

BK# 6183 BID NOTES

Date: 6/05/17

Division 2 - Site Work

- A. Include in the bid the cost of seal coat of entire lot, lot striping, drive-thru markings, and all directional logos with two coats of paint per the existing site layout. All lot striping to be yellow, excluding handicap spaces (which shall be blue as required), and drive thru divider marking will be a yellow stripe. GC will install rubberized crack filler to ALL cracks in parking lot asphalt.
- B. GC to install owner supplied drive thru ordering canopy, and separate clearance bar. The installation will include a new footing, the GC will provide for all the required concrete footing and set (owner supplied) anchor bolts, electrical connection, and communication connection lines. GC will connect the existing electric and low voltage communication to the new canopy (including OCU). GC shall demo and remove all old clearance bars, speaker posts, and existing order post structure, including concrete footings. Existing order station and clearance and concrete shall be removed. Canopy height will be installed to achieve 8foot 6inches clear.
- C. **Remove existing Patios**

Division 3 - Concrete

- A. Exterior exposed concrete surfaces shall be a consistent medium broom finish.
- B. Control joints for all pad work shall be a maximum of ten feet on center in both directions.
- C. If concrete slab is disturbed and poured back, the new concrete building slab shall be four inches thick, and pinned to surrounding slab. The surface shall be a consistent finish, to allow for proper tile setting.
- D. All exterior concrete shall be a minimum of 3,000 PSI.
- E. **See site plan for concrete work**

Division 4 - Masonry

- A. As outlined in plans and specifications.

Division 5 - Metals

- A. All steel to be purchased and installed by GC.
- B. Steel to be installed as outlined on plans only, no modifications will be allowed.

Division 6 - Wood

- A. N/A

Division 7 - Thermal and Moisture Protection

- A. Include the cost of all insulation as outlined in plans, which should include sound batting at restrooms.
- B. GC to plan for normal construction tie-in costs associated with the new construction (Durolast Specification).

Division 8 - Doors and Windows

- A. Kitchen and restroom doors shall be replaced with new **clear anodized aluminum** frames and hardware. New frames shall be clear anodized aluminum, as provided by Commercial Interiors.
- B. **GC to include installing owner provided D/thru windows**

Division 9 - Finishes

- A. Tile
 - a) Provide tile as shown on décor drawings and building plans. GC install Interceramic specification, with center dining accent of CT-1L Alpine Espresso, by Emser. Wall stone specification will be by Emser, Split Face offset beige.
 - b) Restroom tile specification for GR-4L shall be Spectrum, Acamar; and GR-3L shall be Spectrum Nashira.
 - c) Kitchen floor patching shall be matched to existing with Black Epoxy grout. GC shall include in base bid the price to patch any broken base tile back and re-grout low areas in kitchen as needed.
 - d) Dining and restroom wall base – specification per décor drawings. Base shall be Stainless steel cove. Tile cove base will not be accepted.

- e) Wainscot will be tile (spec on plans) in dining room and will be installed using Schluter bullnose and factory corners, Tile returning back to window frame. Tile will be installed full height in the kitchen / bathroom hallway.
 - f) Custom colored caulk (available from Custom grout, matching grout color, sanded) to be used at inside corners and around doors where tile is used. This includes stone transitions, and storefront (interior and exterior). Caulk to be completed by professional caulking service.
 - g) All stone tile transitions shall be installed against as clear anodized aluminum metal Schluter strip, unless installed into an inside corner.
 - h) Menu board wall will not be painted black, Black 12 x 24 tile, GC to remove and reinstall menu board to complete this task. A stainless cap will be installed under the new menu board header wall.
 - i) GC to install a wall and install black tile under the menu board header (footprint of the hood only). Wall stone tile will be installed over the front counter only, and terminate into the inside corner of the black tile menu board header.
 - j) GC to install and extend counter wall splash on left hand side of front counter to the kitchen door. Rock wall will be installed above the splash, and white FRP will be installed below the splash.
 - k) GC to install and extend counter wall splash on right hand side of front counter to the drive thru end wall. Rock wall will be installed above the splash, and white FRP will be installed below the splash.
- B. Corian: GC will supply all Solid surface material, as outlined on décor drawings. LG specification. Chair rail will not be solid surface, tile will be capped with Schuller bullnose and returned into the windows.
- C. **GC TO INCLUDE 4X4 SOLID SURFACE AT END OF BEVERAGE COUNTER TO MATCH SERVICE COUNTER WITH SCHULTER AROUND AND ON TOP OF BASE TILE.**

Division 10 – Specialties

- A. GC to install new beverage counter and plumb drains lines
- B. GC to install owner supplied hours of operation sign, BK manifesto, and health department frame at front counter.
- C. GC to install owner supplied ceiling element in dining room.

- D. New FRP on right side BOH to office door
- E. NEW FRP for all walls in D/T area, and wall where 3 com. Sink and rear wall (WE WILL DISCUSS THIS AT PRE BID)
- F. Grout all low areas BOH
- G. Paint ladder

Division 15 - Plumbing and Mechanical

Plumbing:

- A. All hand sinks to have mixed and cold water supplies with manual faucets. Mixing valve shall be Watts Series MMV 1" Thermostatic Mixing valve installed above the hot water tank.
- B. The bid should include re-grout repair of walls and floor in and around mop sink. Including caulking to ensure water tight area. Broken tile will be replaced.
- C. GC to furnish and install all new restroom fixtures and hardware, including toilets, urinals, sinks, mirrors, grab bars, and accessories.
- D. Owner will supply the soap dispensers for installation by GC.
- E. In wall trash unit will not have paper towel included. Recessed Stainless steel Power dryer will be installed also, but not installed directly over the trash. If installation is required over the trash a stainless steel deflector shield will be required.
- F. DRAIN PLUGS (TEST PLUGS) TO BE INSTALLED IN ALL WORK AREAS ,DURING CONSTRUCTION

Mechanical:

- A. The HVAC installer shall insure all exposed metal; diffusers, etc. are adequately insulated to prevent condensation. All dining room diffusers (supplies and returns) will be replaced .
- B. GC will relocate diffusers, and speakers in décor ceiling element area in dining room as needed.

- J. Existing camera system to remain. GC to reinstall cameras in the same position in the new ceiling tile as needed. These cameras will remain in place during the duration of construction.

MISC. CLARIFICATIONS and NOTES:

- GC to provide HC legends and signs in HC parking spaces.
- GC to remove all existing building signs as part of demo.
- GC to provide core drilling for seating package.
- New outline lighting is LED
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- GC to install owner supplied ceiling element (rectangle) in dining area.
- Existing MOOD MEDIA speakers shall remain. Painting to match ceiling will be required.
- GC to include for all ADA upgrades as required by code. Including ramping, and parking access stalls. **GC shall include for scope as outlined in Ariel summary of the scope of work (provided by GPS) with its bid.** Summary shall include for pricing purposes, installation specification shall include for full compliance.
- Dumpster area shall be cleaned and painted by GC.
- CG shall grind and caulk all cracks in all curbs and site flat work. This does include control joints (including drive thru area). GC shall patch / fill in damaged sections of curb.
- GC to caulk base of building to concrete walks.
- GC to install owner supplied open during construction sign.
- Owner to provide landscape services, GC to coordinate with owner vendor.
- GC to prep and paint exiting drive thru menu board, preview board, lot lights, pipe bollards, ladder to roof (interior), and electrical transformer and meter base.
- GC to paint the interior of the rear door gloss white.
- Interior menu boards to remain. Outlets to be black, chords to be hidden behind displays after install.
- GC to reconnect all electrical and communication lines from the existing ordering station to the new ordering station.
- GC to ensure exterior exhausted bathroom fans are in working order.
- GC to install P-trap valves to ensure no sewer smell in both restrooms.
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- Existing service counter coffee screen to be will NOT be reused on new counter top.
- GC to remove all existing wall packs.
- GC to provide and install Hickman system specification roof coping as required for new construction areas.
- TV at front counter does not get reinstalled, cable are left above the ceiling.
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- GC to purchase the Kitchen door with the 20 by 20 square window do not paint frame

- GC to supply and install 3 front counter legs (purchased from Restaurant Interiors)
- GC to install owner supplied cup dispenser and shelving under service counter.
- GC to use existing 2x4 fixtures in the dining room to replace poor fixtures in the kitchen.
GC to replace damaged HVAC grills with dining room grill, and paint.
- GC to neatly fill holes in kitchen with white silicone caulk.
- Dining room fixtures will not be LED.