

**SCOPE OF WORK**  
**EXHIBIT A**

1. Furnish, install, and warranty all work necessary to complete Site Civil, Building 1100 & 1300 per plans and specifications identified in Exhibit B attached.
2. Work to be completed in a timely manner in accordance with the Contract Schedule further stipulated in line item I. of the RFP.
3. Contractor shall clearly identify the costs associated with the following add-alternates requested for the Unexpected Pooch Landlord Work:
  - i. Alternate # 1: Provide estimated cost to complete retaining wall on south side of building 1400 as a cast in place concrete wall including guardrail per 4.vi. below.
  - ii. Alternate # 2: Provide estimated cost to complete retaining wall on south side of building 1400 as a modular block wall including guardrail installed per mod-block wall manufacturer recommendations using material listed in 4.vi. below.
  - iii. Alternate # 3: Voluntary alternates to specified windows.
  - iv. Alternate # 4: Deduct to delete the nine-teen (19) unducted PIU's bldg. 1100
  - v. Alternate # 5: Deduct to install Tyvek or Typar Commercial air barrier vs fluid applied.
  - vi. Alternate # 6: Door hardware compatible with "Best Locks" including all permanent keying of exterior doors and coordination with property management.
  - vii. Alternate # 7: Voluntary alternates to specified canopy manufacturer.
  - viii. Alternate #8 - Bldg 1300 – repurpose 1-10 ton HVAC Unit in exchange for one 7.5 ton HVAC unit (note additional accessories may be required)
  - ix. Alternate #9 – Bldg 1300 – Deduct fully reinforced slabs (SOG & elevated) per plan note.
  - x. Alternate #10 – Bldg 1100 - Delete wallcovering and paint corridors (by floor including quantities for evaluation)
  - xi. Alternate #11 - Bldg 1300 – Alternate deduct to install urethane joint sealant vs "soft preformed joint filler strip" for polished slabs, plan note S-1.02
  - xii. Alternate #12 – Bldg 1300 – Alternate deduct to delete snow guards
4. Contractor to include the following assumptions and qualifications in the bid:
  - i. Meridian Brick to be used for purchase of brick. An allowance of \$550/1000 brick to be included for building 1300 and \$270/1000 for all others.
  - ii. If required, an exhibit to be produced for permitting identifying the limits of shoring and any temporary tie-back easements.
  - iii. Retaining walls North and Northwest of building 1400 to be based on modular block.
  - iv. Retaining wall West of Bldg 1300 and right of Bldg 1100 to be brick clad with same brick as adjacent building.
  - v. Retaining wall between Bldg 1100 & 1300 to be concrete, rubbed finish.
  - vi. Guardrail on top of retaining walls to match campus = Ameristar Montage Plus with solid top rail or approved equal.
  - vii. Cheekwalls on stair Southeast of Bldg 1100 to receive brick cladding and railings matching campus.
  - viii. Contractor to include all base building required signage in order to obtain a certificate of completion including but not limited to: restrooms, exit doors, stairs, fire riser room, electrical rooms etc.
  - ix. Existing topsoil spread on building pads for vegetation to be salvaged and re-spread.
  - x. Landscaping excluded at this time, Owner to carry allowance. Schedule, supervision and general conditions to be included as part of the work.
  - xi. Contractor to repurpose Owner Overstock into the work:
    - a. Bldg 1300 – Light fixtures per schedules as able from overstock
    - b. Bldg 1300 – repurpose 1-10 ton HVAC Unit in exchange for one 7.5 ton HVAC unit (note additional accessories may be required)

5. Contractor to provide a logistics plan for approval and in consideration of stipulations in Exhibit D attached.
6. Contractor to provide Builder's Risk Insurance to cover the total value of the Contract on a cost to complete basis.
7. Warranty period for all materials and workmanship shall be for one (1) year from substantial completion.
8. Substantial Completion = Certificate of Completion(s).
9. Contractor to provide all traffic control as required including all design and permitting of lane closures as necessary to complete the work.
10. Contractor to coordinate and inspect all subcontractors' work to ensure an efficient and safe workplace.
11. Contractor responsible for all construction debris waste removal monitoring the tonnage of trash diverted from landfills per LEED 4.0. No other LEED standards are required for the two buildings included in the RFP – any add alternate pricing requested for building 1400 during the bid process to be provided assuming LEED Certification per LEED 4.0.
12. Owner reserves the right to inspect the equipment, materials, and workmanship provided by contractor. All necessary project materials shall be delivered to the work site in original containers with seals and labels intact.
13. It is the contractor's responsibility to visit and inspect the job site prior to submitting their proposal and notifying owner of any field conditions preventing them from performing the work outlined in this scope.
14. All work shall be performed by competent contractors and subcontractors licensed in the jurisdiction.
15. All construction work will be completed in a neat and professional manner, complying with national codes.
16. General Contractor shall follow and enforce all OSHA standards of safety at all times, with a Competent Person shall be on-site while workers are on-site.
17. Subcontractor parking is provided and to be kept clean at all times located on the 4<sup>th</sup> floor of the parking deck. Any party or person that does not comply is subject to immediate removal from the project.