



06.04.2025 - App Set

Scope of Work Outline

Palms on Ashley River Apartments

Renovations and Improvements
4370 Ladson Rd. Ladson, SC 29456



PROJECT DESCRIPTION:

Palms on Ashley River Apartments
Renovations and Improvements
4370 Ladson Rd. Ladson, SC 29456

PROJECT TEAM

Owner:

Lincoln Avenue Capital
201 Santa Monica Boulevard, Suite 550
Santa Monica, California 90401
Project Partner – Brian Moloney
Project Manager – Campbell Ebersoldt

Architect:

Ebersoldt + Associates Architecture
1214 Washington Avenue
St. Louis, Missouri 63101
Project Manager – Justin Robben
Job Captain – Maggie Schulte

General Contractor:

T.B.D.



DIVISION 1

1.1 Summary of Work

1. The following scope of work includes the renovation of the Palms on Ashley River Apartments at 4370 Ladson Rd. Ladson, SC 29456. The Palms on Ashley River Apartments were constructed in 2006 and consists of one hundred and ninety-two (192) dwelling units located within nine (9) two-story & three-story garden style apartment buildings and one (1) single story community building. Work will include interior renovations to the dwelling units and the community building and miscellaneous exterior improvements and site improvements.
2. There are one hundred and ninety-two (192) apartment units located within nine (9) buildings:
 - a. (7) Building Type I Buildings [(12) Type A Units & (12) Type B Units]
 - b. (1) Building Type II Buildings [(8) Type A Units & (8) Type B Units]
 - c. (1) Building Type III Buildings [(4) Type A Units, (4) Type B Units, & the Clubhouse]
3. There are four (4) Unit Types:
 - a. (91) Type A Units [Two Bed/ Two Bath]
 - b. (5) Type A1 Units [Two Bed/ Two Bath]
 - c. (91) Type B Units [Three Bed/ Two Bath]
 - d. (5) Type B1 Units [Three Bed/ Two Bath]
4. Ten (10) units be refurbished to meet current accessibility codes as per the Architectural Drawings. Per the International Building Code, 5% of the total units, ten (10) fully accessible units shall be provided by this scope of work. An additional, 2% of the total units, four (4) units will be provided to accommodate hearing or visually impaired (A/V) residents.

1.2 Governing Codes

1. The governing codes for this project are as follows:
 - a. 2021 South Carolina Building Code
 - b. 2021 South Carolina Existing Building Code
 - c. 2021 South Carolina Fire Code
 - d. 2021 South Carolina Plumbing Code
 - e. South Carolina Electrical Code 2020
 - f. South Carolina Fire Sprinkler Code 2019
 - g. 2021 South Carolina Mechanical Code
 - h. South Carolina Accessibility Code 2017
 - i. 2010 ADA Standards
 - j. Fair Housing Act Design Manual

1.3 Leasable Unit Areas

1. Leasable residential unit areas are calculated by taking dimensions from the corridor face of any unit perimeter partition, from the center line of any demising partition, from the inside face of any exterior wall, and from the center line of windows where the windows make up more than 25% of the entire linear footage of the exterior walls. It should be noted that all area calculations should be field verified during construction to ascertain true, "built" areas prior to marketing residential units for lease.

1.4 Drawings and Specifications

1. The scope of work narrative, specification manual and drawing documents shall serve as the documents for the project.
2. The drawings and specifications are intended to supplement each other. Any materials, labor, or scope described in one but not the other, will be construed to be included in both the drawings and specifications. Likewise, labor, materials, or scope not described in either the drawings or specifications, but obviously required for proper installation and function, will be provided by the subcontractor at no additional cost.
3. The project will be designed utilizing the design-build process. MEP drawings will be provided by the subcontractors and coordinated with the architectural drawings. MEP scope of work and design criteria have been provided in this document for pricing and design direction. MEP subcontractors shall provide 24x36" as-built drawings in PDF format (CAD background drawings may be obtained from the Architect).



1.5 Pricing / Scheduling Parameters

1. Contractor shall assume a construction start of June 30, 2025, for budgeting purposes.
2. The Owner is expecting all work to occur between the hours of 8:00 am and 5:00 pm Monday through Friday and with permission on Saturday. All residential unit interior work is expected to occur in occupied units with re-locations required only for work in the proposed ADA units.
3. Contractor shall be responsible for installation of all electronic deadbolts at the issuance of the Notice to Proceed and commencement of construction. Contractor shall include provisions to remove and reinstall electronic deadbolts at the time in which the associated exterior doors are being replaced, repaired and or repainted.
4. Contractor shall familiarize themselves with Lincoln Avenue Capital's Low-Voltage and Structured Cabling Requirements documents as provided by the owner.
5. Construction pricing package shall be presented in clear, concise format illustrating line-by-line costs on the provided bid form, with attached clarifications.
6. Contractor shall provide a detailed schedule including quantity and duration of all resident relocations required during construction as well as an overall construction timeline.
7. Site surveys, soil investigations, and environmental assessments are to be provided by the Owner.
8. Owner shall provide Builder's Risk Insurance within the typical insurance structure.
9. Contractor shall adhere to all SC Housing requirements for Construction of Low-Income Housing Tax Credit Multi-family rental housing and Section 42 requirements.
10. Contractor shall include the cost of all utilities related permits, building permits, and other trade permits in construction cost.
11. Costs associated with undocumented or off-site utilities shall be excluded.
12. Contractor shall include performance & payment bond.
13. Contractor shall include all applicable sales tax on materials.
14. Contractor shall assume that all existing utilities except gas are available and are of adequate size, pressure, capacity, and depth to serve this project and that any necessary easements or agreements are in place to allow for the necessary connections.
15. Contractor shall provide a detailed breakdown of the General Conditions, which shall be in accordance with the AIA A201, General Conditions of the Contract for Construction, as attached.
16. Construction warranty shall be provided for a period of one year from the date of substantial completion.
17. Contractor is to provide Operations & Maintenance Data Manual in the form of a a searchable PDF organized by division, either via downloadable file-link or flash drive.
18. Attic Stock is to be provided per the closeout section of Division 1 in the Specifications section of the Project Manual.

1.6 Allowances

(to include Overhead & Profit, Markups, and Labor & Materials)

1. Signage
2. Siding Repair
3. Tuckpointing

1.7 Alternates

(to include Overhead & Profit, Markups, and Labor & Materials)



1. List of Alternates.

1.8 Unit Pricing

(to include labor, materials, equipment, transportation, storage, and all markups including overhead and profit, bond, insurance and permitting costs.)

1. Sidewalk replacement (per panel)
2. Concrete drive pavement (per square foot)
3. Concrete curb (per linear foot)
4. Roofing repair (per square)
5. Relocation of electrical for accessible units (per device)
6. Condenser pad replacement (per pad)
7. A/C Condenser replacement (per unit)
8. GFCI Receptacles (per receptacle)

1.9 Submittals & Requests for Information

1. Contractor shall submit all project submittals and requests for information in PDF format via Submittal Exchange (Owner will set up & pay ProCore fees). For physical samples requiring approval, samples are to be sent both to the Architect and Owner. Interior finish samples are to be sent to Owner, Architect, and Interior Designer.

DIVISION 2 – Existing Conditions

2.1 Demolition

1. Contractor shall adhere to the demolition drawings and structural repair / reinforcement drawings to ascertain full scope of demolition. Contractor to provide for appropriate disposal of all demo related materials. The following demolition tasks shall be included (but not limited to) within the scope of work. Refer to the Architectural Drawing demolition sheets.
2. Site Demolition:
 - a. Removal of areas of damaged drive / parking lot concrete as illustrated in the Civil Drawings.
 - b. Removal of concrete sidewalks and curbs as illustrated in the Civil Drawings.
 - c. Removal of the existing playground equipment and fall protection material as indicated in the Architectural Drawings.
 - d. Removal of existing monument sign placard & flood lights.
 - e. Removal of existing accessible parking signage as indicated in the Architectural Drawings.
 - f. Removal of all existing pole mounted light fixtures.
 - g. Removal of all parking lot striping in preparation for new.
 - h. Removal of existing wood perimeter fencing.
 - i. Removal of existing pavilion structure, & foundations.
 - j. Removal of gates at the existing compactor enclosure.
 - k. Applicable site demolition required to construct (1) new playground areas per the architectural site plan.
 - l. Applicable site demolition required to construct (1) new pavilion per the architectural site plan.
3. Exterior Demolition:
 - a. Removal of existing building, unit, pool, and directional signage throughout.
 - b. Removal of existing wall pack lighting at all buildings.
 - c. Removal of existing door hardware on unit entry doors throughout.
 - d. Removal of existing breezeway lighting throughout.
 - e. Removal of existing exterior unit entry light fixtures at all buildings.
 - f. Applicable demolition for fiber cement siding repairs per allowance at apartment buildings.
4. Interior Dwelling Unit Demolition:
 - a. Hauling and dumping of non-hazardous debris.
 - b. Removal of interior walls and doors at (10) designated ADA Units as identified in the Architectural Drawings.
 - c. Removal of dwelling unit kitchen cabinets at (10) designated ADA Units.
 - d. Removal of dwelling unit bathroom vanity cabinets at (10) designated ADA Units.
 - e. Removal of dwelling unit flooring at (10) designated ADA units.



- f. Removal of dwelling unit kitchen appliances, including range, hood, dishwasher, and refrigerator, throughout.
 - g. Removal of dwelling unit bathroom accessories throughout.
 - h. Removal of dwelling unit light fixtures throughout.
 - i. Removal of dwelling unit window blinds throughout.
 - j. Removal of dwelling unit flooring per owner direction.
 - k. Removal of dwelling unit bathroom exhaust fans.
- 5. Interior Community Building Demolition:
 - a. Remove existing cabinetry and all associated hardware at existing kitchenette – cap all existing lines not to be rerouted for new plumbing locations.
 - b. Remove existing exterior doors per the architectural drawings.
 - c. Applicable demolition required for new plumbing fixtures at reconfigured kitchenette and restrooms.

2.2 Hazardous Materials & Abatement

Not Utilized.

DIVISION 3 – Concrete

3.1. Concrete

- 1. All exterior concrete to be air entrained 4,000 psi. See structural drawings for structural concrete requirements. Concrete paving at dumpster enclosures and where vehicular traffic will be present shall have a 6" compacted limerock base.
- 2. Concrete slab repair where new openings are created for plumbing work, correction of drainage issues, etc. shall be included.
- 3. Provide precast stair treads to match existing at the first flight of stairs at residential buildings throughout. New treads are to have open back.
- 4. Concrete footings, foundations, and slab shall be provided at the new Pavilion per the Architectural Drawings.
- 5. Steel reinforcement shall be provided at the new Pavilion foundation and new concrete slabs as per the Structural and Architectural Drawings.
- 6. Provide new accessible concrete walks, platforms, and ramps to existing compactor.

DIVISION 4 – Exterior Masonry

4.1. Concrete Masonry Units

- 1. Provide 8 x 8 x 16 CMU at the new pavilion column bases as illustrated in the architectural drawings.
- 2. Provide precast concrete caps at the pavilion column bases as illustrated in the architectural drawings.

4.2. Brick Veneer

- 1. Provide modular brick veneer at the new Pavilion as illustrated in the Architectural Drawings. Brick shall match, as best possible, existing brick veneer on residential buildings.
- 2. Reference 1.6 Allowances for Tuckpointing Repair allowance for tuckpointing at residential buildings as required throughout.

4.3. Manufactured Stone Veneer

Not Utilized.

DIVISION 5 – Metals

5.1. Steel

- 1. All steel to be factory primed.



2. Provide steel gates at (1) existing dumpster enclosure in accordance with details illustrated in the architectural drawings.
 - a. Gate to be 1.5 B galvanized, 20 ga. decking with tube frame, rollers and grease gerts.
3. Provide concrete filled 6" diameter steel pipe bollards at new dumpster enclosures. Refer to the Architectural Drawings for details.
4. Provide miscellaneous welding repairs required at exterior stairs and landings.
5. Provide square tube steel cane detection rails under ground floor breezeway stairs throughout.
6. Provide new steel columns at the new Pavilion as indicated in architectural and structural drawings.

DIVISION 6 – Wood and Plastics

6.1 Rough Carpentry

1. Blocking for doors, shelving, casework, shafts, toilet accessories, grab bars, handrails, guardrails, and fire extinguisher cabinets shall be included where no blocking currently exists. Provide patch and repair of drywall as required.
2. Provide rough carpentry framing for relocated walls and doors at converted accessible units.
3. Provide blocking at all first floor toilets and showers as indicated in architectural drawings. Provide all necessary modifications/repairs/replacement to exiting drywall and shower surrounds.
4. Provide wood framing, blocking, pre-engineered roof trusses, and exterior sheathing for the new Pavilion as indicated in the Architectural Drawings.
5. Provide Simpson connectors per the Structural drawings:
 - a. Confirm connector finish with architectural.
 - b. Coordinate connector sizing with post, beam and joist sizing; nominal vs. actual lumber dimensions must be verified and coordinated.

6.2 Finish Carpentry

Not Utilized.

6.3. Common Area Casework

Not Utilized.

6.4. Countertops

1. Dwelling unit kitchen countertops shall be replaced at (10) accessible units. New countertops shall be waterfall style post formed plastic laminate with matching 4" backsplashes and side splashes of AWI quality, custom grade or better, with plywood or MDF core with back up sheet. No drip edge shall be included. Provide exterior grade plywood or MDF for tops in which sinks occur. Joint connectors required at all joints. Color to be determined from manufacturer's standard line.
2. Dwelling unit bathroom vanity tops shall be replaced throughout with cultured marble vanity tops containing integral sinks, back splashes and overflow drains at (10) accessible units. Color shall be per the finish schedule Provide separate side splashes to match tops, and all accessories. Matte finish required, as selected, 3/4" homogeneous thickness.

6.5. Architectural Millwork

1. Standard unit wall base and opening casing:
 - a. Match existing finish and profile wood base trim and window/door casing.
 - b. Base shoe where existing carpet is replaced with hard surface.
2. Accessible unit wall base and opening casing:
 - a. 4" paint grade poplar wood base trim and window/door casing.
 - b. Base shoe where existing carpet is replaced with hard surface.

DIVISION 7 – Thermal & Moisture Protection



2.1. Roofing

1. Provide GAF Timberline HD, Certainteed Landmark, or Owens Corning Duration architectural asphalt shingles over 30# felt or U20 Rhinorooft synthetic underlayment or approved equal at the new Pavilion; color to be from the manufacturer's standard color line. Provide all flashings as required throughout at all roof penetrations and edges. Provide final inspection letter and warranty information from shingle manufacturer for project closeout.
2. Provide GAF or Certainteed 12" Unfiltered Ridge Vent - continuous ridge vent on roofs where shown on Architectural Drawings, within 12" of the end of the ridge (or distance as recommended by manufacturer).
3. Provide GAF or Certainteed Aluminum Slant Back Roof Exhaust Vent – aluminum static roof vents, or approved equal. Replace at existing locations and as noted on Architectural Drawings. Color to be from the manufacturer's standard color line.
4. Provide and install prefinished drip edge and flashing at roof edges.
5. Provide and install prefinished aluminum W flashing at all valleys. Open valley only. No closed valleys or "California" valleys allowed.
6. Provide flanges and asphalt cement to adhere shingles at all roof penetrations.

7.2. Sheet Metal/ Flashing

1. Contractor shall provide all miscellaneous necessary flashing, counter flashing, reglets and other miscellaneous sheet metal in coordination with details as illustrated in architectural drawings.
2. Provide new pre-finished white 6" "K style" seamless aluminum gutters and 4"x5" rectangular downspouts at the new Pavilion.

7.3. Exterior cladding

1. Contractor shall utilize manufacturer's standard caulks, cutting, and installation methods in all situations.
2. Provide pre-finished aluminum vented soffit panel and fascia wrap at the new Pavilion.
3. Provide pre-primed field painted LP smart Side or James Hardie horizontal lap siding and /or panels, and trim pieces over Tyvek CommercialWrap D (or Tyvek Commercial Wrap if a rainscreen is provided) at the new Pavilion. Contractor shall utilize manufacturer's standard caulks, cutting, and installation methods in all situations.
4. Reference 1.6 Allowances for Exterior Cladding Repair allowance for repair/ replacement of fiber cement siding and soffits at residential buildings as required.

7.4. Sealants and Caulking

1. Provide new caulking between dissimilar materials at areas of new work. Remove deteriorated caulking and install backer rod, as required, prior to new caulking.
2. Caulks and Sealants should be of an approved manufacturer such as Tremco, Dow Corning, Pecor, PRC, Sonneborn, GE, or equal and complying with specifications.
 - a. General Interior shall receive paintable siliconized acrylic latex caulk unless otherwise specified.
 - b. Toilets, tubs, shower, kitchen rooms shall receive mildew resistant silicon, Type S, Grade NS, Class A. Allow for opening in caulk at back of toilets, typical.
 - c. Joints at doors, windows, wall penetrations, concrete and masonry control joints, coping, and precast concrete joints shall receive Type M or S, Grade NS, Class A, Type II.
 - d. Glass and Glazing shall receive silicone sealant, Type S, Grade NS, Class A, Type II.
 - e. General Exterior shall receive Type M or S, Grade NS, Class A, Type II.
 - f. Floor Joint Sealant shall receive self-leveling sealant, Type S, Grade P, Class 25. This sealant shall be a one part self-leveling polyurethane sealant used to seal floor surface control joints.
 - g. Fire Stop Sealant shall be 3M Brand Fire Barrier, composite sheet CS-195, Wrap Strip FS-195, Caulk CP-25 and Putty 303 or approved equal.



- h. Acoustical Sealant shall be SCS-100 sound control Sealant by Miracle, Acoustical Sealant by Tremco, or US Gypsum or approved equal.
- i. Backer rod shall be closed cell polyethylene or polyurethane as recommended by the sealant manufacturer. Soft cell or Rod stock are acceptable backer rods.

6.5. Thermal Protection

Not Utilized

7.6. Weather Barriers

- 1. Brick Veneer:
 - a. Provide Tyvek Commercial wrap D with 1" minimum air space at locations noted in Architectural Drawings. Install per manufacturer's recommendations.
- 2. Fiber Cement Lap Siding:
 - a. Provide Tyvek Commercial wrap D (or Tyvek Commercial Wrap if a rainscreen is provided) at locations noted in Architectural Drawings. Install per manufacturer's recommendations.
- 3. Fiber Cement Panel:
 - a. Provide Tyvek Commercial wrap D (or Tyvek Commercial Wrap if a rainscreen is provided) with Sturdi-Strips or Keene Easy Fur furring strils and Kingspan GreenGuard DC14 drainage mat at locations noted in Architectural Drawings. Install per manufacturer's recommendations.

DIVISION 8 – Doors & Windows

8.1. Doors

- 1. Dwelling Unit Entry Doors:
 - a. Provide dwelling unit entry door hardware replacement throughout. All new dwelling unit entry doors to receive a lever handle, a dead bolt, new hinges, a peephole, door sweeps, and weather stripping – see Door Hardware Criteria for details.
- 2. Dwelling Unit Interior Doors:
 - a. Provide and install new, pre-hung, 6-panel, paint-grade interior unit doors as required by Architectural Drawings for (10) new ADA units. Bedroom, Bathroom, & Mechanical Closet doors are to be solid core. Closet & Laundry doors are to be hollow core.
 - b. Provide interior door hardware replacement throughout unit at (10) ADA units. Interior door hardware shall be lever handles with privacy locks at bedrooms and bathrooms, passage hardware at all other swing doors, and 4" wire pulls at bi-fold and bi-pass doors.
- 3. Community Building Entry Doors:
 - a. Provide Pre-Hung 6-Panel hollow metal doors with insulated core and wood frame per door schedule in Architectural Drawings. Comply with requirements of ANSI 250.8 for level and model, and ANSI 250.4 for physical endurance limit. Level 3 and physical performance level A (extra heavy duty), Model 2 seamless. Door must be thermal insulated with a minimum U Value of .83 or below.
 - b. Provide new insulated steel raised panel sectional overhead garage door at infilled existing opening. New garage door to be sized for existing opening. Color to be selected. Required minimum U Value of 0.83 or below.

8.2. Door Hardware

- 1. The following outline spec is to provide general direction for doors, frames & hardware. Contractor is responsible for providing a complete hardware package prepared under the direct supervision of a certified Architectural Hardware Consultant employed by the selected hardware distributor.
- 2. Basis of design for all door hardware is Allegion
 - a. ND – series hardware at all exterior doors.
 - b. AL - series hardware at all common area doors.
 - c. AL - series at unit entry doors.
 - d. F - series hardware: Schlage lever style F10 JAZZ at unit interior doors is included.
 - e. Finishes to be brushed nickel. No brass.
 - f. Provide weather-stripping at exterior doors throughout.



- g. Furnish wall stops as needed.
- h. Provide Key cabinet set-up and ready for use.
- i. Provide smoke seals and or sweeps at rated doors throughout.
- j. Provide spring hinges at unit entry doors throughout.
- k. Provide closer & kick plates of metal on common area bathroom doors & access controlled doors throughout.
- l. Provide kick plates of metal on all common area wood doors with closers.

8.3. Windows

Not Utilized.

8.4. Storefronts

Not Utilized.

DIVISION 9 – Finishes

8.1. Drywall

1. See architectural drawings for all wall ratings, partition types, and notes pertaining to clear communication of contractor requirements to follow manufacturer instructions in all cases.
2. Provide textured or smooth finish at all new drywall wall, ceiling and repair locations to match existing. Contractor to provide mock-up of textured finish application at wall and ceiling, subject to Owner representative approval prior to commencing textured finish application throughout project.
3. New drywall to be moisture resistant gyp. with 10-by-10 glass mesh joint tape and mold resistant joint compound is to be installed at the following locations:
 - a. Bathroom walls throughout including pre-rock behind tub and shower enclosures (excluding exterior walls if present).
 - b. Mechanical closets throughout.
 - c. Laundry closet connection wall (full height).
 - d. Kitchen sink, dishwasher & icemaker box areas 4'-0" high and a minimum of 2'-0" to both sides of plumbing pipe wall penetrations.
 - e. Community Building restrooms throughout unless tile backer is scheduled behind wall tile.
 - f. Community Building Janitor Closet wet walls and walls directly adjacent to a mop sink (full height).
4. At accessible units, provide drywall at new interior partitions, demising walls, & ceilings as illustrated in the architectural drawings. Match existing texture and finish.
5. Provide drywall repair/patch work as associated with replacement of countertops, HVAC, plumbing, and electrical systems outlined in this scope.

9.2. Flooring

1. Provide new solid surface flooring with paint grade wood wall base at (10) ADA unit entries, kitchens, dining room, and living room. Remove existing flooring prior to installation.
2. Provide new solid surface flooring with 4" cove base at (10) ADA unit bathrooms. Remove existing flooring prior to installation.
3. Provide new solid surface flooring with paint grade wood wall base at standard dwelling units per owner direction. Install at entry & kitchens, dining room, and living room. Remove existing flooring prior to installation.
4. Provide solid surface vinyl flooring with 4" cove base at standard dwelling unit bathrooms per owner direction. Remove existing flooring prior to installation.
5. Provide new carpet at bedrooms in (10) ADA units; refer to architectural drawings.
6. Provide new carpet at bedrooms in standard units per owner direction. Refer to Architectural Drawings.



7. Provide transition strips between dissimilar flooring at all new flooring locations, transitions at door openings to be centered on door slab unless noted otherwise.
 - a. VCT/Concrete: 1" Wide tapered vinyl strip.
 - b. VCT/CT: 1 ½" Wide tapered vinyl strip.
 - c. VCT/QT: 1 ½" Wide tapered vinyl strip.
 - d. VCT/CPT: Metal carpet edge trim.
 - e. QT/Concrete: 1 ½" Wide tapered vinyl strip.
 - f. QT/CT: 1 ½" Wide vinyl strip.
 - g. QT/CPT: Metal carpet edge trim.
 - h. CT/Concrete: 1 ½" Wide tapered vinyl strip.
 - i. Concrete/CPT: Metal carpet edge trim.
 - j. CT/CPT: Marble or Metal carpet edge trim.

9.3. Tile

1. Provide Accent Wall Tile backsplash at Community Building Kitchen per finish schedule.
2. Provide tile termination and transition strips as required. Coordinate required profiles with tiles supplier, finish to be stainless steel.

9.4. Painting and Coatings

1. Exteriors:
 - a. Provide exterior painting of all new or reconfigured structures. To include: fiber cement panels, stucco, trim, soffits, railings, doors, etc.
 - i. Stucco Paint: SuperPaint Satin
 - ii. Stucco Paint: Loxon XP
 - iii. Paint per fiber cement siding manufacturer recommendations.
 - b. Preparation and painting of all non-galvanized steel with ProIndustrial Water-Based Acrylic Semi-Gloss throughout.
 - i. Primer: SW ProIndustrial Pro-Cryl Universal Acrylic Metal Primer
 - ii. 1st Coat: SW ProIndustrial DTM Acrylic Semi-Gloss B55-1000 Series
 - iii. Topcoat: SW Pro Industrial DTM Acrylic Semi-Gloss B66-1000 Series
 - c. Preparation and painting of new exterior railings/handrails/guardrails shall be included.
 - d. Painting of all unfinished metal doors and frames, 2 coats, shall be included.
2. Unit Interiors:
 - a. Provide interior painting of all new and existing walls, ceilings, doors, and frames at (10) accessible units. 2 coats shall be included.
 - i. Walls: ProMar200 Eg-Shel
 - ii. Ceilings: ProMar200 Flat
 - iii. Trim: ProIndustrial Water-Based Acrylic Semi-Gloss
 - b. Preparation and painting of all new casework and trim shall be included with ProIndustrial Water-Based Acrylic Semi-Gloss.
 - c. Provide preparation and painting of all new drywall areas including patches and repairs with ProMar200 to match existing/ adjacent finishes.
 - d. Provide 10 sf per dwelling unit for miscellaneous interior painting with ProMar200 to match existing/ adjacent finishes.. This is an addition to any painting associated with the removal and replacement of cabinets, countertops, mechanical, electrical, plumbing, removal for installation of blocking or the removal and relocation of interior partitions as noted on the Architectural Drawings

9.5. Stucco

Not Utilized.

DIVISION 10 – Specialties

10.1 Signage

1. Reference 1.6 Allowances for signage allowance to include wayfinding signage and (2) new placards at the existing monument signs.
2. In addition to the signage allowance provide ADA parking signs as indicated on the Civil and Architectural Drawings.



10.2 Kitchen Accessories

1. Provide new white grease guards at apartment ranges throughout. If the existing range location is in the corner of a kitchen, provide grease guard at wall behind range and perpendicular to range; caulk joint between grease guards with clear caulk. Guards to have factory drilled holes and are to be installed with matching white head pan screws.

10.3 Toilet Accessories

1. The following toilet accessories shall be provided at reconfiguration of bathrooms at dwelling units throughout. Sheetrock anchors will be allowed for installation of curved shower rods or other accessories. Finish for all toilet accessories is to be brushed nickel (no brass or polished chrome):
 - a. At tub/showers stud mounted curved shower curtain rod American Specialties #1201-B, installed at 6'-6" a.f.f. to center of rod mount.
 - i. Curtain rods shall be mounted 2-3" in from the outer face of the tub.
 - b. At showers provide American Specialties #1214 straight shower curtain rod.
 - i. Curtain rods shall be mounted 2-3" in from the outer face of the shower.
 - ii. Coordinate mounting heights with fair housing requirements.
 - c. (1) Moen Summit – YB6324CH Satin Chrome 24" towel bar mounted at 4'-0" a.f.f. to center of mount.
 - d. (1) Moen Summit – YB6318CH Satin Chrome 18" towel bar mounted at 4'-0" a.f.f. to center of mount above toilet in standard units. See architectural drawings for location at accessible units
 - e. (1) Moen Summit – YB6303CH robe hook mounted at 5'-6" A.F.F. at standard units and 4'-0" at (at 10 ADA units)
 - f. (1) Moen Summit – YB6309CH Satin Chrome single toilet paper holder provided at existing locations.
 - g. Bobrick 5806 grab bars (at 10 ADA units) with blocking as indicated in architectural drawings. New grab bars are to have brushed stainless finish.
 - h. Existing grab bars at tile tub surrounds are to remain.
 - i. (1) Bobrick B-5181 folding shower seat (at 10 ADA units) with blocking.

10.4 Metal Toilet Compartments

Not Utilized.

10.5 Mirrors

1. Replace dwelling unit bathroom mirrors at dwelling unit bathrooms at (10) accessible units. Provide width of vanity x 36" tall, frameless 1/4" mirror. Mount at top of back splash.

10.6 Wire Shelving

1. All fasteners shall be stud mounted. Provide new blocking in walls as required. No drywall anchors will be accepted. Provide caps at all cut ends.
2. At (10) accessible units, provide and install 12" deep wire shelving and rod at all closets, 4'-0" above finish floor. Shelving to be mounted to solid in-wall blocking.

10.7 Mailboxes/ Rent Drop

1. Existing mailboxes to remain. Owner to coordinate reassignment boxes to ensure that accessible unit mailboxes are within the accessible reach range.

10.8 Manufactured Fireplaces

Not Utilized.

10.9 Emergency Service Access

Not Utilized.

10.10 Fire Protection Accessories

Not Utilized.

DIVISION 11 – Equipment

11.1 Residential Appliances

1. Provide residential unit appliances per Owner's preferred make, model, and finish. For pricing purposes, Contractor should provide white finish, GE or approved equals.



2. Standard Dwelling Units: Appliances to be replaced as indicated below.
 - a. Refrigerator – GE #GIE21GTHWW or GE#GIE18GTNRWW (Verify existing openings)
 - i. Factory install ice maker.
 - b. Range – GE #JB258DMWW
 - i. Equipped with “Sensi-Temp” or manufacturer equal.
 - c. Dishwasher – GE #GDF500PGRWW
 - d. Garbage Disposal – GE #GFC325N
 - e. Microhood – GE #JVM3160DFWW
 - f. Range Hood – Broan #413001
3. ADA Dwelling Units (10 units)
 - a. Refrigerator – GE # GIE21GTHWW
 - b. Range – GE #JB480DMWW
 - i. Equipped with “Sensi-Temp” or manufacturer equal
 - c. Dishwasher – GE #GDT225SGLWW
 - i. With power cord ordered separately.
 - ii. Provide end panel where abutting a removable base cabinet.
 - d. Range Hood – Summit Appliance Model ADAH1630W
 - i. Switched at face of cabinets or within reach range on wall as coordinated with electrical subcontractor.
 - e. Countertop Microwave - GE #PEM31DFWW
 - f. Garbage Disposal – GE #GFC325N
4. Community Building
 - a. Refrigerator – GE #GNE29GYNFS
 - b. Dishwasher – GE #GDT225SSLSS
 - c. Microwave (counter top) – GE #ZEB122SLSS w/ 30” built-in trim kit.
 - d. Under Counter Refrigerator – Summit Appliance Model AL54

11.2 Waste Equipment

Not utilized

DIVISION 12 – Furnishings

12.1 Window Treatments

1. Provide new wand tilt and retract 3 1/2” vinyl vertical inside frame mounted blinds with steel head rail at residential dwelling unit windows throughout. Bi parting over wide window assemblies and configuration.

12.2 Residential Casework

1. **(10) Accessible Dwelling Unit** kitchen and bathroom vanity cabinets and all tops in accordance with the typical level of quality that Dominion utilizes for their projects, the following parameters shall apply:
 - a. Accessible Unit Kitchen and Vanity Cabinets
 - i. Rockport
 - ii. Standard overlay
 - iii. All plywood construction.
 - iv. Wood: Maple
 - v. Color: Ginger
 - vi. Accessible Type A Kitchen cabinets shall have removable fronts at the kitchen sink and additional open work station as indicated on the architectural drawings.
 - vii. Accessible Type A Bathroom cabinets shall have removable fronts at the vanity as indicated on the architectural drawings.
 - viii. All removable cabinet fronts shall be easily removable by the building management/maintenance staff. No wiring, cabling or plumbing shall interfere with cabinet front removal. Flooring shall extend under all cabinets with removable fronts.
 - ix. No “super square” corner base cabinets or “lazy susan” corner base cabinets. Where blind corners are unavoidable, provide toe kick material to fully conceal opening at inside blind corner.



- x. Provide filler panels as required. Separate finished end panels are not required (Smart cabinets come with pre-finished side/end panels).
 - xi. Provide finished end panels where required at both sides of removable sink bases and accessible work areas to hide dishwashers, ranges, blind corner cabinets, etc.
 - xii. Provide full coordination to account for all field conditions, avoidance of conflicts at corner conditions and conflicts between cabinetry and appliances.
 - xiii. Silencers shall be provided at all doors and drawers.
 - b. Accessible Unit Kitchen and Vanity Cabinet Hardware:
 - i. Amerock (Value) 3" Wire Pull BP 865-G10.
 - ii. Finish to be brushed nickel.
- 2. **Community Building Kitchen** cabinets, as indicated on the Architectural Drawings, cabinets shall adhere to the parameters of the accessible unit casework listed above as well as the following parameters shall be adhered to:
 - a. Community Building Kitchen Cabinets
 - i. Drawer boxes shall be a minimum of ½ inch softwood material with French dovetail to receive ¾ softwood back.
 - ii. Sides and front shall be grooved to receive ¼" plywood or tempered hardboard bottoms.
 - iii. Cabinet ends where exposed shall be standard finish end panels. At all exposed sides of refrigerators, matching panels shall be provided of at least 27" in depth.
 - iv. Silencers shall be provided at all doors and drawers.
 - v. Plywood construction at sink bases.
 - b. Community Building Kitchen Cabinet Hardware:
 - i. Amerock, Style: Blackrock, Pull BP 55277G 10
 - ii. Finish to be satin nickel.
- 3. **All Dwelling Unit Kitchen & Vanity Sinks**, provide Driptite Slide N' Fit Sink & Vanity Base Protector or Vance Industries #4UST30W cabinet sink base liner at all kitchen sink base and bathroom vanity cabinets (new and existing cabinets).
 - a. Pre-ordering recommended for this product
 - b. Caulk all sides, back and front.
 - c. Water supply drain and power penetrations must be above the sink base protector.

DIVISION 13 – Specialties

13.1 Pool

Not Utilized.

DIVISION 14 – Conveying Systems

Not Utilized.

DIVISION 21 - Fire Sprinklers

21.1. Fire Sprinkler Systems

Not Utilized.

DIVISION 22 – Plumbing

22.1 Plumbing Services

1. Contractor shall provide all labor, materials, equipment, and services necessary for a complete Design/Build and operational plumbing system throughout. All work to meet local, state, and national industry standards, codes, and ordinances.
2. This scope specification is the minimum standard for the acceptable quality of equipment, materials and workmanship. This subcontractor will be responsible for the proper design, installation, and sizing of all mechanical systems and equipment necessary to provide a complete functional installation.
3. The drawings and specifications are intended to supplement each other. Any materials or labor described in one but not the other, will be construed to be included in both the drawings and



specifications. Likewise, labor and materials not described in either the drawings or specifications, but obviously required for the proper installation and functioning of the systems will be provided by the subcontractor at no additional cost.

4. Codes and Permits:
 - a. Design and install all plumbing work in accordance with the latest regulations of the International Building Code and all other applicable codes, laws, regulations, and local code enforcement officials.
 - b. Any and all work necessary, whether it is shown or specified, shall be provided if it is required by the applicable codes and/or the local building inspection authorities.
 - c. Requirements of the applicable codes and regulations shall be considered as minimum safety requirements and criteria in this specification which exceeds code requirements shall take precedence.
 - d. Cause the design and ultimate installed construction to be in compliance with the IBC. Participate in the special inspections for compliance of IBC. Cost of the special inspector will be by the contractor. Cost for the plumbing subcontractor to participate and demonstrate IBC compliance shall be by the plumbing subcontractor.
5. Obtain and pay for all permits, licenses, fees, etc., required by governing agencies prior to commencement of work. Upon completion of work, obtain all necessary inspections, approvals, and written acceptance from the proper governing agencies having jurisdiction.
6. Charges based on assessments or usage shall not be the responsibility of the Plumbing Subcontractor.
7. Submit certified plumbing drawings and specifications to the building officials with permit applications.
8. The subcontractor shall obtain temporary certificates if necessary. He shall obtain a final certificate of inspection, without reservations, from the respective inspection department when all the work has been completed, tested and placed into operation.
9. Coordination:
 - a. Coordinate the plumbing design and installation with the work of all other trades to avoid conflict, interferences, delays, and errors in construction.
 - b. In case of conflict, the Contractor shall decide the proper location or layout and any costs of revisions shall be at the expense of the Subcontractor responsible for the work.
 - c. Verify all dimensions prior to fabrication and the beginning of the installation of the work.

22.2 Dwelling Units

1. At (10) accessible units, replace all kitchen plumbing fixtures. Installation to include:
 - a. Disconnect of waste and water piping for demolition by others.
 - b. Provide and install new ADA depth sink of maximum 5-1/2" depth and trap and flange wraps as required
 - c. 18 gauge undermount drop-in sinks.
 - d. Supply and install new Moen Slate - 76162 single handle pull-down chrome faucet (1.8 GPM).
 - e. Supply and install new basket strainers, traps and water supply tubes and stop valves.
 - f. Caulk as required.
2. At (10) accessible units, replace all lavatory sinks and faucets. Installation includes:
 - a. Disconnection of waste and water piping for demolition by others.
 - b. New material tops supplied by others.
 - c. Supply and install new accessible units to have ADA depth sink of maximum 5-1/2" depth and trap and flange wraps as required under mount sink by quartz top supplier.
 - d. Supply and install new Moen Slate – 40051 single handle faucet (1.5 GPM). Must be labeled as Water Sense.
 - e. Supply and install new supply tubes and P-traps as required.
 - f. Caulk as required.
3. Provide and install new three-piece Florestone Model 35-62H Barrier Free Shower with optional grab bars & toiletry shelves at (10) ADA units.



- a. Supply and install Moen Slate – 62370
 - b. Supply and install Moen Slate – 48002NHCGR
 - c. Supply and Install Moen Slate – A721
 - d. Supply and Install Moen Slate – 3671EP
4. At (10) accessible units, provide and install new ADA compliant low-flow (1.28 GPF) 700 MaP water closets throughout. Installation includes:
- a. Supply and install new low-flow (1.28 GPF) water closet as manufactured by Pro-Flow, Gerber, or American Standard.
 - b. Supply and install new wax ring, closet bolts and supply tube.
 - c. New plastic seat.
 - d. Flush controls to be located on open side of toilet.
 - e. Fixture must be Water Sense labeled.

22.3 Community Building

1. Supply and install new 20 gauge 33"x22" stainless steel sink with maximum 5-1/2" bowl depth at kitchen. Units as manufactured by Elkay, Dayton or Proflow.
 - a. Supply and install new faucet at community building kitchen per finish schedule.

22.4 Maintenance Building

Not Utilized.

DIVISION 23 – Heating Ventilating and Air Conditioning

23.1 Mechanical Services

1. Contractor shall provide all labor, materials, equipment, and services necessary for complete and operational HVAC systems at all residential units at all buildings. All work to meet local, state, and national industry standards, codes and ordinances.
2. This scope specification is the minimum standard for the acceptable quality of equipment, materials and workmanship. The subcontractor will be responsible for the proper design, permitting, installation, and sizing of all mechanical systems and equipment necessary to provide a complete functional installation.
3. The drawings and specifications are intended to supplement each other. Any materials or labor described in one but not the other, will be construed to be included in both the drawings and specifications. Likewise, labor and materials not described in either the drawings or specifications, but obviously required for the proper installation and function of the systems, will be provided by the subcontractor at no additional cost.
4. The mechanical drawings and all design calculations shall be certified by a Mechanical Engineer, registered in the state of South Carolina.
5. Submit certified mechanical drawings and specifications to the building officials with permit applications.
6. Consult the complete drawings and specifications to determine and provide for the mechanical requirements of work provided by others including, but not limited to, the Electrical Subcontractor. If clarifications to the specifications are required to document interface with these Subcontractors, provide such clarification prior to entering into a subcontract. Later claims for labor, materials, equipment and work required for any difficulty encountered shall not be recognized, and all such difficulties shall be resolved by this Subcontractor at his sole expense.
7. Codes and Permits:
 - a. Design and install all mechanical work in accordance with the latest regulations of the current South Carolina Building Code, Mechanical Code and all other applicable codes, laws, regulations, and local code enforcement officials.
 - b. Any and all work necessary, whether it is shown or specified, shall be provided if the applicable codes and/or the local building inspection authorities require it.
 - c. Requirements of the applicable codes and regulations shall be considered as minimum safety requirements, and criteria in this specification that exceeds code requirements shall take precedence.



- d. The design and final installed construction shall be in compliance with the South Carolina Mechanical Code. Contractor shall participate in the special inspections required for compliance with the South Carolina Mechanical Code. Cost of the special inspector will be by the contractor. Cost for the mechanical subcontractor to participate and demonstrate South Carolina Mechanical Code compliance shall be by the mechanical subcontractor.
8. Obtain and pay for all permits, licenses, fees, etc., required by governing agencies prior to commencement of work. Upon completion of work, obtain all necessary inspections, approvals, and written acceptance from the proper governing agencies having jurisdiction.
9. Charges based on assessments or usage shall not be the responsibility of the Mechanical Subcontractor.
10. The subcontractor shall obtain temporary certificates if necessary. He shall obtain a final certificate of inspection, without reservations, from the respective inspection department when all the work has been completed, tested and placed into operation.
11. Coordination:
 - a. Coordinate the mechanical design and installation with the work of all other trades to avoid conflict, interferences, delays, and errors in construction.
 - b. In case of conflict, the Contractor shall decide the proper location or layout and any costs of revisions shall be at the expense of the Subcontractor responsible for the work.
 - c. Verify all dimensions prior to fabrication and the beginning of the installation of the work.

23.2 Dwelling Units

1. Replace existing bathroom exhaust fans throughout. Installation to include:
 - a. New Energystar rated exhaust fan or replacement fan for existing housings.
 - i. 50 CFM min.
 - ii. 1 SONE max.
 - b. New ductwork as required.
2. Replace exterior dryer vents at dwelling units throughout. Fully vacuum/ clean out existing ductwork.
3. Replace existing thermostats throughout. At ground floor units, install within accessible reach range of 48" aff.

23.3 Community Building

Not Utilized.

23.4 Maintenance Building

Not Utilized.

DIVISION 26 – Electrical

26.1 Photovoltaic Collectors

1. Provide and install a full photovoltaic package per owner direction.

26.2 Electrical

1. This scope specification is the minimum standard for the acceptable quality of equipment, materials and workmanship. The subcontractor will be responsible for the proper design, permitting, installation, and sizing of all electrical systems and equipment necessary to provide a complete functional installation.
2. The drawings and specifications are intended to supplement each other. Any materials or labor described in one but not the other, will be construed to be included in both the drawings and specifications. Likewise, labor and materials not described in either the drawings or specifications, but obviously required for the proper installation and function of the systems, will be provided by the subcontractor at no additional cost.



3. Contractor shall provide all labor, materials, equipment, and services necessary for a complete and operational electrical system for all occupancies throughout.
4. Codes and Permits:
 - a. Design and install all electrical work in accordance with the latest regulations of the IBC and all other applicable codes, laws, regulations, and local code enforcement officials.
 - b. Any and all work necessary, whether it is shown or specified, shall be provided if the applicable codes and / or the local building inspection authorities require it.
 - c. Requirements of the applicable codes and regulations shall be considered as minimum safety requirements, and criteria in this specification that exceeds code requirements shall take precedence.
 - d. The design and final installed construction shall be in compliance with the IBC. Participate in the special inspections for compliance with IBC. Cost of the special inspector will be by the contractor. Cost for the electrical subcontractor to participate and demonstrate FBC compliance shall be by the electrical subcontractor.
5. Obtain and pay for all permits, licenses, fees, etc., required by governing agencies prior to commencement of work. Upon completion of work, obtain all necessary inspections, approvals, and written acceptance from the proper governing agencies having jurisdiction.
6. Charges based on assessments or usage shall not be the responsibility of the Electrical Subcontractor.
7. Submit certified electrical drawings and specifications to the building officials with permit applications.
8. The subcontractor shall obtain temporary certificates if necessary. He shall obtain a final certificate of inspection, without reservations, from the respective inspection department when all the work has been completed, tested and placed into operation.
9. Coordination:
 - a. Coordinate the electrical design and installation with the work of all other trades to avoid conflict, interferences, delays, and errors in construction.
 - b. In case of conflict, the Contractor shall decide the proper location or layout and any costs of revisions shall be at the expense of the Subcontractor responsible for the work.
 - c. Verify all dimensions prior to fabrication and the beginning of the installation of the work.
 - d. Reference Interior Design and Electrical drawings and light fixture schedule for fixture models and details:

26.3 Exterior Work

1. Replace existing exterior dwelling unit entry light fixtures.
2. Replace existing exterior breezeway light fixtures.
3. Replace existing down-lighting at mail kiosk.
4. Replace existing monument sign flood lighting.
5. Replace existing pole mounted light fixtures at property owned poles throughout.
6. Replace photocells throughout.

26.4 Dwelling Units

1. Replace all dwelling unit interior lighting throughout per the fixture schedule.
 - a. At bedrooms and living room ceiling fans, fan and light must be wired to a separate switch.
2. (10) vision & hearing impaired units shall comply fully with ANSI A117.1 Chapter 7.
 - a. Unit smoke detection:
 - i. All smoke detectors shall be interconnected to include an audible and strobe notification device like the BRK 7020BSL.
 - ii. If a CO detector is needed, a separate device needs to be installed and interconnected with this device.
 - b. Building fire alarm system:
 - i. Where a building fire alarm system is provided, the system wiring shall be extended to a point within the unit in the vicinity of each bedroom detector and one location in the common area like all other units.



- ii. The combination signaling device shall be activated by the building containing the unit.
 - iii. The lens of the device shall be RED like the Edwards Signaling Combination Devices, 869 Series.
 - c. Resident unit primary entrance:
 - i. A hard-wired electric doorbell shall be provided on the public side of the resident unit primary entrance.
 - ii. Activation of the button shall initiate an audible tone along with a strobe within the unit.
 - iii. The combination signaling device shall have a BLUE lens like the Edwards Signaling Combination Devices, 869 Series.
- 3. Replace GFCI receptacles at laundry room washer receptacles or breakers serving the associated circuits as required by code.
- 4. At (10) ADA units, provide rewiring of switches and outlets at new locations as required per Architectural Drawings.
- 5. At (10) ADA units, provide relocation of electrical panel to be within the 48" accessible reach range.
- 6. At (10) ADA units, provide emergency call devices in bedrooms and bathrooms within the accessible reach range throughout.
- 7. Replace smoke detectors at dwelling units with new looped detectors throughout.
- 8. Replace receptacles, switches, and cover plates at dwelling units throughout.
- 9. Wire bathroom exhaust fan and bathroom ceiling mounted light fixture to be controlled from one switch – SmartExhaust SED-S. Set switch to continue running fan for 10 minutes after light is turned off. (Vanity light must remain switched separately)

26.5 Community Building

Not Utilized.

26.6 Maintenance Building

Not Utilized.

DIVISION 27 – Communications

27.1 Low Voltage Communication Services

- 1. All work to be in accordance with Lincoln Avenue Capital Low-Voltage and Structured Cabling Requirements document as provided by owner.
- 2. Contractor to furnish and install the following:
 - a. Install plywood backboard in customer telecommunications room.
 - b. Port patch panel compatible with structured wiring solution and warranty. Contact Lincoln Avenue Capital for sourcing assistance and sizing requirements. Assemble and install Smart Rack Wall Mount Rack in Server closet.
 - c. Assemble and install shelf, cabinet, patch panel, UPS in Cabinet.
 - d. Wire all areas with CAT5E cable with a homerun from each data jack to the patch panel. Runs shall not exceed 100 meters in length.
 - e. Provide dedicated 20 amp quad receptacle in Server room.
 - f. Provide 100 cfm exhaust fan operating on a cooling thermostat at Server closet.
- 3. Install CAT5E wiring and Ethernet jacks at the Community and maintenance building as shown on the architectural and electrical drawings.
- 4. Provide a media panel at the Community building for data and TV distribution.

DIVISION 28 – Electronics Safety and Security

28.1 Security Monitoring System

- 1. Provide new Security Camera System. System to include:
 - a. Install new Digital Video management System to cover surveillance of the following areas and as shown on the architectural drawings:
 - b. The system shall include the following (no exceptions):
 - i. **Required vendor:** IPS, contact Andrew Powell at 763-250-9779. Camera system to be design-build based on this scope of work outline. All bidders must visit the site and acquaint themselves to the site conditions to



properly mount the cameras for the required coverage. All wiring for cameras mounted in and on the buildings to be concealed with-in the building framing or attic spaces. No exposed wiring or conduits permitted unless approved by the Owner. Include all trenching, conduits, backfill and site wiring back to head end equipment. Includes boring under streets and other paved areas as required for this work. Bidder is to obtain any necessary permits and follow any City requirements for boring under city streets, and to include all other necessary materials for a complete system install. All 120 volt power requirements for the system are to be included in this bid. Bids are to meet all local codes and requirements. Work to include furnishing and installing a 36" flat screen TV in the Community Building on the wall to the right of the entry. This will be a remote monitor that is to display all camera images at once. Bidder to include all setup, programming of equipment and Owner training.

- ii. All of the cameras are to terminate in the Community Building office on the head-end equipment located in the work room. It is expected that the final design and layout will not require a permanent internet service at a remote location on the site. (i.e. camera 2 will not need internet service at the building it is mounted on to send its images back to the Community Building. A cat 5e home run from the camera head end equipment to management's network equipment located in the club house is to be included and connected to the system to allow remote access to the system over the internet. Manager's computer to be used for remote viewing of all the cameras.
- iii. Provide license plate cameras and all associated camera equipment at property entrance. Field verify location.
- iv. No exposed conduits or raceways will be accepted.

28.2 Access Control System

Not Utilized.

DIVISION 31 – Earthwork

31.1 Excavation

1. Excavation of hidden structures or buried debris shall not be included.
2. Compaction of backfill material under paving or as required by utilities shall be included.
3. Dewatering of ground water in excavated areas shall be included.
4. Dumping fees of any debris shall be included.
5. All new/replaced sidewalks shall be properly backfilled to within 1-1/2" from surface. The disturbed areas to be sodded as part of base bid and not part of allowance.

DIVISION 32 – Exterior Improvements

32.1 Concrete Paving

1. Concrete sidewalk repair at areas interrupted by construction work shall be included.
2. Remove and replace existing damaged sections of concrete sidewalk with new 4" concrete on 4" compacted gravel fill. Refer to Architectural Drawings for areas requiring replacement.
3. Provide concrete slab on compacted gravel fill at new accessible parking spaces and walk aisles. Dowel to adjacent existing paving per Civil Drawings.
4. Provide concrete sidewalks on compacted gravel fill shall be dowelled to adjacent existing sidewalks per Civil Drawings.
5. Provide new curb ramps at accessible parking spaces and along accessible routes to the community building and playgrounds as illustrated in the Architectural Drawings.
6. At the perimeter of the new playground area, provide a poured concrete curb per architectural detail, protruding 6" above finish grade, by 8" wide with accessible curb cut and approved mulch



product over fill and drain tile throughout for positive drainage across each playground and out of each playground to daylight as indicated on the architectural site plan. Detail provided in the architectural drawings.

32.2 Asphalt Paving

Not Utilized.

32.3 Sitework

1. Provide cleaning of garbage & undergrowth from retention pond. Confirm proper drainage and repair as required.
2. Provide new sod at ground disturbed around the perimeter of new site parking areas or other site improvements where other landscaping is not specifically shown on the landscape plan (include in landscape allowance).
3. Site amenity furnishings & accessories as indicated in the Architectural Drawings, as follows:
 - a. Provide (1) ADA accessible picnic table and (3) standard picnic tables.
 - b. Provide (2) park grade charcoal grilles.
 - c. Provide (1) pad mounted ash receptacles.
 - d. Provide (3) pad mounted waste receptacles. Waste receptacle should be provided with metal liners.
 - e. Provide (1) tot-lot and (1) child playground equipment. Assume an allowance per section 1.6 for equipment, materials, and installation. Playground equipment selection is to be coordinated with the owner and architect.

32.4 Fencing and Vehicular Gates

1. Provide temporary 6' chain link security fence with wind block at perimeter of new construction area.
2. Provide new 6' wood perimeter fencing at existing locations throughout. Style to match existing configuration.

DIVISION 33 – Utilities

All potential Connection Fees, and all potential tap destroys shall be included.