

Doors & Trim

Subcontractor will provide all materials, labor, licenses, permits, insurance, supervision, and all other items required to complete the Doors & Trim for Lost Oaks in accordance with the plans, specifications including, without limitations, the following:

1. Base Boards at Typical units
2. Base Boards at Corridors closets
3. Hollow Core Interior Doors with precut sets of casing
4. Window Stool and Apron
5. Trim under Kitchen Counter Tops at drywall areas
6. MDF Shelving at Clothes Closets – Structurally stable installation to studs. 2 ½” Screws to be used. ADA shelving to meet requirements (46” height)
7. Wood Rods, Shelf Brackets and Pole Sockets
8. MDF Shelving at Utility Closets – ADA shelving to meet requirements (44” height)
9. MDF Shelving at Linen and Pantries
10. Building Doors – Closets, IDF, and Storage Closets
11. Hollow Metal Doors at Garage and Building
12. Unit Balcony and Storage Doors
13. Weather Strip, Loading of Hinges at Exterior Doors
14. Stocking, Clean up and Moving Extra Materials Forward
15. Thresholds to be structurally stable.
16. Door distribution & Trim material to all units and corresponding locations.
17. Installation of all attic access doors supplied by owner/GC.
18. Door jamb installation to be securely secured with 3-1/2” screws.

Club House/Amenities

19. Interior Doors with Casing
20. Exterior Doors with Interior Casing
21. Base Boards
22. Crown Moulding
23. Window Trim
24. Stocking, Clean up, and moving extra materials forward

General:

1. Subcontractor required to have cleanup crew/person daily for cleanup related to specified trade.
2. Punchlist required prior to completion of scope of work.
3. Scope of work to comply with all Approved per City of Houston plans, standards and ADA requirements.
4. All tools and equipment related to scope of work.
5. Safety Standards to be maintained.
6. Traffic Control/Flaggers
7. Testing
8. Road Closures

Other Notes:

1. Please review and include any items pertaining to your scope of work outlined in the ADA requirements in section 11 of the Architectural drawings
2. Please review and include any items or work in the Notes sections of any set of drawings for your trade.
3. Please review all drawings; Architectural, Civil, Structural and MEP to ensure you have captured all items needed for your trade.
4. As this project is tax exempt, please remove sales tax from your proposal but provide a sales tax savings line item as outlined in the RFP.
5. Please separate materials and labor in your proposal.
6. Bid Summary Worksheet must be completed and included in your proposal.

Bid Summary Worksheet

This Bid Summary sheet must be included in your proposal

Company name: _____

Contact: _____

Contact Phone: _____

Industry/Trade: _____

Materials: \$ _____

Labor: \$ _____

 Total Bid: \$ _____

Sales Tax Savings: \$ _____