

## BID DOCUMENTS:

1. Franklin Commons – Invitation to Bid
2. Franklin Commons – Outline Scope of Work
3. Franklin Commons – Drawings prepared by ATA Beilharz Architects dated 9/16/24
4. Asbestos Report prepared by Bureau Veritas’s dated 9/9/24
5. Franklin Commons – Overall Building Schedule
6. Franklin Commons – Unit Schedule

## GENERAL ITEMS:

1. Project is **NOT** subject to Prevailing Wage Rates.
2. Project is subject to Ohio sales tax.
3. “Provide” means furnish and install.
4. Inclusions Goals – N/A

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

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

## OUTLINE SCOPE OF WORK

must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.

13. Working hours for this project are established as 7:00 AM to 3:30 PM Monday through Friday. If Subcontractors desire to work outside of these hours, prior approval must be granted by Model Construction Superintendent. If time is lost throughout the week, Subcontractors are expected to work Saturday to make up lost production. Otherwise, Subcontractors shall be expected/permitted to work Saturday, Sundays and/or Federal Holidays as required to maintain Schedule commitment.
14. All work shall be completed in strict compliance with the Bid Documents and Manufacturer's written instruction.
15. Any work not covered in the base contract must be approved by Model Construction before subcontractor proceeds with the work. A daily ticket must be signed by Model superintendent for all extra work. All extra tickets must be included in a Change Order Request and submitted on a weekly basis. No compensation will be paid to subcontractor for extra work until it is signed by the subcontractor and Model Construction.
16. Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.
17. Any functioning system turned off or disconnected during the day must be put back in service by the end of the workday. Workday is to be considered day or evening shift depending on where the work is taking place.
18. Provide closed-out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.
19. Subcontractors shall register all warranties on behalf of the Owner. Subcontractor shall request any information needed for warranty registration from Model Construction.
20. Maintain and submit accurate as-built drawings upon completion.
21. Provide OSHA 300A at the end of this job documenting the hours logged by workers on the jobsite and any incidents that occurred on the jobsite.
22. Subcontractor is to provide a 1-year warranty for all work performed, stating on the day the certificate of occupancy is issued. This 1-year warranty must be officially submitted to Model Construction at the end of the project on company letterhead. Subcontractor shall register all warranties on behalf of the Owner.
23. Contractor shall visit the site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.
24. Drawings and dimensions are plus/minus. Contractor responsible for verifying existing conditions, dimensions, etc., prior to commencing work. Report substantial discrepancies to Model Construction immediately, before continuing with work. Do not scale drawings.
25. Each contractor is responsible for performing work according to local, state, and national codes, as well as other regulations which apply to such work.
26. Removal or cutting of structural members is not permitted. Consult with Model Construction regarding repair or removal of structural items.
27. Materials to be installed must conform to the manufacturer's recommendations.
28. Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.
29. Final Payment will be paid after the contractor complies with submitting its completed company punch list, submitting completed signed copies of Model Construction punch lists, and providing all warranty paperwork to Model Construction.
30. Smoking, eating, and drinking are prohibited in undesignated areas.
31. All work shall be coordinated and scheduled by the contractor and Model Superintendent to ensure completion in accordance with the project schedule.
32. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
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.

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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.

### **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.

### **PROCORE NOTIFICATION:**

Model Construction will be using Procore as the construction management software. This is a free service to an indefinite number of project users. Procore has many collaborative features that offer various benefits to the project, as well as having benefits to individual users. For that reason, there are several requirements that will be expected of all contractors on the project.

1. All subcontractors will be required to complete the Subcontractor Procore Certification.
2. All users will be required to have an individual email with notification of arrival of new email messages.
3. All contractors will be required to utilize the collaborative tools within Procore. These include and are not necessarily limited to RFIs, Submittals, Document Management, Change Management, Drawings, Specs, Photos, Observations etc.
4. A foreman/superintendent for each contractor will be required to have an iPad or tablet with a mobile plan for daily use of the Procore mobile app. The app will require maintenance of updates as frequently as once a week.
5. All contractors will be required to utilize the safety and quality related tools within Procore (i.e., daily inspections, daily JSAs, weekly toolbox talks, jobsite orientations, photos, observations, etc.)

### **TRADE SPECIFIC SCOPES OF WORK:**

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

### **BP 2 – SELECTIVE DEMOLITION AND ASBESTOS ABATEMENT:**

Subcontractor shall provide a turnkey, all-inclusive Selective Demolition and Asbestos Abatement 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 asbestos abatement per Bureau Veritas's report dated 9/9/24.
2. Remove existing walls and bulkheads per drawings.
3. Remove existing interior doors and interior windows per drawings.
4. Remove existing flooring per the drawings including carpet, tile, and LVT.
5. Remove existing cabinets and countertops per drawings.

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6. Remove existing trim per the drawings including handrails, base, and casings.
7. Remove existing bath specialties and window blinds.
8. Remove existing appliances per the drawings.
9. Remove existing plumbing fixtures per drawings including bathtubs, surrounds, toilets, sinks and water heaters, etc.
10. Remove existing HVAC equipment per drawings including baseboard heaters, PTAC units, wall sleeves, bath fans, etc.
11. Remove existing light fixtures.
12. Provide dumpsters for demolition scope.
- 13. Remove all rubber base including base in bedrooms.**
- 14. Remove all carpet from stairs.**
- 15. Remove multiple layers of existing flooring. Include removing 12x12 ceramic tile which is under sheet vinyl flooring at all first floor bathrooms. Include removing 8 layers of flooring at hard floor areas. Site visit is highly recommended.**
16. Exclusions:
  - a. Site Demolition
  - b. Removal of Exterior Doors
  - c. Removal of Windows
  - d. Removal of Exterior Concrete/Asphalt
  - e. Removal of Masonry at Front Doors
  - f. Removal of Light Switches
  - g. Removal of Shingles, Gutters, and Downspouts
  - h. Removal of Vinyl Siding
  - i. Removal of Concrete Slab for Radon Mitigation
  - j. Removal of Window Blinds
  - k. Relocating Electrical Panels
  - l. Disconnecting electrical power to make safe for demolition

### **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.
- B. Provide saw cutting and removal of existing concrete walks, patios, and dumpster pads per civil drawings.
- C. Haul concrete debris offsite.
- D. Provide new concrete sidewalks, ramps, and curbs with broom finish. Sidewalks must meet ADA compliance requirements.
- E. Provide gravel subbase for site concrete.
- F. Provide gravel backfill at concrete ramps/landings.
- G. Provide ADA truncated warning pavers.
- H. Provide concrete foundations for new porch columns.
- I. Provide new concrete paving at dumpster pads.
- J. Provide new 6" concrete slab at Picnic Shelter (foundations are to be excluded).
- K. Install steel bollards at dumpster pads provided by others.
- L. Provide expansion joints in sidewalks per industry standard. **Provide caulking of expansion joints.**

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- M. 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.
- N. No washing concrete out in street. Wash out in dumpster into plastic to avoid concrete wash in street.
- O. 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.
- P. Provide multiple mobilizations as required to execute the project in accordance with the schedule.
- Q. **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.
- R. Exclusions:
  - o Concrete patching inside of units
  - o Foundations for Fencing/Dumpster Enclosure
  - o Foundations for Picnic Shelter
  - o Foundations for Parking Signs

### **BP 4 – MASONRY:**

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

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

1. Provide masonry demolition and salvaging as required for enlarged openings at exterior doors per keynote 5 on AD401.
2. Clean existing brick.
3. Tuckpointing will be completed on Time and Material.
4. No washing out in the street. Wash out in dumpster into plastic to avoid mortar and grout wash in the street.
5. 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.
6. **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.
7. Exclusions:
  - A. Tuckpointing – Provide T&M rates for tuckpointing

**BP 5 – METALS:**

Subcontractor shall provide a turnkey, all-inclusive 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 exterior steel railings at ADA ramps and steps.
2. Provide steel bollard material at dumpster enclosures. Installation of bollards is by others.
3. All exterior steel railings are to be galvanized.
4. Provide field measuring and verify existing conditions match the drawings.
5. Furnish steel lintels. Installation of lintels is by others.
6. Protect all adjacent materials from welding splatter. Any remedial cost to clean the splatter up will be on this subcontractor.
7. Contractor must conform to OSHA regulations including having a fire extinguisher present when welding is being done near flammable materials.
8. 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.
9. 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 6 – ROUGH CARPENTRY, FINISHED CARPENTRY, FIBER CEMENT SIDING/TRIM & DOORS:**

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 demolition of drywall and framing required for the installation of the new door headers. Include minor demo and rework required to access your work. See demo drawings.
2. Provide wood framing, trusses, OSB sheathing, Simpson anchors, columns, ledger board, and threaded bolts at new roof overhangs per A-302.
3. Provide wood framed walls per the drawings at ADA units.
4. Provide reframing to enlarge door openings.
5. Provide wood framing, sheathing, Tyvek, and fiber cement board/trim at exterior wall infills per details 7 & 8 on A-301 and wall type 4e (Community Building).
6. Provide wood framed work bench at Community Building per detail 11/A501.
7. Provide fiber cement fascia board at new canopies per A-301 and A-302.
8. Provide fiber cement trim at new front entrances, above entrance doors, and porch columns per A-301.
9. Provide fiber cement panel and trim board per keynotes 12 & 13 on A-209.

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10. Remove vinyl siding at ADA units and provide fiber cement panel above doors per drawings.
11. Remove vinyl siding at Community Building entrance and provide new fiber cement siding per A-209.
12. Fiber cement siding and trim shall be primed.
13. Provide new fiberglass exterior front and rear doors, frames, hardware and tempered glass per drawings.
14. Provide aluminum storm/screen doors, frames, hardware and tempered glass per the drawings.
15. Provide demolition of existing exterior doors, frames and hardware.
16. Provide pre-hung solid core doors and hardware for interior doors.
17. Provide insulated hollow metal doors, frames and hardware at Community Building.
18. Provide standing and running trim including door casings, wood base, and wood handrails.
19. Include trim, fasteners, sealants, and all miscellaneous accessories for a complete installation.
20. Include all fasteners and hardware required for your work.
21. 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.
22. 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.
23. 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.
24. 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.
25. Exclusions:
  - A. In-wall blocking for accessories and cabinets (by drywall package)
  - B. Vinyl Soffits
  - C. Roofing
  - D. Cabinets and countertops
  - E. Windowsills

### **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. Remove existing attic insulation.
2. Provide new R49 batt insulation at attics per the drawings.
3. Provide air sealing of attics.
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

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

5. Include one mobilization per building.
6. Exclusions:
  - A. Sound batt insulation within interior walls and floor joists.
  - B. Thermal insulation at exterior wall infills.

### **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:
  - 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. This will allow time to get them repaired before roofing work starts.
- C. Provide removal of all existing roofing as shown including shingles, counter flashing, gutters, and downspouts.
- D. Provide dumpsters for the roofing scope of work. Roofing debris / trash shall not be disposed of in the jobsite dumpster.
- E. All roof sheathing is to be inspected by Model Construction prior to covering back up to identify areas that may need to be replaced. Replacement will be completed on T&M basis.
- F. Furnish and install new shingle roofs as shown on the drawings.
- G. Provide limited lifetime manufacturer's shingle warranty.
- H. Provide new prefinished metal gutters and downspouts.
- I. Provide precast concrete splash blocks.
- J. Provide vinyl soffits at new roof overhangs.
- K. Temporary tie-ins should be included to protect existing structure.
- L. Supply and install all flashing boots for all roof penetrations 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.
- M. All blocking required for roofing installation by roofing contractor, include blocking requirements for flashings, caps, gravel stops, copings, etc.
- N. Include all ridge and soffit venting.
- O. All roofs, gutters, flashing, break metal, copings are to be inspected by Model Construction once the roof work is complete.
- P. 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.



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- Q. **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.
- R. **Alternate:**
- a. Provide price for additional precast splash blocks.

### **BP 9A – FRAMING, DRYWALL & CEILINGS:**

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

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

1. Provide a complete framing, hanging, and finishing package.
2. Provide wall framing for new walls. Contractor's choice to provide wood or metal studs.
3. Provide metal framing for new bulkheads.
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. Provide 22" x 30" R-50 insulated attic access panels per keynote 1 on A-411.
6. Provide sound batt insulation at interior walls per the drawings.
7. Provide thermal insulation and drywall patching at exterior wall infills per the drawings.
8. When framing with metal studs, frame doorways larger so opening can be wrapped with 2x material for interior door unit blocking.
9. All drywall walls to have Level 4 finish.
10. 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.
11. Provide Paperless Drywall within 4' of any water source per OHFA regulations. Include a skim coat on the paperless drywall for a uniform finish.
12. 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.
13. Provide fire rated attic access panels per the drawings.
14. Furnish & install all blocking, including, but not limited to the following; wall cabinet blocking, bathroom grab bar blocking, ADA mirrors, shower rod, towel bar, toilet paper blocking, window blocking, handrail blocking, and blocking as required for finish trim, blocking for all prehung doors if all metal studs are used, blocking for baseboard if all metal studs are used. Do not include window bucking.
15. Furnish & install fire blocking/caulking per code as related to the Drywall scope. MEP fire caulking is by others.
16. 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.

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17. 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.
18. Exclusions:
  - A. Attic insulation

### **BP 9B – FLOORING**

Subcontractor shall provide a turnkey, all-inclusive flooring 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 LVT flooring.
2. Provide skim coat under all LVT flooring.
3. **Provide vinyl stair nosing with LVT risers/treads AT EVERY STAIR.**
4. **Provide new 4" rubber base at all areas including bedrooms.**
5. Provide ceramic tile flooring and base at baths per drawings.
6. Provide liquid waterproofing under floor tile at second floor baths before installing tile floors.
7. Install new 1/4" cement backer board for floor tile at second floor baths. Tile and cement board to be cut outside of the building. If this will not work, all interior surfaces must be clean of dust and debris on a daily basis.
8. Flooring contractor to provide thin set, fasteners, grout, backer board, Schluter, primers, etc.
9. Provide epoxy grout.
10. Provide delivery and stocking of flooring materials to each floor of the building.
11. Provide transition strips at all transitions. All tile transitions to be aluminum Schluter edge to "frame" the edge of the tile. All transitions must be flush. Floor transitions between tile and LVT shall occur under the door slab.
12. The flooring job foreman is to always have a set of drawings on site.
13. 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.
14. Contractor shall remove all trash and excess material and leave site with broom swept floors at the end of each day.
15. 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.
16. 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.
17. 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.

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18. 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.
19. **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.
20. Exclusions:
  - A. Sealed concrete
  - B. Wood base

### BP 9C - PAINTING

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

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

1. 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, door casings, hollow metal frames, wood railings. **Include painting all walls and ceilings (ignore finish schedule).**
6. Provide painting of wood stair stringers.
7. Provide scraping of loose paint off surfaces prior to painting.
8. Provide painting of existing garage door at Community Building.
9. Provide painting of new exterior steel railings at ADA ramps and steps.
10. Provide painting of new bollards at dumpsters.
11. Provide painting of fiber cement siding and soffits.
12. Provide painting of shutters.
13. Provide staining of cedar dumpster enclosures.
14. Prep and clean all surfaces prior to painting.
15. For existing walls...include one coat of finish paint.
16. For new walls and drywall patches....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 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.

## OUTLINE SCOPE OF WORK

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. Staining Picnic Shelter

### **BP 10A – TOILET 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.
2. Furnish and install all Commercial bath accessories in accordance with the Toilet Accessory schedule.
3. Provide fire extinguishers and cabinets at Community Building.
4. Provide new closet shelving at ADA units.
5. Accessories 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.
6. Exclusions:
  - a. Window Blinds

### **BP 10B - SIGNAGE:**

Subcontractor shall provide a turnkey, all-inclusive Signage 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. Provided exterior monument sign and rental office sign per A-002
2. Provide interior room signage per A-602. See Door Schedules for sign location/quantities.
3. Remove existing address numbers and provide new address numbers at all front doors.
4. Install signs per manufacturer's instructions.

### **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.

## OUTLINE SCOPE OF WORK

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

1. See A-421 for appliance specifications.
2. Provide refrigerators (energy star rated). Final setting of leveling feet by others. Anti-tip devices to be properly installed on all required appliances.
3. Provide electric ranges, freestanding and drop in.
4. Provide range hoods.
5. Provide appliances for six (6) ADA units.
6. Provide grease guards at ranges.
7. 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.
8. Include a delivery trip for Ranges and Dishwashers and an additional (later) trip for Microwaves, Refrigerators and Laundry equipment.
9. Include changing swings on refrigerators (if applicable...see drawings).
10. Furnish, deliver and install the kitchen hoods. Connect vent to hood.
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 12 –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 per the drawings.
2. ADA units receive new cabinets; cabinets at non-ADA units cabinets are to remain.
3. All units receive new plastic laminate tops, backsplashes, and side splashes; include standard laminate colors.
4. Provide concealed in-wall countertop support brackets.
5. Hoods will be furnished and installed by others. Cut hole in wall cabinets for HVAC duct and make final HVAC connection.
6. Furnish and install bathroom vanity cabinets and cultured marble tops with integral sinks.
7. **Remove and reinstall wall cabinets at standard units.**
8. 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.
9. Subcontractor to verify walls and bulkhead heights as soon as framing is complete. Site superintendent will coordinate.
10. Coordinate wall cabinet heights with site superintendent before installation.
11. Provide four screws for each cabinet to stud or blocking.

## OUTLINE SCOPE OF WORK

12. Cabinets are to be installed the day after flooring is complete so that countertops can be measured and installed before end of trim process.
13. Caulk countertops.
14. Include fillers, scribe, and finished end panels.
15. Provide all fasteners, anchors, hardware and miscellaneous accessories for a complete installation.
16. Exclusions
  - A. Blocking
  - B. Kitchen sinks

### **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. Plumbing Contractor shall provide and install all copper, CPVC, PVC, fittings, fixtures, water heaters, finish hardware and all other materials for complete plumbing system.
4. All systems to be air tested and free from leaks prior to drywall installation.
5. Include saw cutting, excavation, spoil removal, backfill and slab replacement as needed for plumbing work.
6. Spoils from plumbing work should be hauled offsite.
7. 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.
8. 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.
9. 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.
10. Contractor must conform to OSHA regulations including having a fire extinguisher present when an open flame is being used.
11. Provide new electric water heaters per Owner's matrix.
12. Provide new kitchen sinks and toilets per plans.
13. Provide one (1) lockable hose bib per building per keynote K on A-201.
14. Provide washer boxes per plan.
15. Water supply lines to each fixture to be braided stainless steel, burst proof, and ordered to correct length.
16. Roof penetrations are a part of this contract; however, boots and flashings are the responsibility of roofing contractor. Coordinate with roofing contractor.
17. Include all required pipe insulation.
18. Include cost for any equipment pads needed for this scope of work.
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. Any access panels in rated assemblies need to match assembly rating.
21. Caulk all fixtures to surfaces. Toilets are to be caulked on sides and fronts only.
22. Use only Low VOC glues and mastics to meet LEED for Homes requirements.
23. Provide passive radon mitigation piping per the drawings. Fan shall be excluded.
24. Daily cleaning of your work area is required. If a daily cleaning does not happen, a Model representative will take a photo and notify you of the area that needs to be cleaned. If the cleanup does not happen within the

## OUTLINE SCOPE OF WORK

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

25. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, 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.
26. **Exclusions:**
- A. Site Work
  - B. Plumbing fixture demolition
  - C. Refinishing tubs
  - D. Camera sanitary line
  - E. Bathroom sinks

### **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 Mini-Split equipment and condensate lines.
4. Provide concrete pads for exterior units.
5. Provide new bath fans.
6. Provide venting for new microwave exhaust hoods. Include exterior penetrations and wall caps.
7. **Provide connection of venting to range hoods.**
8. Provide removing drywall as required for condensate lines. Patching of drywall is by others.
9. Condensate lines shall be run to minimize drywall patching. Condensate lines shall run on the exterior face of the buildings and penetrate the exterior wall at the attic.
10. Provide new baseboard heaters and relocate existing baseboard heater per drawings.
11. 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.
12. Provide and install all hangers, fasteners, supports and blocking to complete the HVAC system.
13. Provide and install all venting for furnaces, flues, combustion air, makeup air, dryers, bath vents, range hood etc.
14. 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.
15. Wear clean gloves when installing finishes. Our intention is to prevent dirt on the finished painted walls.
16. 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.
17. 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.

## OUTLINE SCOPE OF WORK

18. Contractor must conform to OSHA regulations including having a fire extinguisher present when an open flame is being used.
19. 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.
20. 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.
21. Flex duct is only to be used when no other option is available and approved by Model Construction.
22. Provide air handler pans and condensation lines.
23. Air handler interior components must be cleaned during building punch list.
24. Include any HVAC equipment pads needed for this scope of work.
25. Include all HVAC related firestopping requirements. Coordinate with Model Construction so that all contractors use the same manufacture/material.
26. Include bricks to elevate pan for condensation to drain.
27. Documentation showing a refrigerant charge test was completed on each unit is required.
28. 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.
29. 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.
30. **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.
31. **Exclusions:**
  - A. HVAC permit
  - B. HVAC demolition
  - C. Mini Split wiring

### BP 26 – ELECTRICAL & SPECIAL SYSTEMS

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

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

1. Provide electrical permits and inspections.
2. Disconnect power to each unit for demolition by others.
3. Provide wiring and lights fixtures for a complete electric system.
4. Provide new secondary wiring from the transformer to the building per the drawings.
5. Provide Mini split communication wiring from exterior unit to indoor units.



## OUTLINE SCOPE OF WORK

6. Provide and install phone wiring at ADA units per drawings.
7. Coordinate with Model Construction and other mechanical contractors throughout duration of the project.
8. Provide temporary power and lighting as required to support the work of other trades. Task Lighting is by each individual trade who requires such.
9. Provide cutting of drywall to install new wiring as required. Drywall patching will be complete by others.
10. Provide final electrical connections to all appliances, plumbing, sprinkler, and HVAC equipment. Coordination with all other trades is mandatory prior to ordering material.
11. Include installation (terminations) of all required "pigtail" cords for all applicable appliances.
12. Include all electric related fire stopping requirements. Coordinate with Model Construction and other subcontractors. Use only Model Construction Approved Fire Safing.
13. Provide electrical outlet for potential radon fan in the attic.
14. 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.
15. Coordinate with the Plumber, Cabinet, and Framing contractors the location of vanity lights. The light must align with the vanity.
16. Electrical Contractor is responsible for drilling through wood studs walls or providing bushings required for metal studs. Both types of studs will be used.
17. 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.
18. 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.
19. 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.
20. The electrical contractor shall design a temporary electric service that will meet the needs of temporary power associated with this project.
21. 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.
22. **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.
23. Exclusions:
  - a. Electric Usage Fees
  - b. Electric demolition

### **BP 31 – GRADING**

Subcontractor shall provide a turnkey, all-inclusive Grading 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 demolition of playground equipment, mulch and border.
2. Provide demolition of site benches.
3. Provide demolition of monument sign and rental office sign.
4. Provide demolition of swimming pool, pool deck, and pool equipment, complete.
5. Infill swimming pool with engineered fill. Fill to be placed in 6" lifts. Provide 4" of new topsoil.
6. Provide seed and straw at disturbed areas.

### **BP 32A – ASPHALT PAVING**

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

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

1. Provide full depth asphalt removal and replacement per the drawings.
2. Saw cut asphalt for clean lines.
3. Provide striping per the plans.
4. Provide ADA parking signs and posts per plan.
5. Provide new ADA bumper blocks per plans.

### **BP 32B – FENCING**

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

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

1. Provide 5' high vinyl coated chain link fencing and gate at Community Garden.
2. Provide cedar dumpster enclosures per A-002.
3. Exclusions:
  - a. Layout