

SUPPLEMENTAL SCOPE OF WORK FOR SCHOOL HVAC, ROOF, & WINDOW REPLACEMENTS

June 28, 2021

The following is a summary Supplemental Scope of Work for the design and construction of HVAC, Roof, and Window Replacement Systems at Cummings K-8, Gardenview ES, and Havenview MS. The Supplemental Scope of Work includes but is not limited to the following:

- Design and construction services shall be per the "Design/ Planning Principles & Construction Guidelines for Shelby County Schools", latest edition.
- A design & construction baseline schedule shall be provided for approval and acceptance prior to the commencement of any design and construction work.
- Design and Construction services will be required to utilize SCS Department of Major Construction's construction management platform, PROCORE. This access and training will be at no cost to the vendor.
- The Engineer-of-Record shall design the new equipment to provide an energy efficient, sustainable, long life cycle, and low maintenance system related to the improved building envelope and performance. EOR shall not engage a 3rd-party vendor such as a supplier or manufacturer unless written approval has been received from the SCS Director of Construction.
- Design services shall include but not be limited to demolition, civil, landscape, structural, architectural, mechanical, electrical, plumbing, fire protection, life safety, IT, security, intercom, network, EMS, site utility, and interior design.
- Design services shall include all required estimating, value-engineering practices, and due diligence specific to the project as listed in Section III Due Diligence of the SCS Design Principles.
- Design shall meet all current and applicable codes as adopted and enforced by the AHJs.
- Designer shall ensure that the HVAC, roof, and window systems meet criteria as required by the Uniform Development Code of Shelby County.
- Designer shall ensure that new window profiles match the existing window profile and glazing meets energy code criteria.
- Additional design services expenses, typically referred to as reimbursable fees, shall include those costs related to AHJ applications for reviews and approvals, permit applications, permit fees, and reproduction costs.
- A construction estimate shall be provided at each design phase that includes schematic, design development, implementation, and construction documents. The construction document estimate shall be submitted for SCS approval prior to construction commencement.
- All project documents such as construction drawings and the project manual must be reviewed and approved by the SCS Department of Major Construction prior to the submission for any AHJ approvals or permits. It is recommended to provide a signature block on the project documents for SCS signatory approvals. SCS signatory template available upon request.
- Construction services shall include all equipment, material, and labor for the successful completion of the project per the accepted and approved project drawings and specifications.
- Contractor shall provide SCS (Owner) opportunity to salvage HVAC equipment as necessary.
- HVAC systems shall include additional appurtenances such as cabinet extensions to conceal piping or trim accessories necessary to maintain aesthetics.
- Contractor shall confirm and verify that the existing structure will support the new HVAC equipment. All structural improvements to support the new HVAC equipment shall be the responsibility of the contractor and included in the cost.
- Window replacement shall include costs for existing window opening repair, improvements, or modifications for the new window system installation. Windows shall be installed to ensure a weather and watertight installation. Contractor shall repair all damages to interior finishes related

to the HVAC, roof, and window replacement with new to match existing. Window wall shall be painted in its entirety from corner to corner with color to match existing.

- Window replacement shall include the repair/ replacement of any and all rotted/ unsound substrate in which installation of the new window systems are dependent upon for long term performance.
- Roof system replacement shall include the complete demolition of the existing roof material to expose the existing roof decking. Construction shall include the repair and/or replacement of all damaged roof deck with new to match existing.
- Roof replacement shall include but not be limited to metal coping replacement, cant strips, metal flashings, counter flashings, mechanical equipment curb modifications, parapet repair or modifications, P.T. 2x wood blocking, replacement of deteriorated gas piping, deteriorated electrical conduit, deteriorated plank decking systems, deteriorated metal decking systems, drain replacement, roof walk pads, masonry expansion joint replacement, metal railing fall protection for HVAC units within 10'-0" of roof edge, etc.
- Roof replacement shall include downspouts and associated water management system to remove rainwater away from the building. The work includes but is not limited to demolition, repair, replacement to sidewalks to accommodate new piping, reconfiguration of underground drainage systems, additional downspouts, scuppers, cast iron boots, etc.
- An Owner's Contingency will not be included in the overall construction cost. It is recommended that the contractor include costs for unforeseen conditions that may arise specific to a project's location.
- A 12-month parts and labor warranty is required
- Project Alternates shall utilize current SCS contracted vendors. Project Alternates shall include the following items:
 - Energy Management System (EMS) or Building Automation System (BAS)- Contractor highly recommended to use district's single source vendor for BAS. Current vendor is Siemens Industries Incorporated. An approved equal to be considered for approval with appropriate support documentation and justification.
 - MLGW Fees- New or modified services for modified equipment loads, etc.
 - Testing/ Lab Fees- Chap. 1 & 17 Special Inspections, if applicable
 - Landscaping- Approvals and requirements per the Shelby County UDC related to equipment screening or planting replacement due to damage during construction
 - Fire Alarm System- shall meet current code
 - Existing Fire Alarm Panel Replacement- Applicable if current fire alarm panel does not have capacity for any new devices such as required duct detectors. Contractor to confirm.
 - Building envelope consultant- Nashville Roof Consultants- Jamey Oldham
 - HVAC Commissioning- 3rd Party