

## SCOPE OF WORK

### Plato's Cave Reno, NV. Midtown/Plumb

#### Bid Package # 9.1 – Painting

The Work of this Agreement shall include but shall not be limited to labor, fringe benefits, materials, tools, equipment, supplies, samples, shop drawings, layout, handling, storage, hoisting, distribution, protection, transportation, supervision, contributions, coordination, permits, permit fees, compliance with all agencies (City, County, State and Federal), insurance, overhead, profit and all other services and facilities necessary for the performance of the Work as shown, detailed, and/or implied by the following documents and defined herein:

A. Contract Documents, dated June 3, 2022

Specification sections listed as the responsibility of this Contractor in defining the scope of work on this project include, but are not limited to:

MCP Supplementary conditions

Project plan sheets AS-101, A-101, A-102, A-103, A-104 A-200, A-201, A-601

Interior Painting

Exterior Painting

The Contractor is also responsible for trade specifications not specifically listed above but required by reference in the listed Specifications or as required to perform the Scope of Work described herein, as well as Division 1 specifications and the use of the Contract Documents as a whole.

The Contractor acknowledges that the Contract Documents are not necessarily fully coordinated at 100% complete and accepts the responsibility to thoroughly review and analyze the complete set of Contract Documents to provide a complete system at no additional costs.

This Scope of Work specifically includes, but is not limited to, the following:

1. Provide and install all work complete, per the specification sections listed above.
2. Provide all hoisting, unloading, and miscellaneous handling for all materials.
3. Power wash to clean exterior surface prior to painting.
4. Include Minor wall repair with spackle. (Quarter size and smaller)
5. Include All exterior soffits and under walkways.
6. Paint all new drywall with primer and two coats finish. All existing drywall spray and back roll for complete coverage.
7. Paint all exterior railings and metal with DTM paint. All new metal will require a prime coat.
8. All new exterior painting will require priming and two coats finish.
9. All exterior and interior paint will be compatible with surface being painted.
10. Include caulking of all exterior doors, windows, wood joints, PTACS, and exterior building pipe penetrations.



11. Include painting all stair steel, railings, pool fence, laundry room, office's, lobby, laundry building, doors, and break areas.
12. All overspray protection is the responsibility of the painting contractor.
13. Provide all necessary equipment, man lifts, scaffolding, etc. for complete installation of all components.
14. Provide all adhesives, fasteners, sealants, etc. as required for a complete installation.
15. Provide all temporary protection of installed materials as necessary
16. Daily cleanup of all trash and debris to CM provided dumpsters.
17. Provide all layout and field engineering as require to properly locate the work per the contract documents
18. Miscellaneous Requirements (Unless agreed to differently in the Owner/Contractor Agreement, or the Contract Documents.)
  - a. Retainage will be 10%.
  - b. No smoking at any location onsite.

This Scope of Work specifically excludes the following:

1. Parking lot striping.

Unit Prices:

Bonding rate %.

Award of the project is contingent of proof of bidder's financial abilities, previous work track record, safety record, and other considerations. The bid form must be filled out completely, and bidders who fail to comply may be disqualified. The determination of a bidder's qualification for this project is at the discretion of the Owner and MCP Build, Inc. only