

City of Clayton, Missouri
Fire Department Bunk Room Renovations
Scope of Work
WALL BEDS CONTRACTOR

The Owner referred to below is the City of Clayton, Missouri. The Contractor referred to below is the WALL BED contractor. This bid packages includes, but is not limited to, the following:

Layout, Design, Furnish and Install three (3) extra-long twin wall beds and coordinating storage units per bunk room.

1. Questions can be directed to the City's Owner Representative, Navigate Building Solutions; Attn: Collette Koscielski, collette@navigatebuildingsolutions.com; 314.540.5210.
2. Contractor is aware of the potential for Liquidated Damages. Contractor shall be responsible to maintain scheduled items for the Contractor's work as included in the master schedule. Refer to the City's RFP.
3. Upon award of this contract, this contractor must submit to the Owner a detailed critical path construction schedule outlining each construction activity and phase. This schedule must fall within the specified contract days for completion stated in the City's RFP, as well as adhering to the durations below. Contractor's schedule shall be submitted no later than 5 working days following award. Contractor is required to provide updated work schedules on a weekly basis. Should the Contractor fall behind schedule by more than 5 work days due to the fault of this Contractor, the Contractor shall provide a recovery schedule to the Owner within 5 days of request by the Owner.

Durations:

NTP to Begin Installation of Beds, Phase 1:	51 calendar days
Start to Finish Installation of Beds, Phase 1:	7 consecutive work days
NTP to Begin Installation of Beds, Phase 2:	86 calendar days
Start to Finish Installation of Beds, Phase 2:	7 consecutive work days

4. Basis of Design for wall beds is the Sico Fire Station Room Maker Twin XL. Include the manufacturer's 5" box spring. Mattresses to be furnished by the Owner.
5. Include sixteen (16) hours of additional labor to be utilized at the Owner's direction to set up the Conference Room for temporary bunk space. This would take place ONE DAY at the beginning of Phase 1.
6. Include with each bed a matching full-height storage unit with full height doors. Utilize the maximum width of storage unit possible given the room sizes. Each unit to have a hanging rod, an upper shelf and two roll out drawers with full extension slides and dovetail construction.
7. The bed cabinet shall include a 4" deep shelf at the head of the bed, approximately 36" above the floor.

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8. All bed and storage units to be faced with high pressure laminate, 58 series of Formica or similar. Edges shall have 2mm vinyl to match.
9. Contractor to provide WITH THE BID, their proposed layout that works with the existing room dimensions. Contractor to verify dimensions in person prior to bidding. All bunk rooms to have three sets of beds and storage.
10. The floor plans provided are for general information only; they do not depict the work that is to take place under this contract. Contractor is fully responsible for producing drawings for review by the Owner prior to fabrication, producing drawings for fabrication, and for making modifications to the drawings as necessary to successfully complete the work. Contractor is fully responsible for making sure the proposed wall bed and storage elements fit into the space.
11. Contractor to provide warranty on materials and workmanship; see City's RFP.
12. Project to be completed in two phases. See Phasing Plan. Bid shall allow for demobilization and remobilization; equipment may not be left on site between the Phases.
13. Immediately upon award this contractor shall submit a proposed logistics plan for review. The Owner and Owner's Representative will meet to review and discuss site logistics and finalize an agreed upon plan of action for parking, deliveries, etc.
14. Contractor to coordinate all deliveries of materials.
15. Access can be made through the western-most garage bay and up the stairs. Obtain permission from the Fire Department prior 2 days before access is needed.
16. Access can also be made through the North exterior double doors to the parking structure; visit the site prior to bid to observe clearance limitations at the parking structure.
17. Note – a separate drywall construction project will be taking place in the Firehouse at the same as this project; access will need to be coordinated closely between the City and both contractors.
18. The passenger elevator can be used if desired, but Contractor must provide protective padding inside the cab. Weight restriction is 2000 lbs. Visit the site to observe the elevator.
19. Materials to be staged in construction area only. No storage of materials or equipment elsewhere on the City property unless approved by the Owner.

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20. This contractor is responsible for the cost of parking for its employees and subcontractors. No parking allowed on the Fire Department site or in the City's Visitor Parking.
21. Work hours are 7 AM to 4:30 PM.
22. This contractor is responsible for any permits relative to the Contractor's work. Refer to City's RFP.
23. Provide all supervision, labor, tools, equipment and materials to complete the work.
24. Perform all unloading, loading, distribution and hoisting of materials.
25. This contractor shall provide all layout required to complete the work included in this Contractor's scope of work.
26. Include ALL caulking and sealants for all systems and materials furnished and installed.
27. Contractor may utilize the 110 power available in the bunk rooms.
28. Perform all work in accordance with OSHA standards.
29. Provide traffic control and public safety during the execution of the work – such as any loading / unloading that would interfere with street traffic.
30. Provide temporary protection labor and material for work performed by this contractor. This includes protection of City facilities that are not part of this work but will be accessed by the Contractor to move material and equipment in and out of the bunk rooms.
31. Contractor to maintain a clean work area throughout the course of its work. Floors to remain accessible, should the Owner need to walk through the area.
32. Provide clean-up of your finished installed work and remove all debris resulting from installation of your work.
33. Contractors may use the City's existing dumpsters for construction debris. Notify City personnel if the dumpster is full and needs to be replaced. Contractor removing existing furniture and carpet shall provide their own haul-off.
34. Contractor to provide drinking water for its employees. Employees may use bunk room restroom that is accessible in the current construction phase.
35. Contractor to furnish first aid and safety supplies as needed.
36. No tobacco use is allowed on the project or on the property.

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37. Contractor to maintain proper SDS sheets for all materials utilized by this Contractor (and its subcontractors) on site per OSHA standards.
38. This contractor will submit all outlined documents with their monthly pay application as required by the Owner.

END SCOPE OF WORK