealants, fire sealants, hangers, fasteners, and miscellaneous appurtenances and accessories for a complete installation.

OUTLINE SCOPE OF WORK

12. Provide caulking of all duct boots to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage.
13. Provide duct sealing.
14. Provide roof curbs, equipment pads, stands and hangers as indicated.
15. Provide new filters prior to substantial completion and clean all equipment inside and out including coils.
16. Include duct access panels where indicated.
17. Provide all louvers, wall caps and brick vents for HVAC work.
18. Provide certified air balancing.
19. Provide demonstrative training of maintenance staff on operation of systems and equipment.
20. Provide supplemental lighting as necessary to execute this scope of work.
21. Exclusions:
 - A. HVAC permit

BP 26 – ELECTRICAL & FIRE ALARM

Subcontractor shall provide a turnkey, all-inclusive electrical & fire alarm 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. Specifications:
 - Division 26 – Electrical (Complete)
 - 284600 – Fire Detection and Alarm
2. Provide electrical permit and inspections.
3. 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 to be brought
4. Provide new electrical service in accordance with the drawings.
5. Provide site electric including excavation, conduit, pull boxes, bedding, warning tape, concrete encasement, backfill, light poles/fixtures, light pole bases, etc.
6. Relocate light pole per keynote 16/C101 and details on C400.
7. Haul spoils offsite generated from underground electrical work.
8. Provide electric metering per plans.
9. Provide power in accordance with the drawings. Coordinate with other trades for their power requirements.
10. Provide lighting and lighting controls in accordance with the drawings.
11. Provide fire alarm system complete, including delegated design and permit.
12. Provide data and phone wiring including media panels.
13. Include conduit where wiring / cabling cannot be concealed in gypsum board partitions or ceilings.
14. Include pathways for thermostat control wiring, voice/data, access control, and security cameras.
15. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
16. Provide all miscellaneous appurtenances and accessories for complete installation.
17. Provide demonstrative training of maintenance staff on operation of systems and equipment.
18. Blocking for light fixtures or any electrical equipment is to be installed by the electrician.
19. 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.
20. Cap smoke detectors and then remove them at inspections.
21. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
22. Exclusions:
 - Duke Energy fees
 - Access control

OUTLINE SCOPE OF WORK

- Security cameras

BP 27 & 28 – COMMUNICATIONS AND SECURITY CAMERAS

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. Specifications:
 - a. Division 27 – Communications (Complete)
 - b. 282000 – Video Surveillance
2. Provide security cameras and all head end equipment.
3. Provide structured cabling for security cameras.
4. Exclusions
 - a. Data/TV wiring

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. Specifications:
 - A. 311000 – Site Clearing (partial)
 - B. 312200 – Grading
 - C. 312316 – Excavation
 - D. 312323 – Fill
 - E. 330561 – Concrete Manholes
 - F. 331416 – Site Water Utility Distribution Piping
 - G. 333113 – Site Sanitary Sewerage Gravity Piping
 - H. 334211 – Stormwater Gravity Piping
2. Site demolition:
 - A. Remove existing storm structure and piping per plans.
3. Erosion control:
 - A. Provide silt fence.
 - B. Provide inlet protection.
 - C. Provide gravel construction entrance.
 - D. Provide temporary seeding of disturbed areas.
 - E. Provide erosion control blankets.
 - F. Remove erosion control at completion of project.
4. Grading:
 - A. Strip topsoil, stockpile and respread at completion of project. Haul any excess topsoil offsite. Import new topsoil, if required.
 - B. Rough grading to +/- 0.1' of subgrade elevation.
 - C. Fine grading to +/- 0.1' of design elevation.
 - D. Proof roll subgrade as indicated in the Geotech report.
5. Site Utilities:

OUTLINE SCOPE OF WORK

- A. Storm System, complete. Include underground downspout piping and cast iron downspout boots (see alternate for PVC adapter in lieu of cast iron boots).
- B. Site Sanitary system, complete. Bring sanitary line to within 5' of Building.
- C. Domestic/fire water service, complete. Extend water lines to flange inside of building.
- D. Include all excavation, taps, bedding, piping, backfill and pavement restoration associated with utilities.
- 6. 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.
- 7. From established benchmarks, provide all layout and surveying necessary to execute this Scope of Work.
- 8. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
- 9. Unit Pricing:
 - A. Provide unit price per CY to undercut soil, recondition and recompact.
 - B. Provide unit price per CY to undercut soil, haul offsite, import new soil and recompact.
- 10. Alternate:
 - A. Provide alternate pricing for PVC downspout adapters in lieu of cast iron boots.
- 11. Exclusions:
 - A. Water tap fees
 - B. Sanitary tap fees
 - C. Undercutting unsuitable soils

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. Specifications:
 - A. 321216 – Asphalt Paving.
- 2. Provide gravel subbase at asphalt locations.
- 3. Provide asphalt paving including base course and surface course. Gravel subbase and base course to be installed in late Fall 2024; surface course to be installed in late Fall 2025.
- 4. Provide asphalt patch at concrete apron.
- 5. Provide tack coat.
- 6. Provide cleaning of base course prior to installation of tack coat / surface course.
- 7. Provide striping at asphalt.
- 8. Provide parking blocks at ADA parking spots.
- 9. Provide handicap parking signs.
- 10. Alternates:
 - A. Provide alternate pricing for curb and gutter.
- 11. Exclusions:
 - A. Road restoration at Storm tie-in.

BP 32B – FENCE & GATES

Subcontractor shall provide a turnkey all-inclusive Fencing 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 points.
2. Provide wood fence per details on A104.
3. Provide dumpster gate including steel frame, posts, and fiber cement cladding per details on C803.
4. Excavate for fence posts and haul spoils offsite.
5. Exclusions:
 - A. Bollards at Dumpster
 - B. Layout

BP 33 – LANDCAPING

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 plantings and planting soil per L100
2. Provide River Rock landscaping per keynote 20 on C200.
3. Provide mulched beds.
4. Provide rockhounding and seeding.
5. Exclusions:
 - a. Topsoil