

## Standard Refresh Scope Summary

All quantities and extents TBD per final drawings. Refer to Site Specific Additional Scope for other work required.

**ALL LINES ON THE BID FORM MUST BE FILLED OUT. THEY ARE THERE FOR A REASON, USE THEM.**

### Exterior - Standard Refresh Scope

1. Demolition
  - a) No demolition in the standard scope of work.
2. Exterior walls
  - a) No repair, relocation, or replacement of exterior walls, windows, trim or finishes in the standard scope of work.
3. Awnings
  - a) ~~GC to remove existing awnings and coordinate with Owner's vendor to recover existing awnings, on existing frames, and vendor's reinstallation.~~
  - b) ~~GC to replace any damaged blocking and finishes prior to awnings being reinstalled.~~
4. Canopies
  - a) Not in standard scope. Refer to Site Specific.
5. Lighting & Signage
  - a) Not in standard scope. Refer to Site Specific.
6. Roofing
  - a) No roofing or other exterior work in standard scope of work.
7. Landscaping/Site
  - a) No landscaping or mechanical in standard scope of work.

### Interior – Standard Refresh Scope

1. Entry
  - a. Existing mosaic floor to remain. Patch and repair any loose grout and tile or areas disturbed by new work.
  - b. Remove all carpet and wood flooring and replace with tile.
    - i. ~~Refinish wood stairs and install anti-slip inserts refer to drawings.~~
    - ii. ~~Refinish level change single steps with tile, refer to drawings.~~
  - c. Patch and repair all gypsum board wall and ceiling surfaces. Provide and install finishes.
  - d. Patch and repair all stained wood surfaces and restain. Includes all wall base, wainscot, millwork, cornices, etc. and other visible wood trim.
    - i. Replace ¾" quarter round and stain to match as needed for installation of floor finishes.

- e. Install new wall finishes, power, and data at host stand.
  - f. Patch and repair and thoroughly clean all ceiling grid. Remove and replace all ceiling tile.
  - g. Install new lighting and ensure fixtures are dimming correctly, per type, and per area. Owner to provide new dimmer switches if required.
  - h. Receive, unload, unpack and install new furniture. Dispose of all packing materials.
  - i. GC to coordinate with Owner's vendor to remove all wood slat shades, premeasure openings, and install replacement roller shades.
  - j. Receive, unpack, and install owner provided artwork with included security hardware.
  - k. Provide power and blocking for owner provided and installed interior signage.
2. Bar
- a. Existing mosaic floor to remain. Patch and repair any loose grout and tile or areas disturbed by new work.
  - b. Patch and repair all gypsum board wall and ceiling surfaces. Provide and install finishes.
  - c. Patch and repair all stained wood surfaces and restain to match stain indicated in contract documents.
  - d. Patch and repair and thoroughly clean all ceiling grid. Remove and replace all ceiling tile.
  - e. Install new lighting and ensure fixtures are dimming correctly per type and area. Owner to provide new dimmer switches if required.
  - f. GC to coordinate with Owner's vendor to remove all wood slat shades, premeasure openings, and install replacement roller shades.
  - g. Receive, unload, unpack and install new furniture. Dispose of all packing materials.
  - h. Replace front of main bar top. Back bar to remain. Beer taps to be removed and reinstalled by Owners vendor if required.
  - i. Receive, unpack, and install owner provided artwork with included security hardware.
3. Main Dining
- a. Remove all carpet and wood flooring and replace with tile and LVT as noted.
  - b. Patch and repair all gypsum board wall and ceiling surfaces. Provide and install finishes.
  - c. Patch and repair all stained wood surfaces and restain to match stain indicated in contract documents.
  - d. Patch and repair and thoroughly clean all ceiling grid. Remove and replace all ceiling tile.
  - e. Install new lighting and ensure fixtures are dimming correctly per type and area. Owner to provide new dimmer switches if required.
  - f. Receive, unload, unpack and install new furniture. Dispose of all packing materials.
  - g. Owner's vendor to remove all wood slat shades, premeasure openings, and install replacement roller shades.
  - h. Receive, unpack, and install owner provided artwork with included security hardware.

4. Banquet Corridor
  - a. Remove all carpet and wood flooring and replace with new finishes.
  - b. Patch and repair all gypsum board wall and ceiling surfaces. Provide and install finishes.
  - c. Patch and repair all stained wood surfaces and restain to match stain indicated in contract documents.
  - d. Provide and install finishes, and décor, at Instagram wall.
  - e. Patch and repair and thoroughly clean all ceiling grid. Remove and replace all ceiling tile.
  - f. Install new lighting and ensure fixtures are dimming correctly per type and area. Owner to provide new dimmer switches if required.
  - g. Receive, unload, unpack and install new furniture. Dispose of all packing materials.
  - h. GC to coordinate with Owner's vendor to remove all wood slat shades, premeasure openings, and install replacement roller shades.
  - i. Receive, unpack, and install owner provided artwork with included security hardware.
5. Banquet rooms
  - a. Remove all carpet and wood flooring and replace with tile and LVT as noted.
  - b. Patch and repair all gypsum board wall and ceiling surfaces. Provide and install finishes.
  - c. Patch and repair all wood surfaces and finish as indicated in contract documents.
  - d. Provide and install finishes at banquet bar.
  - e. Provide and install banquet bar tops on front bar, including mobile bars.
  - f. Patch and repair and thoroughly clean all ceiling grid. Remove and replace all ceiling tile.
  - g. Install new lighting and ensure fixtures are dimming correctly per type and area. Owner to provide new dimmer switches if required.
  - h. Receive, unload, unpack and install new furniture. Dispose of all packing materials.
  - i. GC to coordinate with Owner's vendor to remove all wood slat shades, premeasure openings, and install replacement roller shades. Blackout shades with secondary shade at exterior banquet room openings.
6. Carry Out
  - a. Remove all carpet and wood flooring and replace with new finishes.
  - b. Patch and repair all gypsum board wall and ceiling surfaces. Provide and install finishes.
  - c. Patch and repair all wood surfaces and finish as indicated in contract documents.
  - d. Patch and repair and thoroughly clean all ceiling grid. Remove and replace all ceiling tile.
  - e. Install new lighting and ensure fixtures are dimming correctly per type and area. Owner to provide new dimmer switches if required.
  - f. Receive, unload, unpack and install new furniture. Dispose of all packing materials.
  - g. Provide power and data at carryout stand.

- h. GC to coordinate with Owner's vendor to remove all wood slat shades, premeasure openings, and install replacement roller shades.
- 7. Restrooms
  - a. Existing mosaic floor to remain. Patch and repair any loose grout and tile or areas disturbed by new work.
  - b. Patch and repair all gypsum board wall and ceiling surfaces. Provide and install finishes.
  - c. Patch and repair all tile surfaces.
  - d. Patch and repair and thoroughly clean all ceiling grid. Remove and replace all ceiling tile.
  - e. Install new lighting and ensure fixtures are dimming correctly per type and area. Owner to provide new dimmer switches if required.
- 8. Electrical/Lighting General
  - a. Reuse existing circuits for dimming each fixture type and area. Do not combine fixture types, or exceed the wattage of the dimmer on dimming circuits.
    - i. GC to verify existing lighting circuit and loads are compatible with existing dimmers and new fixtures.
    - ii. GC to provide unit pricing during bidding for new dimmer installation, circuit, and associated work required for new dimming circuits. New dimming switches supplied by owner if required.
    - iii. Carefully store any removed decorative fixtures and review with Owner for salvage or resale.
  - b. Owner to supply all decorative and retrofit fixtures.
    - i. GC to install using existing circuits.
  - c. Owners vendor to supply and install GOBO projector at Instagram wall.
    - i. GC to provide power using existing circuits.
    - ii. GC to provide data box and conduit above ceiling.
- 9. Plumbing General
  - a. No plumbing in standard scope of work.
- 10. Mechanical General
  - a. No mechanical in standard scope of work.

## Site Specific Additional Scope – San Antonio

### General Scope Notes

This will be a 10 week project 5 weeks in the Banquet rooms and 5 weeks in main dining and the bar. The plan will be to start the demo and demo all of the flooring right away. Once a room is finished with the demo the flooring contractor should be coming in to start flooring, once demo is done in the second room the EC/Painter/Ceiling tile vendor should start and after this will follow suite for all 4 rooms we want to have a trade working in each room as the flooring demo is complete.

All new tables will be going in the dining room. Please plan of the demo and replace all the tables. A new drawing will be updated showing the chairs and tables but please plan for this as it is not shown yet.

Please make sure anything that is not the basic scope listed above is called out as an alternate for this so if we have to value engineer anything it won't be a bunch of back and forth trying to get different pricing

Please use both bid forms in bidding this project. We need a flooring and tile number on one, including all fees and general requirements for this part of the project. We don't want you to put all of the general conditions on the main bid I should be divided based on scope. This will not be run as two project but we need them for two AFE's on our side to ensure correct allocations.

### Exterior - Site Specific Scope

1. Demolition
  - a) No additional scope.
2. Exterior Walls
  - a) No additional scope.
3. Awnings
  - a) No additional scope.
4. Canopies
  - a) No additional scope.
5. Lighting & Signage
  - a) No additional scope.
6. Roofing
  - a) No additional scope.
7. Landscaping/Site

- a) No additional scope.

## **Interior – Site Specific**

1. Entry
  - a) Remove existing millwork adjacent to host stand.
  - b) Infill floor tile to match existing pattern
  - c) Install low walls, screens, finish, and trim.
  - d) Remove interior glazing, patch and repair all millwork, and install screen.
2. Bar
  - a) Remove platform under banquette seating. Infill floor tile to match existing.
  - b) Thoroughly clean, remove any stains, and seal existing stone at freestanding drink rails. (Tuffskin)
  - c) Red booths to be removed and replaced in bar area only.
  - d) Bar top is existing to remain.
3. Main Dining
  - a) No additional scope.
4. Banquet Corridor
  - a) No additional scope.
5. Banquet rooms
  - a) No additional scope.
6. Carry Out
  - a) Remove existing millwork at back of carryout.
  - b) Remove existing top, provide and install quartz top, and add cabinet doors & hardware to existing millwork at side.
7. Restrooms
  - a) No additional scope.