

OUTLINE SCOPE OF WORK (03/12/26)

BID DOCUMENTS:

1. New Housing Ohio Lebanon – Invitation to Bid
2. New Housing Ohio Lebanon – Outline Scope of Work
3. New Housing Ohio Lebanon – Civil Drawings prepared by DS2 Engineers dated July 10, 2025
4. New Housing Ohio Lebanon – Building Drawings prepared by DS2 Architects dated February 3, 2026
5. New Housing Ohio Lebanon – Smoking Shed Drawings prepared by DS2 Architects dated February 3, 2026
6. New Housing Ohio Lebanon – Geotechnical Report prepared by Alt Witzig dated July 23, 2025

GENERAL SCOPE SPECIFICALLY PERTAINING TO PAINT CREEK CROSSING:

1. **Subcontractors are wholly responsible for delivery, unloading, and shakeout within the building.**
2. **Prevailing Wage Rates do NOT apply.**
3. **Project is Tax Exempt.**
4. **Section 3 Reporting is Required.**

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.

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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.

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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 31A – EXCAVATION & UTILITIES – ALREADY AWARDED

BP 31B – TERMITE CONTROL

Subcontractor shall provide a turnkey all-inclusive Termite Control 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 soil treatment below concrete slabs.
2. Provide manufacturer's warranty.

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. Layout from established control points.
2. Provide asphalt pavement for parking lot only.
3. Provide gravel subbase under asphalt paving.
4. Provide asphalt paving including base course and surface course. Base course to be installed in late Fall 2026; surface course to be installed in Spring of 2027.
5. Provide cleaning of base course and a tack coat prior to installation of surface course.
6. Provide striping at asphalt.
7. Provide parking blocks.
8. Provide handicap parking signs.
9. Alternates:
 - A. Provide a price to change all light duty asphalt to heavy duty asphalt.
 - B. Provide a price for the concrete barrier curbs.
10. Exclusions:
 - A. Asphalt at Franklin Road
 - B. Repairs to base course

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 steel gate with fiber cement siding at the dumpster enclosure.
2. Provide 6' wood privacy fence at property line per sheet C2.

BP 33A – 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. Provide plantings and planting soils.
2. Provide mulch and/or decorative gravel per drawings.
3. Provide seed and sod per drawings.
4. Provide maintenance of planting and grass for 30 days.
5. Exclusions:
 - A. Irrigation

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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. All Layout from established control points.
2. Provide site concrete including:
 - A. Concrete dumpster pad.
 - B. Concrete sidewalks and integral curbs.
 - C. ADA concrete ramps with truncated domes.
 - D. Installation of bollards and gate posts at the dumpster enclosure; bollard/post material provided by others.
3. Includes all building concrete including:
 - A. Footings.
 - B. Foundation walls.
 - C. Drilled piers.
 - D. Slab on grade.
4. 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.
5. Backfill interior side of foundation walls with granular fill; compact properly to minimize settlement.
6. Export all foundation spoils from project site.
7. Provide gravel subbase associated with slab on grade and site concrete.
8. Provide vapor barrier at slab on grade. Tape vapor barrier at foundation walls, seams, and plumbing penetrations.
9. Provide form work for concrete work, as required.
10. Provide saw cutting edge of asphalt base course at turn down curbs.
11. Provide all rebar, mesh and fiber mesh associated with concrete scope.
12. Provide expansion joints for concrete pavements per industry standards.
13. Provide concrete placement, including pumping, if required.
14. Provide dewatering as required to install footings/foundations.
15. Provide the foundation drain and foundation drain related gravel. Connect foundation drain to storm system.
16. Provide foundation wall / slab insulation where indicated.
17. Set all steel embeds, anchors, base plates, etc. furnished by others. Include installation of anchors at foundation walls.
18. Provide concrete curing, as required.
19. Provide temperature control of concrete.
20. Coordination concrete cylinder with special testing consultant.
21. All appurtenances and accessories for a complete installation.
22. Protect adjacent finished surfaces to ensure concrete does not splatter and damage finish.
23. Provide cleaning and sweeping of public roadways for dust, mud, and debris generated by this Subcontractor's work.
24. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
25. 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.

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26. Multiple mobilizations as required to execute the project in accordance with the Schedule.
27. Unit Pricing:
 - A. Provide pricing per CY to undercut unsuitable soils below footers and replace with 1,500 psi lean crete. Include hauling spoils offsite.
28. Exclusions:
 - A. Steel embed materials
 - B. Bollard material
 - C. Light pole bases
 - D. Transformer pads
 - E. Gypcrete
 - F. Rock excavation
 - G. Joint sealants
 - H. Special testing fees
 - I. Winter conditions

BP4 – STONE VENEER:

Subcontractor shall provide a turnkey, all-inclusive Stone Veneer 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. Provide adhered stone veneer at building and dumpster enclosure.
2. Provide mortar bed, galvanized metal lath, and 15# felt.
3. Provide cast stone stretcher sills.
4. Provide stone headers.
5. Clean stone upon completion, as needed.
6. Exclusions:
 - A. Winter conditions
 - B. CMU
 - C. Water supply
 - D. Joint sealants

BP 5 – MISCELLANEOUS STEEL:

Subcontractor shall provide a turnkey, all-inclusive Miscellaneous Steel 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.

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 steel dumpster gate.
2. Provide steel railings at steps at front entrance and at north side of building near the retaining wall.
3. Provide steel bollards (material only).

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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:

Layout from established control points.

1. Provide framing / rough carpentry for new 1-story building, complete.
2. Provide roof wood trusses. Provide delegated design for roof trusses. Include stamped engineered shop drawings.
3. Provide OSB roof and exterior wall sheathing.
4. Provide bearing and non-bearing wood framed walls.
5. Provide pressure treated lumber where indicated.
6. Provide Tyvek and tape at all exterior walls and windows.
7. Provide installation of vinyl windows (material provided by BP 8C).
8. Provide window flashing material.
9. Provide OSB draftstopping, access doors, and required framing at attic.
10. Provide interior ramp framing and sheathing per structural drawings.
11. Provide all interior blocking. Include blocking for bathroom specialties such as grab bars, mirrors, shower rod, towel bars, toilet paper dispensers, closet shelving and coat racks. Include window blocking, handrail blocking, and blocking as required for finish trim. Include additional framing for tub/shower wall anchoring (or layout at edge of tub for anchoring).
12. Provide exterior blocking for fascia boards.
13. Provide all structural components (brackets, clips, hangers, Simpson anchors, anchor systems, Titen bolts, fasteners, epoxy, etc.) as defined on the contract documents.
14. Include framing/blocking for attic access hatch, fan coil units, exhaust fans, etc.
15. 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.
16. The contractor is responsible for the daily clean-up of their own work.
17. All hoisting, unloading, man/material lifts, rigging, etc. necessary to complete this Scope of Work.
18. Furnish & install fire blocking per code.
19. Stencil fire walls installed with this Scope of Work as indicated.
20. Make safe vertical and horizontal openings in building by installing blocking, rails, guardrail, hole covers, etc.
21. Multiple mobilizations as required to execute the project in accordance with the Schedule.
22. Alternates:
 - A. Alternate 1 – Provide price for Zip Wall sheathing in lieu of OSB/Tyvek.
23. Exclusions:
 - A. Aluminum railings
 - B. Metal framing for dropped ceilings
 - C. Picnic Shelter

BP 6B – FINISHED CARPENTRY & DOORS:

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

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

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1. Provide pre-hung doors, pockets doors, and bi-folding doors inside apartment units.
2. Provide unit entry doors.
3. Provide all hollow metal doors.
4. Provide hardware for all doors in this package.
5. Provide wood door casings at pre-hung doors.
6. Provide solid surface windowsills.
7. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
8. Exclusions:
 - A. Cabinets and countertops

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. Provide R-49 blown in insulation at the attic.
2. Provide R-21 exterior kraft faced wall insulation per the drawings.
3. Provide sound batt insulation at interior walls.
4. Provide Air Sealing Package as required by IECC and for performance of air infiltration testing.
5. Provide spray insulation at window in accordance with the drawings.
6. Subcontractor is responsible for the daily clean-up of their own work.
7. Include multiple mobilizations, as required, to complete the installation in accordance with the project schedule.
8. Provide supplemental temporary lighting, if required, to execute this Scope of Work.
9. Exclusions:
 - A. Rigid insulation at foundation walls.

BP 7B – ROOFING, GUTTERS & DOWNSPOUTS

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

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

1. Provide 30-year asphalt shingles including underlayment, ridge vents, flashings, crickets, etc.
2. Provide prefinished gutters and downspouts.
3. Provide prefinished aluminum wrapped fascia.
4. Provide ice and water shield as indicated.
5. Provide splash blocks at downspouts as indicated.
6. Provide metal coping at dumpster enclosure.
7. Install in accordance with all manufacturer's written instructions to ensure warranties required by the Specifications are obtained.
8. Coordinate roofing work with mechanical, electrical, and plumbing drawings. Include flashing for all roof curbs, vents, etc.
9. Exclusions:

- A. Aluminum Canopies
- B. Wood Blocking
- C. PVC downspout adapters
- D. Vinyl soffit
- E. Frieze boards

BP 7C – SIDING, SOFFITS, 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. Provide vinyl board and batten siding per drawings.
2. Provide primed fiber cement board and batten siding per drawings.
3. Provide primed fiber cement column wraps.
4. Provide primed fiber cement frieze board.
5. Provide prefinished ventilated vinyl soffits at building eaves.
6. Provide trim at windows, doors and building corners.
7. 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.
8. Exclusions:
 - a. Wood blocking
 - b. Provide prefinished aluminum wrapped fascia.

BP 7D – 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. Provide joint sealants at exterior side of windows with fiber cement siding.
2. Provide joint sealants at exterior concrete expansion joints.
3. Exclusions:
 - A. Caulking of countertops, interior trim, aluminum storefront, and plumbing fixtures.

BP 8 – VINYL WINDOWS:

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

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

1. Provide Energy Star vinyl windows.
2. Provide windows with limiters and ADA hardware as indicated.
3. Include tempered glass in windows where required by code.
4. Exclusions:
 - A. Installation - By BP 6A

B. Window flashings – By BP 6A

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. Metal framing:
 - A. Provide resilient channel at the underside of floor and roof trusses.
 - B. Provide metal framing for interior soffits, bulkheads, and dropped ceilings.
2. Provide drywall on walls in accordance with the drawings. Include mold/moisture resistant drywall per drawings.
3. Provide paperless drywall per OHFA standards.
4. Provide drywall ceiling systems in accordance with the drawings.
5. Provide acoustical ceilings.
6. Finish drywall to a level 4 finish.
7. Provide "Pre-Rock" installation as required.
8. Provide FRP at mop sink.
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. Exclusions:
 - A. 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 all flooring in accordance with the Finish Legend and Specifications.
2. Provide LVP flooring.
3. Provide skim coat under LVP flooring.
4. Provide rubber base.
5. All sealants required for a complete installation.
6. Transition strips, reducer strips, moldings and expansion joints as required by manufacturer's instruction.
7. Flooring to be installed/refinished completely under cabinets and restroom vanities in all areas.
8. Installation in accordance with manufacturer's written instruction.
9. Provide supplemental lighting necessary to execute this scope of work.
10. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
11. **Protect new flooring with ram board, or equal, after installation.**
12. 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. Interior painting includes drywall walls, drywall ceilings, wood doors and frames, hollow metal doors and frames, wood trim and casings.
2. Exterior painting includes hollow metal doors, fiber cement siding and trim, and bollards.
3. Provide sealing of concrete floors. Clean floors prior to cleaning.
4. Clean, prep, and prime all surfaces prior to painting.
5. Work also includes one "touch-up" / Owners Punchlist in all areas prior to move-in (after final paint).
6. Supplemental lighting necessary to execute this scope of work.
7. Provide attic stock for each paint color and sheen.
8. 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.
9. Mask surfaces that are not scheduled for paint / finish. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Remove any and all overspray.
10. Exclusions:
 - A. Finishing of cabinets.
 - B. Wood base.

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. Provide residential and commercial bath accessories.
2. Provide fire extinguishers and cabinets.
3. Provide mailboxes.
4. Knox box.
5. Provide wire shelving at closets, pantries and above washers/dryers.
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. Grab bars and shower seats at ADA showers

BP 10B – SIGNAGE:

Subcontractor shall provide postal specialties 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 room identification signage.

2. Provide exterior sign per sheet A6.
3. Install signage per manufacturer's recommendations.
4. Exclusions:
 - A. ADA parking signage.

BP 11 - APPLIANCES:

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

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

1. At Units, provide electric ranges, energy star refrigerators, over the range microwaves, under cabinet microwaves, and range hoods.
2. Provide ADA appliance package for 2 units.
3. At Community Room, provide under cabinet refrigerator and countertop microwave.
4. Include hauling appliances upstairs to upper floors.
5. Include all cords and accessories for complete installation.
6. Include delivery, unloading, removal of and disposal of all packaging.
7. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpsters.
8. 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. Provide window blinds on all windows per note on sheet A5.
2. Provide field measuring for window treatments.
3. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.
4. Clean up dust, debris, packaging daily.

BP 12B – CABINETS & COUNTERTOPS:

Subcontractor shall provide a turnkey, all-inclusive Cabinets 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. Provide full plywood cabinets.
2. Provide cabinet pulls for all cabinets and drawers.
3. Provide adjustable height shelves in wall cabinets.
4. Provide plastic laminate countertops with side and backsplashes per the drawings.
5. Provide 2" radius outside corners at all countertops.
6. Provide brackets for countertop support as required.
7. Include fillers and finished end panels where indicated.

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8. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.
9. Provide field measuring for countertops.
10. Exclusions:
 - A. Wood blocking
 - B. Sinks

BP 21 – FIRE SUPPRESSION:

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

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

1. Provide design in accordance with NFPA 13R.
2. Provide drawings and permits required to execute the Scope of Work.
3. Core drill or hole saw all penetrations associated with this scope of work.
4. Connect to flange immediately inside of building.
5. Provide disinfection of sprinkler piping system.
6. Provide any control wiring associated with sprinkler equipment.
7. Provide all escutcheons, sleeves, fasteners, anchors, sealants, fire caulking, hangers, supports, and miscellaneous appurtenances and accessories for a complete installation.
8. Provide labeling of sprinkler components.
9. Provide owner training.
10. Provide testing as required to prove functionality of installed systems.
11. Provide supplemental lighting necessary to execute this scope of work.

BP 22A - PLUMBING:

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

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

1. Layout from established control/building lines.
2. Provide plumbing permit and inspections.
3. Provide all plumbing fixtures.
4. Provide kitchen and bathroom sinks and faucets.
5. Provide garbage disposals.
6. Provide bathtubs and fiberglass bath surrounds.
7. Provide ADA roll-in showers including bases, surround, grab bars, shower seat, and drain.
8. Provide interior domestic water, waste, vent & gas piping.
9. Provide elevator pit sump pump.
10. Provide all excavation, bedding, backfill, compaction, etc. required to execute this scope of work.
11. Provide hauling plumbing spoils offsite.
12. Connect to exterior sanitary line 5' outside of buildings.
13. Connect to water flange inside of buildings.
14. Coordinate with BP 3 for floor drain and trench drain elevation and installation.
15. Coordinate with BP 12B for countertop cutouts and penetrations for sinks and faucets.
16. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.

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17. All fasteners, anchors, sealants, fire sealants/collars, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
18. Demonstrative training of maintenance staff on operation of systems and fixtures.
19. Supplemental lighting necessary to execute this scope of work.
20. Equal alternate fixtures are strongly encouraged.
21. Exclusions:
 - A. Radon mitigation
 - B. Tap fees

BP 22B – RADON MITIGATION:

Subcontractor shall provide a turnkey, all-inclusive active radon mitigation system 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. The inclusions of this Scope of Work are generally outlined below:
2. Layout from established control/building lines.
3. Provide design for new passive radon mitigation system.
4. Provide inspection of vapor barrier installation installed by others.
5. Provide below grade radon piping and radon riser through the roof.
6. Provide fan(s) at attic.
7. Exclusions:
 - a. Electric
 - b. Roofing

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. Layout from established control/building lines.
2. Provide HVAC permit and inspections.
3. Provide Energy Star heat pump split systems.
4. Provide refrigerant and condensate piping. Run lines as necessary to drain to nearest floor drain.
5. Provide all air devices and dampers including diffusers, grilles, fire dampers, smoke dampers, radiant dampers, etc.
6. Provide mechanical control devices such as thermostats, CO sensors, etc. as indicated. Include low voltage control wiring/cabling.
7. Provide duct insulation associated with this scope of work.
8. Provide bath fans and associated venting.
9. Provide venting for range hoods and clothes dryers.
10. Provide wall and roof vent/exhaust caps and louvers.
11. Core drill or hole saw all HVAC penetrations. Provide sleeves/collars/sealing/firecaulk as required.
12. Provide all sealants, fire sealants, hangers, fasteners, and miscellaneous appurtenances and accessories for a complete installation.
13. Provide caulking of all duct boots to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage.

14. Provide duct sealing.
15. Provide outdoor equipment pads, stands and hangers for HVAC equipment.
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 certified air balancing of common area.
19. Provide demonstrative training of maintenance staff on operation of systems and equipment.
20. Provide supplemental lighting as necessary to execute this scope of work.

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 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 shall be provided to each floor of both buildings.
3. Provide new electrical service in accordance with the drawings.
4. Provide site electric including excavation, primary conduit, secondary conduit/& wire, pull boxes, bedding, warning tape, concrete encasement, backfill, etc.
5. Provide site lighting and pole bases per sheet PL1.
6. Provide site conduit for telecom service.
7. Provide transformer pad.
8. Haul spoils offsite generated from underground electrical work.
9. Provide electric metering per plans.
10. Provide power in accordance with the drawings. Coordinate with other trades for their power requirements.
11. Provide lighting and lighting controls in accordance with the drawings.
12. Provide fire alarm system complete, including delegated design and permit.
13. Provide data and phone wiring including cable boxes.
14. Provide security cameras and head end equipment.
15. Include conduit where wiring / cabling cannot be concealed in gypsum board partitions or ceilings.
16. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
17. Provide all miscellaneous appurtenances and accessories for complete installation.
18. Provide demonstrative training of maintenance staff on operation of systems and equipment.
19. Blocking, if required, for light fixtures or any electrical equipment is to be installed by the electrician.
20. Caulk all electrical boxes (lights, switches, outlets, panels) to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage.
21. Cap smoke detectors and then remove them at inspections.
22. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
23. Exclusions:
 - Utility fees
 - Bath fans