BUILDING SCOPE OF WORK

1. The Contractor shall furnish all supervision, materials, labor, equipment, tools, supplies, incidental items, etc, (unless noted otherwise) to complete all sections of the Building Construction Scope of Work covered by this Request for Proposal and any subsequent Purchase Order and Contract.

2. The Contractor shall complete the scope of work described in the following sections, which may not be a complete listing, as well as all associated work shown or implied on the drawings.

3. All work shall be performed in accordance with the technical specifications and notes on the drawings and all local, state and federal codes.

4. The Contractor is responsible for the following items under the Building Construction Scope of Work and shall fill out the Bid Schedule according to the line items below.

5. The Contractor is responsible to provide all incidental items necessary to complete the installation of the items provided by the Owner that are not listed as supplied by the Owner on the drawings.

6. Reference drawings for additional details, notes, etc that may not be indicated in the following scope of work but should be included.

7. Winter Heat and Protection for concrete and masonry should not be included in the proposal. If winter heat and protection are deemed necessary by Sheetz it will be paid for on a time and material basis or agreed upon lump sum total. However depending on the time of year this work is to be performed additives should be included in the proposal. (Example – Most concrete companies charge for hot water after October 1st, if you know concrete will be poured after October 1st it should be included in your proposal).
A. Building Construction Scope of Work

1705 – Mobilization:
The contractor will be paid for one mobilization any additional mobilizations will be done at the contractor’s expense.

1710 - Final Cleaning:
Contractor shall clean the entire building before turnover. Vacuum all counter areas inside and outside, sweep and mops all floors, wipes down walls, wash windows inside and outside, and touch-ups any chipped or marred painted surfaces.

2335 - Building Pad Grading:
The Contractor will supply all labor, equipment and material to grade complete building pad.

2353 - Building Footing Excavation and Backfill
Please refer to the Geotechnical Report. Excavate for the building footings and masonry wall strip footings to the bottom of footing elevation shown on the drawings. Bearing capacity testing of footing will be by Sheetz. Dispose of all excess excavated material to an approved off site disposal area if not suitable for fill in other site areas. The Contractor is responsible for finding a dumpsite and for complying with any erosion control, sediment control, and leveling / compaction needed at the off site disposal area. The Contractor is responsible for any erosion control or dumping violations pertaining to the Contractor’s dumpsite and shall hold Sheetz harmless. Backfill and compact all interior and exterior strip and pier footings with AASHTO No. 57 stone back to the appropriate finish grades shown on the drawings.

2411 – Rock Excavation
Please refer to the Geotechnical Report to determine if Rock Excavation is required and include in proposal if required.

2477: Building Strip, Pier Footings and Column Piers (Foundations) –
The Contractor to supply and install concrete, rebar, form, set anchor bolts place and finish the concrete for all building strip footings, pier footings and column piers. Sheetz will supply anchor bolts. Inspection of the footings sub-grade and concrete testing will be by Sheetz. Excavate, form and pour the dumpster footings, dumpster gate poles footings and interior bollards footings. Backfill and compact the interior and exterior footing excavations with AASHTO No. 57 stone. Sheetz will supply the bollards.
2723 - Under Slab Stone Base (Backfill for Building)
Backfill with AASHTO No. 57 stone, 8 inches thick, the complete inside of the building pad to 4 inches below finish floor elevation including the additional stone required for backfilling the electric conduit trenches.

2820 - Architectural Fence
Install the exterior railing along the exterior sidewalk as shown on the drawings.
The Contractor will supply the railings.
Attachment hardware is supplied by the Contractor

2870 - Tables & Umbrellas (Picnic Tables)
Install, assemble and install the tables and umbrellas along the exterior sidewalk as shown on the drawings. Including concrete base for Tables/Umbrellas.
Sheetz will supply the tables & umbrellas.
Attachment hardware is supplied by the Contractor

3350 - Concrete Floor (Concrete Finishing)
Fine grade sub-base (#57 stone), place the plastic vapor barrier and install all expansion joints, install the insulation under the coolers, including the take out cooler and supply, place and finish 4" thick 4000 psi fiber reinforced concrete floor and cut control joints as shown on the drawings.
If not left exposed during pouring, the Contractor is responsible to mark all floor penetrations, including those by others, and relocate and uncover the same after floor is finished.
The Contractor shall coordinate with their Electrical and Plumbing contractors to ensure all embedded conduit and fixtures are in place prior to floor installation.
Concrete testing is by Sheetz.

4220 – Masonry Foundations and Building (Concrete Masonry Units)
The Contractor to supply all equipment, labor and materials to install the low courses of concrete block and the vertical perimeter insulation along the block and the horizontal laid insulation along the floor slab interface.
Provide weep holes along the bottom course of the brick.
Caulk all expansion & control joints.
The Stone Veneer (Quality Stone) will be supplied & installed by others if indicated on the drawings. Please refer to the drawings to determine if Stone Veneer or Cast Stone is required.
If the Cast Stone is required the Building Contractor shall furnish and install (see 4410 below). The General/Building contractor shall supply and install all brick and cmu’s (for stone backing) for the building, the monument signs and the gas canopy CMU’S as shown on the drawings.
Provide weep holes along the bottom course of the brick.
The Contractor shall drill holes in the laminated beams and insert and tighten the all-thread rods that attach the Mapes canopies to the building prior to brick veneer installation.
Caulk all expansion and control joints. The stone Veneer outside of building & inside the building will be supplied & installed by others. The outside stone veneer shall be installed after the side walk pavers are installed or a ledger board will need to be installed 1” above finish sidewalk elevation prior to stone installation. The Building Contractor to form, pour and brick case all planters (adjoining Building) as shown on the plan set.

4220 – Dumpster Masonry (Concrete Masonry Units)  
Contractor will furnish and install the block and brick casing for the dumpster enclosure. Parge coat the inside of dumpster walls with an acrylic modified mortar mix utilizing a trowel finish. Supply and install coping on top of the dumpster walls.

4220 - Gas Island Masonry (Concrete Masonry Units)  
The General/Building contractor shall supply and install all brick and cmu’s (for stone backing) for the Gas Canopy CMU’S as shown on the drawings.

4410 – Stone Materials  
The General/Building contractor shall supply and install all Cast Stone and Stone Sill as Manufactured by Adams, an Oldcastle Company. Please refer to the drawings to determine if this material is required for this project. Contact Terry Mitchell at (910) 818-8828 or email terry.mitchell@oldcastle.com for pricing.

4930 - Masonry Cleaning  
Contractor shall pressure wash and clean exterior of building upon completion of masonry.

5120 - Steel Columns (Structural Steel)  
Erect the steel columns in building, material is by others, however anchor bolts to be installed with the footings. The Contractor to ensure columns are erected plumb, square and meets all local, state and federal code requirements. A certified structural welder must perform any required field welding. Sheetz will supply the structural steel. The Contractor is responsible for deck fasteners and all other incidental items necessary to erect the structural steel. Sheetz will supply the inspection services. The Contractor is responsible for scheduling inspections.
2860 - Dumpster Gates (Metal Fabrication)
The Contractor shall fabricate and install the dumpster gate framing and furnish and install the vinyl gate boards.
The Contractor shall install the dumpster gate poles and bollards (That are supplied by Sheetz.).
The bollards, gate poles and vinyl cladding shall be bronze to match the exterior colors of the store coping.

5514 - Ladders and Roof Access
Contractor shall install building ladder supplied by Sheetz. Contractor shall coordinate with Sheetz representative the measurements for the ladder fabrication. The contractor shall provide all fasteners.

5555 - Bollards
Clean and paint (bronze) all exterior bollards/bumpers and install the stainless caps.
Install bollards.
Sheetz supplies the bollards & stainless caps.

6120 - Exterior Wall Framing and Sheathing (Structural Panels)
Sheetz will supply the exterior wall framing and sheathing.
The wall sections will come pre-assembled in typically 8 foot long panels from the supplier with the exterior sheathing applied or supplied.
The exceptions are: parapet wall and the walls above the windows and store front doors.
The framing and sheathing material for the walls above the windows and parapet walls will be shipped loose for installation by the Contractor. See the marked up drawings for further clarification.
The Contractor shall unload, store, protect and erect the pre-assembled wall sections and loose materials.
Miscellaneous hardware required for erection/assembly not shown on the shop drawings is by the Contractor.

The following is a list of material Sheetz will supply for this store.
1) All roof joist.
2) All hangers and accessories needed for the roof joist
3) 2x8 (1 ¾”x 7 ½” LVL) ledger needed at the parallel sides of the roof joist
4) Double plate need for center beam/rear joist connection.
5) All double plate needed to put on top of all walls panel package
6) ¾” T&G OSB roof sheathing

7) Misc. 2x6 for some field framing

8) All exterior walls and Interior Load bearing walls which will be panelized and sheathed with 5/8” OSB

9) Roof trusses for the cupola

10) 5/8” OSB sheathing for the cupola.

11) Misc. 5/8” OSB for wall sheathing in areas where panels will not be sheathed

12) All hold downs as shown on structural drawings

13) Bolts and adhesive for hold downs as shown on structural drawings

14) All 2x4 blocks for web stiffeners at the hanger locations

15) 3 ½ x 7 ¾” -16’ header for framing around bathroom fixtures in walls

16) All wood columns to support beams. (columns built in wall panels)

17) On time delivery which will be coordinated with the site superintendent.

18) Angle Braces and Simpson A35 as shown on structural drawings

19) Specified house wrap for the entire building

20) Rolls of Sill Sealer for under the 2x6 treated plate

21) MSTA36, LSTA48 Simpson straps for beam to wall tie downs

22) Additional anchor bolts to be used in areas where preset anchor bolts cannot be used due to location

23) Treated ¾” plywood to be used as a top cap as shown on drawings

24) Pressure treated 2x8 to be used as an outside ledger board to support the Treated plywood cap.

25) OSB sheathing for interior of the parapet walls

26) All 2x12, 2x6,2x10 , 2x8 and PT plywood needed to build the roof screen boxes as shown on drawings
27) 2x8 SPF bathroom wall

28) H2.5 Simpson truss hold downs for cupola trusses

*Items Sheetz will not supply*

1. Nails for joist hangers (there are almost 200 hangers needing hanger nails. Most builders like to use a gun hanger nail thus without knowing gun types we cannot supply) (Contractor shall supply)

2. H-Clips for the cupola sheathing (Contractor shall supply)

3. Nails for attaching Sheathing to joist. (Contractor shall supply)

4. H2.5 Simpson truss hold downs for the cupola trusses

5. Any 2x material needed for restraint system (Contractor shall supply)

6. Material needed for the screen wall Framing (Contractor shall supply)

Screws and nails needed for the screen wall system and curb blocks (Contractor shall supply)

6170 - Roof Trusses, Beams and Sheathing (Prefab. Structural Wood)
Sheetz will supply the support beams, roof trusses, and roof sheathing. The Contractor shall unload, store and erect the truss support beams, trusses and sheathing. Sheetz will supply the through bolts for bolting the beams in the column pockets. Field drilling of the beams for the bolt installation is by the Contractor. Material will be supplied by Sheetz. See the shop drawings. Miscellaneous hardware required for erection/assembly of the rafters, sheathing & beams not shown on the shop drawings is by the Contractor.

7210 - Building Insulation
(Sheetz will supply & place the spray on insulation - FI2000) Building Contractor is responsible for the remaining building insulation, interior and exterior as shown or noted on the drawings. (Please note that the roof insulation is now included in the roof system above)

7540 - Rubber Roof (PVC Single Ply Membrane)
The roof membrane system must be Johns Manville (No Substitutions) Reference drawing A-10A for more specifications.
The Contractor shall purchase the roof membrane material including all roof insulation, from 84 Lumber (No Substitutions) Contact is Patrick Garrison 814-942-8400 garrisonp@0284.84lumber.com
The Contractor shall furnish & install the complete JM PVC Fabric Reinforced Membrane Roof System W/KEE. See J M Spec.SP6RM Thickness .060, Color – White roof system as specified on the drawings.
The roof system scope also includes installation of all flashing, pitch pockets, closures, etc of all penetrations, electrical, mechanical, etc to provide a waterproof installation. The HVAC roof curbs shall be installed under the HVAC Scope of Work.
The Roof Contractor is responsible to flash all curbs including the HVAC and perform a final cleaning/sweeping of the roof prior to turnover.

7610 - Clerestory Roof (Sheet Metal Roofing)
Sheetz will furnish all framing material, & sheathing material for Clarestory.
The Contractors scope includes labor, supplying & installing all insulation, metal roofing material, soffits, fascias, gutters, flashing, ice guards, etc to complete the installation.

7630 - Roof Screen (Sheet Metal Roofing Specialities)
Supply and install the equipment roof screen as shown on the drawings.
Work to include all labor, equipment and materials necessary to complete the installation.

7713 - Soffits, Fascias and Gutters
Furnish & install all soffits, fascias, rain gutters and downspouts on the building exterior (as shown on drawings)
All framing necessary to support and install the soffit and fascia, including under the portico roof is by the Contractor.
The window awnings are supplied and installed by others.

7760 - Roof Pavers/Walk Mats
Contractor shall install walk-off mats as per plans and specifications. The walk-off mats shall be installed as per Sheet A-10A of the drawing set.

8110 - Doors & Hardware (Steel Doors and Frames)
Install all interior doors/frames and required hardware supplied by the Owner.
Doors 1 and 2 (exterior Doors, frames, hinges) supplied and installed by the Contractor.
Reference drawing A-3 for notes regarding doors, frames and hardware.
All Hardware will be supplied by the Owner (Sheetz) and installed by the contractor.
The Storefront doors and hardware, storefront windows, beer cave door and hardware will be supplied and installed by others.
The Contractor shall verify all storefront door and window rough framing opening dimensions with the Sheetz Site Manager prior to framing.
9110 - Interior Framing and Sheathing (Non-Load Bearing Wall Framing)
  Furnish & install all interior framing metal studs, sheathing and necessary blocking for wall fixtures and shelving.

9250 - Drywall (Gypsum Board)
  Furnish, install, & finish all the types of drywall shown on the drawings, including all ceiling to roof drywall draft-stops.
  This includes painting where designated.

9305 - Wall Ceramic Tile (Tile Setting Wall)
  The Contractor shall install all interior wall tile supplied by the owner.
  Furnish and install all miscellaneous materials necessary to complete the installation that are not supplied by the owner.

9510 - Suspended Ceiling System (Acoustical Ceiling)
  Furnish and install all suspended ceiling system, bulkheads, and tracks in all areas shown on the drawings.
  All tile support systems and ceiling tile types are to be supplied by the Contractor,
  The HVAC Contractor will install all supply and return diffusers and duct.
  The Contractor shall frame the ceiling tile support systems and install tile around the electrical and HVAC openings as necessary.

9322 - Floor Finishes (Flooring)
  Install all the floor finish types supplied by the Owner as shown on the drawings.
  Furnish and install all miscellaneous materials necessary to complete the installation that are not supplied by the owner.

9770 - Interior Finishes (Special Wall Surfaces)
  Install all interior wall finishes including marlite wall panels, seating area finishes and FRP supplied by the owner.
  Supply, install & paint all drywall sections.
  Supply and install ¾ plywood on all walls in the electrical room prior to installing the FRP.
  Furnish and install the remaining items not supplied by the owner as shown on the drawings.
  The Contractor shall provide as built dimensions to the Sheetz Site Manager for fabrication of slat walls.
  Sheetz will supply the slat walls to be installed by the Contractor.

9915 - Painting and Caulking (Painting and Coatings)
  Paint and caulk all unfinished interior and exterior surfaces finishes as necessary including the walk-in cooler and beer cave sections and the inside store front windows and door frames.
10155 - Toilet Compartments  
Install all restroom partitions and required hardware supplied by the Owner.  
Ensure partitions are installed to current ADA guidelines.

10355 - Flag Pole & Flags  
Contractor shall set flagpole and install flags. Sheetz supplies the flagpole and flags.  
The flagpole foundation is installed in the Contractors.

10430 - Exterior Signage  
Install the Owner supplied exterior handicap parking and no parking signage in front of the building.  
All other exterior signage on the building is by others.  
Sheetz supplies the handicap parking and no parking signs.  
Attachment hardware is by the Contractor.

10440 - Interior Signage & Fixtures (Interior Signage)  
Install all interior signage on restroom walls and doors, corner guards, sill plates, and miscellaneous items inside the store.  
Sheetz will supply the interior signage and corner guards.  
All necessary tools and miscellaneous materials are by the Contractor.  
The Contractor is responsible for installing window shades which are supplied by Sheetz.

10527 - Fire Extinguishers  
Install all recessed and wall mount fire extinguishers.  
Sheetz supplies the recessed frames and fire extinguisher for installation by the Contractor.

10538 - Mapes Canopies (Manufactured Roof Specialties)  
Supply labor, equipment and miscellaneous hardware to install owner supplied Mapes Canopies.

12680 - Seating Area (Inside Building) Table & Chairs (Seat and Table Assemblies)  
Contractor is responsible for unloading, storing, unpacking, assembling and placing the tables & chairs in the seating / dining area as shown on drawings Sheetz will supply all tables & chairs.
Existing Car Wash
2211 C – Demolition
   Contractor shall remove existing brick/thin brick veneer and sheathing from the exterior of the existing Car Wash Building and dispose of material at an approved landfill.

4710 C – Simulated Brick (Thin Brick)
   Contractor shall install Sheetz supplied Thin Brick. Contractor shall supply all miscellaneous accessories and equipment to install this material.

9250 C – Gypsum (Exterior Sheathing)
   Contractor shall furnish and install all exterior 5/8” gypsum board sheathing on existing metal stud framing. The contractor shall repair any damaged framing at no additional cost.

Miscellaneous

A. Work by Others
   The following work will be performed by others: Storefront windows & doors, building window awnings, casework, sales & backroom shelving, kitchen and refrigeration equipment installation, interior graphics, anslug system, and product shelving installation, petroleum system and stone veneers.

B. Miscellaneous Contractor Requirements
   The Contractor is responsible for daily clean up of the building. Install a temporary waterproof material over all finished ceramic floor tile and epoxy area (Like the material Lowes uses to cover lumber.) to keep the floor surface clean & to protect from damage.

C. Sheetz will supply roll-off dumpsters for disposal of construction debris and trash.

D. The Contractor is responsible for the final cleaning of building before turnover.
   Contractor shall clean the entire building, vacuums all counter areas inside and out, sweep and mop all floors, wipes down walls, wash windows inside and outside, and touch-ups any chipped or marred painted surfaces

E. Permits, Inspections & Licenses
   Sheetz will obtain all necessary building permits required.

F. The Contractor is responsible to be familiar with the entire local, state and federal code requirements and ensure all work complies with these requirements.

G. The Contractor is responsible to schedule all necessary inspections.
H. The Contractor shall obtain, at his cost, all necessary local licenses and contractor permits.

I. The Contractor shall supply wireless internet service.

J. The Contractor is to Unload Sheetz Supplied Materials/Equipment.

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