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# **Bid Package Breakdown**

## **SUPPLEMENTAL INFORMATION**

### **For Specialty Contractor**

**BP #48**

**Date: February 3, 2015**

**BP Name: General Contractor for Founders Club**

**Bid Package Description: Perform all interior work of the Founders Club**

**Bid Package Value:**

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#### **Specific Requirements and Scope:**

This scope includes all the interior work for the Founders Club including all finishes, mechanical, electrical and plumbing. The firms bidding this work as a Prime will need to have the ability to perform the work and/or contract and manage firms subcontracted to them.

#### **Specific Skills Required:**

Bidder must have sufficient experience in this type of work as proven in comparable projects. Bidder must be familiar with fast track performance of project and understand that the design is ongoing. Bidder must have the financial capability to have the funds available to handle the project due to the fast track nature.

#### **Risks Associated with this Package:**

Work must be completed within the time frames established so as to not hold up the other trades.

**Firms must have a good safety record.**

#### **Experience and Licenses Required:**

Subcontractor must have five(5) years of experience performing this type of work including the magnitude and schedule conformance.

#### **Schedule/Performance and Manpower Requirements:**

Contractor must have the manpower capability to adhere to the fast track schedule while maintaining high quality work.

Subcontractor must have the manpower available to perform this work in the time frame allotted in this fast pace project.

**Participants in this package must be responsive to the direction and schedule needs and must be flexible to provide manpower as needed and when needed.**



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**Insurance Required:**

Subcontractor must be able to be enrolled in an OCIP program or be able to provide insurance limits of the project.

General Liability insurance will be required. (\$5M per occurrence)

**Bonding required:**

A 100% Payment and Performance Bond will be required (from an A rated size VIII or better).

**Contracting Required:**

Bidder must be able to execute the Hunt Subcontractor Agreement.

Bidder must have home office support that can maintain reporting requirements of the Construction Manager (SBD, CWP, Safety)

Bidder must have a clean record with regards to legal claims.

Due to the complexity of the bid package, contractor must have experience in managing and contracting lower tier subcontractors.

**Programs Required:**

SBD (CSBE) and CWP

The Stadium aspires to have at least 70% of the project's workers be residents of Miami-Dade County, 20% of which are from the County's Community Development Block Grant (CDBG) eligible areas.

The Stadium also aspires to hire a minimum of 10% of the project's workers from Miami – Gardens. Labor residing in zip codes 33056, 33055, 33054, 33169 and 33014 should be given first preference for hire.

The project also aspires to utilize as many local firms as reasonably practical and aspires to have at least 35% of the firms hired as subcontractors be firms located within Miami-Dade County.



## Attachment II

### Subcontractor's Scope of Work

#### A. General Description of the Scope of Work:

Subcontractor shall perform the Subcontract Work generally described below (and as further described in the Contract Documents) to provide the following:

#### **BP#48 General Contractors – Founders Club**

The intent of this Attachment II is to describe and clarify the Work required under this Agreement. It is the responsibility of this Subcontractor to provide the **Founders Club Work** associated with the Miami Dolphins Stadium Renovations project in accordance with the Contract Documents and as described below.

#### B. Payment and Performance Bonds:

Bonds will be required: Yes  No

Bonds will be furnished in accordance with the provisions of Attachment VI.

#### C. Specific Requirements:

1. Subcontractor shall provide (furnish and install) all Work described by the following specification sections necessary for the proper completion of this Scope of Work as further clarified by this Attachment II:

- 01 10 00 SUMMARY
- 01 23 00 ALTERNATES
- 01 25 00 SUBSTITUTION REQUESTS
- 01 26 00 CONTRACT MODIFICATION PROCEDURES
- 01 31 00 PROJECT MANAGEMENT AND COORDINATION
- 01 33 00 SUBMITTAL PROCEDURES
- 01 40 00 QUALITY REQUIREMENTS
- 01 50 00 TEMPORARY FACILITIES AND CONTROLS
- 06 60 00 EXECUTION
- 01 74 19 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
- 01 78 23 OPERATION AND MAINTENANCE DATA
- 01 78 39 PROJECT RECORD DOCUMENTS
- 02 41 19 SELECTIVE DEMOLITION
- 03 01 30 MAINTENANCE OF CAST IN PLACE CONCRETE
- 03 10 00 CONCRETE FORMWORK
- 05 40 00 COLD FORMED METAL FRAMING
- 05 50 00 METAL FABRICATIONS
- 06 10 00 ROUGH CARPENTRY
- 06 16 00 SHEATHING
- 06 40 23 INTERIOR ARCHITECTURAL WOODWORK
- 06 41 13 WOOD VENEER FACED ARCHITECTURAL CABINETS
- 06 41 16 PLASTIC-LAMINATE FACED ARCHITECTURAL CABINETS

## Attachment II

### Subcontractor's Scope of Work

- 06 42 16 FLUSH WOOD PANELING
- 06 64 00 PLASTIC PANELING
- 07 19 00 WATER REPELLENTS
- 07 21 00 THERMAL INSULATION
- 07 81 00 APPLIED FIREPROFFING
- 07 84 13 PENETRATION FIRESTOPPING
- 07 92 00 JOINT SEALANTS
- 07 95 00 EXPANSION CONTROL
- 08 11 13 HOLLOW METAL DOORS AND FRAMES
- 08 14 16 FLUSH WOOD DOORS
- 08 31 13 ACCESS DOORS AND FRAMES
- 08 41 13 ALUMINUM-FRAMED INTERIOR ENTRANCES AND STOREFRONTS
- 08 41 26 ALL-GLASS ENTRANCES AND STOREFRONTS
- 08 42 13 ALUMINUM FRAMED ENTRANCES
- 08 44 13 GLAZED ALUMINUM CURTAIN WALLS
- 08 45 13 ETFE TRANSPARENT ASSEMBLIES
- 08 71 00 DOOR HARDWARE
- 08 80 00 GLAZING
- 08 81 13 DECORATIVE GLASS GLAZING
- 08 83 00 MIRRORS
- 08 91 19 FIXED LOUVERS
- 09 22 16 NON-STRUCTURAL METAL FRAMING
- 09 24 00 CEMENT PLASTERING (STUCCO)
- 09 29 00 GYPSUM BOARD
- 09 30 13 CERAMIC TILES
- 09 30 33 STONE TILING
- 09 51 13 ACOUSTICAL PANEL CEILINGS
- 09 65 13 RESILIENT BASE AND ACCESSORIES
- 09 68 13 TILE CARPENTING
- 09 69 00 ACCESS FLOORING
- 09 93 00 STAINING AND TRANSPARENT FINISHING
- 09 96 00 HIGH PERFORMANCE COATINGS
- 10 21 13.15 STAINLESS STEEL TOILET COMPARTMENTS
- 10 22 39 FOLDING PANEL PARTITIONS
- 10 22 39.13 FOLDING GLASS PANEL WALL ASSEMBLIES
- 10 26 00 WALL AND DOOR PROTECTION
- 10 28 00 TOILET BATH AND LAUNDRY ACCESSORIES
- 10 44 16 FIRE EXTINGUISHERS
- 10 73 16 PREMANUFACTURED SUNSHADE CANOPIES
- 14 91 00 FACILITY CHUTES
- 11 24 30 FALL ARREST PROTECTION SYSTEMS
- 11 40 00 FOOD SERVICE EQUIPMENT
- 12 34 50 SOLID COMPOSITE EXTERIOR CASEWORK
- 12 36 23.13 PLASTIC-LAMINATE-CLAD COUNTERTOPS
- 12 36 40 STONE COUNTERTOPS
- 12 36 61 SIMULATED STONE COUNTERTOPS
- 21 12 00 FIRE-SUPPRESSION STANDPIPES

## Attachment II

### Subcontractor's Scope of Work

- 21 13 13 WET-PIPE SPRINKLER SYSTEMS
- 22 05 16 EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING
- 22 05 23 GENERAL DUTY VALVES FOR PLUMBING PIPING
- 22 05 29 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
- 22 05 33 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
- 22 07 00 PLUMBING INSULATION
- 22 11 16 DOMESTIC WATER PIPING
- 22 13 16 SANITARY WASTE AND VENT PIPING
- 23 05 00 COMMON WORK RESULTS FOR HVAC
- 23 05 16 EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING
- 23 05 19 METERS AND GAGES FOR HVAC PIPING
- 23 05 23 GENERAL DUTY VALVES FOR HVAC PIPING
- 23 05 29 HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
- 23 05 48 VIBRATION CONTROLS FOR HVAC PIPING AND EQUIPMENT
- 23 05 53 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
- 23 05 93 TESTING, ADJUSTING, AND BALANCING FOR HVAC
- 23 07 00 HVAC INSULATION
- 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC
- 23 09 93 SEQUENCE OF OPERATIONS FOR HVAC CONTROLS
- 23 11 23 FACILITY NATURAL GAS-PIPING
- 23 23 00 REFRIGERANT PIPING
- 23 25 00 HVAC WATER TREATMENT
- 23 29 13 ENCLOSED CONTROLLERS
- 23 29 23 VARIABLE FREQUENCY MOTOR CONTROLLERS
- 23 31 13 METAL DUCTS
- 23 31 16 NONMETAL DUCTS
- 23 31 19 HVAC CASINGS
- 23 33 00 AIR DUCT ACCESSORIES
- 23 34 16 CENTRIFUGAL HVAC FANS
- 23 36 00 AIR TERMINAL UNITS
- 23 17 13 DIFFUSERS, REGISTERS AND GRILLES
- 23 51 00 BREECHINGS, CHIMNEYS, AND STACKS
- 23 73 13 MODULAR INDOOR CENTRAL STATION AIR HANDLING UNITS
- 23 81 26 SPLIT SYSTEM AIR CONDITIONERS
- 23 82 19 BLOWER FAN COIL UNITS
- 26 00 00 APPENDIX A FIXTURE CUTS
- 26 05 00 COMMON WORK RESULTS FOR ELECTRICAL
- 26 05 19 ELECTRICAL POWER CONDUCTORS AND CABLES
- 26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
- 26 05 33 RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS
- 26 05 36 CABLE TRAYS FOR ELECTRICAL SYSTEMS
- 26 05 48 VIBRATION CONTROLS FOR ELECTRICAL SYSTEMS
- 26 05 53 IDENTIFICATION FOR ELECTRICAL SYSTEMS
- 26 22 00 LOW-VOLTAGE TRANSFORMERS
- 26 24 13 SWITCHBOARDS
- 26 24 16 PANEL BOARDS
- 26 25 50 DOCKING STATION

## Attachment II

### Subcontractor's Scope of Work

- 26 27 26 WIRING DEVICES
  - 26 28 13 FUSES
  - 26 28 16 ENCLOSED SWITCHED AND CIRCUIT BREAKERS
  - 26 29 13 ENCLOSED CONTROLLERS
  - 26 29 23 VARIABLE FREQUENCY MOTOR CONTROLLERS
  - 26 33 53 UNINTERRUPTIBLE POWER SUPPLY
  - 26 36 00 TRANSFER SWITCHES
  - 26 41 13 ENHANCED LIGHTING
  - 27 20 00 BROADCAST CABLING
  - 28 31 11 DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM
2. The intent of the bid package is for a General Contractor to furnish and install all components, including but not limited to walls, floors, ceilings, MEP, Fire Protection, Food Service, systems, finishes, supports and accessories [unless specifically excluded otherwise and defined here within], for a complete build-out of the club spaces, as identified in accordance with the Contract Documents. General Contractor will be responsible for all trades necessary to complete this Work in an expedited manner, in time for the 2015 football season.
  3. The 'white box' will be provided by Others. General Contractor will be required to complete construction of 'white box [i.e. blocking, and club space side of walls].
  4. The Work of this General Contractor Package shall include but not be limited to the following:

### FOUNDERS CLUB

- a) Furnish and install at elevator lobby Porcelain Marble tile.
- b) Furnish and install at Entry Marble mosaic tile
- c) Furnish and install at men's vestibule porcelain tile.
- d) Furnish and install at women's vestibule porcelain tile.
- e) Furnish and install Terrazzo tile at entry.
- f) Furnish and install at men's and women's restrooms porcelain tile as specified.
- g) Furnish and install at lounge and dining areas faux wood porcelain tile, marble mosaic and porcelain tiles as specified in Architectural Finish schedule.
- h) Furnish and install at west and east pantry, quarry tile.
- i) Furnish and install at men's and women's restrooms porcelain wall tile and wall coverings as specified in Architectural material finish schedule.
- j) Furnish and install at lounge and dining areas wall tile (brick tile). Complete.
- k) Furnish and install gypsum board to ceilings as specified for lounge and dining areas, apply coatings to all gypsum board in accordance with Architects finish schedule.
- l) Furnish and install all taping, compound (level 5), sanding and apply primer and apply coatings.
- m) Furnish and install at east/west pantry cleanable (ACT) acoustical cleanable ceiling tile.
- n) Furnish and install at exterior south lobby smooth stucco and paint according to the Architects finish schedule.
- o) Furnish and install curtain wall.
- p) Furnish and install all painted wood paneled walls as indicated in plans and finish schedule.

## Attachment II

### Subcontractor's Scope of Work

- q) Furnish and install built-in banquette seating.
  - r) Furnish and install wood veneer with metal trim at lounge area.
  - s) Furnish and install all framing to walls and ceilings as specified in Architectural drawings.
  - t) Furnish and install all associated blocking for area where TV's. are going to be mounted and at all bathrooms (i.e., grab bars).
  - u) Furnish and install all glass rails, glass doors, wood doors, metal doors as specified in Architects door, hardware, and finish schedules.
  - v) Furnish and install marble tops and wood paneling at lounge/dining south elevation to include foot rail and metal base.
  - w) Furnish and install glass sneeze guard with polished chrome edges.
  - x) Furnish and install all service bars and specialty displays.
  - y) Furnish and install light cove at lounge and dining.
  - z) Furnish and install all built in shelving at lounge and dining areas.
  - aa) Furnish and install all Architectural columns (non-structural) as indicated.
  - bb) Furnish and install hot and cold water supply lines, shut off valves, escutcheon covers for piping and supply to all toilets and faucets and kitchen sinks.
  - cc) Furnish and install all motioned sensor faucets, motion sensor toilets and motion sensor urinals.
  - dd) Furnish and install bathroom vanity and sinks as indicated in drawings.
  - ee) Furnish and install ADA compliant sinks at men's and women's restrooms.
  - ff) Furnish and install all restroom partitions which are to be white powder coated.
  - gg) Furnish and install Corian countertops at restrooms.
  - hh) Furnish and install mirrors and small pendant fixture and note that there are **PIVOT MIRRORS**.
  - ii) Furnish and install lacquered wood louver doors at men's and women's restrooms.
  - jj) Furnish and install automatic hand dryer(s) as indicated.
  - kk) Furnish and install recessed metal towel dispenser. Include all accessories.
  - ll) Furnish and install all waste piping in slab and drains as dictated in drawings to include drains strainer covers.
  - mm) Furnish and install garbage disposal units as indicated.
  - nn) Furnish and install blocking as required for handicap grab bars at men's and women's restrooms.
  - oo) Furnish and install mirrors at men's and women's restrooms to include ADA wall mounted vanity and sconces.
  - pp) Furnish and install all in slab and above slab electrical conduit runs. Saw cutting will be required. Pour back floor openings with concrete or Architect approved material.
  - qq) Furnish and install electrical power to all food service equipment, lighting and receptacles as indicated for the entire East Club which includes restrooms. Panel boards are provided to the space by others. Electrical Subcontractor by the GC will connect to the panels.
  - rr) Furnish and install all receptacle covers, see Architectural/Electrical for color types as they vary.
  - ss) Furnish and install all wiring, conduit and boxes for fans overhead and wall sconces and ceiling mounted fixtures, and other decorative lighting as specified.
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## Attachment II

### Subcontractor's Scope of Work

- tt) Furnish and install emergency lighting, exit signs per NEC 70, Life safety and 2010 FBC.
  - uu) Furnish and install all "performance stage" wiring for overhead lights and receptacles/rough in and finish fixtures.
  - vv) Furnish and install all floor mounted receptacles complete, to include covers and verify all elevations for areas to receive tile or other flooring types for a flush installation.
  - ww) Furnish and install all HVAC duct work, hangers and supports for the complete space, source tie in from the nearest HVAC handling unit.
  - xx) Furnish and install all duct insulation as specified in drawings.
  - yy) Furnish and install dampers and diffusers GC does not need to have duct fire sensors (provided and installed by others).
  - zz) Furnish and install temperature control devices.
5. General Contractor shall provide underground MEP to tie-in point of MEP Infrastructure systems [Point of connection shall be established by BMS Contractor]; General Contractor will tie-in to this location.
  6. General Contractor shall provide all Overhead/wall empty conduit/box rough-in of base building systems, including the following:
    - o Fire alarm (wiring / devices/ testing by others)
    - o Audio (wiring / speakers / equipment by others)
    - o Communications (IT) Systems (wiring / devices / equipment by others)
    - o Security (wiring / devices / hardware /equipment by others)
    - o Interface of lighting control with BMS (Building Management System)
  7. General Contractor shall provide Test and Balance Work.
  8. General Contractor shall be required to perform any and all Work associated with underground work. General Contractor shall be responsible to avoid damage to existing components and utilities, and shall provide means to verify, i.e. x-ray of slabs prior to cutting/demolition. General Contractor shall be responsible to restore existing components that may be disrupted during construction.
  9. General Contractor shall provide any and all demolition and or prep work to any existing/remaining components, confirm and/or make safe/confirm utility shut-off. General Contractor shall attend a pre-bid walk-thru of the spaces where the construction will occur.
  10. General Contractors shall provide all materials, compliant with any specific testing i.e. NOA, etc. as required.
  11. Within 1 week of contract award, General Contractor shall provide a listing of all subcontractors who will perform the Work.
  12. General Contractor will work with the Project Team to expedite submittals, procurement, and installation. General Contractor shall provide on-site full-time Project Management, Project Engineering, and Superintendent support for the duration of the Work. Project Team shall attend daily coordination meetings to work thru any and all issues, including to expedite submittal review.
  13. General Contractor shall ensure that all Applicable Codes and Standards are adhered to for the installation of all components.
  14. General Contractor shall cooperate fully with the Construction Manager and other key trades to ensure obtaining the Certificate of Occupancies in an expeditious manner.
  15. General Contractor shall provide all necessary and/or required cutting, excavation, dewatering, stabilization, backfill and concrete pour back of slabs.
  16. General Contractor shall review work areas which precede their installation and shall advise Construction Manager, in writing, of any condition whose defect exceeds industry standards.
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## Attachment II

### Subcontractor's Scope of Work

Contractor shall patch minor cracks, holes and depressions/imperfections for preparation of existing surfaces. Proceeding with work shall indicate acceptance of work areas and/or substrate.

17. General Contractor shall comply with all necessary field conditions before installation which includes but not limited to temperature, humidity and ventilation limitations. General Contractor shall test substrate and areas, as necessary, for containment of moisture and moisture vapor emission, pH, and alkalinity levels that would be detrimental to the installation of this subcontractor's materials to ensure compliance with the contract documents and manufacturer's installation recommendations. General Contractor shall provide any required etching and/or applied materials to floor surfaces per manufacturer's recommendations to address moisture condition when prepping floors for scheduled finishes.
  18. General Contractor shall coordinate all work with other subcontractors and Owner for cutouts and FF&E.
  19. General Contractor acknowledges that ceiling heights may vary based on conditions in the field, and information will be provided and considered at no additional costs to this Contractor's scope.
  20. General Contractor shall provide proper transitions of its scope of work between existing and new surfaces [similar/dissimilar surfaces].
  21. General Contractor shall furnish and install fire stopping and fire safing, including but not limited to at top of wall terminations for drywall walls and where the subcontractor's work abuts the work of others, in accordance with the Contract Documents.
  22. Provide all block outs as required by other trades. Frame and finish around each block out as required and necessary to provide complete, structural, finished work. Coordinate size of openings with other subcontractors and Construction Manager.
  23. General Contractor shall furnish and install all necessary blocking, sheathing, and/or metal strapping to support wall mounted equipment and accessories, as required whether or not indicated on the drawings, for items including but not limited to all casework, toilet partitions and accessories, food service equipment and shelving, TV brackets, etc. for fixtures, TV mounting brackets, toilet partitions, toilet accessories, wall-mounted door stops, handrails, all projection screens, food service and laundry equipment, fire extinguisher cabinets, acoustical panels, millwork & cabinets, and any other concealed backing for proper support of all wall mounted items. This includes any backing as shown to be required in the Contract Documents as well as submittals by other trades.
  24. General Contractor shall furnish and install access panels in walls and/or ceilings where required.
  25. General Contractor shall coordinate with MEP trades such that holes in walls or ceilings are properly sized to receive finish devices.
  26. General Contractor understands that, on a continuous basis, Subcontractor will neatly stack, store, and protect all materials. Masonry mortar and Drywall mud will be scraped up each day and the floors in the area will be left broom cleaned.
  27. General Contractor shall clean/remove any efflorescence from CMU bloc that may develop over the course of the project.
  28. General Contractor is responsible for distribution of water and electric from a source located on site. General Contractor shall be responsible to provide necessary electric and water if source is not adequate.
  29. General Contractor shall furnish and install partition types as shown on the partition type schedule and the Life Safety Plan in accordance with the Contract Documents.
  30. General Contractor shall furnish and install rated walls, complete even if there are discrepancies between Life Safety and Architectural Plans.
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## Attachment II

### Subcontractor's Scope of Work

31. General Contractor shall furnish and install all bracing as required for wall support.
  32. General Contractor shall provide permanent identification of all fire rated walls as required.
  33. The Contract Documents may not show partition tags at every wall. General Contractor shall assume that when a wall or series of walls encloses a room, changes direction, or extends out from the wall, that is the same partition type unless another partition tag is indicated. This Subcontractor shall assume that walls not designed for type are the work of this Subcontract.
  34. General Contractor shall provide acoustical sealants at areas under this Subcontract [including minor fire caulking of existing conditions], sealant within this subcontractor's work between this subcontractor's work and in-place construction in accordance with the Contract Documents.
  35. General Contractor shall provide all Acoustical/Thermal Insulation were required for this contractor's assemblies, in accordance with the Contract Documents.
  36. General Contractor shall install all sealants within the work of this subcontract and to dissimilar materials, including but not limited to door frames, etc.
  37. General Contractor shall provide control joints complete as specified or as required under general drywall construction practice to complete the wall system.
  38. General Contractor shall provide all gypsum finishing. Subcontractor shall provide texture of drywall surfaces in accordance with the Contract Documents. Texture must be of a consistent volume and thickness. Subcontractor acknowledges that the finish of the drywall will not be considered complete until Construction Manager [Hunt] agrees the finish is acceptable to be primed and painted. Construction Manager will conduct a pre-painting walk-through with its Subcontractor and the Painting Subcontractor prior to start of painting scope.
  39. General Contractor shall not fasten or support its work to any ductwork, mechanical, or electrical components.
  40. General Contractor shall provide cement plaster and/or stucco system, complete as required by the Contract Documents.
  41. General Contractor shall engineer, furnish and install all cold formed metal framing as defined to be included in this Subcontractor's scope, including all studs, channels, clips, ties, stiffeners, bridging, and accessories for a complete installation. When required by the Contract Documents or applicable codes, all engineering and shop drawings shall be provided by a Professional Engineer licensed in the State of Florida.
  42. General Contractor's work will be scheduled to follow most HVAC, plumbing, fire protection, electrical, and special systems work. General Contractor shall erect work tight to such existing in-place work. General Contractor shall thoroughly review Construction Drawings to understand work crossing its partitions and ceilings. HVAC, plumbing, fire protection, electrical, and special systems subcontractors shall provide required sealant, fire stopping, and fire safing around their work through stud partitions. This contractor is responsible for maintaining the specified separation between such in-place work and partitions. Any separation wider than allowable for proper sealant, fire stopping, and fire safing work shall be the responsibility of this General Contractor.
  43. Drawing references made are for clarification only and are not intended to limit the scope or quantity of the work included in this Subcontract.
  44. Where an omission may occur in the Contract Documents, General Contractor is to include a finish similar to adjacent areas.
  45. General Contractor shall protect all smoke alarms and all other systems that could activate during this Subcontractor's work. Subcontractor shall be responsible for all costs associated with activated alarms due to this Subcontractor's Work.
  46. All work is to be scheduled so as to protect other trades from potentially intense fumes and/or dust, and afford the activities of other trades to continue unimpeded.
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## Attachment II

### Subcontractor's Scope of Work

47. General Contractor shall provide supplemental exhaust and/or circulating fans to mitigate odors and/or dust throughout installation of this work scope.
48. General Contractor shall provide and install necessary materials to properly protect surfaces from damage and wear during construction operations until accepted by the Owner. This shall include protection of all adjacent finishes, since many adjacent finishes cannot be cleaned if exposed to traffic coatings, concrete stain, paint, sealers, etc. Any adjacent finishes permanently damaged by any Work of this Subcontractor will be removed and replaced at this subcontractor's cost.
49. Any surfaces that are disturbed or damaged by General Contractor's work shall be properly cleaned and/or repaired to ensure continuity and integrity between surfaces.
50. Removal of all temporary protection installed by this General Contractor shall be removed by this General Contractor.
51. Provide attic stock as specified in the Contract Documents.
52. General Contractor shall provide 3 stages of final clean for the Club spaces, including, rough clean, final clean, and 'fluff and buff', as directed by Hunt Construction Group.

### D. Exclusions

1. The following items are specifically excluded from the Work of this Subcontract.
  - a. Fire Protection System (Sprinklers and Fire Alarm)
  - b. MEP Infrastructure to club space vicinity [i.e. nearest AHU].
  - c. Food Service Hood exhaust (Grease Duct, Scrubbers, etc.)
  - d. Beer and Soda Conduit.
  - e. Food Service Electrical and Plumbing connections.
  - f. 200/300 level Suites
  - g. All Rails
  - h. FF&E [loose furnishings]
  - i. Chairs
  - j. ADA Signage
  - k. Throw rugs
  - l. Televisions
  - m. Kitchen supplies
  - n. HM Frame, Door and Hardware at the 'white box' walls.
  - o. Toilet Accessories Materials, listed as Owner furnished.

### E. Unit Prices

1. Hunt reserves the right to modify (add or remove) the Work in accordance with the following Unit Prices at the costs noted. Unit prices are valid throughout the duration of the project and include all burden, overhead, markup, taxes, profit, etc.
  - a. NONE.