

**BID DOCUMENTS:**

1. Findlay Flats Rebid – Invitation to Bid
2. Findlay Flats Rebid – Outline Scope of Work
3. Drawing Sets:
  - a. 6 West Elder Street, Cincinnati, OH 45202 (dated 8/30/24)
  - b. 12 West Elder/1802 Republic Street, Cincinnati, OH 45202 (dated 8/30/24)
  - c. ~~1719 Vine Street, Cincinnati, Ohio 45202 (dated 6/7/23)~~
  - d. 1726-1730 Vine/1675 Hamer Street, Cincinnati, Ohio 45202 (dated 8/30/24)
  - e. ~~1727/1729 Vine Street, Cincinnati, Ohio 45202 (dated 5/26/23)~~
  - f. ~~1731/1733 Vine Street, Cincinnati, OH 45202 (dated 4/28/23)~~
  - g. 1732/1734 Vine Street, Cincinnati, OH 45202 (dated 8/30/24)
  - h. 1801-1805 Vine Street, Cincinnati, OH 45202 (dated 8/30/24)
  - i. 1807 Vine Street, Cincinnati, OH 45202 (dated 8/30/24)
  - j. 1809 Vine Street, Cincinnati, OH 45202 (dated 8/30/24)
  - k. 1804 Republic Street, Cincinnati, OH 45202 (dated 8/30/24)
  - l. 1806 Republic Street, Cincinnati, OH 45202 (dated 8/30/24)
  - m. 1808/1810 Republic Street, Cincinnati, OH 45202 (dated 8/30/24)

**GENERAL ITEMS:**

1. **BIDS MUST BE BROKEN DOWN PER BUIDLING. Combo bids are encouraged if there's a cost savings.**
2. **Project is NOT subject to Prevailing Wage Rates.**
3. **Project is Tax Exempt.**
4. **Section 3/SBE/MBE/WBE participation is highly encouraged.**
5. **"Provide" means furnish and install.**

**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.

## OUTLINE SCOPE OF WORK

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.
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.

## OUTLINE SCOPE OF WORK

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.
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 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. Provide layout and field engineering required for the performance of this work.

## OUTLINE SCOPE OF WORK

- B. Provide saw cutting and removal of existing concrete and removing excess soil as required for new concrete slabs, walks and foundations.
- C. Provide removal of exterior concrete paving/walks at 1732/1734 Vine St.
- D. Remove existing fencing and gates at 1732/1734 Vine Street and 1804 Republic.
- E. At 1801-1805 Vine Street, provide demolition of concrete at entry way per note 10 on S110.
- F. Provide new building concrete including new foundations, grade beams and slabs in the basement.
- G. Provide vapor barrier under new concrete slabs.
- H. Include gravel base under concrete slabs if required.
- I. Provide exterior concrete as shown including new sidewalks and steps.
- J. Provide new interior and exterior concrete steps and ramps per plans.
- K. Provide removal of basement access hatches as indicated on drawings.
- L. Provide all reinforcing steel, formwork, and accessories for all concrete work.
- M. Provide control & expansion joints per Drawings. If control/expansion joints aren't shown, install per industry standards.
- N. Provide caulking at expansion joints and up against buildings.
- O. Include lean crete at window wells etc. as indicated on the drawings.
- P. Include fluid applied waterproofing at exterior wall infill areas.
- Q. Provide setting of embeds supplied by others.
- R. At 6 West Elder, provide excavation to the top elevation of the helical piers.
- S. At Republic Street and Bardes Alley, replace concrete sidewalks and reset granite curbs.
- T. The Concrete Subcontractor is to provide and maintain OSHA-compliant reinforcing steel protection caps on all vertical reinforcing steel projections, from the time the reinforcing is placed until covered by subsequent construction.
- U. No washing concrete out in street. Wash out in dumpster into plastic to avoid concrete wash in street.
- V. 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.
- W. 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.
- X. Provide multiple mobilizations as required to execute the project in accordance with the schedule.
- Y. **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.
- Z. **Exclusions:**
  - o Sidewalks part of the City's Streetscape project on Vine Street and Elder Street project
  - o Helical piers

### 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.

## OUTLINE SCOPE OF WORK

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

1. Provide masonry demolition and salvaging of brick as required.
2. Provide demolition of hearths per the drawings.
3. Provide demolition of exterior wall at 1808/1810 Republic.
4. Provide shoring of existing roof joists at 6 West Elder for installation of new CMU walls.
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, shafts, 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. Provide masonry repairs associated with the removal of the fire escapes. Fire escape removal is by others.
9. Repair stone steps as indicated on the drawings.
10. Provide concrete repairs at 1732/1734 Vine per the drawings.
11. Include parging masonry walls where shown.
12. At 6 W. Elder, create an oversized temporary opening for equipment access at the new double door 101-1 location. The height of the temporary opening shall be 9'. The width of the temporary opening does not need to be enlarged beyond the design on the drawings. After completion of concrete work, the masonry opening at door 101-1 shall be reworked to the final dimensions on the drawings.
13. At 1804 Republic, provide demolition of masonry in front of chimney per keynote 4.4 on AD1.01-AD1.05.
14. At 12 W. Elder/1802 Republic and 1804 Republic, provide removal of faux stone at exterior facades. The existing brick behind the faux stone shall be 100% tuckpointed. Brick replacement will be T&M.
15. Create beam pockets for new wood joists within existing masonry walls per the structural drawings.
16. Include installation of HVAC brick vents. Brick vents to be supplied by others.
17. **Provide new masonry openings for ductwork for any openings 8" or larger. See Mechanical drawings.**
18. Infill existing fireplaces with 4" concrete brick or block and parge to finish.
19. Include any caulking required at masonry control / expansion joints. This includes any large joints between adjacent buildings.
20. Provide all precast lintels required for this scope of work. Steel lintels to be provided by others.
21. 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.
22. 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.
23. 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.
24. Provide all masonry pinning & fasteners as shown on the drawings. All exterior plates are to be Stars. Stars and visible tie rods are to be primed. Required wood blocking for Star tie backs is by others.

## OUTLINE SCOPE OF WORK

25. New openings must be toothed in. Saw cutting EXPOSED masonry is strictly prohibited. Brick and mortar must match existing.
26. 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.
27. Chimneys: Inspect and repair or replace loose or missing cap stones, etc. Maintain chimney pot if existing. Close all unused flue openings on interior and exterior. Provide removal of chimneys if noted on drawings.
28. Remove ALL existing signage, brackets, nails, fasteners, shutters, vents, wire molding on brick surface, etc. Repair as required to meet NPS Standards.
29. Create recessed brick opening for installation of Fire Department Key Box & Mail Key lock box. Intercom entry system will be surface mounted.
  - A. Provide and install one (1) Postal Service Keeper per building. Manufacturer: Mailbox.com, Model No.: 1090, Recessed, Color: Aluminum.
  - B. Provide and install one (1) Fire Department Key Box per building. Manufacture Knox-Box, Model No.: 3200 Series, Recessed, Color: Dark Bronze.
30. No washing out in the street. Wash out in dumpster into plastic to avoid mortar and grout wash in the street.
31. Provide layout and line and grade required for the performance of this work.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. **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.
38. Exclusions:
  - A. Steel lintels will be provided by others, installed by masonry contractor.

## OUTLINE SCOPE OF WORK

### **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. Provide all steel handrails and guardrails including stair railings and guardrails on the roof. See plans for style and locations.
2. Verify location and attachment method of guardrails / handrails before fabrication.
3. Provide field measuring and verify existing conditions match the drawings.
4. Furnish steel lintels. Installation of lintels is by others.
5. Provide exterior steel stairs, railings and associated structural steel at 1726-1730 Vine/1675 Hamer St.
6. Provide steel breezeway gates with electrified locks. Include steel fence adjacent to gate at 1809 Vine. All other fencing will be aluminum fencing by others.
7. Provide wall mounted steel ladders at 12 Elder/1802 Republic – see sheet A1.13.
8. Provide structural steel per the structural drawings.
9. All exterior steel to be galvanized. Interior steel shall be primed.
10. Fire Escapes are to comply with inspections per City of Cincinnati Ordinance No. 329-2016 and Cincinnati Building Code Sections 1127-03 & 1127-05. Repair work to fire escapes to be completed on a time and material basis.
11. Protect all adjacent materials from welding splatter. Any remedial cost to clean the splatter up will be on this subcontractor.
12. Contractor must conform to OSHA regulations including having a fire extinguisher present when welding is being done near flammable materials.
13. 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.
14. 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.

### **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. Provide all structural wood demolition required for the installation of structural wood framing: including but not limited to stairwells, skylights, roof access openings, lofted spaces, floor openings, and all load bearing walls.
2. Provide removal of roof and roof structure between 1808 Republic and 1809 Vine.

## OUTLINE SCOPE OF WORK

3. Include all interior and exterior structural wood framing and framing repairs per all architectural and structural drawings. Provide roof framing for new Skylights and Roof Access Hatches. Hatches and skylight are provided by the roofer.
4. Provide temporary shoring of joists and trusses as required for structural wood framing work.
5. Provide all bracing required to maintain structural stability for this work including any engineering that is required.
6. Create fire rated shafts per the drawings for HVAC line sets.
7. Include all new wood stairs and modifications to existing stairs as shown on the drawings. New wood stairs shall be oak.
8. At 1726-1730 Vine Street, provide 2x4 pressure treated wood screen wall at exterior stairs.
9. At 6 W. Elder, create three (3) 6' wide x 9' high temporary openings at the interior framed partitions for equipment access. At completion of the concrete work, these openings shall be reframed
10. Include all fasteners and hardware required for your work.
11. Include minor demo and rework required to access your work.
12. Include the installation of rafter holds downs per structural details. Angles and rods are furnished by others and installed by this contractor. Provide all Simpson products and misc. fasteners for connection to wood or masonry.
13. Provide anchorage assembly for rafter top plate, complete.
14. Provide wood ramps and steps.
15. Provide wood platforms at roofs for HVAC equipment per the drawings.
16. 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.
17. Provide knee walls and wood framing at new storefronts.
18. All removed material MUST be removed from building to dumpster on a daily basis. NO STOCKPILED OF REMOVED MATERIALS.
19. Provide wood blocking for all thru bolting/masonry tiebacks per drawings. Actual tiebacks are by the Mason. Coordinate locations with the Masonry subcontractor.
20. 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.
21. 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.
22. **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.
23. Exclusions:
  - A. In-wall blocking for accessories and cabinets (by drywall package)
  - B. Non-structural wall framing
  - C. Exterior trim



## OUTLINE SCOPE OF WORK

### **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. Provide pre-hung solid core doors and hardware for pre-hung doors.
2. Provide door hardware for existing residential doors inside of units.
3. Provide standing and running trim including door casings, wood wall caps, wood base, shoe mold, wood handrails, etc.
4. Provide cased window openings with wood windowsills at all new windows.
5. Reinstall historical wood base within units.
6. Include trim, fasteners, sealants, and all miscellaneous accessories for a complete installation.
7. Exclusions:
  - A. Cabinets and countertops
  - B. Hollow metal doors and frames
  - C. Historical staircases and railings

### **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. See insulation schedule on series A6.00.
2. Provide thermal insulation at exterior walls and attic per the drawings.
3. Provide spray insulation at basement ceilings below any first floor units.
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 and floor joists.

### **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. Work specified herein shall conform to applicable portions of the following referenced standards:

## OUTLINE SCOPE OF WORK

- a. NRCA Roofing Manual.
- b. SMACNA "Architectural Sheet Metal Manual".
- B. 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.
- C. Include removal of all existing roofing where shown including metal coping, counter flashing, scuppers, and downspouts. Dispose of debris off site.
- D. All roof sheathing is to be inspected by Model Construction prior to covering back up to identify areas that may need to be replaced.
- E. Include dumpsters for the roofing scope of work. Roofing debris / trash shall not be disposed of in the jobsite dumpster.
- F. Furnish and install all new roofing: Shingles or TPO as shown on the drawings.
- G. Provide roof insulation in accordance with the drawings.
- H. Provide 20-year roofing material warranty.
- I. Re-line all box gutters as called out on the drawings.
- J. Provide new roof hatches and required curbing where shown. Install per manufacturer's instructions.
- K. Provide skylights and flashings as indicated on the architectural plans.
- L. Remove existing rake trim and replace with new aluminum wrapped rake trim and gutterboards.
- M. Provide composite soffit board above the stairs of 1726-1730 Vine.
- N. Temporary tie-ins should be included to protect existing structure.
- O. Supply and install all flashing boots for all roof penetrations and new mechanical unit service platforms per drawing. 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.
- P. Provide wood blocking for roof handrail systems. Provide boots and flashings as required. Furnish and install of handrails is by the Misc. Metal contractor.
- Q. All blocking required for roofing installation by roofing contractor, include blocking requirements for flashings, caps, gravel stops, copings, etc.
- R. Include all ridge and soffit venting.
- S. Provide metal caps on all chimneys that are to remain.
- T. Include all gutter and downspout requirements to grade, including demolition, tie in with boots to storm pipe. Storm Pipe supplied by others. Downspouts to be PVC to 6' above grade as noted. Painting of PVC boots is by others.
- U. All roofs, gutters, flashing, break metal, copings are to be inspected by Model Construction once the roof work is complete.
- V. 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.
- W. **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.

### **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 all hollow metal doors including exterior, building entry, stairwell, common area and unit entry doors.
3. Provide all hollow metal frames per the drawings.
4. Provide door hardware associated with hollow metal doors within this bid package.
5. Provide door hardware for existing historic doors outside of units.
6. Provide field measuring for doors and frames as required.
7. Provide electric strikes at all main residential building entrance doors.
8. Exclusions:
  - A. Aluminum doors and hardware
  - B. Pre hung doors and hardware

### **BP 8B – ALUMINUM ENTRANCES AND STOREFRONT:**

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. Furnish and install all aluminum doors, storefronts and glass as noted on the drawings.
2. Provide hardware for aluminum door openings as specified. Include final adjustments during punch list. Cylinders cores are by others.
3. Provide new replacement glazing at existing attic windows at 1732/1734 Vine.
4. Include glazing for all hollow metal doors, wood doors, transoms and borrowed lights.
5. Caulk interior and exterior sides of aluminum storefront.
6. Provide field measurements for aluminum storefronts and glazing.
7. Exclusions:
  - A. Wood windows

### **BP 8C – NEW ALUMINUM CLAD WOOD 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. Provide new aluminum clad wood replacement windows with prefinished white interiors.
2. Provide field measuring for new windows.
3. Provide new and/or reinstall brick mold and custom pannings as required per the drawings.

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4. Provide new window bucking as required for window installation.
5. Caulk interior and exterior sides of new windows.
6. Provide demolition of existing windows or plywood barricades where applicable.
7. Provide demolition of existing window grates.
8. Exclusions:
  - A. Rehabbing historical windows
  - B. Aluminum storefront
  - C. Storm windows

### **BP 8D – REPLICATED / REHABBED WINDOWS**

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

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

1. Provide rehabbed/replicated windows at the following buildings:
  - A. 1726-1730 Vine / 1675 Hamer
  - B. 1732/1734 Vine
  - C. 1801-1805 Vine
  - D. 1807 Vine
  - E. 1809 Vine
  - F. 1808/1810 Republic
2. Provide replicating/rehabbing the existing wood windows as indicated on the drawings.
3. Provide new and/or reinstall existing brick mold per the drawings.
4. Provide primer and 2 coats of paint on exterior side of windows.
5. Provide primer only on the interior side of windows.
6. Caulk interior and exterior sides of replicated windows.
7. Exclusions:
  - A. Storm Windows
  - B. New Wood Windows

### **BP 8E – STORM WINDOWS**

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

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

1. Provide new storm windows as indicated on the drawings.
2. Provide field measuring for storm windows.
3. Exclusions:
  - A. New Wood Windows
  - B. Replicated Windows

### **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.

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

1. Provide a complete framing, hanging, and finishing package.
2. **Include all NON-structural framing. Provide metal or wood studs and furring where shown.**
3. Contractor's choice to provide all metal studs. However, at a minimum, metal studs and furring must be installed where shown.
4. Provide 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.
5. Metal furred walls receive horizontal tie-back at 4' o.c. verticals minimum.
6. Exterior wall furring and unit to unit framing walls shall have foam sill sealer installed under bottom plate to help with unit air leakage.
7. 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.
8. When framing with metal studs, frame doorways larger so opening can be wrapped with 2x material for interior door unit blocking.
9. The "whole envelope" of the unit must be hung and fire taped above bulkhead and dropped ceiling elevation before bulkheads are framed.
10. Provide pre-rock for assembly at all exterior walls and soffit locations. Include phasing and extra trips for this work.
11. Provide all Ceiling drywall assemblies, including Fire-rated assemblies complete.
12. Provide DEFS at the breezeway soffits. Include associated caulking.
13. All drywall to have Level 4 finish.
14. **Provide new drywall on both sides of all interior partitions that are marked as existing including stairwell walls.**
15. 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.
16. Provide Paperless Drywall within 4' of any water source. Include a skim coat on the paperless drywall for a uniform finish.
17. Coordinate common stairway(s) touch up with painter and Model superintendent to lessen number of times walls are repaired.
18. Furnish and install cement backer board for all tub/shower surrounds.
19. 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 shower pans are being installed.
20. 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.
21. 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.
22. Any drywall of joist cavities for fire rating for duct work is part of this contract. Coordinate with HVAC contractor.
23. Provide all sound batt insulation within interior walls and floor joists. Thermal insulation is by others.
24. 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

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- 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.
25. Furnish & install fire blocking/caulking per code as related to the Drywall scope. MEP fire caulking is by others.
  26. Provide new stucco finish at 1801-1805 Vine – see sheet A3.01.
  27. 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.
  28. 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.
  29. Exclusions:
    - A. Thermal insulation
    - B. Plaster patching

### **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 wood flooring. Provide full length boards.
2. Provide refinishing of existing hardwood flooring per the drawings. Repairs to existing floor will be by others.
3. Provide tile flooring, wall tile, and base.
4. Provide tile at recessed building entries.
5. Provide liquid waterproofing under floor tile before installing tile floors.
6. 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.
7. Flooring contractor to provide thin set, fasteners, grout, backer board, Schluter, primers, etc.
8. Provide sealing of grout and tile.
9. Provide delivery and stocking of flooring materials to each floor of the building.
10. 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.
11. Subcontractor to coordinate with site superintendent on materials and transitions at leading edges to stairways.
12. The flooring job foreman is to always have a set of drawings on site.
13. Floor transitions between tile and wood shall occur under the door slab.
14. 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.
15. Contractor shall remove all trash and excess material and leave site with broom swept floors at the end of each day.

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16. 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.
17. 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.
18. 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.
19. 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.
20. **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.
21. Exclusions:
  - A. Sealed concrete
  - B. Wood base
  - C. Existing wood flooring repairs
  - D. Flooring at 6 W. Elder

### **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. All paints, primers, and caulks are to be Low VOC, LEED approved. Submit cut sheets on all paints and primers prior to application.
2. Include caulking around door frames, finish trim, drywall to window frame/casing joints, millwork, countertops and at all flush mounted devices.
3. Include caulking of exterior door frames to masonry.
4. Include all caulking /puttying of nail holes and joints in trim.
5. Provide all interior painting including walls, ceilings, soffit, wood doors, hollow metal doors, wood frames, hollow metal frames, wood base, shoe mold, door casings, window trim, etc.
6. Provide painting of wood stair treads and risers.
7. Provide all exterior painting per colored coded elevations on drawings.
8. Provide scraping of loose paint off surfaces prior to painting.
9. Provide painting of downspouts.
10. Provide painting of all existing and new guardrails and handrails.
11. Provide painting of fiber cement siding and soffits.
12. Provide painting of all fire escapes and steel breezeway gates.
13. Provide painting of interior side of all windows.

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14. Provide cleaning and painting of existing structural steel. Provide intumescent paint at 1726-1730 Vine.
15. Prep and clean all surfaces prior to painting.
16. 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.
17. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Mask surfaces not scheduled for paint / finish. Remove any and all overspray.
18. 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. Sprinkler heads, light fixtures, HVAC grilles and registers, finished flooring, plumbing fixtures, cabinets and countertops, Appliances, switch plate and outlet covers, etc.
19. Painter will receive rooms 'broom clean'. Painter is responsible to keep drywall dust and other construction dust from becoming trapped in wet paint.
20. **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.
21. Exclusions:
  - A. Finishing of cabinets
  - B. Finished of aluminum fencing

### **BP 10A – TOILET PARTITIONS, ACCESSORIES, AND SHELVING:**

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 in accordance with the Toilet Accessory schedule.
  - a. Towel Bars
  - b. Toilet paper holders
  - c. Shower rods
  - d. Towel Rings
  - e. Mirrors
  - f. Medicine Cabinets
  - g. Robe Hook
2. Furnish and install all **Commercial** bath accessories in accordance with the Toilet Accessory schedule.
  - a. Grab Bars
  - b. Toilet paper dispenser
  - c. Paper towel dispenser
  - d. Robe Hook
  - e. Mirror
  - f. Baby Changing Stations



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3. Provide HDPE toilet partitions and urinal screen at 1801-1805 Vine Street.
4. Provide closet shelving.
  - a. Provide melamine shelving and rod in each bedroom closet.
  - b. Provide adjustable shelving at linen closets where applicable.
  - c. Side mounts to be installed into blocking or studs. At least one rear wall anchor to be in blocking or stud.
  - d. Install shelving per manufactures recommendations.
5. Provide fire extinguishers and cabinets per the drawings. Provide fire rate cabinets within fire rated walls.
6. Provide USPS approved Mailboxes as indicated on drawing.
7. 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.
8. Exclusions:
  - a. Window Blinds
  - b. Signage

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

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

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

1. Provide refrigerator with icemaker (energy star rated) and range. Final setting of leveling feet by others. Anti-tip devices to be properly installed on all required appliances.
2. Provide appliances for two (2) ADA units.
3. Hook-up water to refrigerator.
4. 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.
5. Include a delivery trip for Ranges and Dishwashers and an additional (later) trip for Microwaves, Refrigerators and Laundry equipment.
6. Include changing swings on refrigerators (where applicable...see drawings).
7. Furnish, deliver to final location, and unbox the dishwasher. Installation by plumber.
8. Furnish, deliver and install the microwaves to the correct apartment.
9. Provide installation of the laundry equipment where indicated.
10. Exclude coined washers and dryers at 1804 Republic.
11. Un-pack and take empty boxes / packaging off site. Do not throw in construction dumpsters.
12. Include furnishing all required plugs, pigtails, and cords applicable to each appliance. Installation by Electrical Contractor.
13. Model Construction must sign off on all delivery/packing slips to bill for appliances.
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 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.

**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.

**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. Furnish and install all cabinets and countertops.
2. Assume cabinets and tops will be carried up the stairs.
3. Microwaves will be furnished and installed by others. Cut hole in wall cabinets for HVAC duct and make final HVAC connection.
4. Furnish and install bathroom vanity tops and sinks.
5. Provide and install kitchen sinks.
6. 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.
7. Subcontractor to verify walls and bulkhead heights as soon as framing is complete. Site superintendent will coordinate.
8. Either mark MEP rough-in locations or verify locations if already installed. This is crucial for island cabinet scenarios.
9. Coordinate wall cabinet heights with site superintendent before installation.
10. Provide four screws for each cabinet to stud or blocking.
11. Cabinets are to be installed the day after flooring is complete so that countertops can be measured and installed before end of trim process.
12. 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.
13. Include fillers and finished end panels where indicated.
14. Provide all fasteners, anchors, hardware and miscellaneous accessories for a complete installation.

15. 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. Coordinate and follow schedule. Working closely with site superintendent is a must.
2. Provide fire protection permits and inspections.
3. This is a Design-Build package. Note some buildings require a complete system, others a deluge system at fire escape windows with standpipes.
  - A. Complete System = 1726-1730 Vine/1675 Hamer Street
  - B. Limited Area Sprinkler = 12 W. Elder/1802 Republic, 1804 Republic, 1806 Republic, 1808/1810 Republic, 1732/1734 Vine, 1801/1805 Vine, 1807 Vine, 1809 Vine
  - C. No Sprinkler Work = 6 W. Elder
4. Buildings 12 W. Elder/1802 Republic, 1804 Republic, 1806 Republic, 1801/1805 Vine, 1807 Vine, are all served from the water service at 1801-1805 Vine. Sprinkler contractor shall include piping from 1801 Vine to the other buildings. Piping can be run underground or overhead. If underground, include cutting and patching of concrete.
5. Buildings 1809 Vine and 1808/1810 Republic, are both served from the water service at 1809 Vine. Sprinkler contractor shall include piping from 1809 Vine to 1808/1810 Republic.
6. This project involves Historical tax credits. Pay close attention to notes on the Architectural drawings for piping concealment and routing.
7. Provide FDC Connections per the drawings.
8. Provide standpipes as required per code.
9. Include dry heads and/or dry systems as required.
10. Structural modifications necessary to install fire protection materials, Fire protection Contractor is responsible for modification with approval from Model Construction.
11. The Site Utility contractor will bring the Fire Suppression branch and the domestic branch into the basement.
12. Provide escutcheon hardware to all pipes penetrating walls. Escutcheon hardware to have dab of silicone on rear to adhere it to wall.
13. Coordinate with Model Construction and other mechanical contractors throughout duration of the project.
14. Contractor must conform to OSHA regulations including having a fire extinguisher present when open flame is being used.
15. When piping is to be exposed, the contractor shall install hangers prior to installation of drywall ceiling.
16. Include all required floor cutting and patching required for the fire protection scope of work.
17. Include all fire protection related fire stopping requirements. Coordinate with other subcontractors and use the same material.
18. 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.
19. All equipment supports, pipe hangers, bracing, etc. required for the performance of this work are to be included.
20. This Contractor shall provide access doors required for the installation, operation, and maintenance of its work.

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21. Include furnishing and installation of all flow and tamper switch device requirements. Wiring by Electrical contractor.
22. It is the intent to conceal all heads in all spaces. Coordinate with Model personnel and Historic Narratives where exposed piping and heads are permissible.
23. Sprinkler concealer plates must sit flush to the finished ceiling.
24. **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.
25. **Exclusions:**
  - A. Exterior fire lines and taps

### **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 is 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 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. Provide new backflow preventers per the drawings.
8. Provide sanitary connections to existing laterals per the civil drawings.
9. A full CPVC plumbing system shall be used. If pex is used for branch piping, no fittings shall be used between the connection to the CPVC and the fixture.
10. All systems to be air tested and free from leaks prior to drywall installation.
11. 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.
12. Include all building sanitary and storm drains (including roof drains, area drains and patio drains). Include saw cutting, removal, hand excavation, spoil removal, backfill and slab replacement as needed in the basement slabs for your work. Assume trench spoil is not suitable for backfill. Trench spoil and slab demo can be placed in Model's dumpster.
13. 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.
14. 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.

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15. 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.
16. Secure all piping to eliminate pipe hammer in walls.
17. Provide gas lines.
  - A. Flexible Gas Lines are prohibited.
  - B. Pressure test coordination with Duke Energy of meter installation, etc. and inspections are required.
  - C. Plumbing Contractor is responsible for meeting utility company provided manifolds. Include labor and materials for gas line with gas cock, drip leg, and all necessary fittings. Strap and tag all meters. Contractor responsible for all penetrations through walls. Contractor responsible for proper sizing of gas line and all related gas inspection fees.
18. Contractor must conform to OSHA regulations including having a fire extinguisher present when an open flame is being used.
19. Furnish and install blocking to support plumbing pipes and fixtures.
20. Furnish & install water heater drains and pans.
21. Furnish and install washer boxes and washer pans to each laundry area per plan.
22. Water supply lines to each fixture to be braided stainless steel, burst proof, and ordered to correct length.
23. Roof penetrations are a part of this contract; however, boots and flashings are the responsibility of roofing contractor. Coordinate with roofing contractor.
24. Include all required pipe insulation.
25. Include all required floor cutting and patching required for the plumbing scope of work.
26. Include all plumbing related fire stopping requirements. Coordinate with other subcontractors and use the same material.
27. 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.
28. Include all Tab meters shown for commercial spaces.
29. Include cost for any equipment pads needed for this scope of work.
30. All equipment supports, pipe hangers, bracing, etc. required for the performance of this work are to be included.
31. 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.
32. Provide temporary water bibbs (one per building) at locations approved by Model Construction.
33. Caulk all fixtures to surfaces. Toilets are to be caulked on sides and fronts only.
34. Use only Low VOC glues and mastics to meet LEED for Homes requirements.
35. Provide passive radon mitigation piping per the drawings. Fan shall be excluded.
36. 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.
37. **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.
38. **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 the new A2L refrigerant for HVAC equipment.
4. 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.
5. Provide and install all hangers, fasteners, supports and blocking to complete the HVAC system.
6. Furnace/Heat Pump will be used for temporary heat during construction:
  - 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.
7. Provide and install all venting for furnaces, flues, combustion air, makeup air, dryers, bath vents, range hood etc.
8. All units are required to have less than 5% (0.05 CFM@25/100 SF) duct leakage. Third party testing will be performed at the end of the project. Include any necessary pre-testing.
9. Wear clean gloves when installing finishes. Our intention is to prevent dirt on the finished painted white walls.
10. All breakers and systems shall be installed before the HVAC inspection. The systems need to be “ready to go”.
11. 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.
12. 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.
13. Include all brick vents to comply with Historical requirements. Coordinate with Model Construction and Historic Part 2 Narratives.
14. Contractor must conform to OSHA regulations including having a fire extinguisher present when an open flame is being used.
15. 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.
16. 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.
17. Flex duct is only to be used when no other option is available and approved by Model Construction.

## OUTLINE SCOPE OF WORK

18. Provide air handler pans and condensation lines.
19. Air handler interior components must be cleaned during building punch list.
20. Include any HVAC equipment pads needed for this scope of work.
21. Provide all smoke and fire dampers at rated partitions.
22. Include all HVAC related firestopping requirements. Coordinate with Model Construction so that all contractors use the same manufacture/material.
23. Include bricks to elevate pan for condensation to drain.
24. No HCFC Refrigerants are to be used. Refrigerants must be LEED approved; documentation showing the proper refrigerant was used is required.
25. Documentation showing a refrigerant charge test was completed on each unit is required.
26. 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.
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 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.
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. 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. Furnish and install all equipment, wiring and fixtures for a complete electric system.
3. **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.
4. 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.
5. 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.
6. ~~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 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.~~

## OUTLINE SCOPE OF WORK

- ~~7. Furnish and Install Media Panels as shown.~~
8. Fiber Optic cable will be by others.
9. Assume appliances are delivered by others with loose cords. Install all cords.
10. Furnish and Install Electric Door/Gate Strike wiring at all residential building entry doors/gates. Wiring is to be concealed.
11. Furnish and install a complete Intercom Entry System, Basis of design to be a 2N access control 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.
12. 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.
13. Provide a pre-test of the Fire Alarm System prior to any final Life/Safety inspections.
14. A representative from the Fire Alarm programming company is to be onsite for the final Life/Safety inspection.
15. Coordinate with Model Construction and other mechanical contractors throughout duration of the project.
16. Included 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.
17. Furnish and install conduit for the site electric per Duke specification. Install Duke provided pull boxes.
18. Permanent house meter (on temporary release) to be installed as soon as new electric service is installed and inspected. This should be complete before framing is complete.
19. Provide temporary power and lighting as required to support the work of other trades. Task Lighting is by each individual trade who requires such.
20. Permanent dwelling unit meters (on temporary release) to be installed as soon as dwelling unit rough-in inspection is complete. Coordinate with Model Development on proper addressing of units and buildings prior to release of electric metering.
21. Scheduling of electric meters is the responsibility of this contractor.
22. 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.
23. Provide final electrical connections to all appliances, plumbing, sprinkler, and HVAC equipment. Coordination with all other trades is mandatory prior to ordering material.
24. Include installation (terminations) of all required "pigtail" cords for all applicable appliances.
25. Include all electric related fire stopping requirements. Coordinate with Model Construction and other subcontractors. Use only Model Construction Approved Fire Safing.
26. Provide electrical outlet for potential radon fan in the attic.
27. There will be no exposed wired, other than low volt wiring, running in basements, commercial spaces, etc per the NEC. Electric must be in MC or sleeve conduit. If wire is left exposed, it is up to the electrical contractor to provide sufficient fire rating to enclose exposed electric wiring.
28. Coordinate with the Plumber, Cabinet, and Framing contractors the location of vanity lights. The light must align with the vanity.
29. Provide exposed conduit and wire at existing plaster/CMU walls.
30. Provide quad outlets adjacent to cable, fiber optic, data demarcation locations. Coordinate with Superintendent.
31. Electrical Contractor is responsible for drilling through wood studs walls or providing bushings required for metal studs. Both types of studs will be used.



## OUTLINE SCOPE OF WORK

32. 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.
33. **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.

### **Temporary Power and Lighting**

34. 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.
35. 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.
36. The electrical contractor shall design a temporary electric service that will meet the needs of temporary power associated with this project.
37. 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.
38. 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.
39. 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.
40. Exclusions:
  - a. Duke Energy Fees
  - b. Usage Fees
  - c. TV Cabling

### **BP 31 – HELICAL PIERS**

Subcontractor shall provide a turnkey, all-inclusive Helical Pier 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. 6 West Elder:
  - A. Provide helical piers per S110, note 1.
  - B. Provide design and stamped engineered drawings for helical piers.
  - C. Provide test borings as required for helical pier design.
  - D. Provide hauling spoils offsite generated from pier installation.

## OUTLINE SCOPE OF WORK

- E. Pier depth to be assumed to be 28'. Provide unit price per 7 LF to extend helical piers.
- F. From established benchmarks, provide all layout necessary to execute this scope of work.

### **BP 32 – FENCING**

Subcontractor shall provide a turnkey, all-inclusive Metal 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:

1. At 1726-1730 Vine/1675 Hamer Street, provide 8' high aluminum fencing per A1.11 keynote 32.2.
2. At 1726-1730 Vine/1675 Hamer Street, provide 6' wood fencing per A1.11 keynote 32.1.
3. At 1732/1734 Vine Street, provide 8' high aluminum fencing per A1.11 keynote 5.2.
4. Provide layout form established control points.
5. Provide core drilling of concrete for fence posts.
6. Provide removal of all spoils generated from fence installation.

### **BP 33 – SITE UTILITIES**

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

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

1. Site Water Services:
  - A. Provide new dual service water lines including new taps.
  - B. Extend water lines to flange inside of buildings.
  - C. Provide FOD's for old water services, if shown on drawings.
  - D. Provide all excavation, bedding, piping, and backfill associated with new water services.
  - E. Provide asphalt pavement and curb restoration related to new water services.
  - F. Provide traffic control, safety barricades, and signage as required to complete work.
  - G. Provide water meters.
  - H. Provide GWCC permits/tap fee.
  - I. Provide street closure permits.
  - J. Provide all work that is not conducted by GCWW including street closures, saw cutting of paving, excavation, taping of main, assisting the GCWW with valve operation, traffic control, piping, coring and sleeving the foundation wall, backfill, pavement restoration etc. Provide patching of concrete sidewalks and curbs. Provide plating to create a trafficable surface for pedestrians until the new sidewalk is poured.
  - K. Provide all licenses and inspections for this work.
2. Site Storm:
  - A. Provide underground storm piping at 1801/1805 Vine Street per C2.00.
3. From established benchmarks, provide all layout and surveying necessary to execute this Scope of Work.
4. Exclusions:
  - A. MSD Sanitary tap fees
  - B. Exterior sanitary cleanouts
  - C. Electrical underground
  - D. Patching of concrete sidewalk