



ATTACHMENT A – STATEMENT OF WORK

1. Purpose

Contractor shall provide restoration services, per specifications listed below. Work will be done with only a high standard of professionalism. Except as noted, all material and labor shall be furnished by Contractor while adhering to the requirements of local, regional, or national regulations. All work shall be performed so as to have no interference with Owner.

2. Work Specification

2.1. Scope Overview:

2.1.1. The Project scope will consist of the following elements:

2.1.1.1. Base Scope:

- Demo of interior wall, etc. per Attachment C – Wall Demolition Sketch.
- ~~Repair any vapor barrier defects and gaps.~~
- ~~Infill and patch ready for painting all demoed walls with water-resistant product.~~
- Repair all other non-demoed water damaged wall surfaces, prep of painting and spot paint.
- ~~Paint new and repaired wall areas.~~
- Clean drip marks off walls.

2.1.1.2. Add Alternates:

- ~~Infill and patch ready for painting all demoed walls with water-resistant product.~~
- ~~Paint new and repaired wall areas (2 painting options).~~
- Remove minor corrosion and refinish fire sprinkler piping.
- Clean / disinfect the clean the pool dehumidification unit (PDU) to address and potential accumulated biofilms.

2.2. General Responsibilities:

- 2.2.1. Contractor/Vendor shall obtain and pay for all permits, licenses, and official inspections required or made necessary by its scope of work. Contractor agrees that it and its work shall comply with all laws, ordinances, and regulations bearing on the work performed under this Agreement.
- 2.2.2. Contractor shall assign an English-speaking account representative who shall serve as the primary contact for communications regarding this Project and fulfill administrative duties as herein identified.
- 2.2.3. All waste shall follow the ecological cycle of reduce, reuse, then recycle prior to considering garbage.
- 2.2.4. Contractor shall supply all necessary tools, equipment, communication devices, and vehicles necessary to fulfill contractual obligations.
- 2.2.5. Work shall be executed in a manner to avoid Owner business interruptions.
- 2.2.6. No formal security background clearances will be required by the Contractor but the Contractor will be required to sign a liability waiver upon entry into the facility.

2.3. Material Requirements

- 2.3.1. Contractor shall provide all materials and consumable supplies & sundries needed for the Work. Contractor shall maintain adequate supply of paint and other supplies so as not to have Work stoppage.
- 2.3.2. The Contractor may provide an alternate product specification. Approval of alternate specification will be at the Owner's sole discretion.
- 2.3.3. Paint Specifications
- 2.3.4. Paint to match existing or otherwise approved by Owner.



- 2.3.5. Color Selection
- 2.3.6. Colors will be matched based on the paint colors existing on site or specified in the Construction Documents or approved by the Owner.
- 2.4. Interior Demolition:
 - 2.4.1. Remove, salvage, and properly store all wall mounted devices, signage and accessories for reinstallation.
 - 2.4.2. Remove doors, frames, and hardware, if necessary. Salvage and store for reinstallation, if applicable.
 - 2.4.3. Demo and remove wall, base, etc. as shown in Attachment C – Wall Demolition Sketch. In these locations, mold is present or assumed to be present so demolition will be conducted in accordance with State requirements under mold remediation procedures. Attached for reference is Attachment F – Mold Report completed by Century Environmental.
 - 2.4.4. Scrape all bubbled paint under windows on the west and north walls. Skim and repaint as described below. If mold is encountered under any bubbled paint, revert to mold remediation procedures.
 - 2.4.5. Clean drip marks off walls in all areas not in demoed plan.
- 2.5. New Installation – Wall
 - 2.5.1. Infill all demoed walls with water-resistant product (per design specifications or Owner approved submittal - e.g., Durock, Wonder Board, etc.). Patch and patch ready for painting walls at demoed scars and wall board joints. Ensure transition to adjacent wall board is seamless. Critical to maintaining the moisture barrier in the wall system to seal all joints and transitions properly and fully; for example transition between wallboard and window / door frames and floor, etc.
 - 2.5.2. Painting – Epoxy Paint
 - 2.5.2.1. All new wall installations and all other repaired wall areas apply one (1) coat of moisture-resistant (mold / mildew) primer and apply two (2) coats of high-performance epoxy paint, mildew resistance (match existing).
 - 2.5.2.2. All other repaired wall areas apply one (1) coat of moisture-resistant (mold / mildew resistance) primer to and spot paint with two (2) coats of high-performance epoxy paint (match existing).
- 2.6. Fire Sprinkler Piping
 - 2.6.1. Remove minor corrosion and refinish fire sprinkler piping. **(Add Alternate 1)**
- 2.7. HVAC Cleaning
 - 2.7.1. After HVAC / pool dehumidification unit (PDU) are repaired and made functional, clean the PDU where biofilms have developed. **(Add Alternate 2)**
- 2.8. Service Responsibilities:
 - 2.8.1. Contractor shall supply skilled and trained labor to perform Work. Standards include, but are not limited to:
 - All public area mounted items on walls to be demoed and painted are to be removed a carefully set aside in locations determined by Owner. Contractor will coordinate with Owner prior to the removal of any signage to allow for the Contractor to post temporary signage. Temporary signage will be supplied by Owner.
 - All surfaces properly prepped for painting – patch, sand, and texture (if applicable) to be uniform surface, as necessary.
 - All flooring, furniture, door / window framing, blinds, etc. shall be properly protected from demo and painting activity.
 - Surfaces must be painted with a primer and multiple coats of paint as necessary to fully cover prepped surfaces (no holidays). Unacceptable painted surfaces will be required to be repainted at Contractor's cost.
 - Brush or roller marks, drips, and overspray will not be accepted and corrected at Contractor's cost.



- Removed wall mounted items prior to demo and painting are to be re-hung upon completion unless otherwise instructed.
- Mask and paint around permanently fixed items.
- All Owner powered equipment to remain plugged into power source.
- Sprinkler escutcheons and smoke/particle detectors shall be bagged to protect against being painted and triggering false fire alarms.
- Fire systems shall be put into “Fire Hold” when necessary to avoid false alarms. Contractor to coordinate with Owner.
- Cleanup: work areas are to be cleaned and returned to pre-work condition (vacuum, dust as needed, etc.).

2.8.2. Duties:

- Contractor to propose and submit schedule for approval based on Owner’s requirements.
- Contractor to complete in coordination with Owner.
- Post walkthroughs to be conducted, as needed.

2.9. Hours of Operations:

Regular hours: 5 AM to 9 PM daily with the following holiday schedule:

Hours	Facility	Holiday
CLOSED	All Ys	New Year's Day
CLOSED	All Ys	Easter
8am-6pm	All Ys	Memorial Day
8am-6pm	All Ys	Independence Day
8am-6pm	All Ys	Labor Day
Closed at 12pm	All Ys	Thanksgiving Eve
CLOSED	ARP, MAP, JT, CHY	Thanksgiving
Closed at 12pm	All Ys	Christmas Eve
CLOSED	All Ys	Christmas
Closed at 12pm	All Ys	New Year's Eve
CLOSED	All Ys	New Year's Day

2.10. Performance Standards and Reporting:

2.10.1. Contractor shall take proactive steps to limit customer complaints.

2.10.2. Contractor to submit daily reports with annotated photos documenting the status of its Work, the volume of Work completed, and noteworthy activities each day onsite using the Contractor’s compatible smart device using the Owner provided Pocket Forms application. Contractor to supply their own compatible smart devices (Android or Apple OS / iOS devices)¹ and device data plans. Contractor agrees that the Contract Price will be subject to a \$100 deduction for every daily report that is not submitted.

2.11. Base Bid

2.11.1. The Pricing worksheet clearly outlines the Base Bid, unit pricing, and add alternates scope items.

2.11.2. Any of the add alternates listed may be added to the awarded base scope of services at any time during the project or during the time which the Contractor’s bid is valid at the sole discretion of the Owner for the price provided in the Contractor bid.

¹ Please submit device type as a question to confirm compatibility.

