

THE WHITING-TURNER CONTRACTING COMPANY
300 EAST JOPPA ROAD | TOWSON, MD 21286

SPECIFIC SCOPE OF WORK

Unit 09F – Tile

This work shall include all labor, supervision, material, tools, equipment, shop drawings, submittals, layout, unloading, scaffolding, ladders, hoisting, transportation, taxes, permits, engineering, support functions, insurance, bonds, and any other items or services necessary for and reasonably incidental to the proper execution and completion of the work, whether temporary or permanent, in accordance with all drawings, specifications, addenda, general conditions, requirements, and other related documents as indicated herein. The scope of work shall include but not be limited to the following: (All work shall be furnished and installed unless specifically noted otherwise herein.)

Specific Scope of Work:	Included	Excluded
1. This subcontractor is fully responsible for all drawings and specifications provided during and after the bid phase of this project. This subcontractor is also responsible for any additional/revised drawings & documents formally issued by Whiting-Turner throughout the bid phase via addendum. This includes drawings and specifications directly related to their respective scope, as well as all other drawings and specifications, regardless of their association with this respective scope of work. A complete listing of all drawings and specifications is attached hereto as Exhibit D.		
2. Applicable specification sections: The work primarily includes but is not limited to the following specification sections as well as related work specified or shown elsewhere in the contract documents: i. Division 1 – General Conditions ii. 093013 – Ceramic Tiling		
1. Subcontractor is responsible for all notes in the contract documents related to this scope of work.		
2. Provide all submittals, certifications, reports, source of supply, samples, shop drawings, mock-ups, product data, as-builts, O&Ms and warranties, as required by specifications.		
3. Work is not required to be union, open shop or prevailing wage. All qualified bidders are welcome to submit bids for the project. Submission will be awarded off 90% CDs in the spring of 2021 on a best-value basis.		
4. Schedule is working 4x10s, Monday through Thursday. See general scope for additional detail.		
5. Provide mockup installation and removal per specifications. Mockups are to be performed on site and shall not be assumed to be used as part of the final installation.		
6. Attend pre-installation meeting.		
7. Finishes shall extend over, under, and/or behind any item, built-in millwork, equipment, mirrors, etc. Unless specifically noted otherwise in the drawings.		
8. Furnish and install transition materials where shown in the contract documents		
9. Furnish and install any underlayment which includes, but not limited to: tile, cementitious backer board, fluid applied membrane over curb in drain body, reinforced mortar bed, water proofing, and shower pans.		
10. Subcontractor shall perform a flood test for waterproofing in showers and for kitchen areas where tile is to be installed.		
11. Furnish and install control joints over joints in substrate and at approved locations.		
12. This subcontractor is responsible for protecting their finish work from damage.		

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13.	This contractor will be required to submit detailed shop/lay-out drawings for all tile showing specific layout of joints & starting points. Assume all penetrations in tile are required to be drilled; split tiles are not approved for use.		
14.	Furnish and install tile, including all materials necessary for a complete system, in areas including, but not limited to, shower rooms, restrooms, kitchens, coffee bars, changing rooms, janitor closets, prep areas, as indicated on Finish Schedules A-A-701, A-C-701, A-P-701, A-W-701.		
15.	Furnish and install transition strips at tile flooring where shown/required per contract documents, including interfaces between all adjacent flooring finishes. Contractor should assume a transition strip will be required at every floor type transition are the responsibility of this subcontractor. Coordinate height of strip with the other subcontractors to ensure an even transition between flooring types and necessary clearance at door curbs. All transitions should be flush with the adjacent floor.		
16.	All expansion joints, mortar, grout, caulking, sealants, control joints, adhesives and setting beds, etc., as required to provide a finished product.		
17.	Perform all caulking work associated with the complete installation of floor, wall, and base tile. Including, but not limited to all required sealer/primer, tape, and sealant/caulk. Caulk all control joints, perimeter of cleanouts, around toilet fixtures, access panels & electrical outlets. All caulking work shall be neat and inconspicuous. Any dissatisfactory caulking will be rejected, removed & replaced at no cost to WT. WT will be the sole judge of caulking acceptance. The balance of all the tile joints are to be grouted, not caulked.		
18.	All tile base should be caulked to adjacent partition such that no gap occurs between the tile and the partition. Caulk shall match the selected grout color or as close as possible as approved by the architect.		
19.	Extreme care should be taken to ensure all tiles align with one another and all tiles are level and flush. Provide task lighting at areas with specialty lighting that may affect the finished look of this installation – specifically wall washing light.		
20.	Verify that air and surface temperature, moisture, and humidity conditions are suitable for installation of this work. Notify WT if substrate is not acceptable at least two (2) weeks prior to installation. Commencement of installation indicates acceptance of building and ambient conditions.		
21.	Ensure all grout lines at base tile coordinate with grout lines at floor and wall tile. All grout shall be installed such that absolutely no gaps/holes occur in the grout lines.		
22.	All tile within a given section should be grouted at the same time to ensure there are no color differences that occur as the grout dries. Subcontractor is to seal all grout.		
23.	Furnish, install, maintain temporary kraft paper protection at all flooring surfaces installed under this scope of work. Protection to turn up onto walls adjacent walls.		
24.	Provide perimeter protection at transition areas in the form of safety tape to quadrant off work areas from the public and adjacent construction activities.		
25.	Include all necessary field cutting to fit and at penetrations through tile. All tile is to be fit carefully against coved base and also around pipes and other building fixtures so that escutcheons will completely cover and hide cut edges. Coordinate with mechanical and electrical contractor, as indicated, for electrical outlets, cleanouts, etc. to insure a neat and flush interface.		
26.	Install tile so that no tile less than half size occurs. Tile should be set so that all joints align with one another, except where other design is indicated. Determine exact locations of all accessories and expansion joints prior to setting tile.		
27.	Where applicable, flooring shall be sloped to floor drains as shown. Floor		

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	drains are to be positioned level and true and tile should terminate cleanly at the perimeter of all drains. Drains installed by others.		
28.	Cleaning of all tile surfaces one (1) time and approved direction by WT immediately after proper curing of grout per specification after which any subsequent cleaning shall be by others.		
29.	Joint Alignment- align joints in accordance with the Contract drawings. Prior to tile installation, this subcontractor will be required to perform a detailed layout of tile, grout lines and patterns to confirm termination points and final tile sizing/placement. Layout is to be reviewed and approved by WT prior to installation. Any deviations must be approved by WT and Architect before tile installation.		
30.	Install tiles with grout line widths as specified in spec section 09 30 13 – Ceramic Tiling. Joint Width - maintain maximum consistency in joint width which shall be Joints: +/- 1/32" joint width variation of any location; 1/16" in 3' run deviation from plumb and true.		
31.	All tile is to be installed so to limit lippage at all locations, unless design dictates otherwise. This contractor must strictly conform to standard industry practices with respect to lippage. Lippage shall not exceed the specifications and industry standards. Lippage - maintain maximum evenness between tiles which shall not exceed: A. Floors: 1/8" in 10' run in any direction; +/- 1/8" at any location; 1/32" offset at any location. B. Walls: 1/8" in 8' run in any direction; 1/8" at any location, 1/32"		
32.	Care should be taken when working around the work of other contractors. This contractor will be held responsible and back-charged for the cost of replacing/repairing any work damaged by this contractor.		
33.	Layout from GC project control lines and benchmarks (control within the specific space will not be provided by others).		
34.	Furnish and install tile flooring as indicated in the project documents including but not limited to: wall tile on backer board, wall tile on CMU, floor tile & all necessary components required to install such as thresholds, setting materials, grout, waterproofing membrane, tile backer board, silicone sealants, alignment grids, etc. as required.		
35.	Furnish and install tile wall types P54 in the Administration Building.		
36.	Furnish and install ceramic types TL-2, TL-3, TL-4, TL-5 as specified on A-A-701 at the Administration Building.		
37.	Furnish and install ceramic tile types TL-2, TL-3, TL-4, TL-5 as specified on A-C-701 at the C.F.M. Building		
38.	Furnish and install ceramic tile types TL-2, TL-3, TL-4, TL-5 as specified on A-P-701 at the Pond Pavilion.		
39.	Furnish and install wall types 49 and 49A at the Pond Pavilion.		
40.	Furnish and install ceramic tile types where shown on A-W-701 at the Welcome Pavilions.		
41.	Furnish and install wall types 48, 48A, 49, and 49A.		
42.	Furnish and install ceramic tile types where shown on A-W-721 at Ticketing.		
43.	Prohibit foot and wheel traffic from tiled floors for at least seven (7) days after grouting is completed.		
44.	Leave finished installation clean and free of cracked, chipped, broken, unbonded or otherwise defective tile work.		
45.	The Subcontractor agrees to participate in a composite project clean-up crew supervised by Whiting-Turner and as outlined Exhibit E - General Scope of Work.		
46.	Include separate mobilizations as required to complete scope of work.		
47.	Include coordination with other trades as required.		
48.	This subcontractor has completed and returned the Owner required		

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Prequalification Form to Whiting-Turner.		
49. Haul offsite all surplus materials. Place all debris and waste materials in dumpsters provided by WT.		
50. Provide cut sheets for scaffolds and/or lifts required for this scope of work to Whiting-Turner within (5) days of award.		
51. Provide all specified warranties. Warranties are to begin from date of project substantial completion and last for one (1) year. This includes all labor performed and all materials provided and/ or installed in conjunction with this project.		

Pricing Breakdown as Follows:

- Administration Building \$ _____
- CFM Building \$ _____
- Pond Pavilion \$ _____
- Restroom Pavilion \$ _____
- Ticketing \$ _____

Total = \$ _____