

AAA-08-06-2019

## **NEW ERA STORE REFRESH**

### **SCOPE OF WORK:**

Furnish and install all labor (including field measurements), materials, equipment and tools necessary to complete the following:

- Remove slat wall, carpet & cash warp
- Remove existing drywall ceiling
- Remove existing acoustical ceiling
- Install new acoustical ceiling
- New drywall partition
- Reconfigure HVAC duct work
- Install new 2x2 parabolic LED lights
- Install new Juno T272L LED
- Reconfigure data in closet as needed
- Scrap existing concrete floors and apply a seal coat
- Paint walls white
- Relocate fire strobes
- Add additional outlets for headers and wall signs
- Schematic design
- Design development
- Architectural documents
- A/E administration and coordination

### **TIMELINE:**

- The following is the maximum time allotted upon issuance of a Work Authorization: six (6) to eight (8) weeks total for preparation, installation, completion and cleanup
- Contractor must submit a schedule of anticipated work days to Vice President of Operations or his designee for approval and must account for events as follows:
  - Event Days – crews allowed onsite from 7am – 3pm when the event occurs in the evening;
    - Crews will not be allowed onsite when an event occurs in the morning and/or afternoon; and
  - Non-Event Days – crews allowed onsite for extended hours as needed.

## **GENERAL SAFETY AND SECURITY GUIDELINES**

### **Safety during Construction**

A Construction safety program shall be provided in accordance with all applicable health and safety laws and guidelines. Project supervisors are responsible for ensuring that all reasonable safeguards and precautions are taken in the workplace including ensuring compliance with the Manager's procedures and guidelines, and promoting a safe work place for Manager, tenants, visitors and employees.

### **Security and Access during Construction**

1. Preconstruction Security meeting will be conducted to review building security procedures with manager personnel, Contractor, subcontractors & vendors.
2. Restrict access of all persons entering upon the property in connection with the work to the agreed access route and to the actual site of the work.
3. Restrict activities of contractor employees and subcontractors to authorized areas. Prohibit employees from mingling in the common areas.
4. Vehicles entering the property in performance of the work will use only Manager approved access route and parking.
5. Daily construction logs shall be kept identifying all work activities, work areas and construction workers on site daily.
6. Take adequate measures to ensure that all workers are background checked and fingerprinted with a level 2 clearance.
7. All construction personnel shall have identification tags with photos and wear identifying uniform clothing.

### **Egress and Pedestrian Pathways**

In the unlikely event where the use of existing interior or exterior pedestrian pathways is required, Contractor shall make provisions for equal alternate pathways to be submitted and approved by Manager. Any use of the site that impedes building occupant egress shall be submitted, reviewed and subject to prior approval by Manager.

### **Screen and Dust Protection**

Temporary partitioning shall be installed effectively isolating all areas where construction/demolition is to take place. Dust protection shall be provided and shall be subject to approval by Manager. All Construction areas shall be vacuumed daily with HEPA filter equipped vacuum cleaners.