

Retail Shoppes
Banks Hwy
Nashville, TN

Qualifications

Development

- 1 Included are allowances for the following items: water tap fees, water meter fees, sanitary sewer tap fee, electrical service fees and topo survey.
- 2 Not included are the following items: bond fees, land cost, brokers fees, construction management fees, financing cost, construction interest, roof warranty, reproduction cost, title fees, appraisal fees, building permit fees, plan review fees, impact fees, phone service, phase I or II reports, geotechnical report, platting cost, civil/architectural/structural/mechanical/plumbing/electrical drawings fees.

General Conditions

- 1 Included are standard general conditions items for a general contractor to complete this scope of work including: superintendent, project manager, builders risk insurance, temporary facilities, tools/equipment, office trailer, temporary cleaning, dumpster service, reproduction cost, final clean up, survey, detention pond as built, testing and warranty.
- 1 Estimated construction duration is 6 months including: intersection/signal improvements, site work for Lots 1, 2, 4, 6, & 9 and Suites for basement and 1st Floor.

Grading & Erosion Control

- 1 Included is grading/erosion control per plans for Lots 1, 2, 4, 6, 9 and intersection.
- 1 Not included is removal of any unforeseen subsurface conditions.

Site Utilities

- 1 Included is domestic water service from meter to building.
- 2 Included is irrigation line from meter to site areas receiving landscaping.
- 3 Included is fire line, DDCV and fire riser to building.
- 4 Included is storm drainage pipe and inlet at basement level parking lot.
- 5 Included is sanitary sewer from 5' out building to tap.
- 6 Included is flushing out existing storm drain lines.

Asphalt Paving, Site Concrete & Pavement Markings

- 1 Included is light duty and heavy duty asphalt paving, base & pavement
- 2 Included is site concrete (curb/gutter, sidewalks, concrete paving, dumpster pad/walls, light pole bases).

Landscaping & Irrigation

- 1 Included is landscaping for Lots 1, 2, 4, 6, 9.
- 2 Included is irrigation for Lots 1, 2 and 9.

Building Concrete

- 1 Included are slab pour backs for the Basement Level Suites and area behind the electrical room.
- 2 Included is a slab pour back for the Suite on the North end of 1st Floor

Masonry

- 1 Included is artificial stone along the building retaining wall at the South end of the 1st Floor Suites.
- 2 Included is 8" CMU (concrete masonry unit) dumpster enclosure with precast cap.

Misc Steel

- 1 Included are guardrails along edge of South 1st Floor Suite and handrails for the stair at the same location.

Millwork

- 1 Not included is any millwork or casework.

Roofing

- 1 Included are roof boots/penetrations for HVAC equipment for each Suite.
- 2 Included is an allowance for caulking and backerrod at building.

Doors, Frames & Hardware

- 1 Included is a HM door/frame and privacy set for each bathroom in the Basement and 1st Floor Suites.

Storefront

- 1 Existing storefront to remain as is. Included is replacing the broken glass on the Basement Level Suites.



Drywall, Framing, Finish & Acoustical Ceilings

- 1 Included is metal stud framing/drywall/level 3 finish for interior demising & exterior walls.
- 2 Included is 2x4 ceiling grid with non directional tile for each Suite.

Paint

- 1 Included for painting is: pipe bollards, handrails and guardrails.

Floor Coverings

- 1 No floor coverings are included.

Specialties

- 1 Interior, exterior and site signage is not included.
- 2 Toilet accessories (grab bars, mirrors, toilet paper dispensers) are included for each suite.
- 3 Wall hung fire extinguishers are included for each Suite

Equipment & Furnishings

- 1 Loading dock equipment is not included.
- 2 Window treatments are not included.

Fire Protection

- 1 Included are fire sprinkler drops per code for each Suite.

Plumbing

- 1 Included is under slab or under deck sanitary sewer, water lines, insta hot devices, toilet, lavatories, mop sink & electric water cooler for each Suite.

HVAC

- 1 Included are split systems/roof top unit, ductwork, grilles, thermostat for each Suite.

Building & Site Electrical

- 1 Relocation of power poles in the ROW to be done by local utility.
- 2 Generators & EMS (energy management systems) are not included.
- 3 Voice and data boxes, conduit & pull strings are included. Voice/data cabling by others.
- 4 Included for each Suite is lighting, outlets, and service.
- 5 Included is the primary extension for power service to the building and secondary service from transformer to switchgear.
- 6 Included is underground phone conduit with pullstring from pole to building.
- 7 Included are 20' site lights with single shoe box fixtures per Electrical Site