

CONSTRUCTION SCOPE OF WORK

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PROJECT LOCATION:	22757 Central Park Drive LAKE VIEW, ALABAMA 35111	
AUTHOR:	CRIS WHITE	
DATE:		

PROJECT LOCATION	
PROJECT LOCATION:	CITY OF LAKE VIEW, ALABAMA – CITY HALL CAMPUS
LEGAL ADDRESS:	22757 Central Park Drive LAKE VIEW, ALABAMA 35111
WORK SITE DESCRIPTION:	

THE PARTIES	
“CONTRATOR” IS:	TBD
“OWNER” IS:	CITY OF LAKE VIEW, ALABAMA
“PROJECT OWNER” IS:	CITY OF LAKE VIEW, ALABAMA
“CITY OF LAKE VIEW, PROJECT MANAGER” IS:	CRIS WHITE

SCHEDULING & MILESTONES
1. Contractor shall commence and complete milestones and / or scope of work according to approved schedule. <ol style="list-style-type: none"> Final schedule must be approved by City of Lake View, Project Manager.

DELIVERABLES
1. Contractor shall provide the following deliverables: <ol style="list-style-type: none"> Provide all labor and manpower to fully complete Scope of Work. Provide all necessary equipment, tools and / or machinery to fully complete Scope of Work. Provide all building materials required to fully complete Scope of Work. Provide a schedule of construction for approval. Provide required submittals for approval.

EXCLUSIONS
1. See item 3 – Scope of Work Overview - Demolition

SCOPE OF WORK OVERVIEW - DEMOLITION
1. Demolish all plywood sheathing currently located on interior walls of building.
2. Demolish existing storage room.
3. Demolish existing electrical devices, to include wiring, lights, outlets, receptacles and equipment, to include all overhead fixtures and boxes and in-wall fixtures and boxes. <ol style="list-style-type: none"> Exclude existing electrical panels from demolition package, the existing electrical boxes shall remain in the building “as is”.
4. Remove landscaping located on west – side of building, adjacent to sidewalk to allow sidewalk construction at front entrance.

SCOPE OF WORK OVERVIEW – CITY HALL / LIBRARY CONSTRUCTION
1. Provide and install partition wall designed to separate future City Hall space from future Library space. Wall shall be constructed according to dimensions and specifications contained within issued for construction building plans.

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2. Provide and install framing for Clerk's Office and City Clerk Storage Room. Framing shall be constructed according to dimensions and specifications contained within, issued for construction building plans.
3. Provide and install (2) two new and complete Heating Ventilation Air Conditioning (HVAC) Units to service both spaces (Library / City Hall) according to dimensions and specifications contained within issued for construction building plans.
4. Provide and Install exhaust fans and vents for future restrooms according to dimensions and specifications contained within issued for construction building plans.
5. Provide and install security gates and fencing around outside condensing units, according to dimensions and specifications contained within issued for construction building plans.
6. Provide and install (2) two attic access units with ladder access.
7. Provide and install a platform for attic equipment and a (2) two – foot wide walkway to platform(s).
8. Provide and install the following electrical components according to dimensions and specifications contained within issued for construction building plans. <ul style="list-style-type: none"> a. Wiring b. Lighting c. Switches d. Emergency Egress Lighting
9. Provide and install all Pre-Wiring for all low voltage units to include alarm and data, according to dimensions and specifications contained within issued for construction building plans.
10. Provide and install insulation to encompass entire building and new Library area according to current building codes.
11. Provide and install new aluminum storefront door at front entrance according to dimensions and specifications contained within issued for construction building plans.
12. Provide and install new, rear egress door according to dimensions and specifications contained within issued for construction building plans.
13. Provide and install concrete walkway extending from front door to existing sidewalk according to dimensions and specifications contained within issued for construction building plans.
14. Demo (2) interior water spigots and (1) washing machine box with valves.

SCOPE OF WORK OVERVIEW – EXISTING CITY HALL COMPLEX - DEMOLITION

1. Demolish second story, front facing window.
2. Demolish "saloon style" doors located at the entrance to Council Chambers and door to City Clerk Office.

SCOPE OF WORK OVERVIEW – EXISTING CITY HALL COMPLEX - CONSTRUCTION

1. Close the demolished window opening, located on the second floor to consist of the following:
 - a. Provide and install typical framing to include studs according to current building codes.
 - b. Provide and install exterior sheathing according to current codes.
 - c. Provide and install vapor barrier according to current codes.
 - d. Provide and install interior sheathing (drywall) to match existing drywall thickness according to current codes.
 - e. Provide and install finish on interior wall (drywall) to include drywall tape, compound and finish to accept paint.
 - f. Provide and install paint and requisite trim to match existing paint and trim. Trim includes both base and crown molding if applicable.
2. Provide and install new doors and frame at the entrance to Council Chambers.
 - a. Doors shall be identical to other doors located at front and back entrance of City Hall Complex.
 - b. Doors shall be oriented to open outward from the room.
 - c. Doors shall have panic hardware installed and mechanisms for opening doors from opposite side of panic hardware.

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- d. Each door shall have self-closure devices installed.
- e. Each door shall contain frosted security glass.
- f. Doors shall have heavy-duty locks
- g. Doors shall have door stops installed.
- h. ADA Hardware shall be installed where required.

3. Provide and install new metal door and frame with no window at entrance of City Clerk Office.

SUBMITTALS

All submittals must be received by the City of Lake View, Project Manager at least 30 days, prior to commencement of work.

SUBMITTAL LISTING – CITY HALL / LIBRARY

- 1. Heating Ventilation Air Conditioning (HVAC) Systems
- 2. Exhaust Fan Units
- 3. Attic Access Ladder Units
- 4. Security Gate & Fencing
- 5. Lighting Units and Switches
- 6. Emergency Lighting Units
- 7. Insulation
- 8. Rear Egress Door Unit
- 9. Aluminum Store Front Door (System)

SUBMITTAL LISTING – EXISTING CITY HALL COMPLEX

- 1. Door Units Located at Entrance of Council Chamber
 - a. Locks
 - b. Panic Hardware
 - c. Stops
 - d. Self – Closure Devices
- 2. Door Unit Located at Entrance of City Clerk Office

CONSTRUCTION

HOUSEKEEPING / STORAGE

City Hall is a property accessed by the Public, therefore; the contractor shall always maintain housekeeping during all construction activities.

Failure to maintain adequate housekeeping by the Contractor, will result in the Client providing housekeeping, labor and materials to maintain public safety. All costs associated with the Client maintaining housekeeping, shall be paid by the Contractor.

Contractor materials stored on the premises must be stored in a manner, consistent with public safety. Contractor materials include, but are not limited to: construction material(s), power tool(s), hand tool(s), vehicle(s), cart(s), ladder(s) or other materials and / or tools commonly associate with construction.

Improper storage by the Contractor, will result in the Client providing storage, labor and materials to maintain public safety. All costs associated with the Client maintaining storage, shall be paid by the Contractor.

Contractor must provide dust mitigation, if construction operations generate dust, to maintain public safety.

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DEBRIS REMOVAL

All material scheduled within this scope of work for “demolition” must be removed from the premises by the Contractor.

During construction, all trash and / or debris generated by the Contractor must be removed from the premises at least daily to promote public safety. Depending on daily volume more frequent removal and / or disposal may be required by the Contractor.

The Contractor must dispose of demolished material in accordance with current city, county, state and / or federal law.

SAFETY

Contractor shall comply with all requirements as promulgated by the Occupational Safety & Health Administration, to include the following:

- 29 CFR 1910 Occupational Safety and Health Standards
- 29 CFR 1926 Safety and Health Regulations for Construction

INSURANCE & BONDING

Contractor shall maintain insurance and bonding according to the following coverage limits:

- General Liability: \$1,000,000.00 / Per Occurrence
- Workers Compensation: Statutory Requirements of Alabama
- Fleet / Vehicle: \$1,000,000.00 / Liability Insurance
- Bonding:

DEFINITIONS

CLIENT

The project owner or client is an individual or organization that initiates and finances a construction project.

CONTRACTOR

A contractor is an individual or organization hired to perform work or provide services on a project, typically under a contractual agreement.

IFC

Construction documents or drawings issued by the engineer of record for construction.

PUBLIC SAFETY

Public safety refers to the protection and well-being of the general public, ensuring that citizens are safe from threats, dangers, and risks that could harm their health, safety, and property.

SUBMITTAL

A submittal is a document, sample, or other item provided by a contractor to the architect, engineer, or client for approval before certain aspects of a construction project can proceed. Submittals ensure that the materials, products, and methods proposed by the contractor comply with the project's specifications and design intent.