

ARCHITECTURAL TRADES - SCOPE OF WORK
BID PACKAGE BP 23-1:
BID CATEGORY – GENERAL TRADES

PART 1 GENERAL

2.01 THE WORK OF THIS BID CATEGORY INCLUDES BUT IS NOT LIMITED TO PROVIDING ALL SUPERVISION, LABOR, EQUIPMENT, MATERIALS, TAXES, BONDS, INSURANCE, SCAFFOLDING, HOISTING AND INCIDENTALS TO COMPLETE THE WORK PER ALL CONTRACT DOCUMENTS FOR THE WRESA BURGER BAYLOR DOOR AND WINDOW REPLACEMENT AS DEFINED BY THE BID PACKAGE NO. BP 23-1 BID SCOPE DOCUMENT INCLUDING ITS SUPPLEMENTARY DOCUMENTS AND IN ACCORDANCE WITH ANY APPLICABLE CODES. ALL WORK IS TO BE PERFORMED AS SHOWN ON THE PLANS AND AS SPECIFIED IN THE FOLLOWING TECHNICAL SPECIFICATION SECTIONS:

- A. Division 01 – General Requirements (Complete)
- B. Division 02 – Existing Conditions
 - a. Section 02 4119 – Selective Structure Demolition (As Applies)
- C. Division 07 – Thermal and Moisture Protection
 - a. Section 07 9200 – Joint Sealants (As Applies)
- D. Division 08 – Openings
 - a. Section 08 1113 – Hollow Metal Doors and Frames
 - b. Section 08 7200 – Door Hardware
- E. Division 09 – Finishes (Complete)

IN ADDITION TO THE ABOVE, THIS BID CATEGORY INCLUDES BUT IS NOT LIMITED TO THE BIDDING DOCUMENTS, THE BIDDING AND CONTRACT REQUIREMENTS AND DIVISION 1 GENERAL REQUIREMENTS OF THE BARTON MALOW BUILDERS PROJECT MANUAL AND VARIOUS OTHER DOCUMENTS AND TECHNICAL SPECIFICATIONS INTERFACING WITH THIS WORK PROVIDED BY THE OWNER, ARCHITECT AND/OR ENGINEERS. THE BIDDER IS ADVISED TO REVIEW THE WORK DESCRIPTIONS OF THE OTHER CATEGORIES SO AS NOT TO MISUNDERSTAND SCOPE RESPONSIBILITIES.

2.02 PART 2 PRODUCTS – NOT USED

2.03 PART 3 EXECUTION

THE SCOPE OF WORK WILL INCLUDED AND IS NOT LIMITED TO THE FOLLOWING ITEMS:

- A. **Specific Scope:**
 - 1. Contractor to include multiple mobilizations as necessary to complete this Scope of Work as defined in the General Scope.
 - 2. Contractor to coordinate work of this scope with all trades to allow for safe working conditions before, beginning and during work.
 - 3. Contractor to include costs associated with any required mock-ups as indicated in the Contract Documents, removal of same is included in the cost. Contractor to provide and assemble any mock-ups per specifications and to include all materials necessary to build the mock-up per specification, for Architect/Engineer and Owner approval.
 - 4. Temporary electricity (120V) will be available for use by this Contractor. This Contractor is responsible for all means to access power to the points of work. If Contractor requires generators to perform its Work, Contractor is responsible for all costs to provide, fuel and operate such equipment. Gas and diesel generators can only be used outside.
 - 5. Temporary Lighting will be provided by the Electrical Contractor at such time as reasonably able to be installed, given site conditions. Contractor is to provide any and all Temporary Lighting as necessary to perform the work of this scope such as task lighting, until site conditions are such that temporary lighting can be hung, installed by the Electrical Contractor.
 - 6. Contractor to prepare for all weather/winter conditions for complete performance of work of this scope to maintain Schedule including provide, installing and maintaining temporary

- weather/winter protection/enclosures as required for proper installation of this Contractor's work. This includes additional heat sources/equipment, fuel, maintenance, and safety provisions to continue and complete this work to maintain schedule.
7. Contractor is responsible for the complete coordination of work of this bid category with all other trades to identify and resolve conflicts. All financial implications emanating from this Contractor's lack of planning and coordination will be borne by this Contractor. This shall include blocking, backing conduits, sleeves, penetrations, and any other appurtenances which may not be specifically identified by the contract documents but are required to complete this scope of work.
 8. Contractor is responsible for all detailed layout required for proper location and coordination of work.
 9. Contractor is responsible for reviewing the critical dimensions and elevations of all work and verify the conformity of existing work to the Contract Documents and to its suitability. Contractor to promptly notify Barton Malow Builders noting any discrepancies or unacceptable conditions as they relate to its work.
 10. Contractor to visit the site and attend all meetings as required to properly coordinate work of this scope with that of Others. Coordination efforts should be focused on minimizing any post-installation damage and required patching operations.
 11. Initial benchmarks are shown on the project drawings.
 12. Provide and maintain Temporary Protection at time of installation of all newly installed materials of this scope of work, from damage, using adequate materials, throughout the construction phase. Removal of such at time of final cleaning or as directed by Barton Malow Builders.
 13. Replace in its entirety all fireproofing disturbed by this Contractor's installations. Patching material shall match the existing material as closely as possible.
 14. Protect all newly installed doors in main egress pathway with cardboard. This contractor is responsible for removal of protective board at the direction of BMB, prior to final cleaning.
 15. Contractor to notify Barton Malow Builders of any changes or discrepancies in frame, door or hardware delivery dates within 24 hours of such.
 16. Contractor shall provide and install all non-structural metal framing as detailed in the Contract Documents. This shall include but not be limited to non-load bearing steel, framing systems, complete gypsum board assemblies, metal studs, gypsum wallboards, walls, soffits, ceiling assemblies, suspension systems for interior gypsum ceilings, gypsum soffits, and gypsum grid systems.
 17. Contractor to field measure and assure correct dimensions for any framed opening, including door frames, storefront openings, etc., based on approved shop drawings.
 18. Contractor shall provide and install all drywall walls, ceilings, and complete gypsum board assemblies.
 19. Clean all track prior to boarding walls.
 20. Contractor will remove all excess drywall compound from flooring, windows, door frames, ledges, and items/material to remain.
 21. Contractor to spot drywall after prime and first coat. All drywall imperfections are to be corrected prior to the application of the final coat.
 22. Contractor shall provide all drywall patching as shown, specified, or required, due to removal of equipment such as cabinets, tackboards, blackboards, trim, etc., within the designated construction area. Any additional patching required after the second coat of paint shall be assumed as outside of scope.
 23. Provide and install all hollow metal doors and frames and all hardware as scheduled and as required to provide a complete and fully functioning opening.
 24. Frames are to be properly labeled and factory prepped to receive the scheduled hardware. Doors are to be labeled appropriately, with fire-rated door labels mechanically fastened to frames (welded or screwed).
 25. Provide door frames to the Masonry Contractor to be installed in masonry walls.
 26. Contractor to coordinate electrical raceways with the Electrical and Security Contractor prior to installation of frames.
 27. Contractor is responsible for the coordination of door bottoms with the door details and scheduled floor finish.

28. All hollow metal doors and frames scheduled to receive glazing are to be provided with all required glazing stops. The stops are to be pre-drilled and located as required to receive the scheduled glass thickness.
29. Contractor to perform doors checks and adjustments as necessary, during the warranty period.
30. Contractor to final adjust all doors as necessary upon installation.
31. Complete hardware manufacturer's adjustment and inspection as specified. All excess parts will be inventoried and turned over to the Owner.
32. Undercut doors as needed to comply with door details and specifications.
33. All edges of wood doors are to be sealed using the type of sealer recommended by the door manufacturer.
34. Any door louver kits are to be installed at the factory.
35. Contractor to provide and install a complete set of construction cores for all door openings.
36. Contractor to provide a complete set of permanent cores for all door openings. Installation of permanent cores by Owner.
37. The intent of this scope is that this Contractor provide and install all scheduled electrified hardware that mounts directly to the door or frame. This includes but is not limited to hinges, mortise locks, exit devices, and electromagnetic door holders.
38. Coordination, check and adjust as necessary each electrified opening with all other parties involved to ensure each door is functioning per specifications.
39. Provide and install all interior and exterior painting, including the painting of all items as scheduled or shown within the Contract Documents. This includes, but is not limited to the surface preparation, priming, first coating, and finish coating of, all Hollow Metal Frames and Doors, drywall partitions, deck, CMU, Drywall Ceilings, Stucco, metal railings, roof access ladders, and exposed structural steel.
40. Properly prep all surfaces as specified and as required by the manufacturer's written instructions.
41. Paint all existing exterior louvers as noted, shown or required.
42. Paint all doors and frames as noted, shown or required.
43. Ensure that all exterior and interior surfaces are adequately ready for paint per manufacturer's instructions.
44. Provide all primers, block fillers, intermediate coat, and final finish coat as specified and per the schedule. Contractor will not be allowed to tint the primer.
45. Contractor is to provide multiple coats of block filler until all voids in block are filled.
46. Review items not to be painted listed on the project drawings and in the specification. Damage done by painting non specified items will be the responsibility of this Contractor and back charged accordingly for replacement.
 - a. In addition to items not to be painted listed in the specifications, Contractor is not to paint low volt cabling including but not limited to Fire Alarm Cabling, Network Data Cabling, A/V Cabling, or Temperature Control Cabling. Cables painted by work of this bid category will be the responsibility of this Contractor and will be removed and replaced and back charged accordingly.
47. Review surfaces to be painted prior to start of work. Verify that any/all required surfaces have been properly prepped for installation. Ensure that surfaces are free from dust, dirt, oil, grease, grime, moisture, excess plaster, mortar, and related items as may be necessary to assume proper adhesion of paint. Miscellaneous preparatory work must include cleaning and acceptance of surfaces to receive finish applications. Report any corrective work that is required to Barton Malow Builders.
48. Contractor to provide reasonable touchups occurring during the course of construction, prior to turnover to school. Touchup beyond normal construction activity to be brought to Barton Malow's attention for approval.
49. Primer will be sprayed and back rolled. First coat of finish to be sprayed and back rolled. Extend beyond grid line as needed for proper finish. Final coat to be rolled and cut-in as required, in a clean neat professional manner.
50. Properly ventilating work areas as required. Should odor become cause for concern due to

- ventilation with other Contractors working in the immediate area spray work may be required to occur after-hours. This after-hours work is to be coordinated with Barton Malow Builders and shall not result in additional cost to the project.
51. The protection of all U.L., N.O.A., fire rating labels, and other trade pipe markings is to be by this Contractor and strictly monitored. If rating label is covered by this Contractor's work, this Contractor will bear the responsibility to have the labeling recertified.
 52. This contractor is responsible for painting hollow metal frames/doors, which may consist of two coats of paint.
 53. In the event Hollow Metal Frames need to be punched instead of grouted, this contractor responsible for Bondo finish of indentations to receive paint. This work will be provided for out of the Allowance listed below.
 54. Provide and install all caulking and joint sealants as follows:
 - a. At the perimeter of all door frames and window frames, including the bottoms of the frames.
 - b. Interior conditions where drywall intersects a dissimilar material.
 - c. At ceiling access panels.
 - d. At bottom of walls.
 55. Signage indicating wet paint is the responsibility of this Contractor.
 56. Obtain permission from Barton Malow Builders to apply final coat of paint.
 57. After Contractor has put the first coat of paint on surfaces, Contractor has at that point accepted the walls and will be responsible for any other wall repair/prep required by Barton Malow Builders, Architect/Engineer, or Owner.
 58. Any systems (MEP) identified with a pre-existing color are to not be disturbed and remain as identified.
 59. All flooring must be stored and delivered in such a manner as not to damage the materials. Storage of material within the building must be done so as not to overload the structure.
 60. Contractor shall perform any required moisture tests on substrates. Contractor shall submit testing records upon completion.
 61. Provide and Install all walk-off carpet, wall base, adhesives, transition strips, and accessories shown or required for a complete installation, shown or as required.
 62. During flooring installation, protect all corners and door frames from damage due to material movement by wrapping them with cardboard buffers or other suitable means.
 63. All flooring systems are to be extended, as required, to cover exposed substrates. Examples of conditions where this may be required include, but are not limited to, base cabinets, closets, vanities, wardrobes, and other items.
 64. Perform all layout and alignment of flooring systems as required.
 65. Patching and floor stoning of minor imperfections on floors to receive carpet, including burs, chips, cracks, rough edges and small holes for preparation of finished surface.
 66. Floor patching, repairs and floor leveling of up to 3/16" as required to prep concrete to receive floor finish is to be included in base bid for all areas of this work. An allowance is to be included for patching finish floor exceeding 3/16". See allowance description below.
 - a. On bid form, indicate total SF each floor leveling compound bag can cover.
 67. Remediate and fill all cracks in the slab that exceed 1/32" wide per the requirements of the product manufacturer and specifications. Any/all material used for patching must be compatible with carpet adhesive. Compare the finish substrate to accept this work.
 68. Protect and clean all flooring after installation. Cleaning and protection shall be performed as specified. Correction of damage due to lack of adequate protection will be the responsibility of this contractor.
 69. Provide all extra materials to the owner as specified.
 - a. Contractor to provide one (1) final vacuum upon completion of work and prior to floor protection.
 70. Provide and install all acoustical ceilings as shown, specified or required. Installation shall include but not be limited to acoustical and specialty ceiling panels, ceiling grid, grid suspension system, moldings, specialty edge treatments such as Armstrong Axiom, trim, gasket systems,

direct-hung systems, and any and all other accessories, hangers, anchors or supports required to provide a complete system per contract documents.

71. Contractor is responsible for including equipment or scaffolding systems as required to access the Work. Any scaffolding systems shall be engineered, erected, maintained, inspected and removed by this Contractor.
72. Coordinate all required cuts in acoustical ceiling tiles for other trades for installation of devices in the grid system (fire alarm devices, dome lights, sprinklers, light fixtures, etc.) immediately upon installation of grid system.
73. In the event that that Contract Documents do not permit the direct attachment of the ceiling support system to the metal deck above, Contractor to include a secondary support system suspended from the structural members, as required.
74. Contractor, if requested, shall leave out any tiles required for above ceiling inspections, or test & balance activities, or to access valves, etc. Upon completion of the inspections or other activities, Contractor shall install the tiles.
75. Contractor shall vacuum carpet or sweep floors to remove cut tile debris in a timely manner so that such debris does not get ground into carpet. Otherwise, the contractor to provide and maintain temporary plastic sheeting to be laid to protect floor finish.
76. Provide and install joint sealants per contract documents, at the perimeter edge molding and drywall assemblies.
77. Caulk any gaps that are visible between your grid system and the adjacent wall or soffits.
78. Seal all panel gaskets per the specifications.
79. Clean grid and tile upon completion. Touch-up wipe down and final clean exposed surfaces including ceiling grid, edge moldings, suspension-system members, ceiling tiles prior to acceptance by Owner. Replace ceiling components that are marred and cannot be successfully cleaned and/or repaired to the satisfaction of Barton Malow Builders.
80. Remove all excess material related to the scope of this work and bring to the attention of Barton Malow Builders any excess materials and/or trash from other work or trades remaining above ceiling, prior to close.

B. Exclusions:

C. SPECIAL CONSIDERATIONS:

Labor Rates/Unit Prices/Alternates: Provide the following information on the bid form:

- A. Labor/Equipment Rates:
- B. This Contractor is to provide as a part of his proposal a fully detailed labor rates for Barton Malow Builders approval for work associated with this Contractor's and for each of their Subordinate Parties Trades. In addition, labor rates will be required for all equipment involved with the performance of the work required by this Bid Category.
- C. Unit Pricing:
 - a. \$/Cart of ceiling tile
 - b. \$/SFT of Walk-Off Carpet
- D. Allowances:
 - a. \$15,000 allowance for future secure vestibule.
 - b. \$50,000 allowance for replacement of existing interior door and hardware as needed.
- E. Alternates:
 - a.

END OF SECTION 002209.01