

OUTLINE SCOPE OF WORK (2/2/26)

BID DOCUMENTS:

1. Santa Maria Office Building – Invitation to Bid
2. Santa Maria Office Building – Outline Scope of Work
3. Santa Maria Office Building – Drawings prepared by ATA Architects dated 1/30/26
4. Santa Maria Office Building – Specifications
5. Santa Maria Office Building – Preliminary Schedule
6. Santa Maria Office Building – Geotechnical Report prepared by Terracon dated 10/10/23

GENERAL SCOPE SPECIFICALLY PERTAINING TO CROSSROADS CENTER`:

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

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 3A – CONCRETE:

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

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

1. Specifications:
 - A. 031000 Concrete Forming
 - B. 033000 Cast-In-Place Concrete
 - C. 033500 Concrete Finishing
2. Provide Layout from established control points.
3. Provide all site concrete including:
 - A. Concrete dumpster pad and footers at dumpster surround.
 - B. Concrete sidewalks and integral curbs.
 - C. Provide truncated domes at handicap ramps.

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- D. Provide installation of bollards; bollard material provided by others.
- 4. Includes all building concrete including:
 - A. Footings.
 - B. Column Pads.
 - C. Foundation walls.
 - D. Pedestals.
 - E. Elevator pit slab and walls.
 - F. Slab on grade.
- 5. Subgrade will be provided at +/- 0.1'. From subgrade, include all excavation and backfill necessary to execute this scope of work. Backfill all excavations to restore subgrade.
- 6. Backfill interior side of foundation walls and elevator pit walls with granular fill; compact properly to minimize settlement.
- 7. Export all foundation spoils from project site.
- 8. Provide gravel subbase associated with slab on grade and site concrete.
- 9. Provide form work for concrete work, as required.
- 10. Rub exposed exterior concrete walls.
- 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. Dewatering as required to install footings/foundations.
- 15. Provide the footer drain at elevator pit. Connect footer drain to storm system.
- 16. Provide foundation / slab insulation where indicated.
- 17. Set all steel embeds, anchor bolts, base plates, etc. Steel embeds/bolts will be furnished by others.
- 18. Provide grouting of steel base plates.
- 19. Provide concrete curing temperature control of concrete, as required.
- 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. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
- 24. 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.
- 25. Provide multiple mobilizations as required to execute the project in accordance with the Schedule.
- 26. 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.
- 27. Exclusions:
 - A. Vapor barrier (to be installed by Vapor Mitigation sub)
 - B. Steel embed materials
 - C. Bollard material
 - D. Light pole bases
 - E. Special testing
 - F. Winter conditions
 - G. Extruded Curbs
 - H. Joint sealants
 - I. Transformer pad

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BP4 – MASONRY:

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

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

1. Specifications:
 - A. 040500 Cast Stone Masonry
 - B. 042000 Unit Masonry
 - C. 047200 Cast Stone Masonry
2. Layout from established control points.
3. Provide architectural cast stone veneer per drawings.
4. Provide cast stone sills/water table. Utilize precut corners and sills for cast stone.
5. Provide cast stone coping at the roof deck parapet wall.
6. Provide CMU, stone veneer and cast stone cap at dumpster enclosure.
7. Wash all masonry veneer and cast stone upon completion.
8. Provide rebar and grouting for masonry as indicated.
9. Provide masonry wire and anchors.
10. Provide flashing of masonry.
11. Provide layout and placement of embeds and anchors (material provided by others).
12. Tool joints as required.
13. All hoisting, unloading and scaffolding, etc. necessary to complete this Scope of Work.
14. Grout and mortar washout / mixing area will be designated by Model Superintendent. The washout / mixing area shall be maintained by the Masonry contractor. At the end of Masonry operations and at the direction of the Model Superintendent, the Masonry Contractor shall remove washout from the site.
15. All dust control as required for masonry operations is to be included.
16. Temporary water bib will be made available. Consumption is by Model Construction. All hoses, fittings etc. required to perform your work shall be by the Masonry Contractor.
17. The masonry contractor is responsible for the daily clean-up of their own work.
18. Multiple mobilizations as required to execute the project in accordance with the Schedule.
19. Exclusions:
 - A. Winter conditions
 - B. Insulation
 - C. Weather barrier
 - D. Joint sealants

BP 5 – STRUCTURAL STEEL / MISCELLANEOUS METALS:

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

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

1. Specifications:
 - A. 051200 Structural Steel Framing
 - B. 052100 Steel Joist Framing

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- C. 053113 Steel Floor Decking
- D. 053123 Steel Roof Decking
- E. 055000 Metal Fabrications
- F. 055100 Metal Stairs
- G. 055200 Metal Railings
- 2. Furnish only miscellaneous metals:
 - A. Steel Lintels
 - B. Bollards at Dumpster Enclosure
 - C. Base plates and anchor bolts
- 3. Furnish and install:
 - A. Structural steel.
 - B. Steel joists.
 - C. Steel pan stairs.
 - D. Steel stair handrails and railings.
 - E. Metal decking.
 - F. Exterior galvanized steel railings and guardrails.
 - G. Steel elevator hoist and safety beam.
 - H. Roof access ladder.
 - I. Steel dumpster gate.
- 4. All exterior steel to be galvanized.
- 5. Provide overhead support for the operable partition including support beam and hanger rods. Punch holes in support beam per operable partition manufacturer's instructions.
- 6. Provide temporary cable safety railings at second floor perimeter. Remove temporary railings after slab on metal deck is poured.
- 7. Prime steel as indicated. Clean field welds, grinding marks, etc. after installation and touch up primer such that exposed steel is ready for final painting.
- 8. Drill, epoxy, and anchor as indicated, or provide anchor bolts and layout to the concrete sub to set.
- 9. Exclusions:
 - A. Elevator pit ladder
 - B. Stainless steel railings
 - C. Glass railings
 - D. Light gage trusses
 - E. Cold formed metal framing

BP 5B – DECORATIVE RAILINGS:

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

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

- 1. Provide glass railing at Corridor 266 near Elevator.
- 2. Provide field measuring for railings.
- 3. Exclusions:
 - A. Blocking
 - B. Steel railings

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BP 7A – WATERPROOFING

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

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

1. Specifications:
 - A. 071400 Fluid Applied Waterproofing
2. Provide below grade waterproofing and protection board at elevator pit walls.

BP 7B – LIQUID AIR BARRIER:

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

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

1. Specifications:
 - a. 07 27 26 Fluid Applied Weather Barrier
2. Provide liquid air barrier on exterior sheathing per the drawings.
3. Exclusions:
 - a. AABA Certification
 - b. Exterior Sheathing

BP 7C – ROOFING, GUTTERS, & DOWNSPOUTS

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

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

1. Specifications:
 - A. 072216 Roof Insulation
 - B. 075000 Membrane Roofing
 - C. 076100 Sheet Metal Roofing
 - D. 077100 Roof Specialties
 - E. 077233 Roof Hatches
 - F. 077600 Roof Pavers
1. Provide standing seam metal roof system.
2. Provide mechanically fastened 60 mil TPO roofing system.
3. Provide rigid roof insulation per drawings. Include tapered insulation as required.
4. Provide prefinished metal lined roof scuppers and downspouts.
5. Provide prefinished metal coping and metal fascia at elevator.
6. Provide flashing of all MEP roof penetrations per the drawings.
7. Provide roof walk pads per the drawings.
8. Provide roof hatch with integral curb and safety railings.
9. Provide wood blocking at roof curbs and for tapered insulation as required.
10. Provide manufacture's roofing warranty per specs.
11. Install in accordance with all manufacturer's written instructions to ensure warranties required by the

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Specifications are obtained.

12. Coordinate roofing work with mechanical, electrical, and plumbing drawings. Include flashing for all roof curbs, vents, etc.
13. Exclusions:
 - A. Aluminum Canopies
 - B. Roof Curbs
14. Alternate:
 - A. Provide price for Harrywood steel siding and soffit per plans.

BP 7D – FIBER CEMENT SIDING

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

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

1. Specifications:
 - a. 074646 Fiber Cement Siding
2. Provide fiber cement siding and trim.
3. Provide trim at all inside and outside corners.
4. All fiber cement siding and trim to be primed.
5. Provide fiber cement siding on backside of parapet wall at roof deck.
6. Provide fiber cement siding at dumpster enclosure.
7. Alternate:
 - a. Provide price for Harrywood steel siding and soffit per plans.

BP 7E – JOINT SEALANTS

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

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

1. Specifications:
 - A. 079000 Joint Protection
2. Provide joint sealants at masonry control joints.
3. Provide joint sealants at hollow metal door frames in masonry.
4. Provide joint sealants of louvers.
5. Provide joint sealants of exterior concrete expansion joints.
6. Exclusions:
 - A. Caulking of fiber cement siding

BP 8A – DOORS, FRAMES, & HARDWARE:

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

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

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1. Specifications:
 - A. 081213 Hollow Metal Door Frames
 - B. 081400 Wood Doors
 - C. 087100 Door Hardware (Partial)
2. Provide hollow metal frames.
3. Provide hollow metal doors.
4. Provide prefinished solid core wood doors.
5. Provide door hardware associated with all wood and hollow doors.
6. Provide hollow metal frames for borrowed lites.
7. Include all staging, delivery, and shakeout for BP 8A.
8. Include trim, fasteners, sealants and all miscellaneous appurtenances and accessories for a complete installation.
9. Provide lock cylinders and keying for all doors including aluminum doors.
10. Exclusions:
 - A. Aluminum Door Hardware
 - B. Glazing

BP 8B – OVERHEAD DOOR

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

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

1. Specifications:
 - A. 083631 Sectional Doors
2. Provide sectional door at loading dock.
3. Provide door operator.
4. Provide control wiring for door operator.
5. Exclusions:
 - A. High voltage electric

BP 8C – ALUMINUM ENTRANCES, STOREFRONT & CURTAIN WALL

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

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

1. Specifications:
 - a. 084113 Aluminum Storefronts and Entrances
 - b. 087100 Door Hardware (Partial)
 - c. 088000 Glazing
2. Provide aluminum doors and glazing.
3. Provide aluminum storefront windows and glazing.
4. Provide aluminum curtain wall including delegated design.
5. Provide glazing in hollow metal frames, hollow metal doors, and wood doors as indicated.
6. Provide door hardware for aluminum doors.
7. Provide caulking of both sides of aluminum storefront and curtain walls.
8. Provide field measuring as required for this scope.
9. Install storefront at Rooms 226 and 227 after the second floor drywall has been stocked.

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10. Exclusions:

- a. Access Control

BP 9A – METAL FRAMING, DRYWALL, CEILINGS & INSULATION

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

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

1. Specifications:

- A. 054000 Cold Formed Metal Framing
 - B. 061600 Sheathing
 - C. 072100 Thermal Insulation
 - A. 092210 Metal Support Systems
 - B. 092900 Gypsum Board
 - C. 095100 Acoustical Ceilings
 - D. 098100 Acoustic Insulation
2. Provide cold formed metal framing at exterior walls.
 3. Provide light gauge metal trusses.
 4. Include stamped engineered shop drawings for cold formed metal framing and light gage trusses.
 5. Provide permanent and temporary bracing for light gage trusses as required.
 6. Provide metal framing for walls, soffits, bulkheads, ceilings, etc.
 7. Provide hat channel, plywood and aluminum fry reglet at light coves.
 8. Provide exterior wall assembly including metal framing, batt insulation, exterior sheathing and 1" rigid insulation.
 - A. Alternate: Provide Hunter exterior wall sheathing with integral rigid insulation.
 9. Provide drywall at walls per the drawings.
 10. Provide mullion mates where drywall partitions meet windows.
 11. Provide drywall ceiling systems in accordance with the drawings.
 12. Finish drywall walls and ceilings to a level 4 finish.
 13. Provide all insulation within metal framed walls, soffits and above ceilings per the drawings.
 14. Provide acoustical ceilings in accordance with the drawings.
 15. Provide "Pre-Rock" installation as required.
 16. Provide stocking of second floor through a second-floor window.
 17. Provide in-wall wood blocking for all wall cabinets, stair railings, window blocking, bathroom specialties such as grab bars, mirrors, shower rod, towel bars, toilet paper dispensers, closet shelving, and coat racks.
 18. Provide FRP at mop sinks.
 19. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a complete installation.
 20. 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.
 21. Alternates:
 - A. Provide labor price to install hollow metal frames, doors, and hardware. Assume all hardware will be loose and not preinstalled.
 22. Exclusions:
 - A. Roof insulation
 - B. Liquid air barrier

BP 9B – FLOORING & TILE

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

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

1. Specifications:
 - A. 093013 Ceramic Tiling
 - B. 096500 Resilient Flooring and Base
 - C. 096813 Tile Carpeting
2. All flooring in accordance with the Finish Legend and Specifications.
3. Provide LVT plank flooring.
4. Provide ceramic floor and wall tile.
5. Provide bullnosed ceramic base.
6. Provide resilient base.
7. Provide rubber stair treads and risers.
8. Provide carpet tile.
9. Provide walk off carpet tile.
10. Provide all underlayment and/or minor prep in accordance with manufacturer's instruction.
11. Provide waterproof and crack isolation membrane.
12. Seal tile if required per manufacturer's instructions.
13. Provide colored Mapei grout at tile.
14. All sealants required for a complete installation.
15. Transition strips, reducer strips, and moldings.
16. Expansion joints where required by manufacturer's instruction.
17. Flooring to be installed completely under cabinets and restroom vanities in all areas.
18. Provide installation in accordance with manufacturer's written instruction.
19. Provide supplemental lighting necessary to execute this scope of work.
20. Include all fasteners, sealants, trim and miscellaneous appurtenances, and accessories for a completion installation.
21. **After flooring installation, protect all flooring with ram board or equal substitute.**
22. Exclusions:
 - A. Sealed concrete

BP 9C - PAINTING

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

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

1. Specifications:
 - A. 099000 Painting and Coating
 - B. 099623 Graffiti Resistant Coatings
2. Interior painting includes walls, ceilings, soffits, hollow metal doors, hollow metal frames, steel handrails, and steel pan stairs.
3. Exterior painting includes fiber cement siding/trim, hollow metal doors/frames, bollards, and dumpster gate.

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4. Provide concrete floor sealer, where indicated.
5. Provide caulking at joints of dissimilar painted materials and at interior side of vinyl windows.
6. Provide caulking of fiber cement siding, trim and around windows within fiber cement siding.
7. Clean, prep, and prime all surfaces prior to painting.
8. Work also includes one "touch-up" / Owners Punchlist in all areas prior to move-in (after final paint).
9. Supplemental lighting necessary to execute this scope of work.
10. Provide 1 gallon of attic stock for each paint color and sheen.
11. 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.
12. Mask surfaces that are not scheduled for paint / finish. Securely cover sprinkler heads, lights, grilles/diffusers, etc. while painting. Remove any and all overspray.
13. Exclusions:
 - A. Finishing of cabinets
 - B. Painting wood doors
 - C. Caulking aluminum storefront/curtain wall

BP 10A - SPECIALTIES:

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

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

1. Specifications:
 - A. 102800 Toilet and Bath Accessories
 - B. 104400 Fire Protection Specialties
2. Provide toilet accessories per drawings.
3. Provide fire extinguishers and cabinets.
4. Provide recessed knox box 3200 series, color bronze.
5. Include all fasteners, anchors, tapes, sealants, miscellaneous appurtenances, and accessories for a complete installation in accordance with Specifications and Manufacturer's written instruction.
6. Exclusions:
 - A. Wood blocking

BP 10B – OPERABLE PARTITION

Subcontractor shall provide a turnkey, all-inclusive Operable Partitions 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. Specifications:
 - a. 102239 Folding Panel Partitions
2. Provide operable partition.
3. Exclusions:
 - a. Doors
 - b. Overhead Support

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BP 10C – SIGNAGE

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

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

1. Specifications:
 - a. 101402 Interior Signage
2. Provide interior room signage.
3. Provide exterior Santa Maria logo at front entrance.

BP 11 – APPLIANCES

Subcontractor shall provide a turnkey, all-inclusive Appliance 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. Specifications:
 - a. 113100 Appliances
2. Provide appliances at Break Rooms 141 and 261.
3. Include all cords and accessories for complete installation.
4. Provide delivery, unloading, removal of and disposal of all packaging.
5. Dispose of boxes, packaging, etc. off-site. Do not use construction dumpsters.

BP 12A – WINDOW SHADES:

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

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

1. Specifications:
 - A. 122400 Window Shades
2. Provide roller shades at all exterior windows.

BP 12B – CASEWORK & COUNTERTOPS:

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

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

3. Specifications:
 - A. 062000 Finish Carpentry
 - B. 066116 Solid Surfacing Fabrications
 - C. 123000 Casework
4. Provide plastic laminate casework.

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5. Provide plastic laminate countertops with backsplashes.
6. Provide solid surface windowsills.
7. Provide solid surface countertops and backsplashes per drawings.
8. Provide cabinet pulls.
9. Include fillers and finished end panels where indicated.
10. All fasteners, anchors, hardware and miscellaneous appurtenances and accessories for complete installation.
11. Exclusions:
 - A. Blocking

BP 14A – ELEVATOR

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

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

1. Specifications:
 - A. 142023 Passenger Elevators
2. Provide elevator permit and inspections.
3. Provide a MRL hydraulic elevator.
4. Include unloading, shakeout, and delivery into the building.
5. Provide all associated elevator equipment, accessories, cab finishes, rails, rail brackets and supports.
6. Provide hoisting required to complete this Work.
7. Provide all unloading and material handling.
8. Provide two (2) days of additional elevator mechanic time for Model's use.
9. Provide elevator pit ladder.
10. Provide owner training.
11. Provide one (1) year of maintenance.
12. Testing as required to prove functionality of installed systems.
13. Upon completion, install pads within cab to protect finishes.
14. Exclusions:
 - A. Flooring in elevator cab

BP 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. Specifications:
 - A. Division 21 – Fire Suppression (Complete)
2. Provide design in accordance with NFPA 13.
3. Provide drawings and permits required to execute the Scope of Work.
4. Core drill or hole saw all penetrations associated with this scope of work.
5. Connect to flange immediately inside of building.
6. Provide butterfly valve with tamper switch, riser check valve and flow switch.
7. Provide fire pump, jockey pump, standpipes, and controllers (if required).
8. Provide any control wiring associated with equipment (if required).

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9. Provide brass upright heads at exposed areas, concealed sprinkler heads at finished ceilings per drawings.
10. Provide all escutcheons, sleeves, fasteners, anchors, sealants, fire caulking, hangers, supports, and miscellaneous appurtenances and accessories for a complete installation.
11. Provide labeling of sprinkler components.
12. Provide owner training.
13. Provide testing as required to prove functionality of installed systems.
14. Provide supplemental lighting necessary to execute this scope of work.
15. Exclusions:
 - A. Exterior Water Line

BP 22A – PLUMBING:

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

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

1. Specifications:
 - A. Division 22 – Plumbing (Complete)
2. Layout from established control/building lines.
3. Provide plumbing permit and inspections.
4. Provide all plumbing fixtures including all sinks.
5. Provide ADA shower base and surround.
6. Provide interior domestic water, waste, vent & gas piping. Above ceiling piping must be plenum rated.
7. Provide elevator pit sump pump.
8. Provide roof drains.
9. Provide concrete pads for plumbing equipment per drawings.
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 building.
13. Connect to water flange inside of building.
14. Coordinate with BP 3 for floor drain and trench drain elevation and installation.
15. Coordinate with BP12B for countertop cutouts and penetrations for sinks and faucets.
16. Provide all insulation associated with the plumbing scope.
17. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
18. All fasteners, anchors, sealants, fire sealants/collars, hangers, supports, insulation and miscellaneous appurtenances and accessories for a complete installation.
19. Demonstrative training of maintenance staff on operation of systems and fixtures.
20. Supplemental lighting necessary to execute this scope of work.
21. Equal alternate fixtures are strongly encouraged.
22. Exclusions:
 - A. Radon/Vapor mitigation
 - B. Tap fees
 - C. Exterior Water Line

BP 22B – VAPOR MITIGATION

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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 design build vapor mitigation system.
2. Provide stamped engineering drawings.
3. Provide under slab piping and vent piping.
4. Provide vapor barrier.
5. Provide fans as required.
6. 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. Specifications:
 - A. Division 22 – Plumbing (Complete)
2. Layout from established control/building lines.
3. Coordinate HVAC inspections.
4. Provide HVAC equipment including rooftops units, energy recovery ventilator, VAV boxes, pumps, electric heaters, fans, etc.
5. Provide refrigerant and condensate piping.
6. Provide all air devices and dampers including diffusers, grilles, fire dampers, smoke dampers, radiant dampers, etc.
7. Provide mechanical control devices such as thermostats, CO sensors, etc. as indicated. Include all control wiring/cabling.
8. Provide insulation associated with HVAC scope of work.
9. Provide wall and roof vent/exhaust caps.
10. Core drill or hole saw all HVAC penetrations. Sleeve/collar/seal/firecaulk as required.
11. Provide all sealants, fire sealants, hangers, fasteners, and miscellaneous appurtenances and accessories for a complete installation.
12. Provide duct sealing.
13. Provide roof curbs, equipment pads, stands and hangers as indicated.
14. Provide new filters prior to substantial completion and clean all equipment inside and out including coils.
15. Include duct access panels where indicated.
16. Provide all louvers, wall caps and brick vents for HVAC work.
17. Provide certified air balancing.
18. Provide demonstrative training of maintenance staff on operation of systems and equipment.
19. Provide supplemental lighting as necessary to execute this scope of work.
20. Exclusions:
 - A. HVAC Permit
 - B. Undercutting Doors
 - C. Roofing

BP 26 – ELECTRICAL

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

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

1. Specifications:
 - Division 26 – Electrical (Complete)
2. Provide electrical permit and inspections.
3. Install and maintain temporary lighting and power throughout the course of the project. Temporary lighting shall be installed and maintained to meet or exceed OSHA minimum lighting levels. Temporary power to be brought
4. Provide new electrical service in accordance with the drawings. Include primary conduit only and secondary conduit and wire.
5. Provide site electric including excavation, conduit, pull boxes, bedding, warning tape, concrete encasement (if required), backfill, light poles/fixtures, light pole bases, etc. Site light poles will be added via addendum.
6. Provide power to hot box.
7. Provide concrete transformer pad per Duke standards.
8. Provide floor boxes including excavation for under slab conduit.
9. Haul spoils offsite generated from underground electrical work.
10. Provide electric metering per plans.
11. Provide power in accordance with the drawings. Coordinate with other trades for their power requirements.
12. Provide lighting and lighting control system in accordance with the drawings.
13. Provide fire alarm system complete, including delegated design and permit.
14. Provide elevator shunt trip breaker.
15. Provide disconnects for HVAC equipment.
16. Include conduit where wiring / cabling cannot be concealed in gypsum board partitions or ceilings.
17. Include pathways for thermostat control wiring, voice/data, access control, and security cameras.
18. Core drill or hole saw all penetrations. Sleeve/collar/seal/firecaulk as required.
19. Provide all miscellaneous appurtenances and accessories for complete installation.
20. Provide demonstrative training of maintenance staff on operation of systems and equipment.
21. Blocking for light fixtures or any electrical equipment is to be installed by the electrician.
22. Cap smoke detectors and then remove them at inspections.
23. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
24. Exclusions:
 - Duke Energy fees
 - Bollards at transformer
 - Access control
 - Security cameras
 - Audio visual
 - Structural cabling
 - J Hook pathways

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BP 31 – SITE CLEARING, EXCAVATION, & UTILITIES

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

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

1. Site demolition:
 - a. No Work – Already Completed
2. Erosion control:
 - a. Provide temporary seeding at utility installations.
 - b. Maintain existing erosion control while working onsite.
 - c. Remove erosion control at completion of project.
3. Grading:
 - a. No Work – Already Completed
4. Site Utilities:
 - a. Storm System, complete. Bring roof drain lines to within 5' of Building.
 - b. Site Sanitary system, complete. Bring sanitary line to within 5' of Building.
 - c. Domestic/fire water service including meter pit, complete. Extend water lines to flanges inside of building.
 - d. Provide conduit for new gas service. Duke Energy will bring the gas service to the ROW. Subcontractor shall provide gas conduit from the ROW to the building.
 - e. Include all excavation, taps, bedding, piping, backfill and pavement restoration associated with utilities.
5. Sitework Subcontractor may use the site for stockpiling during early demolition and sitework operations. Upon mobilization of the Concrete Subcontractor, the Sitework Subcontractor shall export all surplus.
6. From established benchmarks, provide all layout and surveying necessary to execute this Scope of Work.
7. All traffic control, safety barricades, permits, etc. required to execute this scope of work.
8. Unit Pricing:
 - a. Provide unit price per CY to undercut soil, recondition and recompact.
 - b. Provide unit price per CY to undercut soil, haul off and provide new fill.
9. Exclusions:
 - a. Water tap fees
 - b. Sanitary tap fees
 - c. Undercutting unsuitable soils
 - d. Maintenance of erosion control when not onsite
 - e. Concrete washout

BP 32 – ASPHALT PAVING & BARRIER CURBS

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 gravel subbase at asphalt locations.
3. Provide asphalt paving including base course and surface course. Base course to be installed in late Fall 2026; surface course to be installed in Fall 2027.
4. Provide cleaning of base course prior to installation of tack coat / surface course.

OUTLINE SCOPE OF WORK (2/2/26)

5. Provide tack coat.
6. Provide striping of asphalt.
7. Provide parking blocks.
8. Provide handicap parking signs.
9. Alternates:
 - A. Provide pricing for extruded concrete barrier curbs.

BP 33A – LANDSCAPING – BIDDING AT A LATER DATE