

EXHIBIT B – Scope of Work

INTENT:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. Subcontractor acknowledges that the following Scope of Work detail is provided as a courtesy and must be used in conjunction with **all** Project Documents. Scope of Work detail listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

I. SCOPE OF WORK SUMMARY:

The Scope of Work shall include the furnishing and installation, complete, of the **Ceilings Work** as outlined in **The Contract Bidding Requirements** and in accordance with the **Contract Documents**. This shall include, but is not limited to all required, engineering, submittals (samples or mock-ups and shop drawings), materials, fabrication, labor, equipment and tools, supervision, hoisting, scaffolding, and transportation, burden and taxes as required for a complete installation.

II. GENERAL REQUIREMENTS

- A. Subcontractor has included all material, labor, supervision and administration for requirements outlined in the Exhibit C - Special Provisions. These are the standard expectations for all Balfour Beatty Construction projects.
- B. This Subcontractor shall obtain and pay for any additional permits, bonds, or fees as required to complete scope of work under this agreement including any required re-inspection fees / costs are responsibility of Subcontractor.
- C. Subcontractor understands that all work is being done on an active university campus. As such the following apply:
 - 1. Due to the Emergency Declaration associated with this project the guidelines present in Section 5 – Special Provisions, specifically Item No. 4 shall be strictly adhered to without exception. Coordinate ALL weekend work with the Site Superintendent as there are restrictions and guidance from UNCW that must be adhered to on Campus.
 - a. No noise making activities (including trucks backing or equipment prepping or music playing) prior to 7:00 AM or after 6:00 PM
 - b. No work will be permitted to start early without 48 hour written notification to UNCW Project Manager outlining specific tasks to be performed prior to 7:00 AM.
 - c. No afterhours work will be permitted without 48 hour written notification to UNCW Project Manager outlining specific tasks to be performed after 5:30 PM.
 - d. All gates will be locked after 6:00 PM.
 - 2. Streets are to be clean all the time. Subcontractor is responsible for cleaning the roads should their specific activities track dirt or mud onto university streets.

3. No trucks are to be left on university roads.
4. All deliveries are to be accompanied by flagmen at the entry gates.
5. No work shall be performed outside the site fencing without UNCW authorization.
6. At no point are any construction personnel to interact (talk or look) with the students.

D. Employee Conduct:

1. All construction personnel shall be respectful to all University of North Carolina Wilmington staff and students. Any disrespect, harassment, unwelcome comments or advances from any construction personnel toward any staff member or student shall constitute sufficient grounds for University of North Carolina Wilmington to request removal of any specific individuals from this project.
 - a. Such Owner action shall not constitute grounds for a delay claim.
 - b. Owner will not be responsible for any delays caused to the project due to any individual being removed from this project.
 - c. Construction superintendents shall be held accountable for any incident of this nature.
2. All after normal hours work shall be scheduled a minimum of 48 hours for Interior Work and 7 Days for Exterior Work.
3. Special attention is required for traffic control in and out of the Construction Site so as to avoid the Student population as they move around on Campus.
4. Use of tobacco products and other controlled substances on the Project Site is not permitted.
5. No Lottering on campus is allowed at any time.

III. **TRADE SPECIFIC SCOPE OF WORK ITEMS:**

- A. The following is a general outline of items included, but not limited to, under this agreement for *Acoustical Panel Ceilings* per specification section **09 51 13** and in accordance with the contract documents:
 1. Subcontractor is to provide Ceiling Work, including, but not necessarily limited to: acoustical panels, metal pan ceilings, suspended wood ceilings, exposed suspension system for ceilings, illuminated ceiling, attachment devices, wire hangers, braces and ties, angle hangers, hold-down clips, metal edge molding and trim, and acoustical sealant.
 2. This Subcontractor is responsible for all field measurements and any blocking, shimming, and attachments required to install a complete system. Subcontractor understands schedule cannot be delayed due requiring field measurements and shall notify Contractor during submittal process in writing of any such constraints in fabricating materials.
 3. This Subcontractor is to provide all layout for this work. Layout of all work from Construction Manager's single horizontal and vertical control point. Subcontractor shall

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- bring to the Architect's attention any grid/tile layout concerns regarding equal borders of installation, squareness of room, transition areas for ceiling direction, etc. and specification layout requirements prior to installing ceiling grid.
4. Verify all substrate conditions and notify CMAR twenty-one (21) days prior to start of Work any difficulties in substrate prohibiting start of Work under this agreement.
 5. This Subcontractor is to coordinate with the Mechanical, Plumbing, Fire Protection, Spray Fireproofing Subcontractor and Electrical Subcontractors for all equipment and device locations. All added supports, framing, and access requirements for these devices is included.
 6. Provide additional wires and fasteners to structure independent of wires provided at the corners of devices tied to grid for light fixtures and diffusers according to local, state and national requirements. Electrician and mechanical contractor to tie to lights and diffusers.
 7. This Subcontractor is to provide layout and cutouts for all mechanical, electrical, fire alarm, intercom, data, fire protection, exit lights, light fixtures, diffusers, access panels, etc. locations within the ceiling system.
 8. Subcontractor shall furnish and install all required control and expansion joints in accordance with the contract documents for building walls. All joints shall be indicated on the Shop Drawings for Architects approval.
 9. Provide all required mock-ups of Work for Owner/Architect acceptance.
- B. Subcontractor has reviewed both the finish schedule for ceiling types and compared to reflective ceiling plans, building sections, etc. for complete compliance of Architect's scope under specification sections.
- C. Subcontractor shall include 10% replacement costs for damaged grid and 10% replacement costs for damaged ceiling tile (based on total quantity of project) to make repairs for unidentified damages caused by others prior to Owner acceptance of the Project. Subcontractor shall track use of costs/replacements and no further reimbursement shall be provided without field verification of the aforementioned allowances.
- D. Schedule: {Description of Critical Patch, requirements and crew logic}
1. Subcontractor understands that multiple mobilizations are required and has included all cost.
 2. Subcontractor understands that multiple crews, supervisors, and equipment are required to start and complete work in each of the buildings simultaneously in accordance with the schedule.
 - a. Per system each
 - b. Per floor each
 - i. Come back to completed any areas left back per floor
 - ii. Cut border and MEP tiles

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- iii. Install tiles
- iv. Pre-Punch
- v. Post Punch (2x)

c. One last building sweep after commissioning and owner move in.

IV. SCOPE ALLOWANCES

- A. The subcontractor shall include the following allowance(s) in the base bid amount for work above and beyond the work outlined in the bid package scope of work sections.
- 1. Subcontractor shall include 2% of the contract value for general clean-up. This will be deducted from the contract and managed by CMAR. Once credited, this Subcontractor shall continue to perform their daily clean-up as required by the Special Provisions.
- B. These allowances are intended to cover the cost of work for the scope described. It is understood that all overhead, profit, insurance or other direct or indirect expense of the Subcontractor are included in the base bid amount and thus will not be accounted for when reconciling these allowances.
- C. Verification of any allowance usage must be signed off on by the Contractor to be validated for billing purposes.
- D. All unused portion(s) of these item(s) will be reconciled based on the unit prices provided on the bid form at the completion of the project via deductive change order.
- E. Any work in excess of the allowance amount(s) will be paid via change order based on the unit prices provided on the bid form.

V. TRADE SPECIFIC SCOPE EXCLUSIONS

The following is a list of specific exclusions normally related to this scope of work:

- A. {TBD}

VI. RECAP OF CONTRACT AMOUNT

The Total Subcontract Amount is arrived at and recorded as follows:

BP-## – Bid Amount	\$ #,###,###
Additions / Deletions	\$ ###,###
TOTAL SUBCONTRACT AMOUNT	\$ #,###,###