

# JBC Renovations 2015

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## **Scope of Work**

### **PREP**

1. **Contractor shall protect fences, siding, and all existing structures from damage during and until the completion of this project.**
2. Contractor shall erect barricades and barriers for auto and pedestrian traffic during all phases of this project.
3. Contractor, subs, and associated personnel are required to have photo I.D. visibly seen at all times on their outer wear. This I.D. shall state the person's name and company name they are employed by.
4. All questions are to be routed to TSTC Project Manager Mike Ratliff at office -254-867-3703, cell- 254-652-0064, or email [mike.ratliff@tstc.edu](mailto:mike.ratliff@tstc.edu).

### **GENERAL NOTES:**

1. **This project consists of demolition of walls and ceilings in JBC.**
2. **Contractor will be working in an area of the building that has been vacated but in other areas of the building classes will be ongoing.**
3. **TSTC acknowledges that construction in itself is noisy but maintains that contractor must do all in their power to keep noise levels to a minimum.**
4. **All work that consists of above "Normal" noise level is to be coordinated with TSTC Project Manager.**
5. **Contractor will have one exterior entrance to use during this project. This entrance shall be blocked off from campus personnel but must be kept available in case of emergency situations that may come up.**
6. **All contractor personnel shall have photo I.D. as prescribed in the RFP and in the agreement.**

### **SCOPE OF WORK:**

1. **Contractor shall install barrier tape to regulate the construction area along with safety signage stating it is a construction area and precaution must be taken.**
2. **Contractor to demo ceilings in rooms 131, 133, 128, 123, and 125 as shown on drawing listed as Exhibit: A. This demo of the ceilings are to include R&R of lighting and H/VAC registers. Contractor responsible to use flex duct for relocating registers as needed. Ceilings in rooms 153, 152, 150, and 135 are to be left in place.**

3. Contractor shall use proper duct size in accomplishing this as TSTC H/VAC supervisor shall inspect the work.
4. Contractor to relocate Thermostats as needed.
5. Contractor to remove flooring in all the rooms shown on drawing listed Exhibit D. Contractor to be careful not damage drywall when removing flooring base when removing it. Any damage done to drywall during base removal shall be repaired by contractor and this includes any wall texture.
6. Contractor to demo the interior walls as shown in Exhibit: D. This demo is to include all drywall and studs as well as electrical and data cables. The cables are to be coiled up and hung above ceiling height to be used after new walls are framed.
7. Contractor shall construct new interior walls as shown in Exhibit: A. Studs to be 25 gauge metal at 16" O.C. and these to be braced to ceiling truss at a minimum of 4' centers.
8. All door and window rough openings shall be framed with 2x4 wood SPF # 2 and better.
9. Contractor to furnish and install all electrical and data lines in walls from existing panel boxes. Panduit will be furnished by TSTC. Contractor to install re-purposed Panduit from 3<sup>rd</sup> floor of JBC. This Panduit will be removed from 3<sup>rd</sup> floor of JBC by TSTC personnel and available to contractor.
10. See drawing listed as Exhibit H for locations of electrical lines and switches.
11. Contractor shall furnish and install R-11 fiberglass insulation in walls for noise reduction.
12. Contractor to use 5/8" fire resistant drywall to sheath the new framed walls.
13. Contractor to tape, bed, and shoot orange peel texture on all new walls.
14. Contractor to prime all drywall with latex primer and then apply two coats of Sherwin Williams Pro Mar 200 semi-gloss latex paint. The paint colors shall be "Denim Ice" for one wall of each room and the other three walls of the room shall be "Ice Cube". The trim is to be "Folk Stone". Again all paint (not primer) is to be Sherwin Williams Pro Mar 200 Semi Gloss .
15. Contractor to install all doors and windows as shown in Exhibit: A. The doors and windows are existing doors that will be taken down and relocated by contractor. Contractor is not responsible for purchasing the doors and windows for this project.
16. Contractor to install new 2'X2' ceiling grid (White) and new Armstrong "Radar 2110" 2'x2' ceiling tile in all areas shown to have new ceilings.

#### **Specifications:**

1. Wood framing to be SPF # 2 and better

2. Paint to be Sherwin Williams Pro Mar 200 Semi Gloss, Colors listed above.
3. Ceiling tile to be 2'X2' Armstrong "Radar 2110"
4. Metal studs to be 25 gauge.
5. R-11 Fiberglass insulation 15" width.
6. Flex Duct with required fittings and clamps.

**General Notes:**

1. Contractor employees shall wear TSTC issued contractor badges during the duration of this project and all badges shall be signed back in to TSTC on completion of project.
2. All debris removal and cost of disposal shall be the responsibility of the contractor. All debris removal shall be off campus.
3. Contractor shall clean trash, debris, and sweep work area daily.
4. Contractor shall maintain a traffic barricade of caution tape installed approx. 42" above finished floor unless others are stated above.
5. No radios, MP3s, etc.
6. Proper work attire will be maintained by contractor's employees and sub-contractors.

**END OF SCOPE OF WORK FOR JBC Renovations 2015**