



# CRM GROUP

## Construction Resource Management

### Rehabilitation of the District Office at 50 Church St. Bid Package PU2019.3.2.2 Interior Framing Scope Clarification

#### General Notes:

1. The following scope is offered as assistance to complete a thorough scope letter. Bids and budget breakout shall include a scope letter prepared by the contractor.
  2. This work will be completed per plan and spec. RFI's should be submitted if the plans are not thorough or lack dimensions. Review all pages of the plans.
  3. Budget breakout (itemized bid sheet) is required for all scopes.
  4. CRM Group Inc. needs to know the number of days required to complete of work contained in this scope to assist with scheduling.
  5. Contractors are to notify CRM Group of any long lead items or material supply issues that could affect schedule.
  6. Contractor shall observe the following conditions for materials for interior framing:
    - a. All lumber framing materials will be KD # 1 lumber
    - b. All interior shear will be designated dimension Structural #1 plywood
    - c. During scheduled Sub Pre-Bid Walkthrough, contractor will visually inspect existing materials and submit an RFI list of issues/questions prior to placing final bid.
- IE: Replacement studs, infill questions at separation walls, blocking questions, etc.
- d. During construction, contractor will inspect all walls prior to cover up and install drywall shims, replace split or jutting out existing blocking or ask RFI where existing conditions do not leave a flat surface to install sheetrock on.
7. Contractor is responsible for all infill where needed per plan and spec.
  8. Contractor is responsible for replacement of any framing that is split, broken, rotten or unacceptable for any reason.
  9. **Contractor shall be responsible to complete the installation of all framing, blocking, backing, hardware, furring, doors-frames and hardware installation, infill of openings, etc., per the intent of the plans, which is to be 100% ready for the electrical contractor, mechanical contractor and drywall contractor.**

#### District shall provide:

1. Temporary restrooms.
2. Temporary facilities.
3. Interior Windows.
4. Interior Doors and associated hardware.

#### GLB/Wx Beam/HSS Columns:

1. Contractor shall install GLB's per attached markup and project plans/specs.
2. Contractor shall install Wx beam per attached markup and project plans/specs.
3. Contractor shall install HSS columns per attached markup and project plans/specs.

**Mechanical Platforms:**

1. Contractor shall install mechanical platforms as shown per attached markups and project plans/specs. Specific framing detail also shown on project plan.

**Backing, Blocking:**

1. Contractor will provide for Casework backing at owner specified heights and locations
  - a. District Project Manager to direct elevations for placement in coordination with Casework Sub Contractor
2. Contractor to provide and install hardware and structural hardware per plan.
3. Contractor to provide all blocking per plan and direction. This includes the following:
  - a. Bathroom mounted accessories
  - b. Bathroom ADA handrails
  - c. Bathroom plumbing needs
  - d. Electric sub panels
  - e. FE Cabinets blocking
  - f. HVAC work – Ducts, registers, curbs, and blocking for attaching equipment.
  - g. Light fixtures - per E sheet and A sheet direction
  - h. Coordinate with Electric Sub and Plumbing Sub for directions on exact locations for light and plumbing fixture blocking and backing.

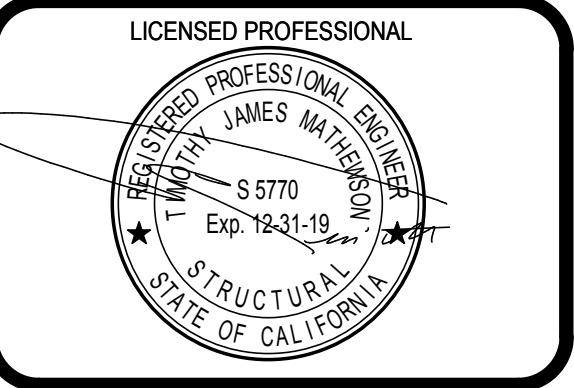
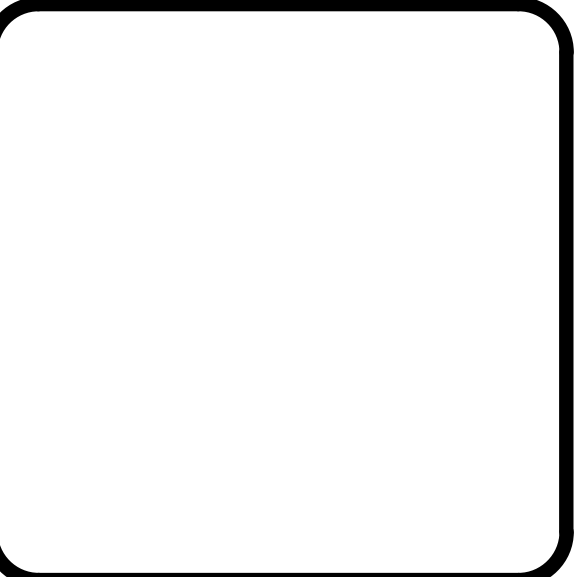
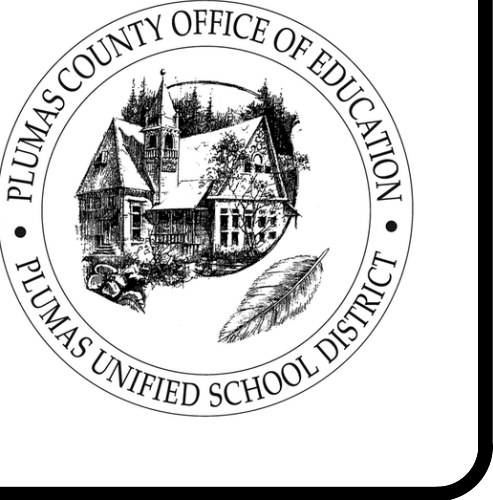
**Structural**

1. Contractor shall install shear walls at all locations per attached markups and project plans/specs. Shear walls shall be APA rated sheathing and installed per attached markups and project plans/specs.
2. Contractor shall provide all hold downs, posts, steel columns, blocking etc. per plan.
3. Contractor shall install Structural #1 plywood at all locations shown on plans.
4. Contractor shall co-ordinate with elevator supplier and provide framing per plans/specs.
5. Contractor shall place new concrete as shown per attached markups and project plans/specs.

**Window's, Doors, Frames & Hardware**

1. Window's
  - a. Contractor to install District provided windows according to project plans/specs.
  - b. Contractor to ensure frames are installed square and correct both inside and out with proper reveal
2. Door Frames
  - a. Contractor to install District provided doors according to project plans/specs.
  - b. Contractor to ensure frames are installed square and correct with proper reveal both inside and outside
3. Doors and Hardware
  - a. Contractor to secure doors to frames when appropriate for painting
  - b. Contractor to ensure doors and frames are protected until doors have been painted.
  - c. Contractor to provide all keys, manual's and accessories for district at Punch walk date
  - d. Contractor to work with Painting subcontractor to ensure best method for making sure doors and trim kits are painted properly
  - e. Contractor to install all door handles, hinges, kickplates and thresholds per Project Manual, Plans and Typical details.
  - f. Doors and hardware must operate in accordance with ADA standards – Check with District Project Manager and District IOR on specifications

***This document shall be used only as a clarification of the intent of the plans and specs. While this document is not meant to add to the design of the project, it is formal and the contractor shall be responsible for its content.***



CLIENT  
 PLUMAS UNIFIED SCHOOL DISTRICT

PROJECT NUMBER  
 18216

DATE: 2018.10.01

DRAWN BY: EF

CHECKED BY: TM

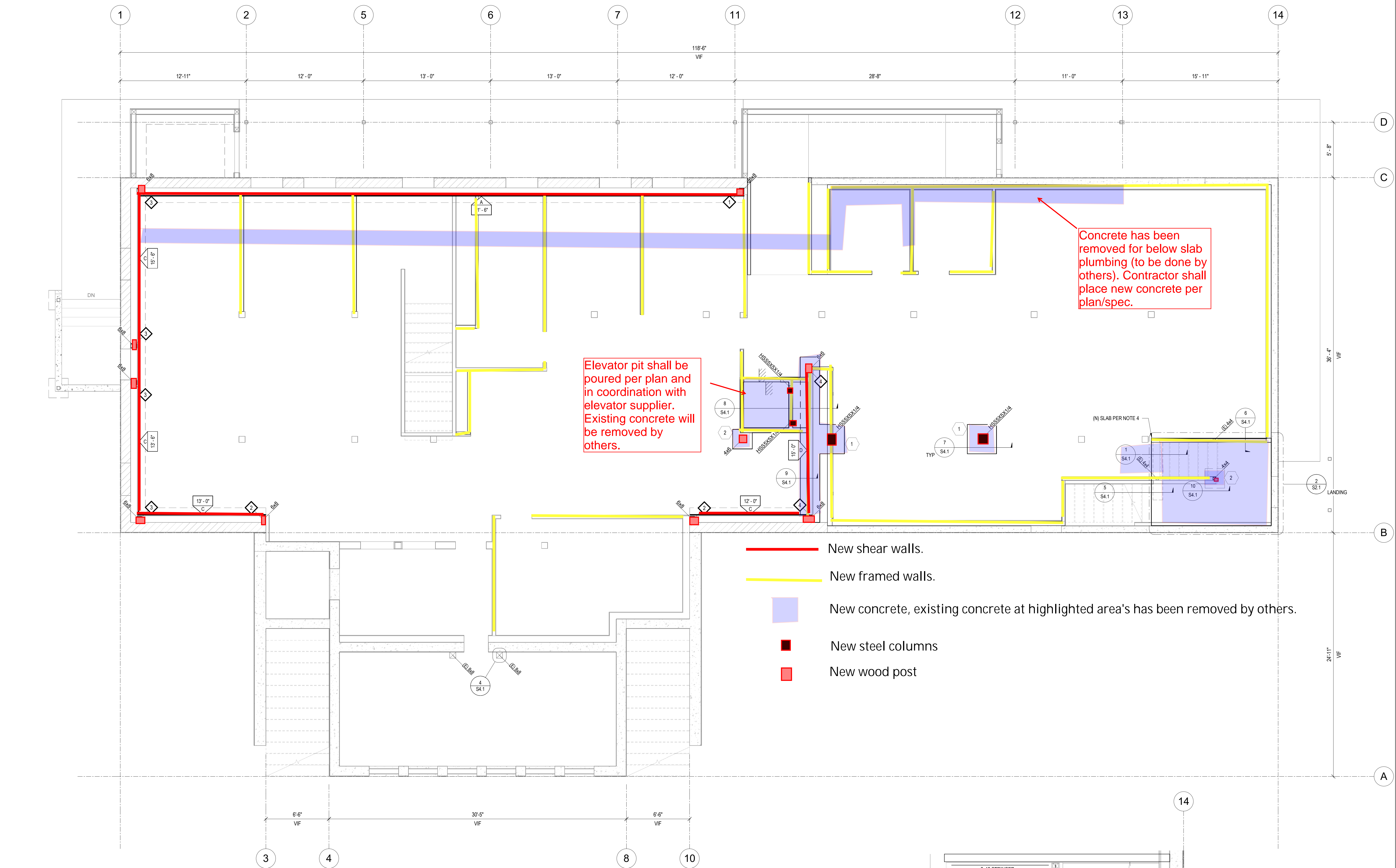
REVISIONS

No.	Description	Date

CONSTRUCTION DOCUMENTS

**FOUNDATION/  
 BASEMENT PLAN**

**S2.1**



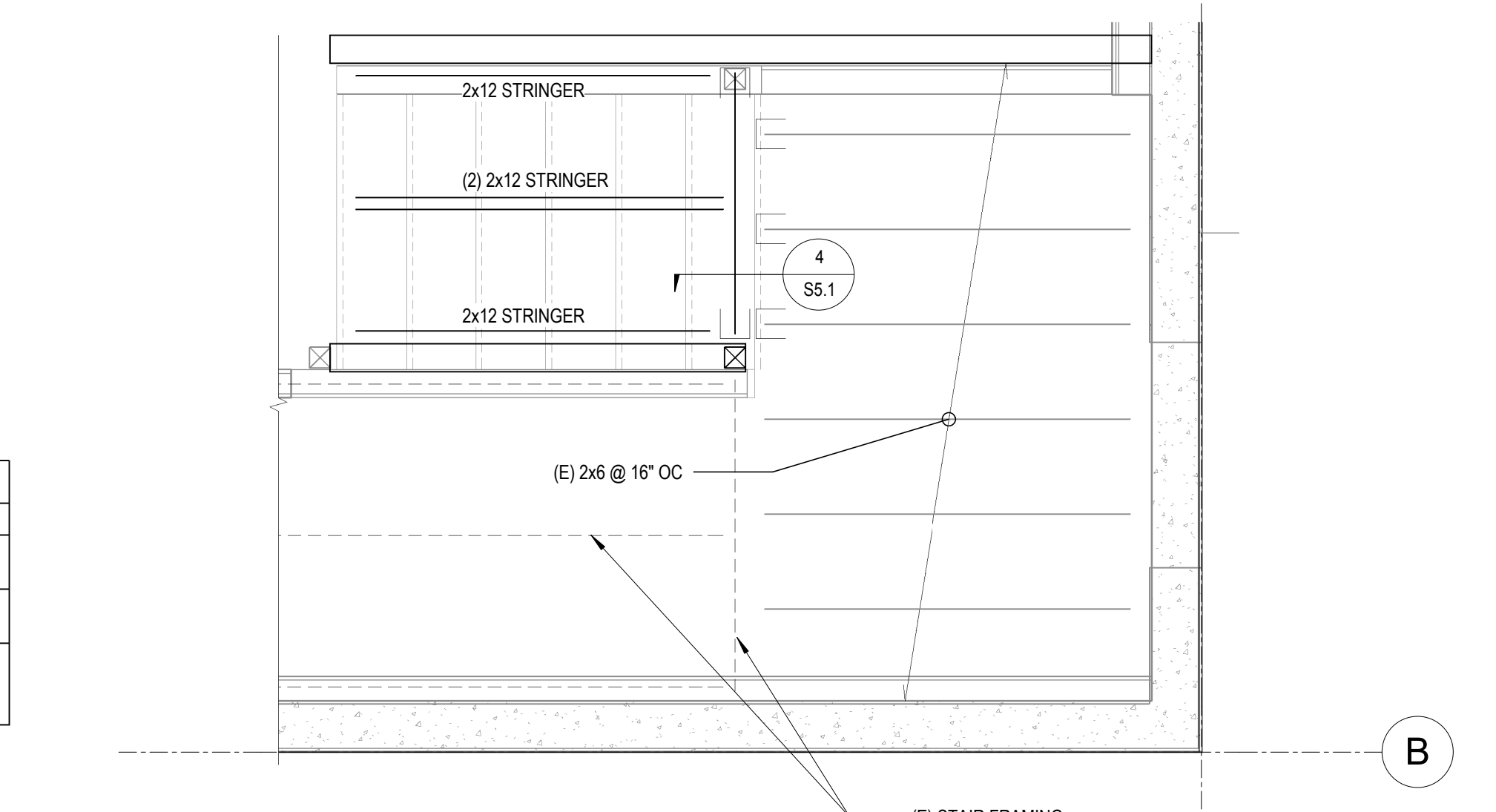
**1 FOUNDATION BASEMENT PLAN**  
 1/4" = 1'-0"

**FOUNDATION PLAN NOTES**

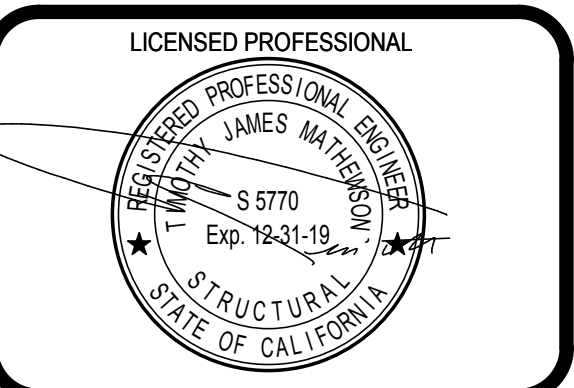
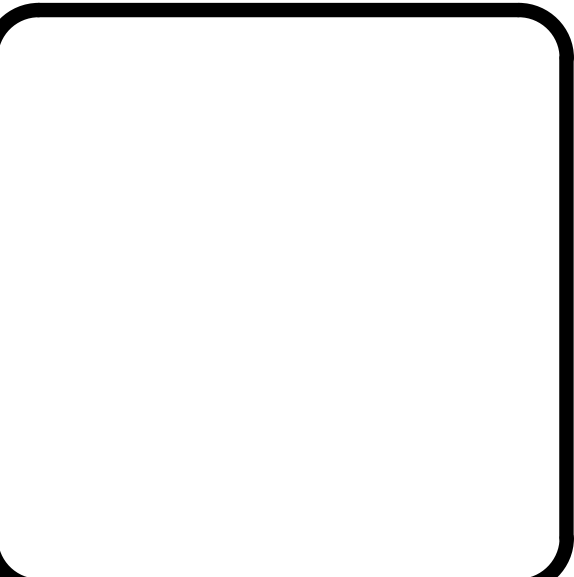
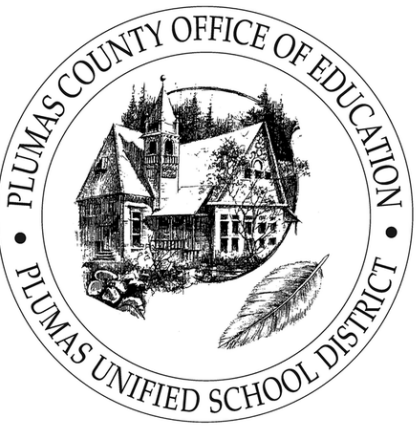
- SEE SHEETS S1.0 FOR STRUCTURAL GENERAL NOTES. SEE S2.2 FOR FIRST FLOOR FRAMING PLAN. SEE S2.3 FOR CEILING FRAMING PLAN. SEE S4.1 FOR CONCRETE DETAILS. SEE S5.1-S5.3 FOR WOOD DETAILS. SEE S6.1 FOR STEEL DETAILS.
- VERIFY/OBTAIN ALL DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS.
- PROVIDE AND COORDINATE OPENINGS FOR MECHANICAL WORK AS REQUIRED.
- INTERIOR SLAB ON GRADE SHALL BE 4" THICK W/ #4 @ 18" OC EA WAY OVER A BASE COMPOSED OF 15MIL VAPOR BARRIER AND CRUSHED ROCK AS REQ'D. CRUSHED ROCK TO MATCH (E) WHERE OCCURS. IF CRUSHED ROCK NOT UTILIZED UNDER (E) SLAB, OMIT. SEE INTERIOR SLAB DETAIL 11/S4.1.
- INDICATES (N) 2x6 @ 16" OC WOOD WALL, UNO.
- INDICATES (E) WOOD WALL, UNO.
- INDICATES OUTLINE OF (E) FOUNDATION.
- INDICATES OUTLINE OF (N) SLAB / FOUNDATION.
- INDICATES (E) CONG WALL.
- INDICATES HSS COLUMN PER PLAN.
- INDICATES WOOD POST (6x6 TYPICAL UNO).
- INDICATES SHEAR WALL SHEATHING PER SCHEDULE ON 1/S5.1. "A" INDICATES SHEAR WALL TYPE. "WF" INDICATES MINIMUM SHEARWALL LENGTH. ALL EXTERIOR WALLS TO BE SHEATHED WITH A MINIMUM TYPE "X" SHEARWALL, TYP UNO.
- INDICATES HOLDDOWN TYPE PER SCHEDULE. SEE DETAIL 1/S5.1 FOR HOLDDOWN SCHEDULE, NOTES AND DETAILS.
- ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
- INDICATES (E) BRICK WALL.
- GENERAL CONTRACTOR TO PROVIDE SHORING AS REQUIRED TO COMPLETE THE WORK INDICATED.
- PREDRILL ALL HOLES INTO (E) WOOD STUDS.
- VERIFY INSTALLATION OF (N) WOOD MEMBERS DOES NOT SPLIT (E) WOOD MEMBERS. IF SPLITTING OCCURS, PREDRILL ALL HOLES INTO (E) MEMBERS.

FOOTING SCHEDULE		
PLAN ID	SIZE	REINF
1	4'-6" x 4'-6" x 1'-6" DEEP	(5) #5 EA WAY BOTT
2	2'-0" x 2'-0" x 1'-6" DEEP	(3) #4 EA WAY BOTT

NOTE:  
 LAP SPREAD FOOTING REINF WITH CONTINUOUS FOOTING REINF WHERE FOOTINGS INTERSECT.



**2 ENLARGED STAIR PLAN**  
 1/2" = 1'-0"



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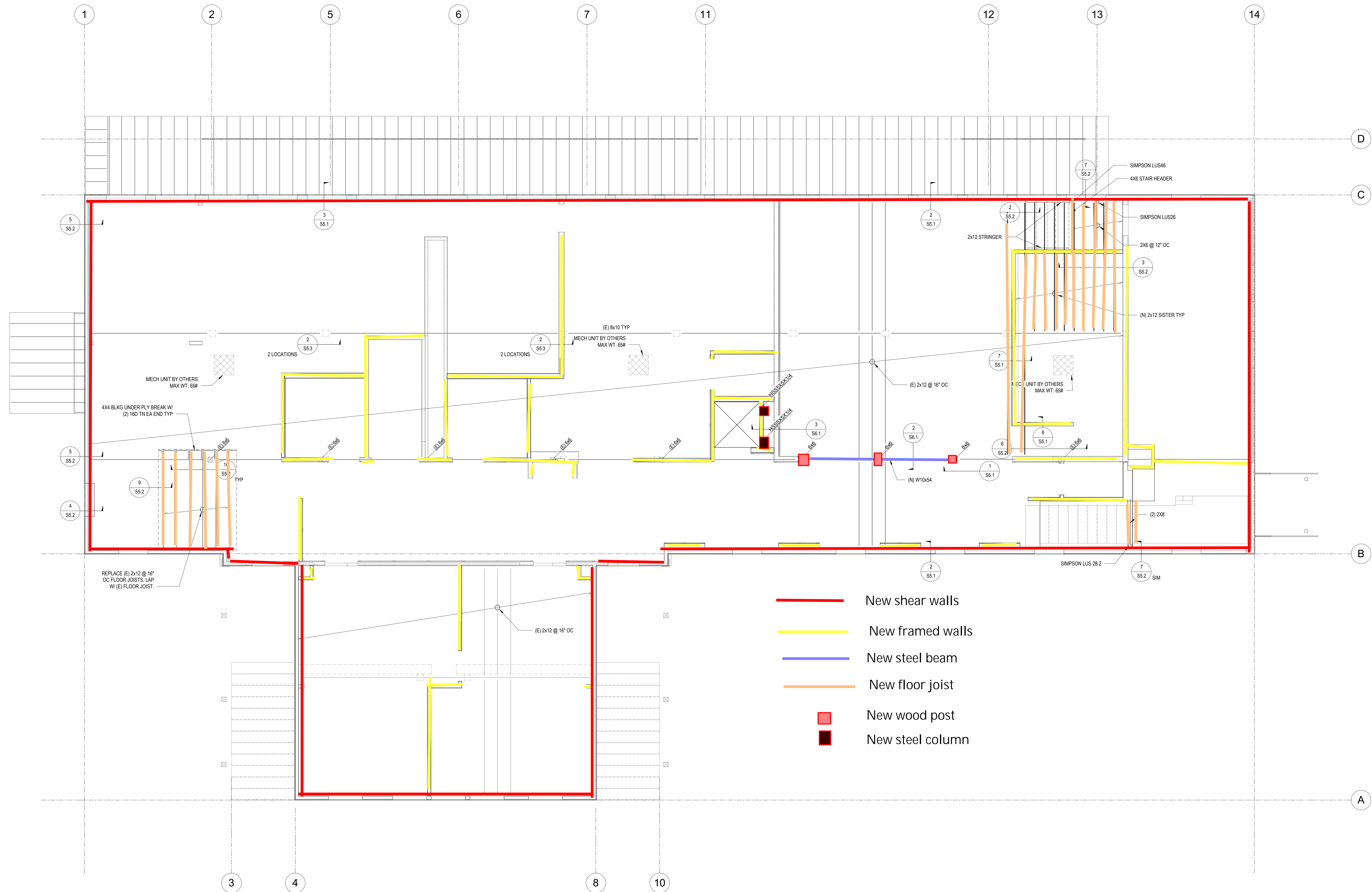
DATE: 2018.10.01

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**1 FIRST FLOOR FRAMING PLAN**  
 1/4" = 1'-0"

- FLOOR PLAN NOTES**
- SEE SHEETS S1.0 FOR STRUCTURAL GENERAL NOTES. SEE S2.1 FOR FOUNDATION PLAN. SEE S2.3 FOR CEILING FRAMING PLAN. SEE S4.1 FOR CONCRETE DETAILS. SEE S5.1-S5.3 FOR WOOD DETAILS. SEE S6.1 FOR STEEL DETAILS.
  - VERIFY/OBTAIN ALL DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS.
  - PROVIDE AND COORDINATE OPENINGS FOR MECHANICAL WORK AS REQUIRED.
  - INDICATES (E) WOOD WALL
  - INDICATES (N) 2x6 @ 16" OC WOOD WALL, UNO
  - INDICATES WALL BELOW
  - PROVIDE MIN TYP "A" SHEAR WALL ALL EXTERIOR WALLS, TYP UNO. SEE FOUNDATION PLAN.
  - INDICATES (E) POST ABOVE
  - INDICATES (N) POST ABOVE
  - INDICATES (N) POST BELOW
  - INDICATES (E) POST BELOW
  - INDICATES (E) FRAMING
  - INDICATES (N) FRAMING
  - HANGING MECH UNIT PER MECH.
  - GENERAL CONTRACTOR TO PROVIDE SHORING AS REQUIRED TO COMPLETE THE WORK INDICATED.
  - PREDRILL ALL HOLES INTO (E) WOOD STUDS.
  - VERIFY INSTALLATION OF (N) WOOD MEMBERS DOES NOT SPLIT (E) WOOD MEMBERS. IF SPLITTING OCCURS, PREDRILL ALL HOLES INTO (E) MEMBERS.

