

B&N General Contractor Scope of Work (Refer To Project Responsibility Chart Sheet A-000)

B&N General Contractor Demolition Notes:

1. Carefully remove and neatly store and protect from damage any item in the contract documents to be removed and relocated. Coordinate with owner which items are to be turned over to the owner, or which items will be removed by owner.
2. Contractor shall properly transport demolition materials to approved disposal site that provides proper containers.
3. Protect finished surfaces, including jamps, soffits, and corners of openings or partitions used as passageways with heavy cardboard corner guards.
4. Trash from demolition shall be removed from the site and the space left in a broom clean condition. During demolition a complete clean-up at the end of each day (or night, if O.T.) is part of the work.
5. General contractor to coordinate all trades required to perform described work as outlined in the contract documents.
6. All existing fixtures that remain or that are to be relocated (REUSED) are to be cleaned and re-lamped, ballast to be inspected and replaced as necessary, re-lensed as noted, and made to look like new.

B&N General Contractor General Notes

1. General contractor shall visit and examines the premises before submitting their construction bid so as to fully understand all existing conditions relating to the work, the nature and scope thereof and the features and difficulties that will attend its execution. No allowance shall be made for any extra labor and / or materials required, or for the difficulties encountered which would have been foreseen had the required inspection been made. The General Contractor shall take all necessary measurements for the work at the site, verify all conditions, and report any discrepancy in dimension or existing condition to the architect prior to the start of work.
2. All work shall conform to all Federal, State, Compliance of IBC, County and Local codes having jurisdiction over such work. Any discrepancy shall be brought to the attention of the architect before proceeding with that portion of the work, or GC assumes responsibility for all corrections.
3. The General contractor shall provide everything required for the completion of the work shown in all drawings with the exception of those items indicated "BY OTHERS" unless specifically instructed otherwise.
4. General contractor to note that all work required for completion (shown on drawings or not) is the responsibility of the General contractor and shall be completed by the contracting firm. General contractor shall coordinate all trades.
5. All dimensions are finish to finish unless noted otherwise. All "FIRM" dimensions will be maintained.
6. The General contractor shall consult with the owner and adhere to all regulations of the building as to the time and method of material delivery, debris removal use of building elevators, hours of demolition and noisy construction and making arrangements for construction personnel to enter the building when necessary.
7. General contractor shall verify all delivery clearances and shall be responsible for sizing all openings necessary to accommodate delivery.
8. The General contractor shall note that there will be no substitutions of any material where specific manufacturers are specified UNO. Where approved equal is used it shall be understood that the substitute shall be by judgment and approval of the designer. The designer is to be notified of the substitution and approval obtained prior to installation.
9. The General contractor shall continuously maintain adequate protection of all existing and new work from damage. General contractor shall protect the tenant and the building property from injury or loss arising in connection with the work. All finished surfaces shall be protected by the General contractor, including, but not limited to: doors, jamps, and passageways. Refinish all surfaces in such places where these surfaces have been damaged by the contractor or subs.
10. General contractor shall patch and repair all existing damage in the premises and will be responsible to patch and repair any damage due to the alteration.
11. Patch all surfaces affected by removals to match adjacent surfaces and to accept indicated finishes.
12. It shall be the responsibility of the general contractor to obtain a licensed professional if a structural engineer shall be required for any known or unknown reason as part of the general contract.
13. The General contractor shall verify that containments or hazardous containments such as asbestos are not present at the building site before the start of construction.
14. General contractor and / or subcontractors to verify all dimensions and accept conditions or prior work done by related trades before proceeding with any work.
15. All doors used shall be opened from which egress is to be made without the use of a key or special knowledge.
16. All work shall be guaranteed against defects in materials and workmanship for a period of one (1) year after the final acceptance by owner.
17. The General contractor shall maintain the job clear of trash and debris, and shall present the project to the owner for final acceptance clean and ready for store fixtures & equip. All glass and metal frames shall be cleaned, all labels removed, floors swept broom clean and the area left free of trash and debris.
18. General contractor to refer to fixed dimensions and not scaled off drawings.
19. Contractor shall provide a professional cleaning service to supply a fully cleaned, dusted and polished space per manufacture recommended cleaning methods. Contractor to provide a store that is fully operational.

B&N General Contractor General Finish Notes

1. Any substitutions must be approved by the Architect / Designer and Client prior to ordering or installation.
2. All materials to be installed by factory authorized installers according to manufacturer's specifications.
3. Vendors are responsible for all quantities of materials specified.
4. Surfaces to be prepared to receive indicated finish. Painted surfaces to receive one coat primer and two finish coats typical. Gyp. BD. walls to receive latex paint, eggshell finish. Gyp. BD. Ceilings to receive latex paint, flat finish.
5. Vinyl base to be straight with vinyl plank or sheet vinyl.
6. All doors when painted, to be the same color on both sides.
7. All A/C ceiling diffusers and registers shall be cleaned or be painted to match ceiling.
8. Where wood surfaces are painted, wood is to be properly sealed, sanded, primed to receive final finish.
9. All paint finish of metal parts of frames, doors, perimeter enclosures, etc., shall be semi-gloss, unless otherwise noted.
10. Door frame to be painted to match adjacent walls, unless otherwise noted.
11. All paint shall be applied in accordance with the manufacturer's specifications for the particular surface.

B&N General Contractor Painting Notes

1. Materials should be delivered to the building in unopened containers bearing the manufacturer's labels.
2. Materials shall be stored in fully sealed containers. Oily rags and waste must not be allowed to accumulate, each space containing stored materials shall be provided with UL Labeled Fire Extinguisher of suitable type, class and capacity.
3. Contractor shall assume full responsibility for the proper performance of all materials used and substrates encountered, and for the compatibility of any materials applied with shop coats and other coats previously applied, including primers, sealers, preservative treatments, etc. not with standing specific schedules herein below to the contrary, select the primer which has been verified to be appropriate for each of the substrates and finishes encountered.
4. Other painting materials required, but not specifically described, such as Linseed oil, Shellac, Turpentine, and thinner shall be of the highest quality and shall have identifying labels on containers.
5. Floors and adjacent surfaces, as well as the surface to be painted, shall be clean before painting.
6. Prepare all surfaces to receive finishes in strict accordance with the Manufacturer's printed preparation instructions applicable to each of the project materials, conditions, and finishes.
7. Substrate shall be clean and dry before coating is applied. Surfaces with a shop or existing coat shall be well covered by touching up bare or abraded spots with the same material used for shop coat.
8. Wire-brush clean all concrete and masonry used for shop coat.
9. Thoroughly clean dirt, grit, loose materials, mortar drippings and other deleterious substances.

Flooring Installation

Carpet Tile Relocation, V.C.T., Vinyl Floor Tile & Porcelain Tile:

1. B&N shall supply all flooring materials and accessories. Existing floor shall be one smooth surface before installation. B&N General Contractor shall make ready existing floor for the new & relocated flooring materials. B&N General Contractor must perform concrete moisture testing before installation. Refer to manufacture for proper testing requirements. B&N General Contractor shall install flooring per installation guidelines for Daltile, Armstrong & Centiva. B&N General Contractor shall provide a professional to clean & wax all hard surface flooring materials per manufactures specifications.
2. B&N General Contractor to relocate carpet tile per plan locations. Remove all soiled or worn carpet tiles. Save all carpet tile until project is completed. Use attic stock if required. Provide a professional carpet cleaning service.

BARNES & NOBLE
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NOTES &
SPECIFICATIONS

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University Bookstore
Fairfax Street Dalton Hall
Radford, VA 24141

STORE # 8165

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