INSTRUCTION TO BIDDERS FOR CONSTRUCTION DOCUMENTS

PRICING

Project Name: Moffitt MCC 1 Patient Amenities Pavilion

Bid Date: Friday October 1st, 2021 at 2PM

Estimator: Scott Bryant/Melissa McBride

Project Location: 12902 USF Magnolia Drive, Tampa, FL 33612

General Description: Renovation of the first floor of the MCC building

Approximate SF: 5,000 SF

THE ANTICIPATED CONSTRUCTION START DATE IS Mid November 2021 with project completion in March of 2021. The project will be executed in 1 Phase with plumbing work on the ground floor.

ALL QUESTIONS SHALL BE SUBMITTED VIA EMAIL TO:
Scott Bryant: Scottb@deangelisdiamond.com
(CC): Melissa McBride: melissa.mcbride@deangelisdiamond.com

SITE VISITS ARE TO COORDINATED WITH
Scott Bryant – (941) 223-9014
Scottb@deangelisdiamond.com

ALL SUBCONTRACTORS BIDDING THIS PROJECT MUST MEET THE FOLLOWING CRITERIA:

1) Have at least 5 years of successful AHCA Experience
2) Have successfully completed at least 5 AHCA projects in the past 3 years within a Fully Operational Hospital Patient Care Area.
3) Provide a non-working foreman that will be stationed on site for the duration of each subcontractor’s scope of work. Designated Foreman must have successfully completed a minimum of 3 AHCA projects within a Fully Operational Hospital Patient Care Area.
4) All construction personnel will be required to have Symplr badge to gain access to the project.
5) All Bids must clearly state they include all the conditions set forth in;
   a. These Instructions To Bidder
   b. Project Drawings and Specifications for Moffitt MCC 1 Patient Amenities Pavilion by Studio Plus, dated 09-07-21
   c. RFI Bid Clarifications #01 09-21-21
   d. If applicable, include a copy of any minority certifications your company or tiered subcontractors/vendors may hold

DURATION OF THE PROJECT: All pricing shall assume the necessary overtime, double shift hours and materials specifically PER THE PLANS AND SITE UTILIZATION PLAN of the project. This project will be performed in the existing hospital, therefore overtime and weekend work will be necessary for the tie in of finishes and work required outside of the current phase to complete each phase.

The following instruction to bidder is provided to assure that each contractor has a thorough understanding of what will be expected during the construction of this project. Please review the information listed below and make certain that your bid is all inclusive of the items listed. All pre bid questions/RFI must be submitted prior to Friday September 24th 2021 at 12 PM. A list including any and all items that you are going to exclude or clarification from your bid must be provided to Scott Bryant, no later than 2:00 p.m. on September 27th 2021 at 2PM to allow DDC sufficient time to get alternate bids for the work.

General Requirements - ALL TRADES:
1. ALL BIDDERS SHALL ESTIMATE THIS PROJECT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS, ALL ADDENDUM’S, SITE UTILIZATION PLAN (to be issued under separate cover) AND SCHEDULE (to be issued under separate cover).
2. DDC will strictly enforce the drawings, specifications and the bid instructions. Please do not interpret or assume as it pertains to the drawings, specifications or bid instructions. Please submit your question in writing in an RFI format to DDC.
3. All subcontractors are required to review ALL plans and specifications prior to submitting bids to ensure a complete understanding of project scope.
4. All subcontractors are encouraged to attend a site visit to review the proposed renovation area and familiarize themselves with the existing conditions.
5. All subcontractors working on site will be required to submit a background check and proof of a flu shot. Workers who have not provided proof of a flu shot, or whose background check does not meet minimum standards as determined by the Owner, will not be admitted to the site. Workers on site, found to be in violation of these standards, will be instructed to immediately leave the site and to not return until they have met these requirements.
6. All work is to be performed in strict compliance with the plans, specifications, industry standards, ASTM standards, manufacturer’s specifications, and all applicable codes.
7. Coordinate your scope of work with the work of other trades.
8. All subcontractors are to broom clean their work areas at the end of each day and place all trash in a dumpster provided by DDC. Each subcontractor is to provide 1 laborer for every 10 employees on the project for your scope of work throughout the duration your scope is performed.
9. All subcontractors are to perform loading, unloading, hoisting, and stocking of their materials.
10. Provide all scaffolds, ladder and / or lifts or any other access equipment needed to perform your scope of work.
11. All subcontractors will be required to provide all necessary materials and equipment to install their scope of work.
12. Supervision must be provided on site at all times while performing work on this project. This includes supervision for 2nd tier subs.
13. Provide fire stopping of your work where it penetrates rated assemblies.
14. All work is to be performed in strict compliance with all OSHA requirements and DDHG’s safety policy. Fines levied against the contractor by OSHA for actions or inactions of the subcontractor and/or its employees shall be charged to the subcontractor and deducted from amounts due subcontractor.
15. All subcontractor’s shop drawings and submittals are required to be submitted within 15 days of subcontractor receiving a letter of intent or agreement from DDC. These items are a prerequisite of Subcontractor’s first draw.
16. All layout is performed by each subcontractor. DDC does not perform any surveying or layout.
17. Overall building permit will be coordinated and purchased by DDC. Tap fees, special permits, business licenses or any other fee to perform individual scopes of work will be the responsibility of the subcontractor or vendor.
18. An overall project schedule development meeting will be held (date to be determined), which will require participation by all successful bidders.
19. Foremen’s meetings will be held weekly onsite (specific day and time to be determined); all supervisors for all subcontractors onsite are required to participate in this meeting.
20. Safety meeting will be held outside the DDC jobsite office weekly (specific day and time to be determined) and all subcontractor personnel onsite are required to attend.
21. Schedule meetings will be held bi-monthly (specific recurrence to be determined). All meetings are to be attended by subcontractors’ managers and foremen that are working onsite or expected to begin work within one month.
22. Meeting attendance is mandatory by subcontractors and their second-tier subcontractors. Habitual non-attendance will be considered a breach of contract and could result in removal from the project. Each subcontractor attendee (onsite supervisor and/or project manager) must be knowledgeable of the project and be authorized to provide commitments on manpower and material in accordance with the discussions of the meetings.
23. Standard project work times are Monday through Friday from 7am to 3:30pm. Authorization to deviate from these standard work times must be approved ahead of time through DDC’s superintendent.
24. All normal and overtime hours necessary to complete the project schedule as agreed upon. Near term schedule shall be setup with the input from this subcontractor prior to beginning work.
25. Manpower inadequacy will not be tolerated on this project.
26. All safety infractions or injuries must be reported to DDC jobsite superintendent immediately.
27. Each subcontractor must submit one copy of their job specific SDS manuals to the DDC jobsite office prior to beginning work onsite.
28. All subcontractors are to broom clean their work areas continuously throughout each day and place all trash in a dumpster provided by DDC.
29. No tobacco products, eating or drinking (other than water) will be permitted within the building footprint.
30. All subcontractors are to perform loading, unloading, hoisting, and stacking of their materials. Coordinate receiving, unloading and making provisions to store materials necessary to complete your trade’s work through DDC prior to delivery. Deliveries will not be permitted when subcontractor is not on the site.
31. Parking by subcontractor employees will be in area designated by DDC. All subcontractors will be allowed only one truck on the jobsite for delivery, loading and unloading; no trucks will park by the building.
32. Lift equipment (i.e. lulls, cranes, backhoes) will not be permitted on the slab on grade once placed.
33. Prior to starting work on the site, provide certificate in accordance with following insurance requirements:
   a. The Subcontractor shall carry commercial general liability insurance, the Subcontractor shall provide the Contractor with a Certificate of Insurance and Additional Insured Endorsement naming the Contractor and the Owner as Additional Insured. Additional insured coverage shall apply as primary insurance with respect to any other insurance afforded to Owner and Contractor. The coverage available to the Contractor and Owner, as Additional Insured shall not be less than $1 million dollars. Each Occurrence, $2 million General Aggregate and $1 million Personal and Advertising Injury limits. Such insurance shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured Contractor (including the tort liability of another assumed in a business contract). There shall be no endorsement or modifications of the Commercial General Liability form arising from pollution, explosion, collapse, underground property damage or work performed by Subcontractors.
   b. Worker’s Compensation and Employers’ Liability Insurance: As required by law and accounting thirty (30) days written notice to Contractor prior to cancellation or non-renewal, providing coverage of not less than $1,000,000 for bodily injury caused by accident and $1,000,000 for bodily injury by disease.
   c. Business Auto Liability Insurance: Written in the amount of not less than $1,000,000 each accident.
   d. Waiver of Subrogation: Subcontractor shall obtain from each of its insurers a waiver of subrogation on Commercial General Liability and Workers Compensation in favor of Contractor with respect to Losses arising but of or in connection with the Work.
   e. Umbrella Liability: Written in the amount of not less than $3,000,000 per occurrence.
34. Closeout documents in hardcopy and electronic format are to be provided to DDC by the point of the 80% billing.
34. All pay applications for this Project shall be processed through Textura Construction Payment Management System (www.texturacorp.com). All subcontractors are required to open and maintain a Textura account for billing purposes until completion of this Project. The cost to use Textura is 0.22% of your Subcontract Sum, with a minimum fee of $0.00 and a maximum fee of $3,750.00. This fee has to be included in the total price of the proposal/Subcontract. On or around the 15th day of each month, subcontractors will be notified electronically by Contractor that the current draw period is open and accessible for the submission of Subcontractor’s pay application and all supporting documentation for that pay period. Pay
applications shall include all actual and anticipated costs through the end of the applicable month, shall be in the form set forth in the Subcontract, and shall include any and all terms as set forth in the Subcontract (as well as any additional terms that Contractor requires within its reasonable discretion). Subsequently, subcontractors will be notified electronically by Contractor when funding for the applicable draw period has been received from Owner. An electronic payment will be issued from Contractor to Subcontractor solely upon receipt of said funds from Owner and satisfaction of all conditions set forth in the Subcontract and this Addendum, including, but not limited to, receipt by Contractor of unconditional lien waivers and releases through the end of the applicable billing period from Subcontractor and all material suppliers and sub-subcontractors performing work at the Project; current insurance information for Subcontractor; and any other documentation requested by Contractor in its sole and reasonable discretion.

SITE UTILIZATION PLAN:
All bidders shall recognize the attached site utilization plan as part of their bid.

BREAKOUT PROPOSAL BY CATEGORIES BELOW:

Demolition (Selective / Interior)
1. Provide complete demolition per drawings and specifications
2. Provide temporary protection of adjacent work to prevent damage during the demolition process. Subcontractor is responsible for any required repairs due to demolition or damage of work to remain caused by this scope of work.
3. Perform daily clean-up of the construction site including, removal of all debris and recyclable materials to dumpsters or other container and mopping of floors before leaving site.
4. Upon completion of work, all abandoned and protruding nails, screws, hangers, straps, etc. are to be removed and disposed of, all framing base tracks are to be vacuumed out, the floors broom swept and mopped.
5. Scope of work will not be considered complete until the project has been walked by the DDC Supt. and all outstanding items completed.
6. Include demolition of all but not limited to the following items, flooring, ceilings, curtain track, blinds, toilet accessories, partitions, ductwork, conduit, doors, door frames, handrail, crash rail, casework, light fixtures and wall hung items.
7. All debris will be removed in trash carts with hard lids.
8. Salvage wood base and 500SF od ceiling grid and tile and turn over to the owner.

Millwork:
1. Provide and install all casework and countertops, including integral bowl sinks, as detailed by the project documents.
2. Caulking (paintable caulk) of all countertops and casework installation to walls is included. Use color match caulk for all joints and transitions in casework material.
3. All MEP penetrations into casework are to be made tight upon installation of casework and penetrations/piping caulked under this scope.
4. All insect holes / pathways are to be sealed under this scope.
5. Cutout and trims at all owner required and project document specified cable penetrations within countertops are included. Confirm all layouts before drilling of holes.
6. All casework / woodwork to be manufactured in strict accordance with the standards and materials as detailed by the project documents and manufacturer requirements. Quality certifications, if required by the project documents, are included.
7. Painting of all installed cleats, ladder frames and any other raw wood is included.
8. Include (1) laborer dedicated full time for periodic clean up for the duration of your work.
9. Provide and install all window thresholds as indicated, including caulking to adjacent finishes.
10. Prior to the Framing inspection, the Millwork Foreman is to review the backing installation in each room and confirm all work has been completed, properly adjusted, and is in full compliance with plans and specifications, ready for the Framing Inspection, by applying a band of BROWN paint to the face of the studs on each wall. This is confirmation that the backing for the millwork within that room is ready to be covered by the drywall subcontractor. Cost for installing any missing blocking, including cost of drywall repair and replacement of finishes, will become the responsibility of this scope once drywall is hung.

Fire Caulking/Penetrations
1. Includes a complete turnkey fire caulking & smoke caulking of all penetrations of the MEP subcontractors. All fire Caulking shall by Hilti.
2. Includes head of wall fire and smoke caulking.
3. Includes stenciling all walls every 10’ per the life safety drawings.
4. Subcontractor shall provide a complete submittal package for approval that includes a complete UL listed assemblies that may be used for this project.
5. Subcontractor must use round hole saw for all conduits and pipes.
6. Include all top and bottom of wall both sides acoustical caulking/fire/smoke caulking.
Hollow Metal Doors/Frames/Wood Doors/Hardware:
1. Furnish all doors, hardware, and frames including installation.
2. Furnish and install all access control components for a complete system including magnetic locks, key cards, etc.
3. Includes any wood or metal doors.
4. Includes all keying requirements according to owner’s key schedule.
5. Subcontractor to visit site prior to painting to review and accept the installation all door frames by others. Modifications and adjustment necessary to provide proper installation of the doors and hardware will be the responsibility of the Door and Hardware installer at time of installation.
6. Provide separate mobilization to make final adjustment of doors and hardware at the completion of the job to assure all doors have a consistent reveal, proper operation, and are in full compliance with any rated assembly.

Acoustical Ceiling:
1. Include new acoustical ceiling grid and tile as specified.
2. Include room-by-room walk-thru with DDC Supt and applicable trade contractors to assure coordination of all ceiling mounted devices and architectural details prior to starting installation of grid.
3. Provide and install (4) hanger wires at each light fixture specifically to independently support the fixture.
4. Includes additional hangers for electricians to install at all four corners of ceiling hung lights.
5. Include caulking in around all ceiling wall angle.
6. Include in bid 5% attic stock for each type of tile.

Painting/Waterproofing:
1. Includes all interior painting per the drawings and specifications.
2. Provide own scaffolding for your work.
3. Include painting of temporary walls.
4. Included caulking of all acoustical ceiling wall angle prior to painting.
5. Include caulking of all door frames to the finish floors.
6. Include painting of all Electrical Room, Mechanical Room, and Telephone Rooms concrete floors.

Drywall and Framing:
1. Include construction of temporary ICRA walls as required. Include installation and purchasing of temporary doors and frames in these walls. Include topping out the temporary ICRA walls with fire rated visqueen to the deck. Maintenance shall be included. Temporary walls shall be made by Edge Guard or standard metal stud and drywall walls.
2. All walls shall be bid with a moisture resistant topping out board for the walls that go to the deck. No exceptions.
3. Provide own lifting and hoisting for own work as required, including the off-loading of equipment and material.
4. Bids to include a turnkey package in strict compliance with the plans including all labor and material for all metal framing and drywall work and all other incidental items necessary for a complete scope.
5. Install all required backing including cabinet backing, handrail backing, division 10 accessories, OFE backing, and backing for all items that will attached to drywall walls under this subcontract.
6. Any wood blocking is to be fire treated.
7. Install all fire rated assemblies including fire rated drywall.
8. Perform all acoustical caulking and / or fire caulking required for drywall assemblies and to meet code.
9. Perform all acoustical caulking on all sound walls including all MEP penetrations/sleeves.
10. Perform patching of existing wall that are scheduled to receive new finishes.
11. Stencil / mark all fire walls as required by drywall assemblies and DDC. Subcontractor will be required to stencil all fire wall as identified on the life safety plan. Stenciling shall be located on the floors and on the walls every 10’. Stenciling shall read to match the specifications and drawings. Stenciling shall be 4” high tall letters.
12. All layout to be complete 7 days prior to framing for owner approval, including backing heights, ceilings/soffits heights per details and elevations.
13. Frame all MEP openings in walls & ceilings.
14. All tracks are to be cleaned of debris prior to insulation.
15. All layout is to be in red chalk.
16. Control lines are to be layed out in black paint.
17. All above ceilings to be cleaned of drywall mud, gypsum, metal studs, etc.
18. All in wall boxes are to be cleaned post finishing drywall.
19. Install all hollow metal door frames.
20. Drywall is to be installed vertically.
21. Include all in-wall batt insulation in your proposal.
22. Provide and install all required access doors.
23. Include all top and bottom of wall both sides acoustical caulking/fire caulking.
24. All top track shall be installed prior to fire proofing.
25. All layout required for your scope of work is to be included in your proposal.
26. Include (1) laborer dedicated full time for periodic clean up for the duration of your work.
27. Prior to the In-Wall rough inspection, the Framing Foreman is to review the framing and backing installation in each room and confirm all work has been completed, properly adjusted, and is in full compliance with plans and specifications, ready for the Framing Inspection, by applying a band of **YELLOW** paint to the face of the studs on each wall. This is confirmation that the framing and backing work within that room is ready to be inspected and covered by the drywall subcontractor.

**Resilient / Carpet Flooring:**
1. Provide and install all sheet vinyl with integral base and welded seams with pre-fabricated outside corner pieces.
2. All surface prep and floor cementitious leveling for proper installation of this scope / material is included. Price should be a lump sum amount for entire floor area.
3. Subcontractor shall include in their price floating the floors with a self-leveling compound to achieve a smooth and level finished floor.
4. Provide all required attic stock of installed materials.
5. Ensure that floor drains, cleanouts, floor boxes, etc. will be flush and level with floor finish prior to installation.
6. Protection of all work put in place immediately after installation is included in this scope by means of “Ram Board” protective products or equal.
11. Include (1) laborer dedicated full time for periodic clean up for the duration of your work.
12. All floor installations to be smooth and free of signs of debris, glue lines, floor prep variances, etc. below the finished product

**Ceramic Tiling:**
1. Provide and install all ceramic, quarry, marble, paver, porcelain or other hard tiles and grout as shown in the project documents.
2. All setting beds, including mud beds within slab depressions, adhesives, and any other incidentals required for a complete installation is included.
3. Provide all waterproofing membranes as called for that comprise the hard tile system.
4. Provide and install all thresholds and sills that tie into tile areas.
5. Provide and install all specified tile shapes, profiles and sizes for a complete installation per the project documents.
6. Cleaning and protection of all work put in place is included in this scope.
7. Provide and install all caulking as required for a complete hard tile installation and tie in to adjoining surfaces / finishes.
8. Provide all required attic stock of installed materials.
9. Ensure that floor drains, cleanouts, floor boxes, etc. will be flush and level with floor finish prior to installation.

**Wall Protection / Bath Accessories / Fire Extinguishers**
1. Provide shop drawings showing the location of work to be installed.
2. Install all wall protection, bath accessories and fire extinguisher cabinets and fire extinguishers as per plans and specifications including all owner furnished items.
3. Coordinate all blocking installation with DDC and the framing contractor for all required backing at casework installations. Provide blocking layout within the shop drawings for this scope of work.
4. Prior to the Framing inspection, the Wall Protection Foreman is to review the backing installation in each room and confirm all work has been completed, properly adjusted, and is in full compliance with plans and specifications, ready for the Framing Inspection, by applying a band of **White** paint to the face of the studs on each wall. This is confirmation that the backing for the wall protection within that room is ready to be covered by the drywall subcontractor. Cost for installing any missing blocking, including cost of drywall repair and replacement of finishes, will become the responsibility of this scope once drywall is hung.

**Plumbing:**
1. Include complete plumbing system as shown on the drawings.
2. Include installation of OFC1 equipment that requires plumbing connections.
3. All layout is to be performed by this subcontractor prior to wall and ceiling framing.
4. Includes all plumbing fixtures and showers.
5. Includes all plumbing demolition.
6. Provide own lifting and hoisting for own work as required, including the off-loading of equipment and material.
7. Provide and install all access doors for this scope of work.
8. Provide a typed valve schedule and install numbered tags on each valve that corresponds to the valve schedule.
9. Provide all fire stop at penetrations per approved UL assemblies and fire code requirements.
10. Perform all concrete cutting and coring if required for this scope of work.
HVAC:
1. Provide all labor, material, and equipment to complete all HVAC work per the plans, specifications, industry standards, and all codes.
2. Provide add alternate for the insulation of 40 linear feet of existing reheat copper piping.
3. Provide installation of all OFCI equipment that requires HVAC, natural gas and steam connections.
4. Include 4 total negative air machines complete with ductwork. All ICRA HVAC scope shall be by this contractor.
5. Installation of filter media at all return and exhaust grills.
6. Remove & Reinstall of all existing ceiling grills where new ceiling are to be installed.
7. Provide own lifting and hoisting for own work as required, including the off-loading of equipment and material.
8. Include temp HVAC filters.
9. Include all necessary registers and grills.
10. Furnish and install all access panels as required for this scope of work.
11. Provide all fire stop penetrations per approved UL assemblies and fire code requirements.
12. Subcontractor shall provide prefabricated fire caulking sleeves as required made by Hilti.
13. All layout is in Blue paint/ coordinate with MEP drawings.
14. All in-wall devices mounted on metal studs must follow ASTM C840.
15. All debris is to be cleaned out of dead spaces, framing tracks, and above hard/grid ceilings.
16. Provide all access doors for this scope of work.
17. Independent final test and balance report.
18. Include (1) laborer for every 10 workers dedicated full time for periodic clean up for the duration of your work.
19. Prior to the In-Wall rough inspection, the HVAC Foreman is to review the HVAC installation in each room and confirm all work has been completed, properly adjusted, and is in full compliance with plans and specifications, ready for the In-Wall Inspection, by applying a band of ORANGE paint to the face of the studs on each wall. This is confirmation that the plumbing & Med-gas In-Wall work within that room is ready to be inspected and covered by the drywall subcontractor.

Electrical
1. Provide all labor, material, and equipment to complete all electrical work per the plans, specifications, industry standards, and all code.
2. Provide installation of all OFCI equipment that requires electrical or fire alarm connections.
3. Remove and reinstall all ceiling mounted devices where new ceiling tile is to be installed.
4. Provide all electrical work as required by the architectural and all Mechanical and Electrical plans.
5. Provide temporary electrical power to DDC’s construction trailer along with dismantling.
6. Include selective demolition of electrical as shown on the drawings.
7. Provide own lifting and hoisting for own work as required, including the off-loading of equipment and material.
8. Required permits
9. Interior fixtures
10. Surge protection
11. Fire alarm modifications.
12. Include back boxes and conduit for all low voltage work as shown on the plans.
13. Include new engraved faceplates for all outlets, switches, etc.
14. Perform all coring if required for this scope of work.
15. Provide all fire stop penetrations per approved UL assemblies and fire code requirements.
16. Subcontractor shall provide prefabricated fire caulking sleeves as required made by Hilti.
17. All debris are to be cleaned out of dead spaces, framing tracks, and above hard/grid ceilings.
18. All layout of panels, lights, equipment are to be completed prior to wall and ceiling framing in Green paint.
19. No J-Box/pull box are to be installed above a hard ceiling.
20. All lights are to be self-supported by their own hangers.
21. Boxes and panels are to be installed not breaking the plane of wall as not to create bows in the wall.
22. Provide all access doors for this scope of work.
23. Include (1) laborer for every 10 workers dedicated full time for periodic clean up for the duration of your work.
24. Prior to the In-Wall rough inspection, the Electrical Foreman is to review the electrical installation in each room and confirm all work has been completed, properly adjusted, and is in full compliance with plans and specifications, ready for the In-Wall
Inspection, by applying a band of **GREEN** paint to the face of the studs on each wall. This is confirmation that the electrical work within that room is ready to be inspected and covered by the drywall subcontractor.
Moffitt MCC1 Patient Amenities Pavilion

Pre-Bid RFI Responses and Clarifications #1

1. General
   a. All work in existing corridors C1003A and C1003B will be executed during off hour i.e., nights and weekends.
   b. ICRA and plumbing work on the ground floor will be off hours work.
   c. All utilities shutdowns/interruptions must be scheduled a minimum of 2 weeks prior to the execution of the work.

2. Division 2
   a. Remove all wood base and salvage for owner.
   b. Remove all acoustical ceilings except in the existing corridor.
   c. Load out construction debris prior to 8AM.

3. Division 8
   a. Remove and reinstall (3) existing 24”x24” glass panes for negative air discharge.
   b. Keying of new and existing lockets sets will be by the owner.

4. Division 9
   a. Install all new acoustical ceilings except in the existing corridors.
   b. Existing deck above is concrete and is 14’-0” AFF.
   c. Provide GYP board soffits above all upper cabinets.
   d. Provide an allowance to remove and replace drywall at all locations requiring new electrical outlets, data outlets and plumbing fixtures.
   e. Provide inwall blocking for casework, toilet accessories, and barn door.
   f. Infill return plenum openings as shown on sheet MD-102
   g. Provide framed/drywall openings for new return plenum ducts and new supply ducts as indicated on sheet M-102.
   h. Patch and repair all existing wall within the area of construction for new paint.
   i. Remove and reinstall existing acoustical ceiling on the ground floor to allow for plumbing sanitary installation see sheet AD-104.
   j. All new vinyl baseboard to 4”, wood base to be removed.

5. Division 12
   a. Existing windows are 116”H x24” W panes.
6. Division 21
   a. Turn up all existing sprinkler heads at completion of ceiling demolition.

7. Division 23
   a. Provide (3) hepa filter air scrubber and filters to maintain negative pressure in the construction space for the duration of the project.
   b. Block off all HVAC returns prior to the start of demolition.
   c. Adjust supply air prior to start of demolition to achieve negative pressure in the construction area prior to the start of construction.
   d. Provide allowance for the insulation of approximately 60 linear feet of existing hot water reheat piping.
   e. 

8. Division 26
   a. Electrical outlets color, the existing electrical outlets are brown and ivory. What color outlets are we to provide and do you want the existing outlets replaced to match. YES– hospital grade white for normal power, and hospital grade red for emergency backed up. (Critical power, life safety, or equipment branch would all be red outlets and switches) If you are adding circuits from a UPS they need to be Blue hospital grade receptacles.
   b. Existing outlets have stainless steel cover plates, What color cover plates are we to provide and do you want the existing replaced to match? Please use white with engraved panel/circuit tags.
Travel Path for Materials-Debris

Material Deliveries

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