

SCOPE OF WORK

GENERAL NOTES:

Work Included: The contractor shall provide all materials, labor, equipment and tools necessary to clean repair and restore office building to provide a complete and operational building in accordance with the minimum standards as set forth in this scope of work.

Performance of Work: All work shall be performed in accordance with these General Notes, Specifications and Construction Documents for all work as stated in this scope of work.

Contract Completion Time: The Contractor shall complete all work and cleanup within the specified time limits established in the contract.

Code Compliance: All work shall be performed in compliance with applicable Local, County, State and Federal codes and ordinances.

Dumping: All trash and rubbish shall be removed off-site in an approved and lawful manner. Unless otherwise stated, all material scheduled for removal or disposal becomes property of the Contractor. Burning or burying of rubbish on-site or otherwise is prohibited.

Workmanship: All work shall be performed by skilled craftsman that are regularly engaged in work to be performed and shall be at the Journeyman level or directly supervised by a Journeyman.

Craftmanship: All work shall be crafted in a professional manner. No drips, flaws or second-rate work will be accepted. If craftsmanship is lacking, the Contractor shall correct the deficiencies at no additional cost to the owner.

Verification: Field verify all measurements as indicated in the Construction Documents before the purchasing of any material and before work begins. Contractor shall notify Owner and Engineer immediately with any discrepancies.

Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

CONCRETE:

Saw cut concrete per Construction Documents and Specifications for installation of new shower, **shower drain and drain for ice machine.**

Repair any damaged areas of concrete floor per Specifications.

Polish and seal concrete floor per Specifications.

~~Stain concrete floor per Specifications.~~

WALLS:

Demolish portions or walls as noted and drawn in Construction Documents.

Install new walls as noted or drawn in Construction Documents.

Install new R-13 batt insulation in exterior walls.

Install gypsum board per Construction Documents and Specifications.

Wall finish to be textured, primed and painted per Construction Documents and Specifications.

Install 4" vinyl baseboard along all walls.

DOORS:

Remove framed openings as indicated on Construction Documents.

Install new framed openings and widen existing framed opening for exterior door as indicated on Construction Documents.

Install new hollow metal doors and frames as indicated on Construction Documents and per Specifications.

CEILING:

Remove existing gypsum board ceiling.

Remove existing insulation from ceiling.

Install new R-19 batt insulation in ceilings. (Field Verify size)

Install new gypsum board on ceilings.

Ceiling finish to be textured, primed and painted per Construction Documents and Specifications.

KITCHEN:

Install new kitchen base, wall and full height plastic laminate cabinets with plastic laminate countertops and backsplash per Construction Documents and Specifications.

HVAC:

Inspect existing air handling system, duct work and heater for damage and mold.

Verify existing air handling unit and heater that it is compatible with new outside air conditioning unit.

Install new duct supply and air vent grill in storage room as indicated on Construction Documents.

Remove existing air vent grills and return air grill and replace with new vent grills.

Remove exiting outside Air Conditioning Unit and replace with new 3-ton BTU unit and place on 4" thick concrete AC pad.

Relocate Return Air as indicated on Construction Documents.

Install new exhaust fan cover over existing wall exhaust fans as indicated on Construction Documents.

Remove, replace and relocate existing thermostat as indicated on Construction Documents.

ELECTRICAL:

Remove existing light fixtures.

Install new light fixtures after ceiling is painted.

Provide temporary lighting.

Remove exiting outlets, switches and wiring and bring to current electrical code.

~~Install new dedicated circuit and outlet for owner provided ice machine as indicated on Construction Documents. Contractor shall coordinate and examine existing ice machine to determine proper size wiring and voltage.~~

~~Install new dedicated circuit for 40-gallon water heater as indicated on Construction Documents and manufacturers requirements and recommendations.~~

PLUMBING:

Cap off plumbing as indicated on Construction Documents.

Remove existing toilet as indicated on Construction Documents.

Install new required plumbing for new shower and for new location of hot water heater.

Install new plumbing fixtures as indicated on Construction Documents (Toilet, Hand Sink, Kitchen Sink, Shower)

Install new 40-gallon water heater as indicated on Construction Drawings and per manufacturer's instructions and recommendations.