

**PROPOSAL**

**WORK SCOPE**

**FOR**

**HOLT DAM OFFICE STORAGE BUILDING**

**TUSCALOOSA, ALABAMA**

**April 16, 2019**

**ALABAMA POWER COMPANY**

## **WORK SCOPE**

# HOLT DAM

## **General Conditions:**

- All submittal data to Architect, Electrical Engineer, Mechanical Engineer, all copied to Owner in electronic format.
- Full time Site Manager to oversee daily activities ensures schedule, safety and quality of all work under contractor's control.
- Project Manager to coordinate the project team.
- Building permit fees, if required.
- Sales tax.
- Insurance- Maintain General Liability policy limits not less than \$1,000,000 each occurrence, \$2,000,000 General Aggregate and \$1,000,000 Products-completed operations Aggregate. \$1,000,000 Automobile Liability combined single limit (Each Accident). \$5,000,000 each occurrence Umbrella Liability Insurance. Full Builder's Risk, Workman's Compensation. Owner named as co-insured. Certificate of Insurance to be submitted to Owner prior to contract.
- On-going Safety Program with copy on site. Comply with all OSHA requirements.
- On-going Quality Program.
- Temporary office and toilets, during construction, suitable for Owner's and Contractor's use.
- Construction dumpsters.
- Temporary utilities by Contractor.
- Permits and Fees. (ADEM, City, County) as required.
- Bi-weekly construction and scheduling meeting with Owner, project manager, site manager. Review progress reports and construction photographs and schedule.
- Daily and final cleaning to Owner's requirements.
- Performance and Payment Bonds required.
- Contract to AIA Document A101- 2017 where basis of payment is a stipulated sum. Document to be completed by Contractor and submitted to Owner for execution.

## **Demolition:**

- Removal of existing structure, slab, foundations and utilities.
- Clean-up and proper off-site disposal.
- Existing septic tank to remain and be protected from damage.

## **Site Grading & Improvements:**

- Site lay-out.
- 3<sup>rd</sup> party compaction testing.
- Stripping 6" of grass and topsoil under building pad and concrete paving.
- Place offsite select borrow fill to 95% standard proctor density.
- Place 4" crushed stone fill under new concrete slab on grade.

- Spoils hauled offsite.
- Sodding of disturbed areas.
- Erosion control during construction.

**Concrete:**

- Slab on grade, 3,000 psi, with continuous and spread footings as shown.
- 6 gauge WWM placed in slab.
- Rebar as shown.
- 4" crushed stone porous fill.
- Recessed slab at floor drains, shower as required.
- Control joints as shown.
- 10 mil visqueen vapor barrier.
- 3<sup>rd</sup> party concrete strength testing.
- Lapidolith floor hardener at warehouse floor slab.

**Masonry:**

- None.

**Overhead Doors:**

- 2 each 12'x12' electric operating rolling steel door as specified.
- 8 each 6" steel pipe bollards as shown.

**Pre-Engineered Steel Building:**

- Pre-engineered steel building to be 90'x50'x16' (eave) with 1:12 roof slope.
- 24 gauge roof panel to be standing seam with galvalume finish, 20 material warranty.
- 26 gauge wall panel to be panel rib with manufacturer standard paint finish.
- 26 gauge interior liner panel to 8' a.f.f. with manufacturer standard paint finish
- Vinyl faced roof and wall insulation with scrim reinforcing.
- Gutters and downspouts.
- Framed openings and trim for waterproof installation as required.
- MBMA specifications with 125 mph wind load design required.

**Framing:**

- Metal stud framing at interior walls, as shown.
- Misc. blocking at bath accessories, fixtures and as required.

### **Cabinetry:**

- Base cabinets to be particle board core with solid surface tops with plastic laminate bodies and melamine interior. To match cabinets at LOTO Building on site.
- 4" wire pulls.
- Heavy duty hinges and slides.

### **Thermal & Moisture:**

- Exterior sealant as required for waterproof installation.
- Interior walls and ceiling to have sound batt insulation for noise control.
- Gutters and downspouts.
- Foam insulation where shown.

### **Doors & Windows:**

- Aluminum storefront at exterior main and side entry doors.
- Exterior to have insulated glass with low-e coating for thermal efficiency.
- Interior doorways to have hollow metal frames and wood doors.
- Exterior doorways to have hollow metal frames and hollow metal doors.
- Bi-swing door at Kitchen.
- Bi-swing doors at cashier counter.
- Commercial grade hardware.

### **Finishes:**

- 5/8" gypsum and level 5 finish at interior walls and fur downs. Moisture resistant, gyp at bathrooms.
- 2x2 acoustical ceiling..
- LVT at floors in office, exercise area with rubber base.
- Painting of gypsum walls.
- Painting of door frames and metal doors.
- Staining of wood doors.
- All as per plans and specifications and to match finishes at LOTO Building on site.

### **Specialties:**

- Suspended aluminum canopies equal to Tennessee Valley Metal as specified.
- Grab bars in the restrooms.
- View lites in exterior and interior doors as shown.

- Hardware to match owner's Best lock system with keying and function as per Owner's instructions.
- Paper towel holders.
- Toilet paper holders.
- Mirrors.
- Restroom signage.
- ADA shower seats and grab bars.
- #10 Fire Extinguisher, 1 each wall mounted at office area and 2 each at Warehouse. Locate as directed by Owner.

**Utilities:**

- Provide all temporary construction utilities.
- Tie on to existing water as shown.
- Tie on to existing septic tank as shown.
- Overhead electrical service as shown.
- Verify all conditions prior to bid.

**Plumbing:**

- Water closets, lavatories.
- Shower stalls.
- Mop sink.
- Water heater.
- Floor drain.
- Exterior hose bibs.
- Floor drains in the Restrooms.
- All trim as specified.
- Connection to existing septic tank and required patching.
- All as per plumbing specifications.

**HVAC:**

- Condensation drains piped to exterior.
- Power ventilations, water heater, heat pump as per specifications.
- Registers and grills as per specifications.
- All as per HVAC specifications.

**Electrical:**

- Light fixtures.
- Exterior lights connected to a photo cell.
- Decorative exterior wall mounted lights.

- Receptacles with empty data conduit to above ceiling.
- Light switches.
- Power Poles
- Disconnect switches, fuses and circuits required for mechanical equipment.
- Emergency and exit lighting.
- Service panel sized as shown with spare circuits.
- All as per electrical plan and specifications.

**Cleaning:**

- Final:
  - a. Surfaces dusted, tile mopped, concrete floors to be washed and buffed clean, site free of surface and sub-surface construction materials.
  - b. Clean to Owner's requirements for acceptance.
- Daily:
  - a. Site free of waste construction materials and dust, paved road free of soil.

**Closeout:**

- Occupancy permit from regulatory authorities.
- Completed deficiency list with supporting documentation.
- Executed warranties, guarantees.
- Maintenance Manuals.
- Operation Manuals.
- Testing, start-up and operating/maintenance instructions for all equipment.
- Vendor contact list, with company name, contact person, all contact information.
- Product submittals.
- "As Built" Record drawings in electronic format.
- Inspection reports and certificates of compliance.
- Transfer of locks and keys.
- Record copy of construction progress reports and photographs.
- All close out documents to be on a USB drive and submitted to Owner prior to final payment.