

Scope of Work: Remodel Community Center at WRD KOA

1. Building description:
 - a. Building is a 35'x60' metal building with 1 open area, 3 offices, 2 bathrooms, 1 storage room, and 1 kitchen.
 - b. The work of this RFP will be limited to the open area, kitchen, 2 bathrooms, and 3 offices; approximately 2,100 sf.
2. Flooring:
 - a. Remove all vinyl flooring, carpet, base and dispose of legally.
 - b. Prep floor for new vinyl plank flooring.
 - c. Provide vinyl plank flooring and rubber base samples for Owner selection. The flooring and base material is NOT to be included in the cost of this RFP. Owner will reimburse Contractor for the flooring and base plus applicable project markups.
 - d. All mastics/adhesives shall be included in this proposal.
 - e. All final floor cleaning per manufacturer recommendations shall be included.
3. Demolition:
 - a. Remove and legally dispose of the walls and doors creating the 2 offices on the south.
4. Paint and Patch:
 - a. Repair any and all wall damage and repair wall where adjacent walls have been removed.
 - b. Prep all interior walls and door trim for new paint.
 - c. Apply one coat of primer plus two coats of selected color. Wall paint shall be equal to Sherwin-Williams "SW6072 Versatile Gray" semi-gloss. Door trim shall be equal to Sherwin-Williams "SW6006 Black Bean" enamel.
5. Ceiling:
 - a. Remove and legally dispose of all ceiling grid, acoustic ceiling tile and batt insulation.
 - b. Replace insulation with R-30 fiberglass batt insulation.
 - c. Replace ceiling grid and lay-in tile system with Armstrong Prelude XL 15/16" grid system in a 2'x4' configuration. Ceiling tile shall be equal to Armstrong CALLA square edge lay-in 2'x4', white.
6. Other:
 - a. Contractor shall coordinate with Owner's electricians and HVAC teams for electric, plumbing and HVAC. Work of these trades will be by Owner.
7. Limitations:
 - a. This scope of work is a "turn-key" scope. All work shall be in accordance with this scope and the mandatory job walk.
 - b. The scope listed above identifies general, major areas of work. It is not intended to limit the requirements of the project.
8. Changes to the Scope:
 - a. All changes shall be cost of the work with the following allowable markups:
 - i. Combined overhead and profit on lower tier contractors shall not exceed 5%.
 1. Lower tier contractors shall be limited to a combined overhead and profit of 10%.
 - ii. Combined overhead and profit on self-performed work shall not exceed 10%.

- iii. Combined overhead and profit returned on deductive changes of lower tier contractors shall not be less than 3%.
- iv. Combined overhead and profit returned on deductive changes on self-performed work shall not be less than 7%.
- v. Invoices for rental equipment, material, freight, fuel, etc. will be provided to substantiate costs of changes. Original quotes, material estimates, labor estimates, purchase orders, etc. may also be requested to substantiate changes.