



TRMF Western Heritage Arena/Riding Stable

*TRMF Riding Stables - Main Building,
Garage, & Horse Stalls*

8/24/2026

Owner

THEODORE ROOSEVELT MEDORA FOUNDATION
PO BOX 198
MEDORA, ND 58645

Architect

KRISTI W HANSON INC DBA KHA ARCHITECTS
72185 PAINTERS PATH, STE A
PALM DESERT, CA

Contractor

J.E. DUNN CONSTRUCTION COMPANY
766 ELKS DRIVE, STE B
DICKINSON, ND 58601



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PART 1 - GENERAL

1.1 PROJECT INFORMATION

- A. NOTICE TO BIDDERS: Contractor has issued Bid Documents for the Project described below and requests your bid proposal on the Scopes of Work identified in this Bid Package.
- B. PROJECT: TRMF Western Heritage Arena/Riding Stable (Project No. 26034600)
- C. PROJECT LOCATION: 14532 I-94 Loop East
Medora, ND 58645
- D. OWNER: THEODORE ROOSEVELT MEDORA FOUNDATION, PO BOX 198
MEDORA, ND 58645
- E. ARCHITECT: KRISTI W HANSON INC DBA KHA ARCHITECTS, 72185
PAINTERS PATH, STE A
PALM DESERT, CA 92260-2756
- F. CONTRACTOR: J.E. Dunn Construction Company, 766 Elks Drive, STE B
Dickinson, ND 58601
- G. PROJECT DESCRIPTION: New Riding Stable Facility
- H. BID PACKAGE: TRMF Riding Stables - Main Building, Garage, & Horse Stalls
- I. DOCUMENT PACKAGE:
 - 1. KRISTI W HANSON INC DBA KHA ARCHITECTS Drawings: TRMF Riding Stables - Main Building, Garage, & Horse Stalls
- J. SCOPES OF WORK: The following Scopes of Work dated 8/24/2026 are included in this Bid Package:
 - 1. 03.00.00 - BUILDING AND SITE CONCRETE
 - 2. 04.40.00 - STONE VENEER
 - 3. 05.10.00 - STRUCTURAL STEEL (FURNISH)
 - 4. 06.00.00 - WOOD FRAMING AND ROUGH CARPENTRY
 - 5. 06.20.00 - MILLWORK AND FINISH CARPENTRY
 - 6. 07.20.00 - SPRAY FOAM AND BLOWN INSULATION
 - 7. 07.30.00 - ROOFING
 - 8. 07.46.00 - BUILDING SIDING
 - 9. 08.10.00 - DOORS, FRAMES AND HARDWARE (SUPPLY)
 - 10. 08.33.00 - OVERHEAD DOORS
 - 11. 08.40.00 - ALUMINUM ENTRANCES & GLAZING
 - 12. 09.20.00 - DRYWALL
 - 13. 09.30.00 - TILE
 - 14. 09.50.00 - ACOUSTICAL CEILINGS
 - 15. 09.65.00 - RESILIENT FLOORING AND CARPET

- 16. 09.90.00 - PAINTING
- 17. 10.00.00 - SPECIALTIES (SUPPLY)
- 18. 11.30.00 - RESIDENTIAL APPLIANCES
- 19. 12.20.00 - WINDOW TREATMENTS
- 20. 12.30.00 - CASEWORK
- 21. 21.00.00 - FIRE PROTECTION
- 22. 22.00.00 - PLUMBING
- 23. 23.00.00 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)
- 24. 26.00.00 - ELECTRICAL
- 25. 31.20.01 - STRUCTURAL EXCAVATION
- 26. 32.31.00 - GUARDRAIL AND GATES
- 27. 33.00.00 - SITE UTILITIES

1.2 BID INFORMATION

- A. **BID FORMS:** Submit bid(s) on the appropriate Bid Proposal Form(s) furnished in Section 00 41 00.10.
 - 1. For Individual Scopes, submit 00 41 00.10.
 - 2. For combination bids, submit 00 41 00.10 (for each Scope) and 00 41 00.20 for the combination.
 - 3. Note: Reference those indicated Bid Forms for applicable attachments.
- B. **BID BONDS:** Bid Bonds are not required on this Project.
- C. **BID DATE:** Bids will be received by the Contractor until the bid time and date at the location indicated below.
 - 1. Date: September 3, 2026.
 - 2. Time: 2:00 PM MT.
 - 3. Location: Uploaded through Building Connected or emailed to Matt Lange with JE Dunn Construction.
- D. **BID DOCUMENTS:**
 - 1. Bidding Documents may be viewed and/or obtained electronically at Autodesk Construction Cloud (ACC) Building Connected.
- E. **LENGTH OF VALIDITY OF PROPOSALS:** All Proposals shall be valid for acceptance by the Contractor for a period of Forty-Five (45) calendar days after submission of the Proposal(s).

1.3 INTERPRETATION AND ADDENDA

- A. Requests for interpretations, clarifications, corrections, or changes of the Bidding Documents must be made in writing at least seven (7) calendar days before the date for receipt of Bids. No Addenda will be issued later than two (2) business days before the date for receipt of Bids except for the limited situations set forth in the Instructions to Bidders.

1.4 SUBSTITUTIONS

- A. Substitutions are not allowed on this Project.

1.5 INSURANCE REQUIREMENTS

- A. Insurance requirements are included in the Subcontract, M&E Contract, and/or Controlled Insurance Manual included herein.
- B. Subcontractors will not be allowed on site until they have fully complied with the insurance requirements.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

SCOPE OF WORK 03.00.00 - BUILDING AND SITE CONCRETE**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

BUILDING AND SITE CONCRETE - Including, but not limited to, Specification Section(s):

32 1313 Concrete Paving

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Protect adjacent finishes prior to placing concrete. Remove protection after placement of concrete and clean adjacent finishes of splatter or slurry.
- 1.2. Clean roads surrounding Project site from debris resulting from this Work, as directed by Contractor.
- 1.3. Protect rebar immediately after placement.
- 1.4. Dewatering due to precipitation while performing the Scope of Work.
- 1.5. Hoisting and lifting required to complete the Work.
- 1.6. Layout required for this Work from project control points established by others.
- 1.7. Remove concrete spoils and washouts weekly.
- 1.8. Secure material daily to ensure material does not blow off structure or around Project site.
- 1.9. Winter conditions concrete placement requirements of the Specifications and American Concrete Institute (ACI) guidelines.
- 1.10. Field cure box for Owner's Testing Agent for curing of concrete cylinders. Assist testing agency in moving cylinders.
- 1.11. Layout markings that will not permanently mark concrete finishes.
- 1.12. Ensure rebar, embeds, anchor bolts, inserts, and sleeves are not displaced during concrete pours.
- 1.13. Concrete pumping and placement as required.
- 1.14. Install anchors, bolts, blockouts, sleeves, weeps, plates, and other items embedded in concrete. Embedded items furnished by others. Coordinate location of embedded items with others. After placement of concrete, provide detailed drawing confirming the accuracy of installation for elevation and location within twenty-four (24) hours.

2. BUILDING CONCRETE

- 2.1. Horizontal and vertical concrete Work including concrete materials, formwork, placement and finish, expansion joints, bond breakers, control joints, keyways, waterstops, and miscellaneous accessories required to complete the Work.
- 2.2. Shop Drawings showing suggested saw cut, tool locations, construction joints, and bulkheads for walls and slab-on-grade.
- 2.3. Submit detailed concrete pour schedule.
- 2.4. Fine grading and hand excavation at thickened slabs.
- 2.5. Protect concrete slabs that will be a finished surface. Coordinate proper floor protection with manufacturer's representatives and others installing special flooring systems.
- 2.6. Interior mechanical and electrical pads and curbs as indicated.
- 2.7. Void forms as required. Temporary protection of void forms from weather.
- 2.8. Vapor barrier below interior floor slabs.
- 2.9. Insulation at foundation walls, slab, and footings as indicated.
- 2.10. Mechanical pad at water heater.
3. **SITE CONCRETE**
 - 3.1. Site concrete Work including concrete materials, formwork, placement and finish, conveyance of concrete, reinforcing steel, control joints, expansion joints, dowels, and miscellaneous accessories required to complete the Work.
 - 3.2. Slab on grade at Main Building balcony, front porch, and side porch.
 - 3.3. Slab on grade at Garage front porch.
 - 3.4. Slab on grade at horse stalls and hay storage.
 - 3.5. Pavement markings, including but not limited to, site notations R4, S4, S6.
 - 3.6. Site signage, including but not limited to, site notations P5, Q1, Q2.
 - 3.7. Site concrete, including but not limited to, VA-33 pavement section, VA-51 bollard posts, VA-52 parking bumper.
 - 3.8. Transformer and CT cabinet pad. Coordinate with Electrical Contractor and Roughrider Electric.
 - 3.9. Condensing unit pad.

The following work is excluded:

1. Aggregate base and surfacing.
2. Structural excavation.

SCOPE OF WORK 04.40.00 - STONE VENEER

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

STONE VENEER - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Platforms, scaffolding, lifts, and small tools as required to complete the Work.
- 1.2. Hoisting and lifting required to complete the Work.
- 1.3. Coordinate unloading, delivery, lay-down area, and masonry batch area with Contractor. Relocation may be required for coordination with the overall construction as directed by Contractor.
- 1.4. Layout as required.
- 1.5. Clean roads surrounding Project site from debris resulting from this Work as directed by Contractor.
- 1.6. Clean stone veneer per the Subcontract Documents and manufacturer's recommendations.
- 1.7. Floor protection. Remove and clean mortar and mortar stains from exposed surfaces.

2. STONE

- 2.1. Stone veneer (SV-1), wainscot sill, and stone cap (Elevation Keynote 4)
- 2.2. Clips, shims, fasteners, anchors, flashing, and other items as required for complete installation.
- 2.3. Metal lath as required behind thin-stone veneer.
- 2.4. Connection materials as required.
- 2.5. Stone veneer cavity insulation and cavity rainscreen material.
- 2.6. Patching, grouting, and laying of stone around all wall penetrations.
- 2.7. Integral water repellants in grout and mortar at locations required.
- 2.8. Joint sealants.

The following work is excluded:

1. Waterproofing and air/weather barriers.

SCOPE OF WORK 05.10.00 - STRUCTURAL STEEL (FURNISH)**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

STRUCTURAL STEEL (FURNISH) - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Delegated design for connection calculations and metal fabrications and miscellaneous steel, including seal of professional engineer licensed in the state where the Project is located, on Shop Drawings and calculations.
- 1.2. Coordinate requirements of the Work, including, but not limited to, reviewing of all Subcontract Documents for size and locations of openings in floor and roof framing, including support framing at openings as required by typical details.
- 1.3. Fasteners (bolts, nuts, washers, tension control fasteners, anchors, and epoxy adhesives) necessary to complete this Scope of Work.
- 1.4. Coatings and surface preparation per the project documents. Where steel fabrications are scheduled for shop primer to receive field coatings, provide shop primer that is compatible with specified field-applied finish systems.
- 1.5. Connections to concrete, masonry, or other non-steel substrates where installation of steel must occur after substrate is already in place.
- 1.6. Field measurements and surveying of embedded steel items (projection, concrete elevation, location, alignment, and damage), including multiple trips to Project as necessary to accomplish these tasks. Submit findings two (2) weeks prior to mobilizing for start of steel erection. Notify Contractor of any discrepancies identified among field measurements, the Subcontract Documents, and American Institute of Steel Construction (AISC) standards.
- 1.7. Shop visual and non-destructive testing in accordance with American Welding Society (AWS) and AISC procedures.

2. STRUCTURAL STEEL

- 2.1. Structural steel items, including, but not limited to, beams, columns, loose bearing plates, anchor bolts, leveling plates, bracing, bridging, ledge angles, bent plate, and connection material for all of the previously mentioned items.
- 2.2. Furnish one template for each base plate to Contractor for use in setting anchor bolts.

The following work is excluded:

1. Steel guardrail and gates.

2. Aluminum deck railing. Main Building GR-5, GR-6, GR-7 and Garage GR-1, GR-2.
3. Anchor bolts and fasteners for wood sills and nailers.

SCOPE OF WORK 06.00.00 - WOOD FRAMING AND ROUGH CARPENTRY

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

WOOD FRAMING AND ROUGH CARPENTRY - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Properly sealed engineering and calculations by Professional Engineer registered in the State of North Dakota for Wood Roof Trusses.
- 1.2. Miscellaneous clips, shims, fasteners, anchors, accessories, expansion anchors, and adhesives as required to complete the Work.
- 1.3. Temporary ladders until stairs are in place.
- 1.4. Temporary doors at all new exterior door openings.
- 1.5. Temporary wind bracing as required to complete the wood structure.
- 1.6. Coordination of sleeving requirements with other trades.
- 1.7. Coordinate Work with others for compatibility of products including, but not limited to, weather/air barrier, waterproofing, roofing materials, and joint sealants. Work shall not be performed until project compatibility is established.

2. WOOD FRAMING

- 2.1. Fasteners (i.e. nails, screws, bolts) as required to complete the Scope of Work.
- 2.2. Wood extension jambs at doors and windows. Match the edge of the interior gypsum. Include a bead of caulk behind the nailing flange when installing the doors and windows.
- 2.3. Flexible membrane flashing around the rough opening prior to installation of windows and doors. Include a bead of caulk behind window and door flanges. Apply a secondary flexible flashing around the perimeter of windows and doors once installed.
- 2.4. Pressure treated lumber where in contact with masonry and concrete at interior and exterior locations.
- 2.5. Fire treated wood blocking as required by code.
- 2.6. Roof blocking and plywood sheathing.
- 2.7. Plywood blown insulation stops at attic perimeters and ceiling openings.

- 2.8. Hurricane "H" clips at sheathing edges.
- 2.9. Sill sealer under mud sills.
- 2.10. Exterior wood cedar trim, boards, and wraps.
- 2.11. Draft stops (including truss blocking or gables as required) in floors and attic.
- 2.12. Soffit and overhang framing.
- 2.13. Dimensional lumber required for lateral bracing.
- 2.14. Hip sets, valleys, vaulted trusses, and dormers. Complete roof to come to the site pre-manufactured. No hand framing on site.
- 2.15. Cantilevered roof framing and floor trusses.
- 2.16. Framing for wood stair structures.
- 2.17. Flashings for exterior windows, doors, and trim.
- 2.18. Floor trusses, roof trusses, engineered lumber floor and roof joists and laminated beams.
- 2.19. Nail and glue subfloors.
- 2.20. Girder trusses.
- 2.21. ZIP R-6 insulated wall sheathing at Main Building and Garage. 1/2" ZIP sheathing at Horse Stalls.
- 2.22. Cupolas, including but not limited to framing, cedar louvers, and cedar trim. See main building detail 3/A3.5.
- 2.23. Wood decking (DECK-1), deck framing, Bison pedestal system, and slip mat. See detail Main Building 1/A4.4.
- 2.24. Furnish and install aluminum guardrail system.
- 2.25. Tongue and groove decking.
- 2.26. Deck treads and risers (DECK-1).
- 2.27. Wood blocking at faux wood beams. See Main Building detail 3/A6.0.
- 2.28. Install HSS steel columns, furnished by others, at Horse Stall.
- 2.29. Furnish and install wood gable accents.

3. ROUGH CARPENTRY

- 3.1. All interior and exterior wood blocking and backing whether indicated on the drawings or required for installation of the following, including but not limited to, wall mounted items, marker boards, TV/Monitors, casework, countertops, window/door perimeters, door hardware, standing and running trim, paneling, kitchen equipment, expansion joint assemblies, fire extinguisher cabinets, window valance, window shades, bathroom accessories, mirrors, division 10 specialties, shelving, Owner furnished

equipment, and other miscellaneous specialties as required for attachment. Coordinate blocking and backing requirements with Contractor and Finish Carpentry Contractor.

- 3.2. Dimensional lumber and plywood needed for roofing construction. Coordinate this Work closely with others, including but not limited to roofing trade, to ensure correct dimensions.

4. WEATHER BARRIERS

- 4.1. Complete Huber ZIP air barrier system installed per manufacturer's recommendations and standard details.
- 4.2. ZIP sheathing, tape, and liquid flashing as required for a complete assembly.

5. FIBERGLASS WINDOWS

- 5.1. Exterior fiberglass windows, Type A, B, C, D on Main Building A3.5. Type A, B, C on Garage A3.4. Type A, B on Horse Stalls A3.2. Coordinate manufacturer's standard details with Architect's design.
- 5.2. Self-adhesive flashing membrane at head, jamb, and sill locations per Manufacturer's recommendations.
- 5.3. Fasteners, shims, and accessories as required to complete the Scope of Work.
- 5.4. Field verify all rough openings prior to procurement.
- 5.5. Spray foam insulation at shims.

The following work is excluded:

1. Batt, blown insulation.
2. Obdyke Slicker Classic, 1x3 wood furring strips at metal siding.
3. EPDM membrane and tapered insulation.

SCOPE OF WORK 06.20.00 - MILLWORK AND FINISH CARPENTRY

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

MILLWORK AND FINISH CARPENTRY - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Miscellaneous clips, shims, fasteners, anchors, accessories, expansion anchors, and adhesives as required to complete Scope of Work.
- 1.2. Receive, unload, and distribute materials provided by Door Supplier and Division 10 Specialties Supplier. Include inventory, quantity verification, and damage inspection.
- 1.3. Coordinate multiple deliveries with Door Supplier and Division 10 Specialties Supplier, as necessary, per Project schedule.
- 1.4. Coordinate shop drawings, including field measurements, for Door Supplier and Division 10 Specialties Supplier prior to fabrication. Comment and adjust Shop Drawings accordingly prior to submission to the Architect for approval.
- 1.5. Provide Rough Carpentry Subcontractor specific details for in-wall blocking showing exact locations, elevations, sections, details, and attachments of blocking requirements in Blocking Shop Drawing. Coordinate all layout and cut-out sizes for casework and countertops provided by others.
- 1.6. Layout as required for the Work of this Scope.
- 1.7. Joint sealants for the Work of this Scope, including sealants to dissimilar materials.

2. MILLWORK AND FINISH CARPENTRY

- 2.1. Interior finish carpentry, including, but not limited to, standing and running trim, wood base, wood door frames, wood paneling, other wood trim, and miscellaneous materials required for a complete installation.
- 2.2. Cutouts in casework, countertops, and any other items included in this Scope of Work. Locate and cut grommets in countertops in the field.
- 2.3. Install all specialties furnished by others, including but not limited to, grab bars, toilet tissue dispensers, soap dispensers, framed mirrors, sanitary napkin disposal, paper tower dispenser & waste receptacle, plastic laminate toilet partitions, towel bars, unit bathroom mirror, towel hooks, shower rods, and toilet paper holders.
- 2.4. Install equestrian specialties furnished by others, including but not limited to, saddle racks, wire shelving at helmet racks, metal cabinetry at horse stalls, and metal

lockers.

- 2.5. Install door frames, doors, and hardware supplied by others. Check door frame is plumb and square before and after drywall installation. Notify Contractor of any inconsistencies in door frames. Adjust door frames as required.
- 2.6. Install all fire protection specialties furnished by others, including but not limited to, fire extinguishers and fire extinguisher cabinets.
- 2.7. Furnish and Install PVC (PVC-1) window sills.
- 2.8. Furnish and Install white oak wood boards (WD-1) at Main Building and cedar wood boards (WD-1) at Garage.
- 2.9. Furnish and install interior wood soffit (WD-1) and wood beams (WD-2). See Main Building detail 2/A6.0.
- 2.10. Furnish and Install tongue and groove cedar wall boards and wood ceiling at Horse Stalls.
- 2.11. Install Owner Furnished TV and whiteboards.
- 2.12. Install FRP wall protection (FRP-1).
- 2.13. Install barn doors, track, and associated hardware.
- 2.14. Install wire shelving.
- 2.15. Furnish and install wood base (WB-1)
- 2.16. Furnish and install wood handrail.
- 2.17. Protection of this Work and the work of others, including shelves and countertops, with cardboard taped securely during the installation process. Remove when directed by Contractor.
- 2.18. Finish touchup and fillers to complete this Scope of Work.

The following work is excluded:

1. Casework.
2. Countertops.
3. Rough Carpentry.
4. Windows.
5. Staining.

SCOPE OF WORK 07.20.00 - SPRAY FOAM AND BLOWN INSULATION

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

SPRAY FOAM AND BLOWN INSULATION - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Sequence work as necessary to protect insulation and/or air barrier from prolonged exposure to sunlight.
- 1.2. Clean up daily and after this Work is completed in each area including all overspray onto other substrates. All residue shall be removed.
- 1.3. Adhesion testing.
- 1.4. Coordinate with all trades to ensure proper wiring, hangers, blocking, and in-wall rough-in are in place prior to insulation activities to minimize cutting or removing insulation.
- 1.5. Coordinate with others to ensure that spray insulation does not conceal metal attachment clips, J-boxes or other components necessary to be accessed after installation of the insulation system. Install temporary dams or forms as necessary to allow for subsequent access to these items.

2. SPRAY FOAM INSULATION

- 2.1. All spray applied insulation as a complete system including substrate preparation as required to achieve required ratings and per Subcontract Documents.
- 2.2. Include 100 square feet (SF) of patching for incidental damage by others to be performed as directed by the Contractor.
- 2.3. Auxiliary materials, including but not limited to, primers, foam stops at rough openings, end of wall conditions, top of wall conditions, sealants and other items required for a complete installation.
- 2.4. Temporary ventilation and protection of other work not intended to receive insulation during application of spray applied insulation.

3. BLOWN INSULATION

- 3.1. Above ceiling blown insulation.
- 3.2. Attic ventilation baffles.

The following work is excluded:

1. Interior partition sound insulation.
2. Below grade board insulation on foundation walls.
3. Exterior insulation immediately behind siding and stone systems.

SCOPE OF WORK 07.30.00 - ROOFING

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ROOFING - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Shop drawings to include all flashing locations and installation details.
- 1.2. Weather protection at end of each work day during progress to maintain a weathertight roof system.

2. STEEP SLOPE ROOFING

- 2.1. Shingle roofing (AS-1) as a complete system.
- 2.2. Shingle roofing, underlayment, and drip edge at Cupolas 3/A4.3
- 2.3. Roofing underlayment and ice and water shield where indicated.
- 2.4. Hip flashing, valley flashing, side wall flashing / step shingles, fascia flashing, and drip edge.
- 2.5. Roof ridge vents and plumbing/HVAC vent flashings.
- 2.6. Gutters, downspouts, and splash blocks.
- 2.7. Specific details at terminations and transitions.
- 2.8. Flashing, counter flashing, and waterproofing at Work transitions and penetrations by others.

3. MEMBRANE ROOFING

- 3.1. Full adhered EDPM roofing system, including but not limited to membrane, substrate boards, roof insulation, termination bars, reglets, adhesives, fasteners, and accessories as required for a complete installation.

The following work is excluded:

- 1. Roof sheathing.

SCOPE OF WORK 07.46.00 - BUILDING SIDING

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

BUILDING SIDING - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. **BUILDING SIDING**

- 1.1. Siding system including, but not limited to, prefinished steel siding (SS-1), starter strips, closure pieces, and associated flashing.
- 1.2. Prefinished metal soffit (MS-1 and MS-2).
- 1.3. Prefinished stepped metal fascia (M-1).
- 1.4. Benjamin Obdyke Slicker Classic rainscreen as a complete system including detailing of weather barrier at penetrations and openings. Strip in metal flashings (at openings) to weather resistive barrier with manufacturer-approved methods and materials after flashings are installed.
- 1.5. Detailing and trim around openings, penetrations, and at siding and/or soffit terminations.
- 1.6. Continuous perimeter flashing at openings including end dams and sealants.
- 1.7. Wood furring strips.
- 1.8. Joint sealants.

The following work is excluded:

1. Exterior stone work.
2. Cedar trim.

SCOPE OF WORK 08.10.00 - DOORS, FRAMES AND HARDWARE (SUPPLY)**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

DOORS, FRAMES AND HARDWARE (SUPPLY) - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Shop Drawings, submittals, samples, and hardware schedule within four (4) weeks of receipt of executed Agreement.
- 1.2. Multiple deliveries, as necessary, per Schedule.
- 1.3. Coordinate rough-in requirements for doors and frames with electrical and security trades.
- 1.4. Include raceways within doors for electrified openings.
- 1.5. Installation templates for the Work.
- 1.6. Label doors, frames, and hardware with the associated opening number.

2. **DOORS FRAMES AND HARDWARE**

- 2.1. Hollow metal door frames.
- 2.2. Hollow metal doors.
- 2.3. Wood doors.
- 2.4. Wood barn doors and associated hardware and accessories.
- 2.5. Door hardware and accessories.
- 2.6. Cores/cylinders at doors, including doors provided by others. This includes, but is not limited to, aluminum doors, all-glass doors, overhead doors, and coiling doors.
- 2.7. Factory-applied concealed or recessed material and smoke/draft control gasketing.
- 2.8. Keys and keying as required by the Subcontract Documents.
- 2.9. Rust inhibiting primer.
- 2.10. Machine and prepare doors and frames to receive the specified hardware.
- 2.11. Labeling at fire-rated openings.

The following work is excluded:

1. Access panels and doors.
2. Overhead coiling doors.
3. Aluminum or all-glass doors and associated hardware (except cylinders).
4. Glass and glazing within doors and frames.

SCOPE OF WORK 08.33.00 - OVERHEAD DOORS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

OVERHEAD DOORS - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Unloading and distribution of material to be installed.
- 1.2. Quantity and damage inspection of materials once delivered to the Project.

2. OVERHEAD AND COILING DOORS

- 2.1. Overhead coiling doors (OH-1) including, but not limited to manual/power operator, control devices, guides, hood, motors, panels, hardware, seals, fasteners, and accessories required for a complete installation.
- 2.2. Low voltage hook-up and wiring required for a complete installation.
- 2.3. Coordinate location of electrical with others.
- 2.4. Door sills and weather stripping.
- 2.5. Relays, internal wiring components, and release devices for connection to fire alarm system. Coordinate with fire alarm subcontractor for connections and required hardware for proper door function.
- 2.6. Factory authorized service representative to perform start-up, demonstration, and training upon completion of installation.
- 2.7. Balancing and final adjustment of installed doors.

The following work is excluded:

- 1. Hollow metal doors and frames.
- 2. Wood doors and frames.
- 3. 120V power to doors.
- 4. Structural overhead support.

SCOPE OF WORK 08.40.00 - ALUMINUM ENTRANCES & GLAZING

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ALUMINUM ENTRANCES & GLAZING - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Delegated design Shop Drawings and calculations for storefront and entrance doors.
- 1.2. Coordination, assistance, access and equipment necessary for water/air quality testing of window systems.
- 1.3. Miscellaneous clips, shims, fasteners, anchors, and accessories required for a complete installation of the Work of this Scope.
- 1.4. Dimensioned layout drawings for backing to be installed by others. Coordinate with Rough Carpentry Subcontractor.
- 1.5. Remove labels, stickers, temporary coverings, excessive sealants, dirt, and debris from glass and aluminum surfaces.

2. ENTRANCES AND STOREFRONTS

- 2.1. Aluminum framed entrances and storefronts, glass and glazing as indicated.
- 2.2. Door hardware and automatic operators for aluminum doors. Machine doors to receive hardware. Keying and cores/cylinders by others.
- 2.3. Insulation concealed within aluminum storefront and curtainwall assemblies. This includes, but is not limited to, mullion insulation, foil backed insulation, metal back-pans, and insulation of shim spaces or pockets to adjacent construction materials.
- 2.4. Sill pan with integral end dams set in mastic, jamb, head, and counter flashings at all window openings. Exposed flashings shall match window finish.
- 2.5. Anchors and clips used to support aluminum framing members to be concealed behind adjacent interior finishes.
- 2.6. Flexible flashings and silicone transition assemblies installed in conjunction with or after exterior curtainwall, storefront, or entrance systems are installed.
- 2.7. Intermediate and corner mullion wraps at installed assemblies. Finish and color to match adjoining materials.
- 2.8. Exterior perimeter joint sealants between work and dissimilar materials.

3. INTERIOR GLAZING

- 3.1. Interior door and sidelight glass and glazing.
- 3.2. Tempered glass where glass surfaces are less than eighteen inches (18") above finished floor and other locations indicated.

The following work is excluded:

1. Joint sealants in other scopes of work.
2. Flashings in other scopes of work.
3. Mirrors specified in Division 10.
4. Hollow metal doors and frames

SCOPE OF WORK 09.20.00 - DRYWALL**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

DRYWALL - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Upon completion of taping work, remove excess taping compound. Sweep floors clean with dust-collecting compound.

2. **WALL BOARD AND INSULATION**

- 2.1. Thermal insulation, including batt and sound insulation, at stud cavities and floor trusses.
- 2.2. Acoustical sealant and gaskets in drywall assemblies, including penetrations.
- 2.3. Gypsum wallboard assemblies, including, but not limited to, insulation, gypsum board, expansion joints, control joints, reveals, and taping and sanding.
- 2.4. Gypsum board ceiling suspension, framing, trim, bracing, hangers, miscellaneous clips, shims, fasteners, anchors, and accessories. Include additional framing for sprinkler heads, diffusers, grilles, and other mechanical and electrical components. Coordinate ceiling framing with others.
- 2.5. Coordinate installation of hollow metal door frames with related subcontractors.
- 2.6. Install access doors. Doors furnished by others. Coordinate quantities with others.
- 2.7. Non-corrosive fasteners for attachment to treated lumber.
- 2.8. Tile backer board (cement board) and joint sealant at tub surrounds, tub shelves, showers, and other wet wall locations.
- 2.9. Wall and ceiling control and expansion joints and covers in drywall. Coordinate with others.
- 2.10. Isolation where framing meets structural components.
- 2.11. Hold drywall one quarter to one half inch ($\frac{1}{4}$ " – $\frac{1}{2}$ ") off floor to prevent water from wicking.
- 2.12. Resilient furring channels.
- 2.13. Vapor control layer, as indicated.

3. **TAPE AND BED**

- 3.1. Tape, bed, sand, and finish gypsum board systems, including at recessed light fixtures.
Sanding of drywall to be performed mechanically with dust collecting equipment.
- 3.2. Tape and float behind tile, including glass mat and fibermesh tape.
- 3.3. Tape and float walls to deck, including above ceilings.
- 3.4. Tape and float drywall in mechanical and electrical spaces in levels indicated.
- 3.5. Firetape at rated walls.

The following work is excluded:

1. Framing.
2. Spray foam and blown attic insulation.
3. Insulation outside of exterior wall sheathing.
4. Installation of exterior doors and hardware.

SCOPE OF WORK 09.30.00 - TILE**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

TILE - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Verify substrates are acceptable for installation of material including surface conditions, compatibility with existing finishes, and bonding prior to the start of the Work. Confirm flatness of subsurfaces before beginning the installation of this Scope of Work.
- 1.2. Joint sealants in expansion, contraction, control, and isolation joints in finished surfaces.
- 1.3. Polished cuts and cores for receptacles, switches, plumbing fixtures, and penetrations.
- 1.4. Finishing and/or sealing of finished product.
- 1.5. Caulk inside corners in lieu of grout.

2. TILE AND STONE WORK

- 2.1. Wall (WT-1), base, thresholds, special shapes, and trim porcelain tile, including setting and grouting materials for tile, mortar, trowelable underlayment, crack isolation membranes, sealing of grout joints, transition strips, metal edge strips (MT-1), and grout release.
- 2.2. Wall preparation, including wall sanding, edge and reducer strips, metal termination strips between wall materials, primers, adhesives, setting mortar, and other miscellaneous items required. The Work includes any wall fill or leveling compound required at wall joints.

The following work is excluded:

1. Joint sealants defined in other scopes of work.
2. Final cleaning.
3. Cementitious backer board.

SCOPE OF WORK 09.50.00 - ACOUSTICAL CEILINGS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ACOUSTICAL CEILINGS - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Coordinate bulkhead details and interfacing sheetrock ceilings with acoustical ceilings.
- 1.2. Cut outs and patching in acoustical ceilings for other trades.
- 1.3. Non-corrosive fasteners for attachment to treated lumber.
- 1.4. Coordinate ceiling heights with others.

2. ACOUSTICAL CEILINGS AND TREATMENTS

- 2.1. Acoustical ceiling system (ACT-1), including, but not limited to, suspension system, including hangers and wire, metal grid system, acoustical ceiling tile, vertical closures where ceilings do not terminate at walls, expansion / control joints, trim, additional ceiling supports, clips, shims, fasteners, anchors, and accessories.
- 2.2. Acoustical sealants in acoustical ceiling systems, including caulking of ceiling grid where indicated.

The following work is excluded:

1. Thermal insulation defined in other scopes of work.
2. Joint sealants defined in other scopes of work.
3. Firestopping assemblies.

SCOPE OF WORK 09.65.00 - RESILIENT FLOORING AND CARPET**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

RESILIENT FLOORING AND CARPET - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Verify substrates are acceptable for installation of material including surface conditions, compatibility with existing finishes, and bonding prior to the start of the Work. Confirm flatness of subsurfaces before beginning the installation of this Scope of Work.
- 1.2. Test slab moisture content, pH, and vapor testing per Specification and manufacturer's recommendations (minimum of both calcium chloride and relative humidity test) prior to the start of the Work. Submit documentation to Contractor.
- 1.3. Clean concrete floor (including, but not limited to, mopping, buffing, sanding, and bead blasting for acceptable substrate) prior to installation of flooring. Scraping of drywall mud by others.
- 1.4. Floor preparation, including, trowelable underlayments and patching compounds, at variations less than one quarter inch (1/4") over a ten foot (10') area. Floor preparation includes concrete joints, repair of chips or dings, and deviations in elevation outside the specified levels. Work also includes transitions between rooms and doorways.
- 1.5. Joint sealants in expansion, contraction, control, and isolation joints in finished surfaces.
- 1.6. Protection of finished Work to include reinforced paper/Masonite at full width of corridors, lobbies, and high traffic areas as directed by Contractor. Use non-marking tape and maintain protection until punch-list activities begin. Remove and dispose of protection material as directed by Contractor.
- 1.7. Unless noted otherwise, at doorways, center seams and floor transitions shall be placed under the door when in the closed position.
- 1.8. Cut flooring materials to fit tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings.
- 1.9. Do not install finished flooring over layout markings on floor that may bleed through flooring products. If encountered, notify Contractor prior to installation.
- 1.10. Caulking at the top of floor base.

1.11. Bind or seal cut edges.

2. RESILIENT AND CARPET FLOORING

2.1. Sheet carpet (CPT-1) and vinyl tile flooring (LVT-1) and base (VB-1 and WB-1), including transitions (FT-1), reducer strips, metal termination strips between flooring materials, primers, adhesives, moisture test kits, carpet pad, underlayments, and other miscellaneous accessories.

The following work is excluded:

1. Major floor preparation (self-leveling and grinding of subfloor) above and beyond preparation defined in inclusions.
2. Joint sealants defined in other scopes of work.
3. Concrete vapor sealer.
4. Final cleaning.
5. Wood base.

SCOPE OF WORK 09.90.00 - PAINTING

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

PAINTING - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Surface preparation for the Work of this Scope.
- 1.2. Verify substrates are acceptable for applying coatings and/or wallcoverings over substrate, including surface conditions, compatibility with existing finishes, and bonding prior to the start of the Work.
- 1.3. Moisture test subsurface, with testing method approved by the Contractor, before beginning the installation of wall finishes. Submit results to Contractor before beginning the Work.
- 1.4. Clean bedding and paint residue from floor and adjacent surfaces daily. Remove overspray.
- 1.5. Clean-up and disposal of paint and cleaning material including off-site disposal of paint and cleaning agent cans. Disposal of products in site inlet grates is not allowed.
- 1.6. "Wet Paint" signs to protect newly coated surfaces. Remove and dispose temporary protection, including protection provided by others to protect work, after completing the Work of this Scope.
- 1.7. Touch-up immediately prior to punch-list activities.

2. INTERIOR COATINGS

- 2.1. Interior painting (PT-1, PT-2, and PT-3) and staining (ST-1, ST-2) including, but not limited to, surface preparation, block fillers, primers, sealers, paints, coatings, high performance coatings, and stains.
- 2.2. Prepare and paint items identified to receive field applied coatings, field or shop finishing of any unfinished wood or metal items, access doors, exposed MEP items, or exposed structure.
- 2.3. Prepare and stain items identified to receive field applied or shop staining, including, but not limited to, wood doors, standing and running trim, base, paneling, millwork, casework, and other finish carpentry items.
- 2.4. Prepare and paint sides and edges of plywood for electrical and communications equipment prior to installation, and touch-up following installation.

- 2.5. Interior cosmetic caulking including, but not limited to, hollow metal door/window frames (interior and exterior), interior side of exterior aluminum windows and storefront, and millwork and casework items to drywall.
- 2.6. Apply prime and first coat of paint prior to ceiling grid and room finish work. Apply final coat of paint following installation of room finishes, except for floor base and outlet covers.
- 2.7. Utilize epoxy paint at wet locations to receive paint.
- 2.8. Concrete floor sealer on exposed concrete floors (CONC-1) as indicated. Clean and prepare floor (mopping, buffing, sanding) prior to application of sealer. Scraping of drywall mud by others. Close off drains and other penetrations when applying floor sealer.

3. EXTERIOR PAINTING AND STAINING

- 3.1. Exterior staining including, but not limited to, surface preparation, sealers, and stains.
- 3.2. Prepare and paint exterior metals and site items including, but not limited to, steel guardrail, bollards, and all other items not indicated to be factory finished.
- 3.3. Prepare and paint gas piping.

The following work is excluded:

1. Joint sealants defined in other scopes of work.
2. Pavement markings, striping, and signs.
3. Taping of exterior sheathing joints.
4. Skimming or grinding concrete.
5. Painting of pre-finished items.

SCOPE OF WORK 10.00.00 - SPECIALTIES (SUPPLY)**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

SPECIALTIES (SUPPLY) - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Miscellaneous clips, shims, fasteners, anchors, accessories, expansion anchors, and adhesives as required to complete the Work.
- 1.2. Shop Drawings within four (4) weeks of receipt of executed Agreement.
- 1.3. Multiple deliveries, as necessary, per schedule.
- 1.4. Submit cut sheets with cut out dimensions for recessed items.
- 1.5. Ensure materials, equipment, and accessories furnished comply with ADA requirements.
- 1.6. Layout and fastening templates for in-wall blocking and backing, by others.

2. SPECIALTIES

- 2.1. Wire shelving, as indicated.

3. EQUESTRIAN SPECIALTIES

- 3.1. Groom racks and saddle racks, as indicated.
- 3.2. Wire shelving at helmet racks, as indicated.
- 3.3. Metal cabinetry (Horse Stalls CB-1), as indicated.
- 3.4. Metal lockers (L-1) as indicated, including infill and closure panels, locks, louvers in doors, and accessories.

4. TOILET ACCESSORIES

- 4.1. Toilet accessories, including but not limited to, grab bars, toilet tissue dispensers, soap dispensers, framed mirrors, sanitary napkin disposal, paper towel dispenser & waste receptacle, plastic laminate toilet partitions, towel bars, unit bathroom mirror, towel hooks, shower rods, and toilet paper holders.

5. FIRE PROTECTION SPECIALTIES

- 5.1. Fire extinguishers and fire extinguisher cabinets. Provide from a single manufacturer in quantities as indicated.
- 5.2. Specified identifications and fire extinguisher certifications.

6. WALL PROTECTION

- 6.1. Furnish wall protection (FRP-1) in quantities as indicated. Adhesives, mouldings, and accessories for a complete installation.
- 6.2. Furnish Marlite (FRP-1) at Horse Stalls, as indicated.

The following work is excluded:

1. In-wall blocking and backing.
2. Painting, unless specifically included above.
3. Line voltage conduit, wire and back boxes, if any.

SCOPE OF WORK 11.30.00 - RESIDENTIAL APPLIANCES

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

RESIDENTIAL APPLIANCES - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. **GENERAL**

- 1.1. Coordinate connections with others, including but not limited to plumbing, electrical, HVAC and control trades.
- 1.2. Shop Drawings within four (4) weeks of receipt of executed Agreement.
- 1.3. UL labels, as indicated.

2. **APPLIANCES**

- 2.1. Furnish and install washer and dryer, refrigerator, dishwasher, microwave/hood combo, as indicated at Main Building and Garage.
- 2.2. Furnish electrical service connections for both hard-wire and plug-in connections.

The following work is excluded:

1. Final mechanical, electrical, and plumbing connections.

SCOPE OF WORK 12.20.00 - WINDOW TREATMENTS

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

WINDOW TREATMENTS - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Miscellaneous mounting hardware, clips, shims, fasteners, anchors, guides, penetrations, sleeves, and accessories as required to complete the Scope of Work.
- 1.2. Clean window treatments following installation.
- 1.3. Field measurements as required.

2. BLINDS AND SHADES

- 2.1. Manual roller window shades (Finish Plan Keynote 2), and associated hardware at Main Building and Garage.
- 2.2. Plumb window treatments with clearances to allow proper operation.
- 2.3. Adjust and balance window treatments and operating mechanism for proper operation, free from binding or malfunction.
- 2.4. Manufacturer's cord cleats.
- 2.5. Retain intact safety tags and other manufacturer information with installed window treatments.

The following work is excluded:

1. None.

SCOPE OF WORK 12.30.00 - CASEWORK

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

CASEWORK - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Shop drawings for Work of this Scope. Include in-wall blocking showing exact locations, elevations, sections, details, and attachments of blocking requirements. Coordinate cut-out sizes for fixtures provided by others.
- 1.2. Develop a coordinated piece mark system for materials to ensure accurate and coordinated installation. Review with Contractor.
- 1.3. Layout, field verification, measurements, and templates.
- 1.4. Protection of Work, including shelves and countertops, with cardboard taped securely during the installation process. Remove when directed by Contractor.
- 1.5. Coordinate drawings and all of manufacturer's cut sheets and Shop Drawings for mechanical, plumbing, electrical, and connections for large equipment.

2. CASEWORK

- 2.1. Casework (CB-1), including but not limited to, cabinets, countertops and supports, shelves and brackets, sloped tops, reception desk, island, and miscellaneous hardware, trim, shimming, and anchorage devices for a complete installation.
- 2.2. Solid surface (SS-1, SS-2) countertops and vanities, including skirts, side and backsplashes, supports, edge detailing, backing material or subtops, sealers, adhesives, and miscellaneous hardware, trim, shimming, and anchorage devices for a complete installation.
- 2.3. Align and adjust casework doors, drawers, hardware, and shelves including locking mechanisms prior to turnover to Owner. Provide Contractor with a keyed lock schedule and all keys associated with each piece of millwork specified to receive locks.
- 2.4. Cutouts in casework, countertops, and any other items included in this Scope of Work. Grommets in countertops as located in the field.
- 2.5. Joint sealants for the Work of this Scope, including sealants to dissimilar materials.
- 2.6. Miscellaneous metals and steel integral to casework and millwork items.
- 2.7. Finish hardware associated this Scope of Work.

2.8. Pre-drilled holes for hardware.

2.9. Finish touchup and fillers to complete this Scope of Work.

2.10. Shop finish wood items before delivering to Project site.

The following work is excluded:

1. Metal Cabinetry at Horse Stalls.
2. PVC (PVC-1) window sills.
3. Lockers, toilet compartments, and accessories.

SCOPE OF WORK 21.00.00 - FIRE PROTECTION

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

FIRE PROTECTION - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Layout for penetrations as required.
- 1.2. Layout of equipment that will require specific backing and framing.
- 1.3. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required for this Scope of Work.
- 1.4. Equipment mounting brackets as required.
- 1.5. Cut and install ceiling tiles as required. Ceiling tiles furnished by others.
- 1.6. Coordinate with others as required for full integration and interface of the system(s) included in the Work.
- 1.7. Furnish access doors as required for this Scope of Work. Installation by others.
- 1.8. Expansion joints for piping as required.

2. FIRE SPRINKLER SYSTEM

- 2.1. Complete dry and wet fire sprinkler system at Main Building and Garage in accordance with NFPA 13R.
- 2.2. Complete dry pipe system at Main Building and Garage, including but not limited to, air compressor, compressed air piping, valves, air maintenance device.
- 2.3. Fire department connection, including but not limited to, joint sealants and wall escutcheon.
- 2.4. Flow tests to obtain hydraulic data needed for design of system.
- 2.5. Start-up strainers for fire pumps. After final acceptance, replace with final strainer.
- 2.6. Flushing and sterilization of sprinkler water lines.

The following work is excluded:

1. Underground piping to flanged outlet (including flushing and testing).
2. Fire extinguishers and fire extinguisher cabinets.

SCOPE OF WORK 22.00.00 - PLUMBING**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

PLUMBING - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Furnish access doors as required for this Scope of Work. Installation by others.
- 1.2. Core drilling including layout, structural x-rays, and temporary protection as required for this Scope of Work. Obtain Contractor's written approval before any core drilling.
- 1.3. Layout for equipment pads and penetrations as required.
- 1.4. Saw-cutting and patching as required.
- 1.5. Supervision at concrete pours involving penetrations and sleeves associated with this Scope of Work.
- 1.6. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required for this Scope of Work.

2. SITEWORK AND UNDERGROUND

- 2.1. Unclassified excavating, trenching, shoring, bracing, dewatering, backfilling to grade, compacting, and patching.
- 2.2. Onsite disposal of spoils. Location to be determined by the Contractor.
- 2.3. Engineered trenching shoring system for excavation where sloping is not feasible.
- 2.4. Locates of existing utilities on the site prior to the excavation portion of the work.
- 2.5. Hand dig in critical utility areas.

3. GENERAL PLUMBING PIPING

- 3.1. Final tie-in of domestic and sanitary at point of termination five (5) feet outside the building footprint.
- 3.2. Propane fuel piping system, including below grade tank, piping, hangers, valves, fittings, system regulators, and relief piping.
- 3.3. Storm drain system including piping, hangers, fittings, and drain leveling provisions at Garage.
- 3.4. Hot and cold domestic water manifolds.

- 3.5. Thrust blocks, concrete, anchors, and guides for underground piping.
- 3.6. Connection of dishwasher drain to garbage disposal.
- 3.7. Piping insulation.

4. GENERAL PLUMBING EQUIPMENT AND FIXTURES

- 4.1. Plumbing fixtures at Main Building and Garage, including but not limited to, WC-1 water closet, WC-2 water closet, U-1 urinal, L-1 lavatory, L-2 lavatory, S-1 sink, S-2 sink, EWC-1 electric water cooler, MB-1 mop basin, WHY-1 wall hydrant, FD-1 floor drain. Furnish per M0.1 mechanical specifications.
- 4.2. Water heater (WH-1) at Main Building and Garage, including but not limited to, relief valve and expansion tank.
- 4.3. Floor cleanouts (CO), wall cleanouts (WCO), washing machine trim (WMT), ice maker box.
- 4.4. Roof drain (RD-1) and overflow roof drain (ORD-1) at Garage.
- 4.5. Inline recirculation pump RCP-1.
- 4.6. Garbage disposal.
- 4.7. Install water meter furnished by others.
- 4.8. Escutcheons sealed to the wall and around piping, including under-counter piping.
- 4.9. Caulking for plumbing fixtures and shower units.

5. START-UP AND TESTING

- 5.1. Chemicals and temporary material and equipment for flushing and passivation of piping systems. Flushing through equipment coils is not allowed.
- 5.2. Temporary material and equipment for pressure testing of piping systems. Pressure testing through equipment coils is not allowed.

6. COMMISSIONING

- 6.1. Commissioning assistance.
- 6.2. Qualified personnel, including manufacturer technicians, and equipment to complete pre-functional and functional testing as directed by the Contractor.

The following work is excluded:

- 1. Condensate drain piping.
- 2. Refrigerant piping.
- 3. Concrete housekeeping pads.

SCOPE OF WORK 23.00.00 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Furnish access doors as required for this Scope of Work. Installation by others.
- 1.2. Layout for equipment pads and penetrations as required.
- 1.3. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required for this Scope of Work.

2. SHEETMETAL

- 2.1. Supply and return ductwork, including but not limited to, duct insulation, duct liner, duct access door, drain pan.
- 2.2. Mechanical louvers including flashing and caulking.
- 2.3. Grilles at Main Building and Garage, including but not limited to, S-1, S-2, R-1 , R-2.
- 2.4. Motor operated damper and volume dampers.

3. MECHANICAL PIPING

- 3.1. Refrigerant piping.
- 3.2. Furnace vent piping.
- 3.3. Condensate drainage system.
- 3.4. Piping systems shall not be installed above electrical equipment. If alternative routing is not feasible, provide panning and drain piping for systems routed above electrical equipment.
- 3.5. Provide anchors and guides.

4. GENERAL MECHANICAL EQUIPMENT

- 4.1. Mechanical equipment at Main Building and Garage, including but not limited to, CU-1 condensing unit, UH-1 unit heater, EF-1, EF-2, EF-3, EF-4, EF-3 fan, F-1 furnace, AC-1, AC-2, AC-3 air conditioner.
- 4.2. Furnace support frame per detail 10/M4.0.

5. CONTROLS

- 5.1. Thermostats, wiring and terminations for control systems. Provide all power to controls, relays, dampers, actuators, and devices for the HVAC controls system.
- 5.2. Factory mounted controllers, instrumentation, and programming as required to meet the design sequence of operations for all packaged HVAC systems.
- 5.3. Software, hardware, and labor as required for successful completion of test, adjust, and balance (TAB) scope.

6. START-UP AND TESTING

- 6.1. Vacuum and wipe clean HVAC equipment interiors prior to startup and again following commissioning.
- 6.2. Temporary material and equipment required for leakage testing of ductwork systems.
- 6.3. Quality control documentation for mechanical systems including factory testing and factory certified start-up.

7. TESTING, ADJUSTING, AND BALANCING (TAB)

- 7.1. Provide testing, adjusting, and balancing on all mechanical equipment indicated on Drawings. Adjust system to +/- 10% of design.
- 7.2. NEBB or AABC certification. Submit report on associated NEBB or AABC forms.

The following work is excluded:

- 1. Plumbing.
- 2. Fire sprinkler systems.
- 3. Concrete housekeeping pads.
- 4. Propane tank and gas piping.

SCOPE OF WORK 26.00.00 - ELECTRICAL

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

ELECTRICAL - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Temporary power and lighting per Front End.
- 1.2. Furnish access doors as required. Installation by others.
- 1.3. Layout for equipment pads and penetrations as required.
- 1.4. Supervision at concrete pours involving penetrations and sleeves associated with this Scope of Work.
- 1.5. Sealing, flashing, and escutcheons for roof, wall, and floor penetrations as required.
- 1.6. Develop and manage a site specific Lock-out Tag-out (LOTO) Plan.
- 1.7. Clean interior and exterior of equipment furnished and/or installed as part of this Scope of Work prior to first energization and again prior to Substantial Completion.

2. SITEWORK AND UNDERGROUND

- 2.1. Site electrical, including but not limited to, CT cabinet, electrical conduits and wiring, site lighting, and telecommunications conduit. Coordinate site electrical with Roughrider Electric and Owner's telecommunications provider.
- 2.2. Unclassified excavating, trenching, shoring, bracing, dewatering, backfilling to grade, compacting, and patching.
- 2.3. On-site disposal of spoils. Location to be determined by the Contractor.
- 2.4. Locates of existing utilities on the site prior to the start of construction.
- 2.5. Hand dig in critical utility areas.

3. ELECTRICAL

- 3.1. Complete exterior lighting, interior lighting, and daylight controls at Main Building, Garage, and Horse Stalls per lighting plans and luminaire schedule. Install Type W fixture furnished by Owner.
- 3.2. Complete power and systems at Main Building, Garage, and Horse Stalls. Including but not limited to, panelboards, grounding, conduit, cables, outlet boxes, wiring devices.

- 3.3. Provide electrical connection to all plumbing and HVAC equipment.
- 3.4. Provide electrical connection and final hookups to residential appliances. Coordinate electrical connection requirements with Contractor.
- 3.5. Provide electrical connection to overhead doors at Garage.
- 3.6. Provide telecom data and TV coaxial cable and conduit as indicated.
- 3.7. Electric baseboard and wall heaters.
- 3.8. Power to auto door operators with final connection to be made by others. Wall bases, conduit, and wiring (including any low voltage) for actuators is provided by others. Final wiring connections to actuator and operator provided by others.
- 3.9. Field adjustment of breaker and relay settings. Breaker setting values furnished by others.

4. FIRE ALARM

- 4.1. Provide all components, wiring, conduit, and and accessories for a complete and fully functioning Fire Alarm system.
- 4.2. Provide combination smoke detectors as indicated.
- 4.3. Provider fire sprinkler monitoring panel with associated tamper and flow switchers.

5. SECURITY

- 5.1. Provide data cable and conduit to Owner furnished security cameras at Main Building, Garage, and Horse Stalls. Coordinate with Owner and Contractor.

The following work is excluded:

- 1. Concrete transformer and housekeeping pads.
- 2. Temperature control wiring.
- 3. BIM.

SCOPE OF WORK 31.20.01 - STRUCTURAL EXCAVATION

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

STRUCTURAL EXCAVATION - Including, but not limited to, Specification Section(s):

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Excavation is unclassified.
- 1.2. Locate existing utilities on the jobsite prior to the start of construction and maintain those utility markers while working on the site. Protect from damage existing utilities scheduled to remain and make repairs as needed if damage should occur. Submit as-built drawing of existing conditions for coordination and record purposes.
- 1.3. Stockpile and store materials for reuse onsite at a location directed by Contractor.
- 1.4. Spoils shall be distributed on site as directed by Contractor.
- 1.5. Moisture conditioning as needed to obtain moisture content of soils, including, but not limited to, water, water trucks, and equipment necessary to achieve proper moisture conditioning.
- 1.6. Bench, layback, or shore excavations as required to perform the Work.
- 1.7. Proof-roll existing and newly prepared earthwork conditions for visual review in order to determine the suitability of in place soils to receive additional fill work.
- 1.8. Place fill material under the direct supervision of the geotechnical engineer.
- 1.9. Remove and replace soils determined to be unsuitable by the geotechnical engineer.
- 1.10. Barricade and flag excavations as required.
- 1.11. Layout and survey work required for the Work from benchmarks and control points provided by others. Maintain benchmarks and control points throughout construction.

2. SITE MAINTENANCE

- 2.1. Pumping, dewatering, and sediment control required to prevent standing water associated with either ground water or rainfall at locations where temporary excavations are unable to be gravity drained throughout every phase of the Work.
- 2.2. Temporary grading to maintain positive drainage of all areas throughout performance of the Work as required to prevent ponding water and pooling near the building structure(s).

- 2.3. Street sweeping of existing roadways adjacent to construction exits during the Work.
- 2.4. Dust control as required to eliminate dust created as a result of the Work as well as dust caused by construction traffic on temporary roads and staging areas during the execution of this Work.

3. STRUCTURAL EXCAVATION

- 3.1. Structural excavation, backfill, and compaction of concrete foundation elements.
- 3.2. Excavation for thickened and/or depressed slab sections where required.
- 3.3. Upon completion of installation of concrete foundation (including footings, columns, piers, and foundation walls) by others, backfill concrete foundation work. The Work includes suitable backfill material and soil compaction, including hand labor, to comply with density and moisture content testing as required.
- 3.4. Foundations shall be neat excavated to within one inch (1") horizontally of proposed layout and within a tenth of a foot (+/-0.10') of bottom of proposed foundation elevation.
- 3.5. Foundations shall be excavated to within a tenth of a foot (+/-0.10') of bottom of proposed foundation elevation.
- 3.6. Bottom of footing excavations shall extend a minimum of three feet (3') beyond the horizontal edge of the proposed foundation to allow for installation/removal of concrete formwork.
- 3.7. Coordinate excavation with others, including but not limited to the concrete trade(s), to ensure that the open excavation for each day will not exceed the intended concrete placement rate.
- 3.8. Granular base below concrete.

4. SITE DEMOLITION

- 4.1. Provide alternate pricing to demolish existing Ranchero Rodeo Grounds per C403. Coordinate removals with Owner and Contractor.

The following work is excluded:

- 1. Mass excavation and earthwork.
- 2. Site utilities.
- 3. Trim and crumb excavation.

SCOPE OF WORK 32.31.00 - GUARDRAIL AND GATES

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

GUARDRAIL AND GATES - Including, but not limited to, Specification sections:

DIV 00 Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Field measurements and shop drawings prior to fabrication.
- 1.2. Stockpile spoils on-site for distribution by others.

2. FENCING AND GATES

- 2.1. Miscellaneous clips, shims, fasteners, anchors, accessories, and adhesives as required to complete the Scope of Work.
- 2.2. Provide steel guardrail, gate system, and guardrail foundations at Horse Stalls.
- 2.3. Provide main building steel guardrail (GR-1, GR-2, GR-3, GR-4)
- 2.4. Gate hardware and accessories for Main Building steel guardrail. See A4.1.
- 2.5. Furnish and install 60' dia. Priefert round pen. Coordinate with Owner and Contractor.
- 2.6. Furnish and install 75' x 170' Priefert riding arena. Coordinate with Owner and Contractor.

The following work is excluded:

- 1. Aluminum deck railing. Main Building GR-5, GR-6, GR-7 and Garage GR-1, GR-2.

SCOPE OF WORK 33.00.00 - SITE UTILITIES

SCOPE OF WORK

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

SITE UTILITIES - Including, but not limited to, Specification Section(s):

33 0561	Concrete Manholes
33 1416	Site Water Utility Distribution Piping
33 1419	Valves and Hydrants For Water Utility Service
33 3100	Sanitary Sewerage Piping
40 0581.26	Freeze-Proof Yard Hydrants
DIV 00	Procurement and Contracting Requirements

This Work specifically includes, but is not limited to:

1. GENERAL

- 1.1. Excavation is unclassified.
- 1.2. Locate existing utilities on the jobsite prior to the start of the Work and maintain those utility markers while working on the jobsite. Protect from damage existing utilities scheduled to remain and make repairs as needed if damage should occur. Submit as-built drawing of existing conditions for coordination and record purposes.

2. SANITARY SEWER

- 2.1. Sanitary Utility service line to property line and within five feet (5'-0") of the building perimeter. Both ends capped for future continuation by others (except as noted). Mark and maintain above-ground capped lines.
- 2.2. Trenching, gravel bedding, and backfill. Compact backfill to meet design density.
- 2.3. Precast concrete manholes and utility vaults.
- 2.4. Flush, clean, and test utility systems.
- 2.5. Adjust manhole covers, including, but not limited to, covers, structure lids, and cleanout covers, to be at finish elevation of pavement, site concrete, and landscaping.
- 2.6. Bore under existing waterway.
- 2.7. Pump lift station.

3. DOMESTIC WATER

- 3.1. Domestic water and fire water lines. Fire and water lines to be installed to flange inside the building to twelve inches (12") above finish floor for future continuation by others.
- 3.2. Artesian well water lines. Connect to existing artesian well house and yard hydrants.

- 3.3. Cap domestic water and fire water lines at property line for future continuation by others.
- 3.4. Trenching, gravel bedding, encasement, backfill, thrust blocks, and kickers. Compact backfill to meet design density.
- 3.5. Flush, clean, and test utility systems required to produce a complete, engineer-approved system.
- 3.6. Fire hydrant assemblies and remote fire department connections.
- 3.7. Insulation at water line crossing.
- 3.8. Yard hydrants.
- 3.9. Bore under existing waterway.
- 4. **STORM DRAINAGE SYSTEMS**
 - 4.1. Storm sewers including trenching, gravel bedding, and backfill. Compact backfill to meet design density.
 - 4.2. Rip rap and fabric.
 - 4.3. Flared end section.

The following work is excluded:

- 1. Rock excavation.
- 2. Perimeter foundation drain.