

Sterling Renaissance, Inc

430 E. Il. Rt. 22, Lake Zurich, IL. 60047



4/28/2018

Scope of Work - Ravinia Apartments, Highland Park, IL.

CSI	Trade	Item
00 0000	Owner's responsibility	CCDD 663 costs and engineering. The EPA requires that the soil be tested by a competent engineer for environmental pollutants and cleared before it can be hauled to any dumpsite.
00 0000	Owner's responsibility	No sheet piling of existing foundations is included
00 0000	Owner's responsibility	Work not indicated on the drawings is not included in the bid cost (see note 6 on sheet G0-02).
00 0000	Owner's responsibility	No bike racks are included in the bid cost.
00 0000	Owner's responsibility	The garage trash receptacles will be supplied by others
00 0000	Owner's responsibility	Window blinds will not be included as part of the base contract
00 0000	Owner's responsibility	We have figured to excavate to the design foundation depths shown on the drawings.
00 0000	Owner's responsibility	No extra soffits for the HVAC ductwork are included.
00 0000	Owner's responsibility	Owner will pay all building permit costs, all tap fees and water main related costs and anything else that has to do with a Village of Highland Park cost for building the building.
00 0000	Owner's responsibility	Service fees and charges from the utility companies to bring the service to the building. This includes Com Ed, Ni Gas, the cable company and the telephone company.
00 0000	Owner's responsibility	Street and sidewalk obstruction permit costs
00 0000	Owner's responsibility	Sidewalk opening permits

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00 0000	Owner's responsibility	Surveys / spot surveys / property corners	
00 0000	Owner's responsibility	Water and sewer permits	
00 0000	Owner's responsibility	Owner will pay the cost of cut off and termination of all existing water services and the cut - off charges for same	
00 0000	Owner's responsibility	Rodent control	
00 0000	Owner's responsibility	After hours project security costs.	
00 0000	Owner's responsibility	Extra cost to remove large underground unforeseen obstructions.	
00 0000	Owner's responsibility	Cost of winter conditions	
00 0000	Owner's responsibility	Owner will employ a testing servicing company to perform the soil testing, concrete testing, mortar testing and any structural testing.	
00 4113	aluminum storefront	furnish and install all aluminum storefront indicated on the plans.	
00 4113	aluminum storefront	Include all work indicated on the drawings and specifications for this trade.	
00 4113	aluminum storefront	caulk all storefront to dis - similar materials on the exterior side of the storefront.	
00 4113	aluminum storefront	furnish and install all hardware for storefront doors as indicated on the plans.	
00 4113	aluminum storefront	furnish and install all storefront door thresholds	
00 4113	aluminum storefront	furnish and install all clear glass, tempered glass and spandrel glass (if indicated).	
00 4113	aluminum storefront	furnish and install all storefront aluminum and clear glass at the first floor lobby / entry area. Include all doors and hardware for all doors	
00 4113	aluminum storefront	furnish and install an electric strike for the front entry door to the building. This strike will interface with the building intercom system. It will be wired by the electrical contractor. It needs to properly interface with the panic devise on the exit door.	
00 4113	aluminum storefront	Furnish glass for any interior door lite as indicated on the drawings. The glazing should be installed in the door when the door is delivered to the jobsite.	

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01 1000	GC	General temporary project sign	
01 1000	GC	Temporary fence around the project	
01 1000	GC	heating and energy costs	
01 1000	knox box	Supply the Knox Box in the entry vestibule.	
01 1000	qualification	Specs say that we cannot use the elevator for temporary construction: disqualify this.	
01 1000	temp fence	temporary fence and green mesh fabric. Fence must be 6' high per city code	
01 1000	temp fence	Furnish and install temp fence around the perimeter of the site.	
01 1000	temp fence	temp fence at the front and rear lot lines	
01 1000	temp fence	Bid per the drawings.	
01 1000	wire storage	not included	
01 1000		What is the drawer base and the mirror in B3/A5-10 at the lobby, and who will supply it, general contractor or the owner?	
01 1000		What flooring does the elevator cab receive?	
01 1000		The drawings are not clear as to what the floor of the exterior unit balconies are made of. Please provide a section that shows the balcony floor framing and the decking.	
01 2100	layout	layout the building corners and provide offsets for the foundation walls	
01 2100	layout	provide control lines for the concrete contractor - two column lines in each direction on the first floor slabs.	
01 2100	layout	layout for all site concrete curb and planting areas. Provide an as-built at the completion of the site construction.	
01 2100	layout	provide two north / south and two east / west column control lines on the first floor for layout of the floor partitions.	
01 2100	layout	provide a benchmark for the first floor	
01 2100	layout	survey and provide an as-built of the foundations at the completion of the foundation work. Include a CAD drawing that locates the exact position of all anchor bolts which can be given to	

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01 2100	layout	layout all site sewer and water. Provide as-builts of this work at the completion of the site construction.	
01 2200	allowance	provide allowance for furnishing and install access doors to mechanical equipment.	
03 3000	concrete	Include all work indicated on the drawings and specifications for this trade.	
03 3000	concrete	grout the elevator thresholds at all elevator doors	
03 3000	concrete	supply and install all foundation walls and foundation grade beams complete with all reinforcing	
03 3000	concrete	supply and install all concrete slabs on grade including mesh.	
03 3000	concrete	all under slab granular will be furnish and installed by the excavating contractor for the slab on grade areas - figure to fine grade this gravel as part of this bid	
03 3000	concrete	layout all foundation walls to allow for the excavation work. Control lines and building corners will be supplied by the surveyor.	
03 3000	concrete	install all anchor bolts and grout all setting plates - they will be supplied by the steel contractor	
03 3000	concrete	install all embedded steel items furnished by others	
03 3000	concrete	saw cut all expansion joints indicated	
03 3000	concrete	furnish and apply all curing compound per the specifications and plans	
03 3000	concrete	Furnish and place the concrete for the above grade structural walls. Include the smooth troweled finish.	
03 3000	concrete	furnish and install all reinforcing steel that is indicated to be cast into the foundation and project up into the masonry walls	
03 3000	concrete	F/I all mesh in floor slabs where indicated	
03 3000	concrete	furnish and install the mechanical equipment pads - see plans for locations	
03 3000	concrete	Furnish and install new concrete sidewalk.	
03 3000	concrete	furnish and install the elevator pit.	

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03 3000	concrete	include the cost of all pumping for concrete fill slabs, foundation walls, shear walls, etc.	
03 3000	concrete	saw cutting of slabs on grade	
03 3000	concrete	furnish and install visqueen slab vapor barrier	
03 3000	concrete	supply and install the concrete topping for the second floor precast concrete slabs in accordance with the structural drawings. The gypsum topping on the third and fourth floor will be furnished and installed by others.	
03 3000	concrete	Supply and install all concrete stair pan fills.	
03 3000	concrete	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
03 3000	concrete	furnish and install all thickened slabs for the masonry walls	
03 3000	concrete	furnish and install all new concrete sidewalks, planters and concrete curbing as indicated on the site plans	
03 3000	concrete	furnish and install new handicapped ramps at sidewalks as indicated on the civil drawings	
03 3000	concrete	the excavator will furnish and spread all granular fill for the site work. It should be fine graded as part of this contract	
03 3000	concrete	furnish and install all concrete apron and driveway	
03 3000	concrete	install all concrete bollards and fill with concrete- they will be provided by others	
03 3000	concrete	furnish and install all structural shear walls	
03 3000	concrete	install all embedded plates that are to be installed in the concrete foundation walls	
03 3000	concrete	supply and install foundation insulation where indicated on the drawings	
03 3000	concrete	furnish and install all keyway weather stripping between the footings and foundation walls.	
03 3000	concrete	install GC supplied bollards as indicated on the drawings	

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03 3000	concrete	set all foundation bearing plates shown on the drawings.	
03 3000	concrete	Supply and install all new sidewalks and site curbing. Note that the sidewalks along the back of the building need to be exposed aggregate to match the existing.	
03 3000	concrete	Provide traffic control during the concrete work activities	
03 3000	concrete	Supply and install all site stamped concrete as detailed on the architectural and landscaping drawings.	
03 3000	concrete	Supply and install the 1" perimeter rigid thermal insulation that is indicated to be cast into the second floor concrete topping.	
03 3000	concrete	Set the column anchor bolts and column base plates and grout the base plates.	
03 3000	concrete	Supply and install RX water stop at the elevator pit.	
03 3000	concrete	supply and install the membrane water proofing at the elevator pit.	
03 3000	concrete	provide all fiberboard expansion joints and mesh for new sidewalk work	
03 3000	concrete	furnish and install all concrete footings and foundation walls as indicated on the drawings including reinforcing steel.	
03 4100	precast concrete	Include all work indicated on the drawings and specifications for this trade.	
03 4100	precast concrete	Supply and install all precast concrete floor plank for the second floor	
03 4100	precast concrete	Supply and install all grout for the precast concrete floor plank	
03 4100	precast concrete	Supply and erect all precast concrete beams and columns	
03 4100	precast concrete	Supply labor and equipment to create all floor openings required in accordance with the mechanical drawings.	
03 4100	precast concrete	Supply and deliver the column anchor plates and anchor bolts for setting and installation by the concrete contractor.	
03 4100	precast concrete	Supply imbedded plates and angles in precast beams and floor plank where indicated.	

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03 4100	precast concrete	Refer to the plans and specifications for the complete scope of work for this trade.	
03 5413	Gypsum cement based underlayment	Include all work indicated on the drawings and specifications for this trade.	
03 5413	Gypsum cement based underlayment	Supply and install gypsum cement based underlayment at the second and third floors.	
03 5413	Gypsum cement based underlayment	Supply and install all sound mats per the drawings.	
04 200	masonry	Include all work indicated on the drawings and specifications for this trade.	
04 2000	masonry	Mortar around all piping that penetrates the concrete block walls	
04 2000	masonry	grout all hollow metal frames that are to be installed in interior or exterior masonry walls that are "A" label rated	
04 2000	masonry	furnish and install all exterior concrete block.	
04 2000	masonry	F/I all stone sills	
04 2000	masonry	furnish and install all face brick	
04 2000	masonry	Supply and install exterior granite trim where indicated.	
04 2000	masonry	install all embedded steel setting plates furnished by the steel contractor	
04 2000	masonry	install all loose lintels that will be furnished by the structural steel contractor The cost of the lintel materials is not part of the contract.	
04 2000	masonry	clean all concrete block, stone, and face brick installed under this contract	
04 2000	masonry	furnish and install all bond beams	
04 2000	masonry	furnish and install all scaffolding required to perform this work.	
04 2000	masonry	furnish and install all masonry reinforcing indicated on the drawings	

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04 2000	masonry	provide and install fabric flashings as indicated and weeps	
04 2000	masonry	any lintel that supports brick and requires welding to the building structure shall be erected as part of the structural contract. Any loose lintel that does not require welding and is entirely	
04 2000	masonry	furnish and install weep holes	
04 2000	masonry	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
04 2000	masonry	furnish and install cap flashing under all stone coping.	
04 2000	masonry	F/I all stone coping	
04 2000	masonry	furnish and install the mortar net and weeps per the drawings	
04 2000	masonry	supply and install any reinforcing steel that is called for to be drilled and epoxy set into concrete foundation walls	
04 2000	masonry	Set all loose bearing plates in your bond beams. The steel contractor will supply the bearing plates.	
04 2000	masonry	Supply and install fluid applied air barriers per the drawings.	
04 2000	masonry	The structural supplier will supply the elevator hoist beams - please figure to install them.	
04 2000	masonry	supply and install the rigid insulation on the face of any precast and on the face of any concrete block bearing wall where shown on the drawings and details.	
04 2000	masonry	furnish and install all concrete block interior partitions	
04 2000	masonry	F/I compressible joints where indicated	
04 2100	masonry infill	patching allowance at all interior masonry walls	
05 1200	structural	Supply and install the elevator hoist beam. The beam will be supplied and delivered by the elevator contractor.	
05 1200	structural	all structural metal that is furnished by the steel contractor should come with one coat of primer	
05 1200	structural	furnish and install all structural steel beams and columns	

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05 1200	structural	furnish and deliver all setting plates and anchor bolts	
05 1200	structural	supply and deliver all embedded plates	
05 1200	structural	supply and install all ledger angles	
05 1200	structural	touch up all primer on all structural steel and misc. iron after the erection is completed.	
05 1200	structural	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
05 1200	structural	furnish and install all masonry support plates that are welded to the structural beams	
05 1200	structural	supply and deliver all embedded plates that are to be installed in the concrete foundation walls	
05 1200	structural	supply and install structural shelf angles for masonry	
05 1200	structural	Furnish and install the balcony railings shown in the elevations.	
05 1200	structural	Furnish and install the roof access ladder	
05 1200	structural	Supply the elevator hoist beam	
05 1200	structural	Supply and install the sheet steel and the structural angles for the garage door jambs - see details on sheet A5-01.	
05 1200	structural	Supply and install the channels shown in detail 1/S4-02 at the elevator doors	
05 1200	structural	Supply and deliver the galvanized masonry partition top anchors shown in 6/ S4-03.	
05 1200	structural	Supply and install the exterior balcony and the cosmetic supports along with the balcony railings.	
05 1200	structural	any lintel that supports brick and requires welding to the building structure shall be erected as part of the structural contract. Any loose lintel that does not require welding and is entirely supported by the masonry shall be furnished by the structural contractor and erected by the mason.	

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05 1200	structural	Supply and install the concrete block wall stabilizer angles shown for the head of the masonry walls per the drawings.	
05 1200	structural	F/I pit ladder at elevator	
05 1200	structural	furnish and install all steel pan stairs complete with railings and landings	
05 1200	structural	furnish and deliver all loose lintels for the mason to set	
05 1200	structural	Furnish and install the roof access ladder	
05 1200	structural	furnish and install all hand railing	
05 1200	structural	furnish and deliver all bollards that are shown on the drawings	
05 1200	structural	furnish and deliver a lintel for each door opening in a concrete block wall	
05 1200	structural	furnish and install all handicapped cane railing to close off the underside of an open stair area	
06 1000	carpentry rough	Include all work indicated on the drawings and specifications for this trade.	
06 1000	carpentry rough	In accordance with the note 2 for Partition Types on sheet A6-01, all wood within a Type 1A non-bearing construction shall be fire treated.	
06 1000	carpentry rough	All wood within exterior bearing walls shall also be fire retardant.	
06 1000	carpentry rough	All bathrooms shall have blocking for grab bars provided - see note 5 on A6-01.	
06 1000	carpentry rough	Unload, carry in and install all windows. Assume that the windows will have nailing flanges. Supply and install perimeter weatherproof flashing that will be installed over the windows nailing flange and flashed over the wood window buck.	
06 1000	carpentry rough	The caulking contractor will furnish and install the caulking for the windows.	
06 1000	carpentry rough	all wood used for grounds, blocking , door bucks , etc. shall be fire treated	
06 1000	carpentry rough	Provide blocking for the tenant mailboxes.	

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06 1000	carpentry rough	F/I wood perimeter 2x6 interior side mounting surface for the overhead garage doors. Also install a perimeter of 1x4 around the outside perimeter of the door for mounting weather-stripping by the door supplier	
06 1000	carpentry rough	provide blocking for all closet shelving, kitchen cabinets and vanities. Heavy gauge sheet metal is acceptable in lieu of plywood.	
06 1000	carpentry rough	provide blocking for all apartment toilet accessories	
06 1000	carpentry rough	furnish and install wood blocking for the grab bars that are indicate for the handicapped adaptable units. The grab bars will not be installed as part of the base costs.	
06 1000	carpentry rough	furnish and install blocking for windows where indicated on the drawings	
06 1000	carpentry rough	provide blocking behind tub surrounds where indicated	
06 1000	carpentry rough	furnish and install treated wood roof blocking	
06 1000	carpentry rough	Supply and install all shaft wall indicated on the drawings	
06 1000	carpentry rough	supply and install 2x4 OSHA protection railing on all window openings and at all stairwells. A rail is required as a toe board on the slab, then one rail is required at 24" and one at 42". If there is a knee wall on the window opening, then the toe board will not be required, and the 24" railing will not be required for knee walls higher then 24".	
06 1000	carpentry rough	provide OSHA protection railings and toe boards across the openings at the elevator shaft. They will be removable so that the elevator can be installed in the shaft.	
06 1000	carpentry rough	furnish and install all parapet wood roof blocking - also refer to structural plans for these details	
06 1000	carpentry rough	layout the location of all walls (drywall walls and interior masonry) all doors , frames, etc. after the slabs are poured.	
06 1000	carpentry rough	furnish and install all structural and non-structural metal stud interior and exterior partitions	
06 1000	carpentry rough	provide framing for all drywall soffits indicated on the drawings (if shown)	
06 1000	carpentry rough	F / I all RC channels indicated for the drywall partitions and ceilings	
06 1000	carpentry rough	furnish and install all studs for the column enclosures indicated on the plan	

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CSI	Trade	Item	
06 1000	carpentry rough	furnish and install all metal furring channels indicated	
06 1000	carpentry rough	furnish and install any light gauge frame headers per the plans	
06 1000	carpentry rough	furnish and install all low partition walls where indicated.	
06 1000	carpentry rough	furnish and install rigid insulation where called for on the drawings.	
06 1000	carpentry rough	furnish and install all exterior wall framing including track, headers, studs, bracing, etc.	
06 1000	carpentry rough	layout all interior concrete block partition walls for the project. Include the layout and setting of all hollow metal doors that are to be installed in the block walls	
06 1000	carpentry rough	provide framing for the drywall ceiling that is required at the tops of the stair towers	
06 1000	carpentry rough	furnish and install all shaft wall including the stud runners. The drywaller will install the drywall.	
06 1000	carpentry rough	Supply and install all furring channel on the underside of the wood trusses where called for.	
06 1000	carpentry rough	The general contractor will supply all wood floor joist, wood trusses and all plywood sheathing. The carpenter contractor will supply a crane to unload these materials, then unload the materials	
06 1000	carpentry rough	furnish and install the suspended drywall ceiling framing (if shown).	
06 1000	carpentry rough	include the cost of all hoisting of studs and for delivering to the appropriate floor of the building. The elevator will be used for hoisting kitchen cabinets, doors, vanities, counters, hardware, etc.	
06 1000	carpentry rough	supply and install the wood window bucks and sill sealer under the bottom of the buck	
06 1000	carpentry rough	Supply and install the Simpson "Titen HD" screws to anchor the wood bottom plates into the precast plank - see structural drawings.	
06 1000	carpentry rough	Supply and install all wood framing necessary for a complete installation of the farming including interior and exterior studs, top and bottom plates, 2x corridor floor joists, joist hangers, straps, bracing, fasteners, adhesives, etc. Refer to the "Wood Trusses" section of this scope for the exact listing of what the truss company will be supplying.	

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06 1000	carpentry rough	Supply and install all LVL bearing plates including Hilti anchors as indicated on the drawings.	
06 1000	Carpentry rough	furnish and install thru-wall flashing under the windows	
06 1000	carpentry rough	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
06 1000	carpentry rough	furnish and install handicapped blocking for the grab bars in all handicapped units	
06 1000	carpentry rough	Supply and install all 2x10 floor joists. The truss supplier will supply the plywood for these areas and the truss areas.	
06 1000	carpentry rough	Install the "faux" windows on the exterior elevation of the building where indicated.	
06 1500	wood trusses	Include all work indicated on the drawings and specifications for this trade.	
06 1500	wood trusses	Supply and deliver all wood trusses.	
06 1500	wood trusses	Supply and deliver all plywood sheathing for all wood truss areas and all 2x10 corridor areas. The carpenter contractor will supply the 2x10s for the corridor areas.	
06 1500	wood trusses	Supply all 2x4 Strongback, 2x6 Strongback and Stiff-Backs that are indicated on the drawings.	
6 2023	carpentry finish	Include all work indicated on the drawings and specifications for this trade.	
06 2023	carpentry finish	Supply and install the wood cap as indicated in detail 8/A6-01.	
06 2023	carpentry finish	install the tenant mailboxes at the entry - GC to supply.	
06 2023	carpentry finish	Install only all apartment toilet accessories (toilet paper holders, grab bars, towel bars, etc.). The mirrors will be installed by others. Unload and carry in all of this general contractor supplied materials.	
06 2023	carpentry finish	Unload, carry - in and install all kitchen cabinets and vanity cabinets. Include furnishing fasteners for the installation.	
06 2023	carpentry finish	all kitchen counters, laundry tops and vanity counters will be installed by the granite suppliers	
06 2023	carpentry finish	install all hollow metal doors and frames in drywall partitions, bifold doors, sliding doors and all required hardware. Include all required fasteners. The general contractor will supply these. Include unloading and carrying to the place where the item is to be installed.	

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06 2023	carpentry finish	Install all casing on all prehung swinging apartment unit door frames. This casing will be furnished by the door supplier.	
06 2023	carpentry finish	Unload, accept and carry in all GC supplied materials that need to be installed under this contract.	
06 2023	carpentry finish	Provide fasteners for all installation of GC supplied materials	
06 2023	carpentry finish	install all soap dishes and robe hooks indicated	
06 2023	carpentry finish	caulk the exterior side of all hollow metal frames installed under this contract	
06 2023	carpentry finish	install all fire extinguishers & fire ext. cabinets as shown on the drawings.	
06 2023	carpentry finish	all closet shelving is prefinished and shall be furnished and installed by others	
06 2023	carpentry finish	install all hardware supplied by the general contractor	
06 2023	carpentry finish	install all hollow metal doors and frames in masonry walls. These frames will be installed using sleeve anchors supplied with the door frames by the door supplier, or they will be masonry anchors when the door frames are set in concrete block. The mason will solid grout these where required.	
06 2023	carpentry finish	Install cabinet pulls on all vanity and kitchen cabinets. Assume a two hole drilled pull.	
06 2023	carpentry finish	provide caulking and set all door thresholds in caulk	
06 2023	carpentry finish	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
06 2023	carpentry finish	include the cost of all hoisting of studs and for delivering to the appropriate floor of the building. The elevator will be used for hoisting kitchen cabinets, doors, vanities, counters, hardware, etc.	
06 2023	carpentry finish	Install only the general contractor supplied thresholds	
06 2023	carpentry finish	Supply and install all window sills	
06 2023	carpentry finish	Supply and install all Metrie baseboard and other trims	

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06 2023	carpentry finish	Install GC supplied primed base shoe at all tile and planked floor areas	
06 2023	carpentry finish	Supply and install Metrie wood baseboards where called for on the drawings	
06 2023	carpentry finish	Supply and install base shoe where there is wood base except at the carpeted areas.	
06 2023	carpentry finish	Supply and install any wood crown molding indicated.	
07 1416	waterproofing - foundation	Supply and install waterproofing in the elevator pit.	
07 2100	insulation	Include all work indicated on the drawings and specifications for this trade.	
07 2100	insulation	furnish and install vapor barrier where indicated	
07 2100	insulation	furnish and install batt sound insulation in interior demising and corridor partitions indicated	
07 2100	insulation	F/I all batt insulation and vapor barrier in the exterior wall	
07 2100	insulation	Furnish and install any ceiling insulation shown on the drawings.	
07 2100	insulation	foam around exterior windows and doors or stuff insulation around them (if called for on the drawings)	
07 2100	insulation	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
07 2100	insulation	F/I all sound batts at any interior and plumbing walls where called for on the drawings.	
07 2119	spray foam insulation	Include all work indicated on the drawings and specifications for this trade.	
07 2119	spray foam insulation	In accordance with the section notes on the drawings, supply and install 3" of spray foam insulation below the precast concrete plank in the F2 floor assembly.	
07 2119	spray foam insulation	Supply and install spray cellulose insulation in the exterior wall EW2 assemblies.	
07 2119	spray foam insulation	Supply and install spray cellulose in the roof parapets in the wood stud cavities.	

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07 5323	roofing	Include all work indicated on the drawings and specifications for this trade.	
07 5323	roofing	F/I all metal coping indicated on the drawing - prefinished. Caulk all lap joints.	
07 5323	roofing	furnish and install sheet metal coping on the elevator overrun and the penthouse. Flash all walls as indicated.	
07 5323	roofing	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
07 5323	roofing	supply and install roofing and roof insulation in accordance with the plans and specs.	
07 5323	roofing	Furnish and install roofing, tapered insulation and roof insulation.	
07 5323	roofing	flash all roof drain heads indicated on the drawings. Also the plumber will furnish the drain grate bodies, the drain grate body anchor bolts and the drain grates for the roofer to install.	
07 5323	roofing	Flash all a/c unit refrigerant curbs indicated on the roofing plan and on the mechanical drawings	
07 5323	roofing	provide tapered insulation in order to achieve the roof drainage	
07 5323	roofing	flash all toilet exhaust riser ducts	
07 5323	roofing	flash all plumbing stacks at the roof	
07 5323	roofing	furnish and install all roof saddles for drainage	
07 5323	roofing	flash dryer vent riser flues	
07 5323	roofing	flash flues from the apartment furnaces on the main roof - these are grouped together into curbs - see the mechanical drawings.	
07 5323	roofing	Furnish and install the roof hatch	
07 5323	roofing	The plumber will furnish lead flashings at all drain pan locations for installation by the roofer.	
07 9200	caulking & waterproofing	Include all work indicated on the drawings and specifications for this trade.	
07 9200	caulking & waterproofing	Supply and install elastomeric sealant where the concrete sidewalk meets the foundation walls - see details on sheet A5-01.	
07 9200	caulking & waterproofing	Caulk both sides of concrete block wall expansion joints as shown on the structural drawings (1/S7-01).	

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CSI	Trade	Item	
07 9200	caulking & waterproofing	caulk expansion joints on the exterior of the building	
07 9200	caulking & waterproofing	the storefront contractor will caulk all of his storefront framing and door frames	
07 9200	caulking & waterproofing	caulk any vertical joint between a stone panel and brick veneer, or vertical stone to stone joints.	
07 9200	caulking & waterproofing	caulk the perimeter of all exterior louvers	
07 9200	caulking & waterproofing	caulk all masonry expansion control joints	
07 9200	caulking & waterproofing	caulk all horizontal soft joints.	
07 9200	caulking & waterproofing	Caulk the exterior side of all windows to the brick, stone or stucco.	
07 9200	caulking and waterproofing	Caulk the exterior side of all unit windows, patio doors, transoms, etc. Caulk the interior side of the windows where indicated.	
08 1000	hardware / doors	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
08 1000	hardware / doors	furnish and deliver doors, frames and hardware	
08 1000	hardware / doors	furnish all hollow metal doors and frames, bifold doors, prehung swinging doors and all required hardware.	
08 1000	hardware / doors	Please include casing for all prehing doors as indicated on the drawings.	
08 1000	hardware / doors	all hollow metal doors and frames should be furnished pre - primed	
08 1000	hardware / doors	provide keying and master keying.	
08 1000	hardware / doors	the wood base, chair rail and shoe shall be supplied by the carpentry contractor	
08 1000	hardware / doors	furnish all apartment entry doors, apartment bath doors and apartment bedroom doors as pre-engineered wood panel doors per plans. They should be prepared for all butts, locksets, deadbolts, etc.	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
08 1000	hardware / doors	furnish all passage locksets, locksets, door stops, weather stripping, bifold pulls, thresholds, sound stripping, closers, etc.	
08 1000	hardware / doors	All locksets and passage sets shall be lever type	
08 1000	hardware / doors	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
08 1000	hardware / doors	The interior doors should be prehung as shown. Provide the frames for the prehung doors as indicated.	
08 3613	overhead door	Include all work indicated on the drawings and specifications for this trade.	
08 3613	overhead door	provide and install a manual control button inside the garage area for each door.	
08 3613	overhead door	furnish and install emergency electric eye system - connect the wiring that was provided by the electrical contractor. The electrical contractor will provide the empty conduit system for this and the other low voltage wiring.	
08 3613	overhead door	mount door to 2x6 jambs provided by the carpenter contractor	
08 3613	overhead door	electrical contractor to provide 110 volt power wiring	
08 3613	overhead door	each overhead door shall have hardware to prevent sound transmission to the structure above: isolation hangers, nylon rollers, quiet motor with cable drive	
08 3613	overhead door	provide and install treadle hose control for the exiting at each door	
08 3613	overhead door	furnish and install weather-stripping for all overhead doors	
08 3613	overhead door	Supply and install garage steel insulated door sized per drawings prefinished in white. The door should come complete with an automatic operator.	
08 3613	overhead door	furnish and deliver transmitters for the garage doors	
08 5200	windows	Include all work indicated on the drawings and specifications for this trade.	
08 5200	windows	Furnish the "faux" windows on the exterior wall of the building as indicated on the drawings.	
08 5200	windows	weather-stripping and thresholds should be furnished and installed as part of the metal clad doors in the units	
08 5200	windows	F / I all screens for windows. Assume that all screens will be installed on a per floor basis right after the units are painted. Include one trip floor for this installation	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
08 5200	windows	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract (see sheet A9.01)	
08 5200	windows	Supply balcony doors	
08 8300	Mirrors	F / I all apartment mirrors	
08 8300	Mirrors	F / I all shower doors indicated	
08 8300	Mirrors	F / I all mirror / medicine cabinet combinations at the handicapped units	
09 2900	drywall	Include all work indicated on the drawings and specifications for this trade.	
09 2900	drywall	Furnish and install all exterior wall drywall, Tyvek and scaffolding. All joints in the Tyvek must be sealed with Tyvek tape.	
09 2900	drywall	patch and tape around all piping penetrations that pass through any drywall partition	
09 2900	drywall	perfatape and finish tape all partition and soffits	
09 2900	drywall	furnish and install drywall for all soffits indicated on the drawings including exterior soffits.	
09 2900	drywall	F / I all acoustical sound sealant on the top and bottom track as indicated on the drawings and around outlets and penetrations	
09 2900	drywall	provide water resistant drywall at all wet areas	
09 2900	drywall	F / I sound sealant at all electrical outlets	
09 2900	drywall	all batt insulation will be furnish and installed by others. (See the "insulation" scope of work.)	
09 2900	drywall	furnish and install all drywall for the column enclosures indicated on the plan	
09 2900	drywall	Furnish and install all interior drywall on demising, corridor walls, and interior walls.	
09 2900	drywall	furnish and install all drywall for the shaft walls indicated on the drawing. The carpenter will furnish and install the shaft wall studs and the shaft wall.	
09 2900	drywall	all hoisting required for the transport of the drywall to the various areas of the building shall be included in the bid.	
09 2900	drywall	provide any scaffolding required to install the drywall on the exterior and interior walls of the building	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
09 2900	drywall	Firesafe the top of all corridor demising partition and unit to unit demising partitions or commercial demising partitions, etc. in accordance with notes on sheet G0-02.	
09 2900	drywall	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
09 2900	drywall	furnish and install Dense-Shield cement board at all shower walls and bathtub walls in the units	
09 2900	drywall	Supply and install expansion control joints for every 30' of continuous running wall per drawing note 9 on sheet G0-02.	
09 3013	ceramic tile	Include all work indicated on the drawings and specifications for this trade.	
09 3013	ceramic tile	Include crack isolation membrane where indicated on the drawings.	
09 3013	ceramic tile	Supply and install porcelain and ceramic floor tile where called for on the drawings.	
09 3013	ceramic tile	provide perfataping of all Durock wallboard joints, inside corner joints and outside corner joints using mesh tape and then compound recommended by the tile manufacturer. (The drywall contractor will install the Durock, but not the taping).	
09 3013	ceramic tile	All inside corners at wall tile to wall tile intersections shall be caulked with a sanded caulking that will match the grout used.	
09 3013	ceramic tile	All joints between floor tile and wall tile where the tile meets a shower basin or bathtub will be caulked with a sanded caulking that matches the grout that will be used.	
09 3013	ceramic tile	all floor tile will be installed using the thin set method.	
09 3013	ceramic tile	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
09 3013	ceramic tile	Supply and install all glass wall tile.	
09 3013	ceramic tile	Per note 13 on sheet A6-01, all shower stalls shall have vapor retarder membrane. Please furnish and install this.	
09 5113	acoustical	Include all work indicated on the drawings and specifications for this trade.	
09 5113	acoustical	Supply and install the ceiling tile and grid for the entry and corridors per the reflected ceiling plan.	
09 5113	acoustical	Cut holes in the ceiling tiles for all sprinkler heads, can lights, electrical boxes, etc. that fall within the grid area.	

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CSI	Trade	Item	
09 6519	carpet and resilient	Include all work indicated on the drawings and specifications for this trade.	
09 6519	carpet and resilient	Furnish and install all carpeting and transition strips.	
09 6519	carpet and resilient	Furnish and install all luxury plank floor tile and transition strips	
09 6519	carpet and resilient	Furnish and install all carpet termination bars where the carpeting meets a dissimilar flooring	
09 6519	carpet and resilient	Supply and install walk-off carpet tile where indicated.	
09 9100	painting	Include all work indicated on the drawings and specifications for this trade.	
09 9100	painting	Supply and install seal coating for concrete where called for.	
09 9100	painting	paint all concrete block on the interior of the building where called for	
09 9100	painting	paint all hand railing	
09 9100	painting	paint all stairways and hand railing including the underside of the stairs that are open to view. All landings at each floor within the stairwell should also be painted.	
09 9100	painting	all closet shelving is wire prefinished and does not require painting	
09 9100	painting	paint all doors and frames	
09 9100	painting	paint all drywall partition and ceilings.	
09 9100	painting	Supply and install all wallcovering where called for.	
09 9100	painting	paint all drywall soffit including exterior drywall soffits	
09 9100	painting	paint all drywall soffit indicated in the units and in the common areas	
09 9100	painting	paint all wood base, wood casing and wood base shoe. All wood trim should be furnished primed.	
09 9100	painting	All wood bifolds and prehung doors should be furnished primed	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
09 9100	painting	all structural metal that is furnished by the steel contractor should come with one coat of primer. Assume that the primer will need to be touched up after the steel is erected (for railings and stairs).	
09 9100	painting	all hollow metal doors and frames should be furnished pre - primed	
09 9100	painting	refer to the drawings for the full scope of the painting work and proper products to use	
09 9100	painting	Paint all pipe bollards shown on the plans	
09 9100	painting	paint all exterior gypsum board indicated	
09 9100	painting	paint the exterior side of all lintels at windows and exterior door frames	
09 9100	painting	paint all bollards where indicated	
09 9100	painting	paint the pipe railing at all stairs	
09 9100	painting	paint all concrete flooring that is indicated in the room finish schedule (if shown)	
09 9100	painting	Paint the exterior balcony steel, steel supports and all balcony hand railings.	
09 9100	painting	All four edges of all door slabs shall be painted or sealed as part of this work and included in the bid.	
09 9100	painting	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
09 9100	painting	paint all chair railing that is called for on the room finish schedule	
09 9100	painting	In accordance with addendum 1, the interior side of the unit windows are prefinished.	
10 1423	signage	Supply and deliver all interior signage that is indicated on the drawings	
10 1423	signage	furnish and install the address numbers on the front elevation	
10 1423	signage	Front door entry sign and address numbers per A5-04.	
10 2800	toilet accessories	Furnish all grab bars and toilet paper holds at the commercial area toilets complete with blocking	
10 2800	toilet accessories	furnish all soap dishes and robe hooks indicated	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
10 2800	toilet accessories	furnish and deliver all shower rods	
10 2800	toilet accessories	furnish and deliver a toilet paper holder, towel bar and soap dish for every toilet room in the units	
10 4416	Fire extinguishers	furnish and deliver fire extinguishers in accordance with the drawings.	
10 4416	Fire extinguishers	Supply fire extinguishers and cabinets	
10 5500	mailboxes	Furnish and deliver per the plans	
10 7313	canvas awnings	supply and install the canvas awnings per the exterior elevations	
10 7313	canvas awnings	Include all framework required to properly support the awnings.	
10 9000	closet shelving	furnish and install all prefinished closet shelving in accordance with the plans and specs.	
10 9000	closet shelving	furnish and install all linen shelving	
10 9000	closet shelving	supply and install all shelf support braces.	
10 9000	closet shelving	all shelving will be in accordance with the spec book.	
11 4600	appliances	Provide an allowance to furnish and install all appliances. Includes the labor to deliver, unload, carry - in and install.	
11 4600	appliances	furnish and deliver the range hood, oven, refrigerator, dishwasher and garbage disposal and microwaves where indicated	
11 4600	appliances	all refrigerators will have icemakers that will be preinstalled at the factory	
11 4600	appliances	install the dishwashers, ovens, refrigerators and microwaves. The plumber will install the garbage disposals. Please figure to ship all ten garbage disposals in one delivery.	
11 4600	appliances	include all flexible gas lines for the gas ovens and installation of these lines	
11 4600	appliances	the range hoods are non- vented	
11 4600	appliances	furnish and install washers/dryers for each unit	
11 4600	appliances	assume that the refrigerators will be ordered with the door swing to meet the requirements of the unit.	
11 4600	appliances	include all sales taxes	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
11 4600	appliances	Carry an allowance for bidding purposes.	
12 3530	Kitchen cabs	Furnish and deliver all kitchen cabinets and vanities.	
12 3530	Kitchen cabs	Supply and deliver cabinet and vanity pulls	
12 3661	quartz counters	Furnish and install all quartz kitchen counter tops	
12 3661	quartz counters	Furnish and install all quartz vanity tops	
12 3661	quartz counters	furnish and install all backsplashes and side splashes	
12 3661	quartz counters	drill all holes for kitchen faucets and lav faucets	
12 3661	quartz counters	caulk all tops and splashes to the wall surfaces.	
12 3661	quartz counters	Supply and install quartz countertop and brackets for detail A3/A5-11.	
14 2400	elevator	Include all work indicated on the drawings and specifications for this trade.	
14 2400	elevator	Supply and install the complete elevator system	
14 2400	elevator	include protective moving pads for the elevator cab	
14 2400	elevator	include emergency elevator telephone	
14 2400	elevator	The elevator equipment and all control systems shall be non-proprietary so that the Owner's existing service company that services all of the other elevators on the property can service this new elevator.	
14 2400	elevator	The flooring in the elevator cab will be provided and installed by others	
14 2400	elevator	Per the building codes, the elevator shall have a recall system that will interface with the smoke detectors in the elevator lobby at each floor.	
14 2400	elevator	pay for all permits required to do the work and include the cost for same in the bid	
14 2400	elevator	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
14 2400	elevator	the elevator should be furnished complete with a standard ceiling	
14 2400	elevator	Supply and install the elevator pit ladder.	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
14 9182	trash chute	Include all work shown on the drawings and described on the plans and specifications.	
14 9182	trash chute	Furnish and install the garbage chute	
14 9182	trash chute	Furnish and install the recycling chute	
14 9182	trash chute	Supply and install the trash compactor.	
21 1313	Fire protection	Include all work shown on the drawings and described on the plans and specifications.	
21 1313	Fire protection	Furnish and install the RPDA approved backflow devise for the fire protection system.	
21 1313	Fire protection	Furnish and install the complete building sprinkler system per the drawings	
21 1313	Fire protection	All sprinkler work shall meet the requirements of the applicable codes in place for the City of Highland Park	
21 1313	Fire protection	All coring required to do the work shall be included.	
21 1313	Fire protection	All fire stopping of piping installed under this contract should be included	
21 1313	Fire protection	Include all work shown on the drawings and described on the plans and specifications.	
21 1313	Fire protection	In accordance with the sprinkler note at the top of FP1-01, all concealed spaces created by floor trusses need to have sprinklers provided within the concealed spaces.	
21 1313	Fire protection	Supply and install the fire pump and the jockey pump per the drawings.	
21 1313	Fire protection	Supply and install the backflow preventer.	
21 1313	Fire protection	Please figure a separate trip for the installation of the sprinkler escutcheon plates after all drywall work is done and the unit ceilings are taped and painted.	
21 1313	Fire protection	Fire stop all penetrations in the floors and walls	
21 1313	Fire protection	Fire stop the tops of the masonry partition as called out on the drawings.	
21 1313	Fire protection	Fire stop the heads of wall type 1	
22 0500	Plumbing	Include all work shown on the drawings and described on the plans and specifications.	
22 0500	plumbing	The plumbing contractor will supply all of the sinks, lavs, toilets, faucets, shower valves, tub valves, spouts, etc., and unload them and carry them into the units. The plumbing contractor would supply all stops, supplies, gaskets, etc. as required to install the fixtures. The plumbing contractor will unload and carry the bathtubs into the units.	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
22 0500	plumbing	The plumbing contractor will supply, unload and install the hot water heaters, recirculation pump for the hot water system. The costs for these are included in the total contract costs. Furnish and install the PVC venting for the water heaters.	
22 0500	plumbing	provide as - built at the completion of all work	
22 0500	plumbing	fire safe and fire caulk all slab penetrations	
22 0500	plumbing	All coring and cutting required to perform this work shall be performed as part of this contract. The patching will be done by others.	
22 0500	plumbing	haul away all under slab plumbing spoils created from the under slab piping installation and exterior site plumbing.	
22 0500	plumbing	F/I sump pit and sump pump at the elevator pit. The pit shall have a metal top bolted to the concrete pit slab	
22 0500	Plumbing	install all garbage disposals. The appliance supplier will install the remaining appliances. The disposals will be supplied by others.	
22 0500	Plumbing	provide a wall box for the water lines to the refrigerators in the units. The appliance contractor will hook up the refrigerator to this box.	
22 0500	plumbing	furnish and install all roof drainage and back up roof drainage. Furnish the sump pans for the roof drains. Also furnish all roof drain grates and the housing to the roofing contractor for his installation after the roofing is completed.	
22 0500	plumbing	insulate all piping under the sinks in the handicapped adaptable units	
22 0500	plumbing	provide pipe insulation for horizontal hot and cold water piping and any horizontal roof drain piping as indicated on the drawings.	
22 0500	plumbing	provide and install all sill cocks where indicated on the drawings	
22 0500	plumbing	provide granular backfill at all interior and exterior piping work	
22 0500	plumbing	include the cost of all hoisting until the elevator is operational	
22 0500	plumbing	refer to the architectural drawings for handicapped toilet fixtures	
22 0500	plumbing	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
22 0500	plumbing	provide a waterline and valve for the humidifiers at each furnace (if indicated on the drawings)	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
22 0500	plumbing	interior sewer and water shall be stubbed to 5' outside of the building foundation walls. Include either sleeving the new concrete foundations, or coring the new walls	
22 0500	plumbing	supply and install all garage trench drains	
22 0500	plumbing	Supply and install the garage triple basin. The sewer contractor will supply and install the exterior grease basin.	
22 0500	plumbing	Supply and install RPZ backflow preventer per plans.	
22 0500	plumbing	Supply and install the gas hot water heaters, water heater drain pan and overflow drain, pvc water heater venting, expansion tank and pressure relief valve and piping.	
22 0500	plumbing	Furnish and install the domestic water RPZ backflow preventer.	
23 0500	HVAC	Include all work shown on the drawings and described on the plans and specifications.	
23 0500	HVAC	furnish and install gas piping to each of the unit laundry rooms for the gas dryers - furnish and install the shut off valves	
23 0500	HVAC	furnish and install gas piping to the building corridor make up air unit at the roof area	
23 0500	HVAC	provide and install gas piping to the domestic hot water heaters located in the apartment units.	
23 0500	HVAC	provide all gas piping indicated on the mechanical drawings including all shut off valves. Also include the riser and the manifold for the building meter	
23 0500	HVAC	furnish and install gas piping to the ovens or ranges at each of the unit kitchens. Include the shut off valves	
23 0500	HVAC	Furnish and install gas piping to all furnaces shown on the drawings. Include the shut off valves and the final connections to the equipment.	
23 0500	HVAC	All coring required to do the work shall be included.	
23 0500	HVAC	Fire caulk all penetrations in the floor slabs where piping runs from floor to floor.	
23 0500	HVAC	run all gas main and gas main riser starting at the service entrance point at the area shown on the drawings	
23 0500	HVAC	Refer to drawings and specifications for all gas piping requirements.	
23 0500	HVAC	The gas pressure regulators should be furnished and installed as part of this work	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
23 0500	HVAC	Supply and install the meter rack for the gas meters	
23 0500	HVAC	furnish and install all sheet metal ductwork indicated on the drawings	
23 0500	HVAC	Core all holes in walls, floor, studs, etc. required to do the work or install sleeves in the metal decking before the concrete is poured	
23 0500	HVAC	the electrician will supply and install all baseboard electric and cabinet electric heaters	
23 0500	HVAC	All coring and cutting required to perform this work shall be performed as part of this contract. The patching will be done by others.	
23 0500	HVAC	refer to the HVAC drawings for the full scope of work covered by this contract	
23 0500	HVAC	Furnish and install all louvers indicated on the plans prefinished in a color selected by the architect	
23 0500	HVAC	Furnish and install all equipment indicated on the HVAC drawing	
23 0500	HVAC	carbon monoxide detectors in the units will be furnished and installed by the electrical contractor. The carbon monoxide system in the garage area will be furnished and installed as part of the HVAC work. The electrical contractor will install the conduit and the power wiring. The HVAC contractor will install the equipment and install the low voltage wiring.	
23 0500	HVAC	Supply and Install all toilet exhaust fans and vent piping. The electrical contractor will furnish and wire them.	
23 0500	HVAC	Furnish and install all wall exhaust fans, general code exhaust fans, laundry riser fans, and any other code required exhaust fan indicated on the drawing. The electrical contractor will provide the power wiring for them.	
23 0500	HVAC	Furnish and install PVC vent and intake piping for the furnaces.	
23 0500	HVAC	furnish and install all required curbing for all roof mounted air conditioning units as shown on the drawings	
23 0500	HVAC	Provide venting for the apartments furnaces	
23 0500	HVAC	Provide and install all louvers.	
23 0500	HVAC	provide and install all required control wiring indicated on the HVAC plan. Furnish and install all required controls.	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
23 0500	HVAC	supply and install all roof portals for the roof mounted condensers and rooftop units. Install radiator clamps at all refrigerant line portal penetrations and at all gas piping penetrations to prevent water leakage into the building.	
23 0500	HVAC	provide as - built at the completion of all work	
23 0500	HVAC	include the cost of all hoisting until the elevator is operational and for the installation of all roof mounted equipment	
23 0500	HVAC	the electrical contractor will furnish and install the electric cabinet heaters	
23 0500	HVAC	provide and install all condensate piping in accordance with code required for all equipment	
23 0500	HVAC	furnish and install all dryer vent piping for the clothes dryers in the units	
23 0500	HVAC	supply and install interior and exterior duct insulation	
23 0500	HVAC	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
23 0500	HVAC	The plans state that during construction a Merv 8 filter shall be installed in the return duct and then removed at the completion of the construction. Include a service call for each of the unit furnaces, the commercial area furnaces and the make up air unit to install the permanent filters and clean the unit plenum prior to turning the units over to the owner.	
23 0500	HVAC	Furnish and install humidifiers (only if called for on the drawings).	
23 0500	HVAC	furnish and install the complete make - up air units. This includes the curb, ductwork, thermostat, control unit, control wiring, duct smoke detectors, etc.	
23 0500	HVAC	furnish and install the elevator vent	
23 0500	HVAC	Furnish and install all gas unit heaters	
23 0500	HVAC	furnish and install any inline duct fire dampers	
23 0500	HVAC	furnish and install commercial area toilet exhaust fans	
23 0500	HVAC	furnish and install the complete condensing unit curbs and refrigerant unit piping curbs	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
23 0500	HVAC	Furnish and install all combustion air intakes and PVC vents	
23 0500	HVAC	Furnish and install the roof condenser pads for all condenser units	
23 0500	HVAC	the electrical contractor will furnish all motor starters	
23 0500	HVAC	Supply and install the black iron kitchen duct.	
23 0500	HVAC	Supply and install all fire dampers and fire damper access panels where shown on the mechanical drawings.	
26 2000	electrical	Include all work shown on the drawings and described on the plans and specifications.	
26 2000	electrical	All coring and cutting required to perform this work shall be performed as part of this contract. The patching will be done by others. Slab sleeving is also to be included.	
26 2000	electrical	firesafe and fire caulk any penetration that was created from the electrical work in a concrete slab.	
26 2000	electrical	Include a temporary power pole and meter fitting for temporary power. Include six temporary 20 amp GFCI outlets on each level during construction. Include temporary lighting as required by code.	
26 2000	electrical	wire the 110 volt power for the overhead door operators. Also provide a conduit system and door control wiring from each side of the overhead door to the openers.	
26 2000	electrical	F/I pit light, GFI for the elevator sump pump, power to the elevator equipment, elevator dedicated telephone wire and 110 volt elevator lighting circuit	
26 2000	electrical	wire the garbage disposals including disconnect switches. Assume that the disposals will be corded plug-in type. The appliance supplier will wire and install the dishwashers, range hoods and microwaves.	
26 2000	electrical	Furnish and install all outlets for the over the range microwaves.	
26 2000	electrical	The electrical contractor shall supply all light fixtures, lamps, ceiling fans, exit signs and emergency lighting for unloading, carrying in, inventorying and installation by the electrical contract.	
26 2000	electrical	The owner will cover the cost of the general building and electrical permit.	
26 2000	electrical	wire all electric baseboards or cabinet heaters if indicated on the HVAC plans, and supply them in accordance with the electrical drawings.	
26 2000	electrical	provide power wiring to all gas unit heaters and electric heaters shown on the HVAC drawings	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
26 2000	electrical	The mechanical plan sheets indicate items that are supplied by the HVAC contractor. Please be sure to provide power wiring to the items that require it.	
26 2000	electrical	provide conduit for the temperature control wiring, (unit furnaces, unit a/c units, garage unit heaters, rooftop make - up air , etc.)	
26 2000	electrical	wire all garage carbon monoxide detectors - provide conduit for the low voltage control wiring	
26 2000	electrical	wire all exhaust fans and blowers provided by the HVAC contractor	
26 2000	electrical	furnish and install all apartment carbon monoxide detectors and apartment smoke detectors	
26 2000	electrical	furnish and install all conduit, boxes, wire, trim rings, etc. for all power wiring	
26 2000	electrical	furnish and install the plywood backboard for the telephone equipment	
26 2000	electrical	F / I all electrical service equipment	
26 2000	electrical	conduit should not be run exposed in the units or the public corridors	
26 2000	electrical	furnish and install the empty conduit for all low voltage wiring (telephone, cable TV, intercom system, etc.)	
26 2000	electrical	provide power wiring to the hot water recirculation pump	
26 2000	electrical	do not install electrical boxes back to back in the demising walls to prevent sound transmission	
26 2000	electrical	The electrical contractor shall furnish and install roof portals to install the conduit feeds to the roof mounted equipment. As part of this contract, each conduit shall be sealed with a radiator clamp to prevent water from entering the building.	
26 2000	electrical	provide as - built at the completion of all work	
26 2000	electrical	include the cost of all hoisting until the elevator is operational	
26 2000	electrical	Furnish and install the conduit for the alarm wiring.	
26 2000	electrical	Furnish and install the conduit for the smoke detectors for the elevator recall system	
26 2000	electrical	refer to the specifications on the drawings for the complete requirements of the work that should be included in the contract	
26 2000	electrical	Furnish and install all exit and emergency lighting supplied by the general contractor	

4/28/2018		Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
26 2000	electrical	refer to the HVAC scope and the low voltage scope for their work regarding the low voltage wiring.	
26 2000	electrical	Provide and install all power wiring for the motorized dampers including the interlock system for the carbon monoxide detection system in the garage (if indicated on the drawings)	
26 2000	electrical	supply and install all fire treated plywood that is required for the backing and mounting of all punch-down boards, panels, etc.	
26 2000	electrical	furnish and install all motor starters	
26 2000	electrical	Supply and install all recessed can fixtures.	
26 2000	electrical	Electrical work is referenced for this contract in areas on the mechanical drawings and plumbing drawings. Please include the work referenced on those drawings.	
26 2000	electrical	provide all conduit as required by code for the low voltage systems (telephone, cable TV, fire alarm, rescue assistance system, entry intercom, temperature control wiring, etc.)	
26 2000	electrical	Remove all site lighting in accordance with the civil sheets.	
26 2000	electrical	Supply and install putty pads and other wall fire stopping as required by code.	
26 2000	electrical	Furnish and install the concrete casing around the electrical conduit service feeders in accordance with the drawings.	
26 2000	electrical	Supply and install the concrete base and the granular fill for the transformer pad.	
26 3000	electrical - low voltage	Furnish and install the complete Access Control System shown on the drawings including the card reader and CCTV system.	
26 3000	electrical - low voltage	Furnish and install the building intercom entry system in accordance with the electrical drawings.	
26 3000	electrical - low voltage	furnish and install a complete telephone system including wiring from the Ameritech interface to each outlet in each unit. Furnish and install all telephone wire, outlet jacks and plates including terminations. Hook up all wiring to the Ameritech panel. All wiring from the Netpop to the intermediate punch down blocks and from the punch down blocks to the units shall be part of this contract.	
26 3000	electrical - low voltage	furnish and install a complete cable TV system, including all cable, cable jacks and all splitters. Under this contract, the jacks and splitters will be terminated in the units. The cable company will only punch - down the wiring at the main panels	
26 3000	electrical - low voltage	provide telephone wiring for the elevator emergency telephone system	

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CSI	Trade	Item	
26 3000	electrical - low voltage	wire entry door electric strike supplied by the aluminum contractor. Include the transformer for the strike.	
26 3000	electrical - low voltage	Furnish the low voltage wiring and the smoke detectors that are required for the elevator recall system.	
26 3000	electrical - low voltage	the electrical contractor will furnish and install all conduit for the low voltage work	
26 3000	electrical - low voltage	The HVAC contractor furnish and install all HVAC control wiring	
26 3000	electrical - low voltage	Furnish and install the complete fire alarm system per the drawings	
26 3000	electrical - low voltage	Furnish and install the stairwell Rescue Assistance Intercom System per the drawings.	
26 3000	electrical - low voltage	Supply and install the complete fire alarm system.	
26 5000	light fixtures	Supply light fixtures	
26 5000	light fixtures	Supply ceiling fans	
26 5000	light fixtures	Supply all lamps	
26 5000	light fixtures	Supply all exit and emergency lighting	
26 5000	light fixtures	Supply the recessed can lighting and lamps.	
31 1000	excavating	Include all saw cutting of existing pavement and concrete as called for on the drawings.	
31 1000	excavating	Include all work shown on the drawings and described on the plans and specifications.	
31 1000	excavating	<i>As a separate alternate to the base bid, please supply a cost for demolition of the existing structures at the site and offsite hauling of all spoils.</i>	
31 1000	excavating	all under slab granular will be furnish and installed by the excavation contractor under all slabs. Furnish the granular for the sidewalk that will be installed along the two streets at the front of the building.	
31 1000	excavating	refer to the concrete portion of this scope of work as a reference for bidding this work	

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CSI	Trade	Item	
31 1000	excavating	haul away all spoils resulting from the excavation.	
31 1000	excavating	grade for all sub grades for the concrete slab	
31 1000	excavating	Excavate for all footing and foundation indicated on the drawings - haul away all spoil created from the work	
31 1000	excavating	provide erosion and sediment control in accordance with City Code.	
31 1000	excavating	excavate for all new sidewalks and furnish and spread new granular fill under the sidewalks.	
31 1000	excavating	Backfill all foundations with clean granular fills	
31 1000	excavating	excavate for thickened slabs	
31 1000	excavating	excavate for the elevator pit	
31 1000	excavating	excavate for the new apron areas. Supply the granular fill and grade it.	
31 1000	excavating	Remove and haul away all sidewalks, curbs, fences and any other items called for to be removed on the drawings.	
31 1000	excavating	Remove and haul away all concrete aprons and paving if indicated on the drawings.	
31 1000	excavating	Provide traffic control during the excavating activities	
31 1000	excavating	Supply and install all tree protection fencing shown on the civil sheets.	
32 1216	paving	Include all work shown on the drawings and described on the plans and specifications.	
32 1216	paving	furnish and install striping at the interior garage spaces for the first floor parking. Furnish and install the handicapped parking signs.	
32 1216	paving	patch the existing street paving along the street and parking lot sides of the building where the new apron is being installed.	
32 1216	paving	patch and repair the curb lane paving where the new concrete curbs were installed.	
32 1216	paving	furnish and install the handicapped parking "Reserved Parking" signs for all handicapped spaces	

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CSI	Trade	Item	
32 1216	paving	Supply and install all wheel stops and pavement markings.	
32 1216	paving	Supply and install all paving related signage	
32 1216	paving	Make final frame adjustments to the catch basins and manholes prior to the start of the paving work.	
32 1216	paving	Supply and install concrete parking wheel stops as indicated on the drawings.	
32 1216	paving	Patch City street pavement at new construction.	
32 9300	landscaping-site	Include all work shown on the drawings and described on the plans and specifications.	
32 9300	landscaping-site	furnish and install all topsoil that is required for this work that is on the site and any work in the parkway	
32 9300	landscaping-site	furnish and install all bark mulch for work that is to be done on the site	
32 9300	landscaping-site	Furnish and install all new trees shown on the drawings and all new plant materials	
32 9300	landscaping-site	furnish and install all topsoil required to do the work	
32 9300	landscaping-site	include all work in accordance with the landscape drawings and the specifications	
32 9300	landscaping-site	The sewer contractor will furnish and install the under drains shown on the civil drawings.	
33 4100	sewer and water	Included all work shown on the drawings and specifications required for this trade.	
33 4100	sewer and water	F / I the water service including excavation, haul away spoils, tap in the street, and coring through the concrete foundation.	
33 4100	sewer and water	Furnish and install all sanitary sewer service including excavation, hauling away spoils, granular backfill, and all City charges	
33 4100	sewer and water	Furnish and install all storm sewer indicated including granular backfill, offsite spoil hauling and all City charges	
33 4100	sewer and water	include in the work all site related items per the notes on the Civil sheets	
33 4100	sewer and water	include all concrete and pavement replacement where new utilities have been install in existing streets	

	4/28/2018	Scope of Work - Ravinia Apartments, Highland Park, IL.	
CSI	Trade	Item	
33 4100	sewer and water	Surveyor will layout of water main and all sewer.	
33 4100	sewer and water	Refer to the drawing sheets for all specifications that pertain to this work	
33 4100	sewer and water	adjust all existing rim elevations as indicated on the civil drawings as part of this work	
33 4100	sewer and water	remove sewer and water that is existing as shown on the civil sheets.	
33 4100	sewer and water	Supply and install the grease basin.	
33 4100	sewer and water	Provide sewer television of the sanitary per the notes on sheet C3-00.	
33 4100	sewer and water	Supply and install landscaping underdrain in accordance with the civil drawings.	
33 4100	sewer and water	The plumbing contractor will supply and install the garage triple basin.	