

Scope of Work (SOW)

Project: Walker County Fire Station No. 4

Location: 95 Hinkle Drive, Lookout Mountain, GA 30750

Date: August 4, 2025

1. General Scope

This Scope of Work defines the responsibilities and deliverables for **Framing** and **MEPS** (Mechanical, Electrical, Plumbing, and Sprinkler) trades for the above-referenced project. All work shall comply with applicable local, state, and federal codes and will be coordinated with other trades to ensure proper integration.

2. Framing Scope of Work

2.1 Deliverables

- Supply and installation of all wood and/or metal framing components as per construction drawings.
- Framing of walls, ceilings, roofs, and structural elements.
- Installation of blocking, bracing, and backing required for MEP support, fixtures, and finishes.
- Sheathing and/or drywall of walls and ceilings as specified.
- Framing of all required openings (doors, windows, HVAC, electrical, plumbing, etc.).
- Coordination with other trades for penetrations and framing adjustments.
- Temporary bracing and safety measures during construction.
- All drywall must be taped, mudded, and sanded to a smooth finish, ready for painting.

2.2 Materials

- All lumber/metal framing components per project specifications.
- Fasteners, hangers, ties, anchors, and connectors as required.

2.3 Codes and Standards

- International Building Code (IBC)
- Applicable local municipal building codes
- Manufacturer's installation guidelines

3. MEPS Scope of Work

3.1 Mechanical (HVAC)

- Installation of all HVAC systems, including ductwork, exhaust fans, vents, and registers.
- Placement of all mechanical equipment (furnaces, air handlers, condensing units, etc.).
- System balancing and performance testing.
- Coordination with framing and electrical for penetrations and clearance requirements.

3.2 Electrical

- Installation of all electrical wiring, conduit, boxes, switches, outlets, panels, and lighting.
- Proper panel labeling, grounding, and bonding.
- Coordination with other trades regarding power requirements and fixture locations.
- Final testing and commissioning of electrical systems.
- Install the owner-supplied generator transfer switch.
- Proper installation of the transfer switch, ensuring safe and reliable operation.

- Integration with the electrical system to allow automatic or manual transfer of power from the utility to the backup power source.
- Compliance with all local electrical codes and safety standards.

3.3 Plumbing

- Installation of hot and cold water supply, waste and vent systems, and gas piping.
- Installation of all plumbing fixtures and connections to utility services.
- Pressure testing and leak inspections.
- Coordination with structural elements for penetrations in slabs or walls.

3.4 Fire Sprinkler

- Installation of the fire sprinkler system per **NFPA standards**.
- Completion of hydraulic calculations.
- Final inspection and system certification.

3.5 Codes and Standards

- National Electrical Code (NEC)
- International Plumbing Code (IPC)
- International Mechanical Code (IMC)
- NFPA Standards (13/14/20)
- Local municipal and utility authority regulations

3.6 Fire Alarm System

- Design and install a fully functional fire alarm system that ensures compliance with national and local fire safety regulations.
- Provide clear and effective notifications in the event of a fire emergency.

- Ensure system scalability, ease of maintenance, and integration with existing infrastructure.

4. Schedule

- **Estimated Start Date:** September 15, 2025
- **Contract Timelines and Damages:**
 - The Work will be substantially completed within 180 consecutive calendar days after the date when Walker County issues a Notice to Proceed and completed and ready for final payment within 210 consecutive calendar days after the Notice to Proceed date.

By submitting a quote, Contractor agrees to abide by the following:

- Contractor and Walker County recognize that time is of the essence and that Walker County will suffer financial loss if the Work is not completed within the times specified above. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Walker County if the Work is not completed on time. Accordingly, instead of requiring any such proof, Walker County and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Walker County \$500.00 for each day that expires after the time specified above for Substantial Completion until the Work is substantially complete.
 - After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Walker County, Contractor shall pay Walker County \$500.00 for each day that expires after the time specified above for completion and readiness for final payment until the Work is completed and ready for final payment.
- **Key Milestones:**
 - Framing Completion
 - Rough-In Inspections (Electrical, Plumbing, HVAC)
 - MEPS Completion
 - Final Inspections & Approvals

5. Responsibilities

- The contractor shall provide **all necessary labor, materials, tools, and equipment** to complete the scope outlined above.
- All work must pass required inspections and obtain approvals from the **Authority Having Jurisdiction (AHJ)**.