

BID DOCUMENTS:

1. The Landing 3.0 – Invitation to Bid
2. The Landing 3.0 – Outline Scope of Work
3. The Landing 3.0 – Bid Form
4. The Landing 3.0 – Permit Drawings prepared by MKM Architecture + Design dated 9/13/24
5. The Landing 3.0 – Geotechnical Report prepared by Alt & Witzig dated 4/29/2024
6. BABA Mandate
7. BABA Quick Overview

GENERAL SCOPE SPECIFICALLY PERTAINING TO CROSSROADS CENTER`:

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

PROJECT PARTICIPATION GOALS:

- 10% EBE (Emerging Business Enterprise)
- 30% MBE/WBE

ALTERNATES (All Bid Packages):**ALTERNATE 1 – Build America, Buy America (BABA)**

- Base Bid – No BABA requirements
- Alternate 1 – Add for BABA requirements on all Materials. Materials

ALTERNATE 2 – Section 3

- Base Bid – No Section 3 Requirements
- Alternate 2 – Add for Section 3 Requirements

GENERAL SCOPE OF WORK (Applicable to all Subcontracts):

1. Maintain fences, barricades, guard rails, caution tape, silt fence & all soil control measures, gravel construction entrances/drives etc. If these items are damaged or removed by your forces (by accident, or for execution of work) they are to be reinstalled by your forces to an acceptable condition.
2. All deliveries and staging of materials must be coordinated with the Superintendent.
3. Maintain cleanliness of roadways to the satisfaction of Model Construction, neighborhood, and local authorities for the duration of your work on site. Subcontractor is responsible for cleaning dirt/debris from road if it is caused by your men, equipment, trucks, etc. If dirt/debris is tracked on the road and not cleaned by end of the workday, Model Construction will clean, and subcontractor will be back charged. (Model Construction will notify subcontractor and allow reasonable time to clean prior to assuming responsibility of cleaning).
4. Provide daily clean-up of all construction debris and "personal trash" (lunch wrappers, bottles, etc.) generated by your crew. Clean up after every workday and take trash to the proper dumpster before going home. If the job site is not in a neat and orderly condition, then all contractors on the jobsite will be responsible to pay for the cost-plus fee to have a third-party contractor make the job site clean, neat, and orderly.
5. All Model Construction jobsites are TOBACCO FREE. All smoking, dipping, chewing, etc. must be done off site, in the area designated by Model Construction Superintendent. Please inform your crew(s), as this will be enforced.
6. Temporary restrooms are provided by Model Construction.

7. Disregard all reference to “General Contractor”, “Trade Contractor”, or “Subcontractor” in the Bid Documents, as the Scope of Work outlined herein takes precedence.
8. All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.
9. All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.
10. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.
11. Weekly subcontractor meeting will be held in the job office. These meetings are MANDATORY! At least one member from the subcontractor (foreman, project manager, or someone with decision making authority) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.
12. Working hours for this project are established as 7:00 AM to 3:30 PM Monday through Friday. If Subcontractors desire to work outside of these hours, prior approval must be granted by Model Construction Superintendent. If time is lost throughout the week, Subcontractors are expected to work Saturday to make up lost production. Otherwise, Subcontractors shall be expected/permitted to work Saturday, Sundays and/or Federal Holidays as required to maintain Schedule commitment.
13. All work shall be completed in strict compliance with the Bid Documents and Manufacturer’s written instruction.
14. Any work not covered in the base contract must be approved by Model Construction before subcontractor proceeds with the work. A daily ticket must be signed by Model superintendent for all extra work. All extra tickets must be included in a Change Order Request and submitted on a weekly basis. No compensation will be paid to subcontractor for extra work until it is signed by the subcontractor and Model Construction.
15. Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.
16. Any functioning system turned off or disconnected during the day must be put back in service by the end of the workday. Workday is to be considered day or evening shift depending on where the work is taking place.
17. Provide close out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.
18. Subcontractors shall register all warranties on behalf of the Owner. Subcontractor shall request any information needed for warranty registration from Model Construction.
19. Maintain and submit accurate as-built drawings upon completion.
20. Provide OSHA 300A at the end of this job documenting the hours logged by workers on the jobsite and any incidents that occurred on the jobsite.
21. Subcontractor is to provide a 1-year warranty for all work performed, stating on the day the certificate of occupancy is issued. This 1-year warranty must be officially submitted to Model Construction at the end of the project on company letterhead. Subcontractor shall register all warranties on behalf of the Owner.
22. Contractor shall visit the site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.
23. Drawings and dimensions are plus/minus. Contractor responsible for verifying existing conditions, dimensions, etc., prior to commencing work. Report substantial discrepancies to Model Construction immediately, before continuing with work. Do not scale drawings.
24. Each contractor is responsible for performing work according to local, state, and national codes, as well as other regulations which apply to such work.
25. Removal or cutting of structural members is not permitted. Consult with Model Construction regarding repair or removal of structural items.
26. Materials to be installed must conform to the manufacturer’s recommendations.
27. Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.
28. Final Payment will be paid after the contractor complies with submitting its completed company punch list, submitting completed signed copies of Model Construction punch lists, and providing all warranty paperwork to Model Construction.

29. Smoking, eating, and drinking are prohibited in undesignated areas.
30. All work shall be coordinated and scheduled by the contractor and Model Superintendent to ensure completion in accordance with the project schedule.
31. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
32. All traffic control, safety barricades, permits etc. required for partial, temporary road closures or use for the duration of this work as required to prevent hazards to the public and all project subcontractors or visitors.
33. Multiple mobilizations as required to execute the project in accordance with the Schedule.
34. Material staging is to be coordinated with Model's superintendent. Locations must be approved by Model.
35. Materials that are approved to be stored inside need to be kept on a mobile rack, cart, or pallet. Tools should be kept in mobile, lockable gang boxes or toolboxes. Model is not responsible for lost, damaged or stolen tools.
36. Each contractor is responsible for compiling their own punch list, submitting a record of it to Model and completing it prior to the architect's punch list.

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.)

SCHEDULE NOTIFICATIONS (Applicable to all Subcontracts):

Subcontractors, Major Suppliers, and Model Construction will collaboratively develop the Project Schedule via a pull planning session. The Project Manager and Superintendent/Foreman for Model Construction and each Subcontractor and Major Supplier will attend the pull planning session. Subcontractors and Major Suppliers should expect to dedicate a full day actively engaged in pull-planning for each project. Once the Project Team has developed the Project Schedule, the Project Schedule will be incorporated into each Subcontract and Purchase Order via a no-cost change order.

All work shall be coordinated and scheduled per the attached project schedule (Exhibit C) and managed through General Contractor.

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 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. 321313 – Portland Cement Concrete Pavement
2. All Layout from established control points.
3. Provide all site concrete including:
 - A. Concrete sidewalks and curbs.
 - B. Concrete subbase for pavers.
 - C. Concrete transformer pad.
 - D. Provide ADA truncated domes at handicap ramps.
 - E. Foundations for Outdoor Deck per A-111.
4. Includes all building concrete including:
 - A. Footings.
 - B. Foundation walls.
 - C. Elevator pit slab and walls.
 - D. Slab on grade.
 - E. Slab on metal deck.
5. 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.
6. Backfill interior and exterior side of foundation walls and elevator pit walls with granular fill; compact properly to minimize settlement.
7. Export all foundation spoils from project site.
8. Provide gravel subbase associated with slab on grade and site concrete.
9. Provide vapor barrier at slab on grade.
10. Provide form work for concrete work, as required.
11. Rub exposed exterior concrete walls.
12. Provide foundations for the new wood deck. 4x4 post will be provided by others, installed by the concrete contractor.
13. Provide all rebar and mesh associated with concrete scope.
14. Provide expansion joints for concrete pavements per industry standards. Caulking is by others.
15. Provide concrete placement, including pumping, if required.
16. Dewatering as required to install footings/foundations.
17. Provide the footer drain at elevator pit. Connect footer drain to storm system.
18. Provide foundation / slab insulation where indicated.
19. Set all steel embeds, anchors, base plates, threaded rods, etc. Steel embeds will be furnished by others.
20. Provide grouting of steel base plates.
21. Provide concrete curing, as required.
22. Provide temperature control of concrete.
23. Coordination concrete cylinder with special testing consultant.
24. All appurtenances and accessories for a complete installation.

25. Protect adjacent finished surfaces to ensure concrete does not splatter and damage finish.
26. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
27. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
28. Provide safety railings along perimeter of second floor for slab on metal deck.
29. Furnish, install, and remove concrete washout pit. Concrete washout / mixing area will be designated by Model Superintendent. At a minimum, the washout / mixing area shall be bermed, sheathed with plastic to ensure washout does not enter rainwater and maintained by the Concrete contractor. At the end of Concrete operations and/or at the direction of the Model superintendent, the Concrete Subcontractor shall remove washout from the site.
30. Multiple mobilizations as required to execute the project in accordance with the Schedule.
31. Alternate:
 - A. Provide alternate price for the specialty concrete pavement per C-201.
32. Exclusions:
 - A. Steel embed materials
 - B. Bollard material
 - C. Light pole bases
 - D. Gypcrete
 - E. Helical Piers
 - F. Aggregate Piers
 - G. Special testing fees
 - H. Winter conditions
 - I. Joint sealants

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. Specifications:
 - A. 035413 – Gypsum Cement Underlayment
2. Provide 2,500 psi 1" Gypcrete on the third through sixth floors.
3. Provide sound mat under gypcrete at all units. Corridors do not receive sound mat.
4. Provide gypcrete sealer material for application by the flooring contractor.
5. Provide two mobilizations for gypcrete scope. Pour two floors per mobilization.
6. Alternate:
 - A. Provide price for an additional mobilization.
7. Exclusions:
 - A. Pour stops.

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
 - B. 042000.01 – Concrete Unit Masonry
 - C. 042210 – Architectural Stone Veneer
2. Layout from established control points.
3. Provide CMU wall at Outdoor Dining 101B.
4. Provide brick veneer.
5. Provide cast stone veneer, sills and accent banding. 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 rigid insulation in masonry cavities (i.e CMU walls with brick veneer)
9. Provide masonry wire and anchors.
10. Provide flashing of masonry.
11. Provide installation of knox boxes provided by others.
12. Provide layout and placement of embeds and anchors (material provided by others).
13. Tool joints as required.
14. All hoisting, unloading and scaffolding, etc. necessary to complete this Scope of Work.
15. Grout and mortar washout / mixing area will be designated by Model Superintendent. The washout / mixing area shall be maintained by the Masonry contractor. At the end of Masonry operations and at the direction of the Model Superintendent, the Masonry Contractor shall remove washout from the site.
16. All dust control as required for masonry operations is to be included.
17. Temporary water bib will be made available. Consumption is by Model Construction. All hoses, fittings etc. required to perform your work shall be by the Masonry Contractor.
18. The masonry contractor is responsible for the daily clean-up of their own work.
19. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
20. Multiple mobilizations as required to execute the project in accordance with the Schedule. Include a second mobilization to complete the CMU wall at the Outdoor Dining.
21. Exclusions:
 - A. Winter conditions

BP 5A – STRUCTURAL STEEL / MISCELLANEOUS METALS:

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

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

1. Specifications:
 - A. 050519 – Post Installed Anchors
 - B. 051200 – Structural Steel
 - C. 053100 – Steel Decking
 - D. 055000 – Metal Fabrications
2. Furnish only miscellaneous metals:
 - A. Steel lintels
 - B. Base plates and anchor bolts
 - C. Threaded rods
 - D. Shelf angles
 - E. HSS steel hangars and mounting plates at balconies

3. Furnish and install:
 - A. Structural steel
 - B. Metal decking
 - C. Steel railings at stairwells
 - D. Elevator hoist beam
 - E. Roof access ladder with security door per keynote 5.01 on A-116
4. AISC certification is NOT required.
5. All exterior steel to be galvanized.
6. 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.
7. Drill, epoxy, and anchor as indicated, or provide anchor bolts and layout to the concrete sub to set.
8. Exclusions:
 - A. Elevator pit ladder

BP 5A – ALUMINUM RAILINGS:

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

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

1. Provide aluminum railings at balconies. Basis of Design is Westberry Riviera III. See A-503.
2. Provide drink rail on top of aluminum railings.
3. Provide field measuring prior to fabrication.
4. Aluminum railings to be chosen from manufacturer's standard colors.

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. 061600 – Sheathing
 - C. 061753 – Shop Fabricated Wood Trusses
 - D. 072500 – Weather Barriers
2. Layout from established control points.
3. Provide framing / rough carpentry for new wood framed building.
4. Provide floor and roof wood trusses.
5. Provide delegated design for floor and roof trusses.
6. Provide 5/8" OSB roof sheathing.
7. Provide 3/4" T&G floor sheathing.
8. Provide bearing and non-bearing wood framed walls.
9. Provide Zipwall sheathing and tape at exterior walls.
10. Provide wood stairs, landings, stringers, treads and risers.
11. Provide window flashing material.
12. Provide aluminum decking at balconies. Basis of Design is Versadeck R-40. See A-503.

13. Provide framing and Trex (or equal) decking for the wood deck at Outdoor Dining 101B. Provide 4x4 posts for installation by the concrete contractor.
14. Provide installation of steel shelf angles for brick support. Steel to be provided by others.
15. Provide installation of HSS steel hangars and mounting plates at balconies. Steel to be provided by others.
16. Provide all exterior and interior blocking. Include blocking for bathroom specialties such as grab bars, mirrors, shower rod, towel bars, sanitary disposals, and toilet paper dispensers. Include blocking for handrails, wall mounted door stops, wall cabinets and shade sails. Include additional framing for tub/shower wall anchoring (or layout at edge of tub for anchoring). Include exterior blocking at EIFS bands, ACM panels, and parapet caps.
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.
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 interior dropped ceilings
 - C. Window installation

BP 6B – EXTERIOR SIDING AND TRIMS:

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

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

1. Specifications:
 - a. 074646 – Fiber Cement Siding
2. Provide prefinished (Types 1 and 2) and unfinished (Types 3 and 4) fiber cement panel siding with EZ reveals per drawings.
3. Provide prefinished aluminum break metal above EIFS banding per details 7 & 9/A-502.
4. Provide caulking of fiber cement siding per manufacturer's recommendations.
5. 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.
6. Alternate:
 - a. Provide deduct for unfinished Type 1 and 2 fiber cement siding in lieu of prefinished.

BP 6C – INTERIOR TRIMS AND PREHUNG DOORS

Subcontractor shall provide a turnkey, all-inclusive Interior Trim 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. 064023 – Interior Architectural Woodwork
 - b. 081600 – Molded Composite Doors
2. Provide prehung doors and hardware.
3. Provide wood door casings.
4. Provide wood window trim and sills.
5. Provide wood base and shoe mold. Provide shoe mold at all LVT floors.
6. Provide wood wall caps at stairwells.
7. Provide trim around wall mural per detail 3/A-141a.

BP 7A – WATERPROOFING

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

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

1. Specifications:
 - A. 074115 – Voltex Bentonite Geotextile Waterproofing
2. Provide below grade waterproofing and protection board at elevator pit walls.

BP 7B – INSULATION

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

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

1. Specifications:
 - A. 072100 – Thermal Insulation
 - B. 072110 – Sprayed Foam Insulation
2. Provide exterior wall thermal insulation per the drawings.
3. Provide batt insulation at the attic.
4. Provide sound insulation at interior walls and floor joists per the drawings.
5. Provide closed spray insulation at steel HSS columns per details on A-505.
6. Provide Air Sealing Package as required by IEC and for performance of air infiltration testing.
7. Provide spray insulation at window in accordance with the drawings.
8. Subcontractor is responsible for the daily clean-up of their own work.
9. Include multiple mobilizations, as required, to complete the installation in accordance with the project schedule.
10. Provide supplemental temporary lighting, if required, to execute this Scope of Work.
11. Alternate:
 - A. Provide 1.5" of closed cell insulation at Third Floor of North Wall only per A-113.

- B. Delete attic insulation
- 12. Exclusions:
 - A. Rigid insulation at foundation walls and roof.

BP 7C – ROOFING, GUTTERS & DOWNSPOUTS

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

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

1. Specifications:
 - A. 075423 – TPO Roofing
 - B. 076200 – Sheet Metal Flashing and Trim
 - C. 077100 – Manufactured Roof Specialties
 - D. 077200 – Roof Accessories
2. Provide 60 mil TPO roofing system with minimum R-20 polyiso insulation. Provide tapered insulation per drawings.
3. Provide 20 year roofing warranty.
4. Provide prefinished metal parapet cap.
5. Provide aluminum fascia and soffits at balconies.
6. Provide flashing of all MEP roof penetrations/curbs per the drawings.
7. Provide roof hatch by Bilco with safety railing per A-130.
8. Provide wood blocking at aluminum gravel stop at Canopy per detail 2/A-503.
9. Install in accordance with all manufacturer's written instructions to ensure warranties required by the Specifications are obtained.
10. Coordinate roofing work with mechanical, electrical, and plumbing drawings. Include flashing for all roof curbs, vents, etc.
11. Exclusions:
 - A. Roof Curbs

BP 7D – METAL COMPOSITE WALL PANELS (ACM)

Subcontractor shall provide a turnkey, all-inclusive ACM Panel 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. 074213 – Metal Composite Wall Panels
2. Provide ACM panels, soffits, and trim. See A200 and A201 for basis of design.
3. Provide vented metal soffit panel at entrances per drawing.
4. Provide any clips and fasteners for ACM panel installation.

BP 7E – APPLIED FIRE PROTECTION

Subcontractor shall provide a turnkey, all-inclusive Fire Protection 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. 078100 – Applied Fire Protection
2. Provide spray fireproofing on structural steel per the drawings.
3. Provide cleanup at completion of project.
4. Alternate:
 - a. Provide pricing for Sprayed Foam Insulation. See BP 7B for scope.

BP 7F – EIFS

Subcontractor shall provide a turnkey, all-inclusive EIFS Panel 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 EIFS banding per exterior elevations.
2. Provide liquid air barrier behind EIFS

BP 7G – 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/fiber cement/ACM/EIFS joints.
3. Provide joint sealants of hollow metal door frames in masonry.
4. Provide joint sealants of louvers.
5. Provide joint sealants of exterior concrete expansion joints.
6. Exclusions:
 - A. Caulking of windows, countertops, trim, aluminum storefront, and plumbing fixtures.

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

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

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

1. Specifications:
 - A. 081113 – Hollow Metal Doors and Frames
 - B. 081214 – Timely Metal Frames
 - C. 087100 – Door Hardware
2. Provide prefinished hollow metal door frames by Timely.
3. Provide hollow metal doors.

4. Provide solid core wood doors at common areas.
5. Provide door hardware associated with all wood and hollow doors in this package.
6. Include all staging, delivery, and shakeout for BP 8A.
7. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
8. Provide lock cylinders and keying for all doors including aluminum doors.
9. Exclusions:
 - A. Aluminum Door Hardware
 - B. Pre-hung Doors and Hardware
 - C. Glazing
 - D. Access Control (Salto locks)

BP 8B – ALUMINUM ENTRANCES, STOREFRONT, AND WINDOWS

Subcontractor shall provide a turnkey all-inclusive Aluminum Entrances, Storefront and 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. 085113 – Aluminum Storefront Systems
 - B. 085400 – Aluminum Windows
 - C. 087100 – Door Hardware
 - D. 088000 – Glazing
 - E. 088170 – Fire Rated Glass
2. Provide aluminum doors and glazing.
3. Provide aluminum storefront and glazing.
4. Provide aluminum windows.
5. Provide aluminum patio doors.
6. Provide glazing in hollow metal frames, hollow metal doors, and wood doors as indicated.
7. Provide door hardware for aluminum doors.
8. Provide window film per keynote 12.02 on A-111.
9. Provide caulking on both sides of all aluminum storefront and windows.
10. Alternates:
 - A. At third floor north wall only, provide offset glazing at windows per A-113.

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. 054000 – Cold Formed Metal Framing
 - B. 092116.23 – Gypsum Board Shaft Wall Assemblies
 - C. 092216 – Non-structural Metal Framing
 - D. 092900 – Gypsum Board
 - E. 095113 – Acoustical Panel Ceilings

- F. 097725 – Fiberglass Reinforced Plastic Panels
- 2. Metal framing:
 - A. Provide resilient channel as indicated at interior walls and ceilings.
 - B. Provide metal framing for drop ceilings, soffits and bulkheads.
 - C. Shaftliner at chases and first level of the elevator shaft and stairs.
- 3. Provide drywall on walls in accordance with the drawings.
- 4. Provide drywall ceiling systems in accordance with the drawings.
- 5. Finish drywall walls and ceilings to a level 4 finish.
- 6. Provide “Pre-Rock” installation as required.
- 7. Provide FRP at mop sinks.
- 8. Provide acoustical ceilings, complete.
- 9. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
- 10. 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.
- 11. Alternate:
 - A. Provide price to install all hollow metal frames, doors, and hardware. Assume all hardware will be loose and not preinstalled.
- 12. Exclusions
 - A. Insulation.

BP 9B – FLOORING & TILE

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

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

- 1. Specifications:
 - A. 096513 – Resilient Base and Accessories
 - B. 096516 – Resilient Sheet Flooring
 - C. 096516 – Resilient Tile Flooring
 - D. 096813 – Tile Carpeting
- 2. All flooring in accordance with the Finish Legend and Specifications. See A-143 for Finish Legend.
- 3. Provide LVT plank flooring.
- 4. Provide floor tile at bathrooms and shower floors/curb.
- 5. Provide wall tile at kitchen backsplashes and shower walls.
- 6. Provide sheet vinyl flooring.
- 7. Provide rubber stair treads and risers.
- 8. Provide rubber base.
- 9. Provide walk off carpet tile.
- 10. Apply gypcrete floor sealer prior to floor installation. Gypcrete sealer will be provided by BP 3B and installed by flooring contractor.
- 11. All underlayment and/or minor prep in accordance with manufacturer’s instruction.
- 12. Waterproof and crack isolation membrane.
- 13. Seal tile and grout as required.
- 14. All sealants required for a complete installation.

15. Transition strips, reducer strips, and moldings.
16. Expansion joints where required by manufacturer's instruction.
17. Flooring to be installed completely under cabinets and restroom vanities in all areas.
18. Installation in accordance with manufacturer's written instruction.
19. Provide supplemental lighting necessary to execute this scope of work.
20. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a completion installation.
21. Cover new flooring with ram board after installation.
22. Alternates:
 - A. Provide add to go to 20 mil wear layer in lieu of 12 mil.
23. 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 – Exterior Painting
 - B. 099123 – Interior Painting
2. Interior painting includes walls, ceilings, hollow metal doors, wood doors, wood casings, wood window trim/sills, wood base, wood shoe mold, steel handrails, stair stringers, and wood wall caps.
3. Provide wall coverings at elevator lobbies.
4. Exterior painting includes steel lintels, hollow metal doors/frames, and fiber cement panels (Types 3 and 4) per drawings.
5. Include concrete floor sealer, where indicated.
6. Provide putty for nail holes in wood trim.
7. Provide caulking at joints of dissimilar painted materials.
8. Clean, prep, and prime all surfaces prior to painting.
9. Work also includes one "touch-up" / Owners Punchlist in all areas prior to move-in (after final paint).
10. Supplemental lighting necessary to execute this scope of work.
11. Provide attic stock for each paint color and sheen.
12. 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.
13. Mask surfaces that are not scheduled for paint / finish. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Remove any and all overspray.
14. Alternate:
 - A. Provide price to paint fiber cement panels Types 1 and 2.
15. Exclusions:
 - A. Finishing of cabinets
 - B. Painting of Timely hollow metal door frames

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. 102800 – Toilet Accessories
 - B. 105200 – Fire Protection Specialties
 - C. 105500.13 – USPS Delivery Postal Specialties
2. Toilet and bath accessories.
 - A. Toilet paper holders
 - B. Grab bars.
 - C. Towel bars/rings.
 - D. Mirrors
 - E. Mop and broom holder
3. Wire Shelving in Closets.
4. Fire extinguishers and cabinets.
5. Recessed knock box 3200 series, color bronze.
6. Include all fasteners, anchors, tapes, sealants, miscellaneous appurtenances, and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.
7. Exclusions:
 - A. Shower seats and grab bars at ADA showers.

BP 10B – CANVAS AWNING AND SUNSHADES:

Subcontractor shall provide a turnkey, all-inclusive Sunshade 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 four (4) 12' x 12' sunshade sails at Outdoor Dining. See A-131a for details.
2. Provide canvas awning per detail 5/A-502.
3. Include all fasteners, anchors, tapes, miscellaneous appurtenances, and accessories for a complete installation in accordance with Bid Documents and Manufacturer's written instruction.

BP 10C – SIGNAGE:

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

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

1. Provide signage panel per A-201 and detail 4/A-161.
2. Provide dimensional letters on building façade per keynotes 10.02 and 10.03.
3. Provide interior room signage per A-161.
4. Provide back lit signage panel per keynote 2 on A-161.
5. Include all fasteners, trim, and miscellaneous appurtenances and accessories for a complete installation in accordance with Bid Documents and Manufacturer's written instruction.

BP 10D – SHOWER DOORS:

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

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

1. Provide frameless shower doors. Basis of Design is Basco Infinity. See keynote 11.10 on A-401.
2. Include carrying shower doors up stairwells to upper floors.

BP 11 – APPLIANCES

Subcontractor shall provide a turnkey, all-inclusive Appliance 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 electric range, refrigerators, over the range microwaves, dishwashers, and washer/dryer. Appliances to be Energy Star.
3. Include all cords and accessories for complete installation.
4. Delivery, unloading, removal of and disposal of all packaging.
5. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpsters.
6. Include hauling appliances up the stairs. Use of the elevator is not guaranteed.
7. Exclusions:
 - A. Garbage disposals

BP 12A - WINDOW TREATMENTS:

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

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

1. Specifications:
 - A. 122113 – Horizontal Louver Blinds
2. Provide 2" faux wood 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 a 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. 123661 – Quartz Countertops
2. Provide Smart cabinets with full plywood boxes.
3. Provide 2 CM quartz countertops with backsplashes. See A-143 for finish selections.
4. Provide 6" wide quartz cap at shower curbs. See Tile Shower System notes on A-143.
5. Provide natural stone countertop at mailroom.
6. Provide kitchen and bath undermount sinks. See P300 for specification.
7. Include fillers and finished end panels where indicated.
8. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.

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. 142100 – Electric Traction Elevators
2. Provide elevator permit and inspections.
3. Provide a traction elevator with 3,500# capacity and 150 FPM.
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 two (2) days of elevator mechanic time.
9. Provide elevator pit ladder.
10. Provide owner training.
11. Provide one (1) year of maintenance.
12. Testing as required to prove functionality of installed systems.
13. Upon completion, install pads within cab to protect finishes.
14. Exclusions:
 - A. Flooring in elevator cab

BP 14B – TRASH CHUTE

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. 149182 – Trash Chutes
2. Provide trash chute and chute doors per A-313.
3. Provide trash chute roof curb and vent assembly.
4. Provide fire sprinkler if required per code.

5. Alternate:
 - A. Provide price for a Trash Compactor per keynote 11.09 on A-113.

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-build fire protection system in accordance with NFPA 13.
2. Provide sprinklers below balconies per A-503.
3. Provide drawings and permits required to execute the Scope of Work.
4. Core drill or hole saw all penetrations associated with this scope of work.
5. Connect to flange immediately inside of building.
6. Provide butterfly valve with tamper switch, riser check valve and flow switch.
7. Provide fire pump, standpipes, and controllers.
8. Provide any control wiring associated with equipment.
9. Provide brass upright heads at exposed areas, concealed sprinkler heads at finished ceilings and sidewall sprinkler heads.
10. Provide all escutcheons, sleeves, fasteners, anchors, sealants, fire caulking, hangers, supports, and miscellaneous appurtenances and accessories for a complete installation.
11. Provide labeling of sprinkler components.
12. Provide owner training.
13. Provide testing as required to prove functionality of installed systems.
14. Provide supplemental lighting necessary to execute this scope of work.
15. Exclusions:
 - A. Exterior Water Line

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. Layout from established control/building lines.
2. Provide plumbing permit and inspections.
3. Provide plumbing fixtures.
4. Provide tile redi shower pans per A-143.
5. Provide tile redi triangular corner shelves per A-143.
6. Provide ADA shower bases and surrounds. Include caulking of surrounds.
7. Provide bath tubs.
8. Provide interior domestic water, waste, vent & gas piping.
9. Provide natural gas piping to infrared heaters at Outdoor Dining per A-131a.
10. Provide domestic water booster pump.
11. Provide elevator pit sump pump.
12. Provide roof drains.

13. Provide concrete pads for plumbing equipment per drawings.
14. Provide all excavation, bedding, backfill, compaction, etc. required to execute this scope of work.
15. Provide hauling plumbing spoils offsite.
16. Connect to exterior sanitary line 5' outside of building.
17. Connect to water flange inside of building.
18. Coordinate with BP 3 for floor drain and trench drain elevation and installation.
19. Coordinate with BP12B for countertop cutouts and penetrations for sinks and faucets.
20. Provide all insulation associated with the plumbing scope.
21. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
22. All fasteners, anchors, sealants, fire sealants/collars, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
23. Demonstrative training of maintenance staff on operation of systems and fixtures.
24. Supplemental lighting necessary to execute this scope of work.
25. Equal alternate fixtures are strongly encouraged.
26. Exclusions:
 - A. Radon Mitigation
 - B. Tap fees
 - C. Exterior Water Line
 - D. Kitchen Sinks
 - E. Bathroom Sinks

BP 22B – RADON MITIGATION

Subcontractor shall provide a turnkey, all-inclusive Radon Mitigation 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 build active radon mitigation system.
2. Provide stamped engineering drawings.
3. Provide under slab piping and vent piping
4. Provide fans for an active system.
5. Inspect vapor barrier installation.
6. Exclusions:
 - a. Installation of Vapor Barrier

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 HVAC inspections.
2. Layout from established control/building lines.
3. Provide HVAC equipment including split systems, rooftop unit, electric heaters, fans, etc.
4. Provide natural gas infrared heaters at Outdoor Dining per A-131a.
5. Provide roof curbs/rails for HVAC equipment.
6. Provide refrigerant and condensate piping. Include R454B Refrigerant.

7. Provide venting of refrigerant chases per A-313.
8. Provide all air devices and dampers including diffusers, grilles, fire dampers, smoke dampers, and radiant dampers per the drawings.
9. Provide mechanical control devices such as thermostats, CO sensors, etc. as indicated. Include all control wiring/cabling.
10. Provide insulation associated with HVAC scope of work.
11. Provide wall and roof vent/exhaust caps. Include Zipwall tape at exterior wall penetrations.
12. Core drill or hole saw all HVAC penetrations. Sleeve/collar/seal/firecaulk as required.
13. Provide all sealants, fire sealants, hangers, fasteners, and miscellaneous appurtenances and accessories for a complete installation.
14. Provide duct sealing.
15. Provide equipment pads, stands and hangers as indicated.
16. Provide new filters prior to substantial completion and clean all equipment inside and out including coils.
17. Include duct access panels where indicated.
18. Provide all louvers, wall caps and brick vents for HVAC work.
19. Provide air balancing.
20. Provide demonstrative training of maintenance staff on operation of systems and equipment.
21. Provide supplemental lighting as necessary to execute this scope of work.
22. Exclusions:
 - A. HVAC Permit
 - B. Undercutting Doors
 - C. Roofing

BP 26 – ELECTRICAL

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

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

1. Provide electrical permit and inspections.
2. Install and maintain temporary lighting and power throughout the course of the project. Temporary lighting shall be installed and maintained to meet or exceed OSHA minimum lighting levels. Temporary power to be brought
3. Provide new electrical service in accordance with the drawings.
4. Provide site electric including excavation, primary and secondary conduit, secondary wiring, bedding, warning tape, concrete encasement (if required), backfill, light poles/fixtures, light pole bases, etc.
5. Provide concrete transformer pad.
6. Provide two (2) 2" conduit for site telecom.
7. Salvage, relocate and reinstall existing light poles per C-101 and E-001.
8. Salvage, relocate and reinstall traffic control cabinet per C-101. Include concrete foundation.
9. Remove underground site electric per civil drawings.
10. Provide string lights per keynote 14 on A-131a.
11. Provide oscillating fans with power per keynote 15 on A-131a.
12. Haul spoils offsite generated from underground electrical work.
13. Provide electric metering per plans.
14. Provide power in accordance with the drawings. Coordinate with other trades for their power requirements.
15. Provide lighting and lighting controls in accordance with the drawings.
16. Provide fire alarm system complete, including delegated design and permit.
17. Provide elevator shunt trip breaker.

18. Provide transfer switch for a mobile generator. Generator is not in the scope.
19. Provide data and phone wiring including media panels for each unit. Each outlet shall have RG6 and CAT6 cable.
20. Include pathways for thermostat control wiring, voice/data, access control, and security cameras.
21. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
22. Provide all miscellaneous appurtenances and accessories for complete installation.
23. Provide demonstrative training of maintenance staff on operation of systems and equipment.
24. Blocking for light fixtures or any electrical equipment is to be installed by the electrician.
25. Cap smoke detectors and then remove them at inspections.
26. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
27. Exclusions:
 - Aide to Construction fees
 - Bollards at transformer
 - Generator
 - Concrete pavement demo and patching
 - Access control
 - Security cameras
 - Audio visual
 - J Hook pathways

BP 28 – ACCESS CONTROL AND SECURITY CAMERAS

Subcontractor shall provide a turnkey, all-inclusive Access Control and Security Camera 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 Aiphone system to each apartment.
2. Provide Salto access control system including locks, card readers and low voltage wiring. See specification 087100 and door schedule on A-601.
3. Provide design build security camera system. See electrical drawings for camera locations.
4. Exclusions:
 - a. Rough-in

BP 31A – SITE CLEARING, GRADING & SITE UTILITIES

Subcontractor shall provide a turnkey, all-inclusive Site Clearing, 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. 310000 – Control of Site Work
 - B. 311000 – Site Demolition
 - C. 312000 – Site Earthwork
 - D. 321216 – Bituminous Concrete Pavement
 - E. 330500 – Site Utility Piping
 - F. 331116 – Site Water Distribution

- G. 333114 – Sanitary Sewer System
 - H. 334100 – Storm Drainage Systems
2. Demolition:
 - A. Provide all site clearing/demolition per sheet C-101.
 - B. Remove existing concrete, asphalt paving, pavers, and curbs per plans. Sawcut pavement to provide clean edges where applicable.
 - C. Provide second mobilization to remove pavement at Dock Street.
 - D. Remove underground storm, underground sanitary, and site water piping and backfill trenches.
 - E. Remove existing power pole and foundation. Electric will be disconnected and removed by others.
 - F. Remove existing wood deck, associated foundations, canopy, and railings.
 - G. Remove brick wall and fencing.
 - ~~H. Move outdoor furniture to the basement of NAWA for temporary storage.~~
 - I. Salvage bike rack station.
 - J. Salvage planters per drawings and turnover to the City of Fort Wayne.
 - K. Temporary remove planters for installation of NAWA's Sanitary Line.
 - L. Provide 6' high temporary fence around the perimeter of the site. Include one (1) 16' wide gate.
 - M. Provide 3/4" plywood protection for pavement at Columbia Street as required for Site Work.
 - N. Exclude relocating light pole and underground site electric demolition.
 3. Erosion control:
 - A. Provide inlet protection per C-301.
 - B. Provide maintenance of erosion control while working onsite.
 - C. Remove erosion control at completion of project.
 4. Grading:
 - A. Provide rough grading to +/- 0.1' of subgrade elevation.
 - B. Provide fine grading to +/- 0.1' of design elevation.
 - C. Proof roll subgrade as indicated in the Geotech report.
 - D. Provide grading for building pad, sidewalks, concrete paving and pavers.
 5. Site Utilities:
 - A. Provide storm system, complete. Include storm structures, storm piping, cleanouts, and downspout boots/adapters.
 - B. Provide site sanitary system, complete. Include sanitary lines for **BOTH** NAWA and The Landings 3.0. At Landings 3.0, bring sanitary line to within 5' of building. At NAWA, reroute sanitary line and tie in. Restoration of concrete will be completed by others. Restoration of Asphalt shall be included in this package.
 - C. Provide domestic/fire water service including tap and valve box, complete. Extend both water lines to flanges inside of building.
 - D. Provide conduit for gas service to 5' outside of building.
 - E. Include all excavation, taps, bedding, piping, and backfill associated with site utilities.
 - F. Provide traffic control and safety barriers per C-601. Provide traffic control for duration of site work.
 - G. Provide asphalt restoration along South Harrison Street per C-201 and C-501.
 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. Provide all permits and inspections related to the site utilities and demolition including ROW permits.
 9. The intent is that upon completion of this scope of work the site is on-subgrade and compacted ready for the building and parking lot.
 10. The intent is to leave the existing asphalt in place to utilize as temporary access around all sides of the building, the additional mobilizations to achieve this are included, as well as saw cutting the existing asphalt for the storm installation.

11. Exclusions:

- A. Dumpsters
- B. Port-o-lets
- C. Tap fees
- D. Special testing fees
- E. Undercutting unsuitable soils
- F. Conditional or stabilization of soils
- G. Rock excavation
- H. Foundation drain
- I. Concrete wash out
- J. Relocating existing light pole
- K. Aide to Construction fees

BP 32A – 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. Specifications:
- 2. 316613 – Helical Piers
- 3. Provide helical piers per S-101. Figure a depth of 35' per helical pier.
- 4. Provide stamped engineered drawings for helical piers foundations.
- 5. Provide one mobilization for helical pier scope.
- 6. Unit Price:
 - A. Provide unit price to add 7' of depth to helical pier.
- 7. Exclusions:
 - A. Aggregate Piers

BP 32B – AGGREGATE PIERS

Subcontractor shall provide a turnkey all-inclusive Aggregate 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.

- 1. Specifications:
 - A. 316620 – Rammed Aggregate Piers
- 2. The inclusions of this Scope of Work are generally outlined below:
- 3. Provide stamped engineered drawings for aggregate piers foundations.
- 4. Provide one mobilization for aggregate pier scope.
- 5. Provide one (1) modulus test.
- 6. Provide layout of aggregate piers from established control points.
- 7. Drill and install aggregate piers to support all building foundations and slab on grade.
- 8. Stockpile all spoils for removal by others.
- 9. Total settlement of aggregate piers to be a maximum of 1". Total differential settlement to be a maximum of 0.5".
- 10. Provide verification testing as required.
- 11. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
- 12. Exclusions:

- Predrilling Piers
- Helical Piers

BP 32C – PAVERS

Subcontractor shall provide a turnkey all-inclusive Paver 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 pavers types I, II and III per C-201 and C-501.
2. Provide sand setting beds.
3. Apply sealer on pavers per manufacturer's instructions.
4. Exclusions:
 - A. Concrete base

BP 33 – LANDSCAPING

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

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

1. Specifications:
 - a. 329300 – Site Landscaping
2. Provide plantings and planting soil per L-101.
3. Provide bioretention soils at planters per C-501.
4. Provide brown topsoil mixture per plans.
5. Provide 4" perforated drainage pipe at planters per C-501.
6. Provide 30 days of watering. Include hoses, sprinklers and timers.
7. Exclusions:
 - a. Bike racks