

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 **Painting 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 **Painting** per specification section **09 ## ##** and in accordance with the contract documents:
 1. Subcontractor shall furnish and install all interior painting work including, but not limited to, surface preparation, block filler, primer(s), sealant(s) and finish painting.
 - a. Use the Original 1994 Drawings that are available in the Bid Package under Section 11 for areas/surfaces that are to be painted. NOTE: An Addendum will be issued to confirm the current 2019 Paint selection.
 - b. Use the Architectural Drawings A2. And A.3 Finish Schedule to identify the original Duron colors that were used. These same colors (in today's specification availability) are to be used to establish cost values for estimating purposes. **Note:** Basis of Design remains Duron Paint Mfg. Co. - Top Quality Line for each paint type.

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2. Items included, but not limited to, drywall (partitions, soffits, bulkheads, ceilings), masonry walls, stairs and rails, hollow metal door and window frames, exposed structure, exposed MEPP, miscellaneous steel, access panels, etc.
3. Subcontractor shall note that the elevations show more detail on the different finishes than the Finish Plan.
4. This subcontractor is to paint all exposed MEPP exposed piping and insulation in color coding (Including hangers and supports),etc. as required by the contract documents. Exposed areas include mechanical rooms, electrical rooms, telecom rooms, janitor closets, controls closets, stair shafts, fire marshal room, etc. Not considered exposed areas include shell spaces or the two (2) mechanical shafts only.
 - a. There is painting fire protection piping in the Fire Pump Room and Stairs
 - b. Include painting primed steel supports or hangers in rooms listed above.
5. Subcontractor is to protect from being painted any labels (i.e. door rating, equipment label, UL fire rated, STC Labels, penetration labels, etc.) or other code-required labels or equipment names, identifications, performance ratings, or nomenclature plates. Costs to repair or replace labels due to paint shall be the responsibility of this subcontractor.
6. It is the responsibility of this Subcontractor to verify compatibility of shop applied coatings to topcoats applied in the field. Sanding, back-priming, block-fill, barrier coats, alkalinity and moisture testing, abrasive blast-cleaning, cleaning, wiping, washing, etc. as required to achieve compatibility of primer and top coats are part of this Scope.
7. This Subcontractor is responsible for adequately protecting all adjacent work during the installation of this work. Includes all required masking and protection of adjacent work including: hardware, fixtures, millwork, flooring, specialty items, etc. Subcontractor shall remove all the masking once painting is completed and provide signage to protect newly painted finishes.
8. Subcontractor shall provide all required cosmetic caulking associated with painting installations around drywall ceiling and drywall partitions abutting dissimilar materials, door frames, etc. Subcontractor shall properly clean and prepare joints and install caulking materials in strict accordance with the Contract Documents, Specification Section 07920, and manufacturer's written installation instructions for all cosmetic work under this agreement
9. This Subcontractor is responsible for stenciling/painting the required above ceiling wall rating information as required by the code. This includes all types of wall construction (drywall, masonry, and/or concrete).
10. Subcontractor responsible for adequate ventilation as needed during painting and staining operations. This contractor will write up a safety plan on how and when ventilation will be used to ensure employees working in and around the area are safe.
11. This Subcontractor shall inspect all surfaces to be painted/coated and advise the CMAR seventy-two (72) hours prior to the start of work of any difficulties.

12. This subcontractor shall be responsible to properly prepare all surfaces prior to the application of this scope of work. If the subcontractor feels the substrate is not in a reasonable condition, Subcontractor shall notify the CMAR in writing prior to applying paint or all cost of repairs will be borne by this subcontractor.
13. All additional lighting and/or task lighting above OSHA floor lighting standard and temporary lighting requirements to perform this Scope of Work per final lighting conditions is approved by this subcontract. Subcontractor shall insure that each worker has adequate lighting in each room to do a first class job of applying finishes. Extension cords, light stands, portable lights, etc. above and beyond OSHA standards are Subcontractor's responsibility to provide.
14. On-ground washout or washout into building storm system or sanitary system is prohibited. Subcontractor shall remove all used paint rags from site daily and not dispose of in CMAR's dumpsters to prevent combustion fire. Subcontractor is responsible for removal and disposal of all paint containers, wash buckets and accessories from site and not dispose of in Contractor's dumpsters.
15. It is the responsibility of this Subcontractor to notify the CMAR and Mechanical Ductwork Subcontractor to shut down the Building ventilation systems in work areas where airborne duct or paint is generated while performing work under this agreement to avoid soiling mechanical systems.
16. Field verification for humidity control and temperature control are included, and any noted deficiencies shall be submitted to CMAR in writing at a minimum of twenty-one (21) days prior to start of work.
17. It shall be the responsibility of this subcontractor to adequately protect all adjacent work by others during the installation of this scope of work. Included is all required masking and protection of adjacent work including hardware fixtures, millwork, flooring, sprinkler heads, etc. Subcontractor shall remove all the masking, etc. once the painting is complete. Provide "Wet Paint" signs to protect newly painted finishes. Any damage from the lack of protection by this subcontractor shall be the responsibility of this Subcontractor.
18. Subcontractor fully understands that metals (frames, doors, stairs, etc.), masonry and drywall point-up will need to occur after each painting coat (i.e. after prime coat, after 1st coat, after final coat) to insure substrate conditions meet Owner / Architect approval. Subcontract shall allow sufficient time between paint coats to perform pointing up by others and this Subcontractor shall perform touch-up painting of these point ups at no additional cost to CMAR.
19. This Subcontractor is to coordinate with the Drywall Subcontractor for drywall point up and finish coats, bondo of doors and frames, etc. Painter shall assume 50% touch-up after prime, 35% after first coat, 25% after 2nd coat and /or finish coat. Finish paint coat shall not precede any work on the elements or surrounding area. Intent to finish paint just prior to Architect's punch list.

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20. Allow for multiple punch lists on per floor and per area basis (i.e. Lab, office, core, MEP rooms, stairs, etc.) for CMAR punch, Architect punch and Owner Punch. Also allow for touch-up after furniture is installed.
 21. This Subcontractor will include in the base bid a 5% repair cost for touchup paint above & beyond what is required as detailed above in item #19 and #20. This is based on the total project amount and is to be identified as a separate line item on the pay application Schedule of Values.
- B. The following is a general outline of items included, but not limited to, under this agreement for ***High Performance Coatings*** per specification section **09 ## ##** and in accordance with the contract documents:
1. Subcontractor shall furnish and install all field applied Painting at all exposed interior and exterior surfaces as indicated in the Contract Documents inclusive of all substrate preparation, cleaning agents, primers, block fillers, undercoats, finishes, stains, shellacs varnishes, sanding, filling of nail/screw holes, field priming of materials furnished by others which are not factory primed, topcoat of materials supplied by others, all patterns and colors, back priming of all finish carpentry items and wood base, and all other incidental items as required to achieve finishes specified.
 2. The following is a general listing of items to be field finished, but is in no way intended to supersede or limit the scope of work required under this agreement:
 - a. Site related items (*high performance coating on ferrous metals*):
 - i. All steel bollards
 - ii. All site stair handrails and site guardrails
 - iii.
 - b. Building Exterior related items (*high performance coating on ferrous metals*):
 - i. All hollow metal doors and frames
 - ii. All exposed wood blocking
 - iii. All steel brick and masonry lintels
 - iv. Dock levelers, overhead doors
 - v. All exposed structural and miscellaneous steel
- C. Schedule: {Description of Critical Patch, requirements and crew logic}
1. Subcontractor understands that multiple mobilizations are required and has included all cost.

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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.

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.
 - 2.
- 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	\$ #,###,###