

EXHIBIT A

ANHEUSER-BUSCH, INCORPORATED

Scope of Work

Project Number PS-042424

Work Package No. 201

Operations Center and Maintenance Building

Busch Agricultural Resources
Jonesboro, Arkansas

August 11, 2020
Issued for Bid

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SCOPE OF WORK

1. GENERAL PROJECT DESCRIPTION

- 1.1. This Scope defines Contractor's responsibilities for the Work designated as Project Number PS-042424 Work Package (WPK) 201, for the Operations Center and Maintenance Building at the Busch Agricultural Resources Facility in Jonesboro, Arkansas. Generally, this Scope covers construction of a new Operations Center and Maintenance Building and related site improvements. This Document, together with the Drawings, Global Technical Specifications (GTS), Technical Provisions (TPs), vendor prints, and various other technical documents referenced herein, comprises the Scope of Work. All items necessary to make the systems involved complete and workable are part of such Work.
- 1.2. For clarification of new construction on existing Drawings, the new construction has been encircled and tagged "Project PS-042424, WPK 201" to define the required Work.

2. CONTRACTOR'S WORK

The following is a general guide to Contractor and is not intended to be complete in every detail. Contractor shall refer to all sections of the Contract Documents for specific requirements.

- 2.1. Demolition
 - 2.1.1. Contractor shall design and furnish documents indicating scope of all items requiring Demolition from the Project site in preparation for construction of the new building. The Demolition documents shall include, but not be limited to, the following:
 - 2.1.2. Architectural Demolition
 - 2.1.2.1. Contractor shall demolish all Architectural features indicated for demolition in the Contract Documents. Contractor shall ensure all features, including, but not limited to, above-grade existing building structural items, are demolished and removed from site, unless indicated otherwise in the Drawings.
 - 2.1.3. Structural Demolition
 - 2.1.3.1. Contractor shall demolish all Structural features indicated for demolition in the Contract Documents. Contractor shall ensure all structural features, including, but not limited to, below-grade footings and foundations, including the entire concrete floor slab of the existing building are demolished and removed from the site, unless indicated otherwise in the Drawings.

- 2.1.4. Civil Demolition
- 2.1.4.1. Contractor shall demolish and remove from site, all Civil Site features indicated for demolition in the Contract Documents. Contractor shall ensure all civil site features, including, but not limited to, perimeter fence and concrete paving of the existing Service Yard, existing concrete paving adjacent to existing building pad, and existing concrete traffic pavement adjacent to new building line, and all utilities running under the existing building pad shall be cut and capped at a location approximately 5'-0" outside the new building line, and protected for connection to new service. Contractor shall cut grade in drainage swale on north side of the new building, in preparation for new rip-rap.
- 2.2. Installation
- 2.2.1. Architectural Installation
- 2.2.1.1. Building Envelope
- 2.2.1.1.1. Contractor shall design, furnish and install complete new Pre-engineered Metal Building System similar to the conceptual layout shown in the Contract Documents.
- 2.2.1.1.2. Exterior Walls shall be pre-finished metal wall panels over continuous insulation on pre-engineered structural girts with face brick veneer wainscot for the Operations Office, and pre-finished metal panels over continuous insulation on pre-engineered structural girts with pre-finished metal liner panels for the Maintenance Shop, as indicated in the Contract Documents.
- 2.2.1.1.3. Contractor shall design, furnish and install concrete masonry unit (CMU) and face-brick unit masonry as indicated in the Contract Documents. All exterior finished masonry shall be sealed against water using an impregnated sealer. All masonry units and mortar installed by Contractor shall be manufactured using a clear, integral water repellent as an efflorescence barrier.
- 2.2.1.1.4. Contractor shall design, furnish and install pre-finished metal wall panels as indicated in the Contract Documents. Finish shall be textured embossed.
- 2.2.1.1.5. Contractor shall design, furnish and install roof systems for all new buildings with a minimum-no-dollar limit 20-year warranty from the single source manufacturer. The warranty shall cover all roof system materials, installation, workmanship, flashing insulation, and accessories necessary for a complete watertight roof system. All warranties shall commence upon final acceptance of the Work, or date on which Owner takes possession of the new building, whichever is comes first.
- 2.2.1.1.6. Standing Seam Metal Roof panels shall be steel or aluminum and shall have a factory finish. Roof assemblies shall be Class 90 as

defined by UL 580. Length of sheet shall be sufficient to cover the entire length of any unbroken roof. Width of sheets shall provide not more than 24 inches of coverage in place. Roofing panels greater than 12 inches in width shall have standing seam rolled during installation by an electrically driven seaming machine. Height of standing seams shall be not less than 1 inch. All sheets shall be cut in the factory to correspond to the roof slope and may have a horizontal joint at the eave line.

- 2.2.1.1.7. Steel panels shall be zinc-coated steel conforming to ASTM A446, G 90 coating designation; aluminum-zinc alloy coated steel conforming to ASTM A792, AZ 55 coating; or aluminum-coated steel conforming to ASTM A463, Type 2, coating designation T2 65. Panels shall be 0.03-inch thick minimum.
- 2.2.1.1.8. Aluminum panels shall be alloy conforming to ASTM B209, temper as required for the forming operation, minimum 0.032-inch thick.
- 2.2.1.1.9. Roof panels shall have galvalume factory finish on the exposed side.
- 2.2.1.1.10. Accessories shall be furnished with the Standing Seam Metal Roof System. Flashing, gutters, soffits, fascia, trim, metal closure strips, caps, and similar metal accessories shall be not less than the minimum thicknesses specified for roofing panels. Exposed metal accessories shall be finished to match the panels furnished. Molded closure strips shall be closed-cell or solid-cell synthetic rubber or neoprene, or polyvinyl chloride pre-molded to match the configuration of the covering and shall not absorb or retain water. Thermal spacer blocks and other thermal barriers at concealed clip fasteners shall be used as recommended by the manufacturer.
- 2.2.1.1.11. Contractor shall design, furnish and install building insulation with thermal resistance not less than the R-value determined from the "U" factors indicated in ASHRAE 90.1. All insulation shall be furnished with a vapor retarder membrane and shall be sealed and shall meet the requirements of the IBC, Article 1405 and conform to the requirements of ASTM D4397. A fully compatible tape shall be provided which has equal or better water vapor control characteristics than the vapor retarder material. Contractor shall furnish and install only thermal insulating materials recommended by the manufacturer for the type of application required. Insulation shall be a standard product of a manufacturer, factory marked or identified with manufacturer's name or trademark and R-value. Identification shall be on individual pieces or individual packages.
- 2.2.1.1.12. Contractor shall design, furnish and install metal gutters and downspouts. Contractor shall also furnish and install concrete splash blocks at all downspout locations indicated in the Contract Documents. Downspout leaders on the south and east elevations shall be connected to an underground drain line daylighting in the

drainage ditch on the north side of the building, as indicated in the Contract Documents. Contractor shall furnish and install appropriate barriers to prevent wildlife from gaining entry into the drain lines. Roof water shall be diverted away from entrances and foundations.

- 2.2.1.1.13. Contractor shall design, furnish and install all exterior door and window assemblies as indicated in the Contract Documents.
- 2.2.1.1.14. All unglazed exterior hollow metal door assemblies, excluding storefront assemblies, shall have a polyurethane core foamed in-place or laminated to each outer panel, with minimum compressive strength of 20 pounds per square inch and minimum density of 1.8 pounds per cubic foot. All hollow metal doors and frame assemblies shall be constructed as required by ANSI A250.8 to meet or exceed heavy duty, Grade 11, Level 2, seamless hollow metal steel construction, and shall be constructed with flush end closures at the top and flush closures or recessed channels at the bottom. All steel door frames shall be of welded construction. All doors shall be minimum 3 feet wide by 7 feet high.
- 2.2.1.1.15. All storefront entrance assemblies and windows required by the Contract Documents shall be furnished from the same manufacturer and coordinated in appearance, stile and rail sizing, and glazing position. Exterior assemblies shall be of thermal break construction. Interior and exterior storefront doors shall have a glass transom above the door. All exterior glazing shall be fabricated as insulated glass units (Low-E) with a minimum of two panes of glass. Contractor shall furnish and install tempered glazing in areas as required by local jurisdictional requirements.
- 2.2.1.1.16. Overhead coiling doors shall be industrial type of standard manufacture, fabricated from galvanized or aluminum-zinc alloy coated steel, and insulated. Overhead coiling doors shall have interlocking slats, complete with anchoring and door hardware, guides, hood and operating mechanisms. Doors shall be provided with manufacturer's standard vision lights. All hardware necessary for the complete installation of the door shall be furnished by Contractor, including pneumatic safety device extending the full width of the door. Safety device is not a substitute for a limit switch which shall also be furnished. Door shall be electric motor operated and screw operated. Door shall be controlled from an interior pushbutton device.
- 2.2.1.1.17. Contractor shall design, furnish and install all exterior door hardware systems. Contractor shall coordinate all door hardware requirements and submit samples to Owner for approval, prior to Contractor's purchase and installation.
- 2.2.1.2. Interiors
- 2.2.1.2.1. Contractor shall design, furnish and install interior partitions of steel framing with gypsum wall board facings. Where interior partitions are

- required to be sound attenuating or fire rated, wall construction shall extend from floor slab to underside of structure above as indicated in the Contract Documents.
- 2.2.1.2.2. Metal framing and furring smaller than 6 inches shall comply with ASTM C645, 20 gauge minimum. Furnish steel framing with galvanized G-60 coating per ASTM A653, G-60 or a TI-25 Aluminum coating per ASTM A463.
- 2.2.1.2.3. Contractor shall furnish and install all gypsum wallboard, painted and finished to level 4 finish.
- 2.2.1.2.4. Unless otherwise indicated, Contractor shall furnish and install 5/8" gypsum wallboard with a fire- and water-resistant core with tapered edges, conforming to the requirements of ASTM C1396, Type X. Face paper shall be moisture/mold/mildew resistant.
- 2.2.1.2.5. Contractor shall furnish and install 5/8" cement board for tile base in high-moisture areas such as bathrooms and locker rooms.
- 2.2.1.2.6. Contractor shall design, furnish and install new ceilings. Ceilings shall be open to structure in the Open Office, Gathering, Corridor, Mechanical, Electrical/IDF/Network, Janitor, Storage Rooms and entire Maintenance Shop. Contractor shall design, furnish and install lay-in ceiling panel and grid systems in Conference Rooms, Workroom, Team Rooms and Training Room; and gypsum ceiling and suspension system in Men's and Women's Restrooms, Locker Room, Shower Room and Toilet as indicated in the Contract Documents.
- 2.2.1.2.7. Gypsum Board Ceiling System – Contractor shall furnish and install designated gypsum ceiling board, complying with ASTM C1396 suspended on a drywall suspension system. In humid areas, Contractor shall furnish and install water-resistant gypsum board ceilings with smooth plaster finish.
- 2.2.1.2.8. Acoustical Ceiling System – Contractor shall furnish and install 24-inch by 24-inch by 3/4-inch acoustical units with LR-1 Light Reflectance Coefficient of 0.75 and a Noise Reduction Coefficient of 0.75. Units shall be Class A, non-combustible with a maximum flame spread rating of 25 and a maximum smoke development rating of 450 per ASTM E84. Installation of acoustical ceilings shall comply with ASTM C636.
- 2.2.1.2.9. Contractor shall design, furnish and install new flooring. Flooring shall be commercial-grade Luxury Vinyl Tile (LVT) printed vinyl, except that Contractor shall furnish and install commercial-grade carpet tiles in Gathering area, Training Room, Conference Rooms, Team Rooms, Open Office area and Workroom, commercial grade walk-off carpet tiles at Entry, and ceramic floor and wall tile in the Men's and Women's restrooms, Locker Room, Shower Room and Toilet Room in Maintenance Shop. Floors in the Mechanical, Electrical, Janitor,

Storage and Parts Rooms shall be exposed sealed concrete. The floor in the Maintenance Shop area shall be exposed sealed concrete with hardener.

- 2.2.1.2.10. Contractor shall design, furnish and install all interior door and window assemblies as indicated in the Contract Documents.
- 2.2.1.2.11. Interior doors shall be solid core wood, custom grade, balance matched, quarter sawn or plain sliced veneer. Wood doors shall be factory or field finished with tinted polyurethane stain with low gloss sheen.
- 2.2.1.2.12. Interior hollow metal doors shall be factory finished, Level 4 Maximum Duty, full flush hollow metal units complying with ANSI A250.8. Door finish color shall be as indicated by the Interior Finish Schedule and other Contract Documents.
- 2.2.1.2.13. Interior hollow metal frames shall comply with ANSI A250.8, Level 4 with welded corners. Furnish frames with vision lights adjacent to doors in locations indicated in Contract Documents. Frame finish color shall be as indicated by the Interior Finish Schedule and other Contract Documents.
- 2.2.1.2.14. Contractor shall design, furnish and install all interior storefront window systems as indicated in the Contract Documents.
- 2.2.1.2.15. The Interior Storefront System shall match the Exterior Storefront System. Within the interior storefront system framing, Contractor shall furnish and install a single-pane, vertical sliding, tempered glass window unit between Entry and Open Office area. Window shall be sized as indicated in the Contract Documents.
- 2.2.1.3. Contractor shall design, furnish and install all interior door hardware and window hardware systems. Contractor shall coordinate all hardware requirements and submit samples to Owner for approval, prior to Contractor's purchase and installation.
- 2.2.1.4. Cabinets and Casework
 - 2.2.1.4.1. Contractor shall design, furnish and install all interior cabinets and casework elements as indicated in the Contract Documents.
 - 2.2.1.4.2. At a minimum, cabinets and casework shall be custom grade in accordance with AWI, plastic laminate or stained wood panels over plywood, per AWI custom grade standards. Interior cabinet finishes shall be plastic laminate or melamine. Plastic laminate concealment panels for pipes under countertops shall be removable for maintenance access.
 - 2.2.1.4.3. Counters shown in the Contract Documents to be installed in the Break Room shall have built-in cabinetry with doors and drawers under the entire counter length on the East wall of the Break Room. Contractor shall furnish and install the same length of upper cabinets

above all counters on the East side of the Break Room as indicated in the Contract Documents. Contractor shall also design, furnish and install a decorative storage shelf and pub style table on the West wall of the Break Room.

- 2.2.1.4.4. The finished material of exposed fronts and ends of cabinets, door and drawer fronts in Break Room and worktable and shelving units in Work Room shall be plastic laminate, and shall be stained wood in all other locations.
- 2.2.1.4.5. Cabinet drawer guides shall be a minimum 20-gauge steel with double rollers, heavy-duty commercial type.
- 2.2.1.4.6. Cabinet hardware shall conform to BHMA A156.9. Cabinet hinges shall be concealed offset and spring-loaded, "European" style, commercial grade.
- 2.2.1.4.7. Countertops in the Break Room shall be solid surface material conforming with ANSI Z124.3 and ANSI Z124.6 requirements. Countertops shall be a homogeneous, non-porous, solid surfacing polymeric material. Exposed outside corners shall be filleted, chamfered or radius profiles. Edge treatment for countertops shall be eased, rounded edges. Countertop color shall be approved in advance with Owner and samples provided prior to purchase and installation.
- 2.2.1.5. Interior Finishes
- 2.2.1.5.1. Contractor shall design, furnish and install all interior finishes as indicated in the Contract Documents.
- 2.2.1.5.2. Interior surfaces, except any factory prefinished material, shall be painted a minimum of one prime coat and two finish coats. All spaces shall have satin or eggshell or semi-gloss finish on walls, semi-gloss finish on trim and eggshell or semi-gloss finish on ceilings, and flat finish (black) on underside of exposed metal building roof insulation, per the Contract Documents.
- 2.2.1.5.3. Wall base shall be either porcelain tile or rubber. Rubber base shall conform to ASTM F1861 and be continuous roll rather than 4-foot lengths. Contractor shall minimize joints between corners. Porcelain tile base shall be 4" high and match the field color of the porcelain floor and wall tile applied.
- 2.2.1.5.4. Contractor shall design, furnish and install corner guards at all exterior wall corners of gypsum board walls. Corner guards shall be 3-inch wide, surface mounted type, snap-top of edge guards and shall be minimum of 6 feet above finished floor, unless approved by the Owner. Bottom of guards shall be to floor in areas of no base and top of base at all other areas.
- 2.2.1.5.5. Ceramic tile shall conform to the strength requirements of ANSI A137.1. Wall tile and trim shall be cushion edged. Conventional trim

pieces are required, and butt joints are not acceptable. Ceramic floor and wall tile shall be 12" x 24" field tile with 3" x 24" accent tile. Tile in vertical dimension shall be a whole tile. Wainscot height shall be adjusted to the nearest whole tile. Contractor shall furnish and install ceramic wall tile per the Contract Documents.

- 2.2.1.5.6. Latex-Portland cement mortar shall be selected in a lighter color grout for vertical surfaces to coordinate with the tile color for walls. Grout must be of a high strength, non-shrink, sanded type with latex admixture. Grout shall be prepared and installed in accordance with TCNA handbook. Contractor shall ensure that all grout is properly sealed to prevent excess soiling and shall wipe away excess grout as soon as possible to avoid staining of the tiles.
- 2.2.1.6. Specialties
- 2.2.1.6.1. Contractor shall design, furnish and install Specialties and equipment indicated in the Contract Documents.
- 2.2.1.6.2. Owner will furnish and install Marker boards.
- 2.2.1.6.3. Interior windowsills shall be standard ½-inch thick resinous solid surface material. Exposed outside corners shall be filleted, chamfered or radius profiles. Surfaces shall not be affected by Class I reagents. Color shall be off-white or gray neutral and coordinated with other interior finishes.
- 2.2.1.6.4. Contractor shall design, furnish and install honeycomb window shades at all exterior windows. Each unit shall be insulating, double or triple honeycomb cellular shades. Shades shall have a minimum winter R-value of 3.0 and provide 99% UV blocking. Color of shades shall be a neutral color, coordinating with other interior finishes. Shades must be inside mounted. All windows shall be field measured to ensure correct count and proper fit. Contractor shall submit samples of all shades to Owner for approval prior to purchase and installation.
- 2.2.1.6.5. Contractor shall design, furnish and install toilet accessories in all Restrooms, Locker Room and Break Room, as appropriate, and indicated in the Contract Documents. Contractor shall also furnish and install one industrial, heavy-duty cleaning, hand soap dispenser and touchless paper towel dispenser at the sink in the Maintenance Shop. Contractor shall furnish and install heavy-duty waste receptacles, toilet paper dispensers, touchless paper towel dispensers, touchless soap dispensers and mirrors per acceptable industry practice. All toilet accessories shall be brushed stainless steel or chrome finished steel. Contractor shall submit samples of all accessories to Owner for approval prior to purchase and installation.
- 2.2.1.6.6. Contractor shall design, furnish and install toilet partitions and urinal screens as indicated in the Contract Documents. Panels shall be not less than 1-inch thick with face sheets not less than 0.396 inches

thick. Partitions and screens shall be overhead braced, floor supported (Style C). Finish surface shall be water resistant, graffiti resistant and non-absorbent. Contractor shall reinforce panels that are to receive toilet paper holders and other accessories, to support mounting of items required. Toilet partition hardware shall include manufacturer's standard hinges, latch and pull, and coat hook, and be resistant to alkalis, urine and other common toilet room acids. Contractor shall secure wall hung urinal screens with 42-inch long continuous flanges and shall use corrosion-resistant steel fittings and fasteners.

- 2.2.1.6.7. Contractor shall design, furnish and install mop and broom holder in the Janitor's closet. Contractor shall also furnish and install stainless steel with grip jaw cam mechanism securing 5 mop or broom handles and stainless-steel hooks and storage shelf.
- 2.2.1.6.8. Owner will furnish and install lockers in Locker Room in the Contract Documents.
- 2.2.1.7. Signage
 - 2.2.1.7.1. Contractor shall design, furnish and install interior signage for overall way finding and life safety requirements as part of a comprehensive interior signage plan. All interior doors shall have identifying signs with room number and room name. Appropriate room signs shall have the ability to change room names with verbiage and paper inserts. Contractor shall also furnish and install exterior-rated weatherproof room name/number signs on doors to rooms that have exterior access.
 - 2.2.1.7.2. Contractor shall identify all rooms which will require room identification signage. Color for signage shall be coordinated with the interior color scheme of the facility.
- 2.2.1.8. Kitchen Appliances
 - 2.2.1.8.1. Contractor shall design, furnish and install kitchen appliances in the Break Room as indicated in the Contract Documents.
 - 2.2.1.8.2. Contractor shall furnish Sink food disposal which shall be commercial grade with 2 stainless steel anti-jam swivel impellers, stainless steel grind chamber & under-cutter blade, and have a 1-horsepower motor.
 - 2.2.1.8.3. Contractor shall furnish Refrigerator shall be residential style, 3-Door Counter-depth French Door Refrigerator with ice maker in stainless steel finish. Contractor shall submit sample to Owner for approval prior to purchase and installation.
 - 2.2.1.8.4. Contractor shall furnish Refrigerator Merchandiser shall be Bottom Mounted Full-Height Swing Glass Door unit, BMG-48-HGP as manufactured by Master-Bilt (basis-of-design), or equal with stainless steel interior and exterior finish. Contractor shall submit samples to Owner for approval prior to purchase and installation.

- 2.2.1.8.5. Contractor shall furnish Ice Maker which shall be built-in, Nugget Ice Maker with 25-lb ice storage capacity (minimum) with reversible swing door with stainless steel finish and a bagger. Contractor shall submit samples to Owner for approval prior to purchase and installation.
- 2.2.1.8.6. Contractor shall furnish Electric Range which shall be freestanding, smooth surface cooktop with 5 cooking elements and single oven with stainless steel finish. Contractor shall submit samples to Owner for approval prior to purchase and installation.
- 2.2.1.8.7. Contractor shall furnish Dishwasher shall be built-in, front control, Energy Star rated, with stainless steel finish. Contractor shall submit samples to Owner for approval prior to purchase and installation.
- 2.2.1.8.8. Contractor shall furnish Countertop Microwave Oven shall be 2.2-cu.ft., 1100-watts with stainless steel finish. Contractor shall furnish and install 2 units. Contractor shall submit samples to Owner for approval prior to purchase and installation.
- 2.2.2. Structural Installation
 - 2.2.2.1. Contractor shall hire a licensed structural and/or civil engineer to prepare the necessary contract documents for this project.
 - 2.2.2.2. Geotechnical Recommendations
 - 2.2.2.2.1. Design and construction shall be supported with appropriate geotechnical engineering. The Contractor is fully responsible for the design and construction of acceptable foundations.
 - 2.2.2.3. Concrete Design
 - 2.2.2.3.1. Contractor shall design, furnish and install all reinforced concrete foundations and slabs in accordance with the Contract Documents. Contractor shall also design, furnish and install the Maintenance Shop concrete slab to support a railcar mover, with an issued weight of 70,000 pounds, as well a fully loaded tractor trailer.
 - 2.2.2.3.2. Contractor shall design, furnish and install all concrete stoops and pedestrian walks to be soil-supported, turn-down-edge type and be slip-doweled to the building foundation.
 - 2.2.2.3.3. Contractor shall design, furnish and install all pads for interior and exterior mechanical and electrical equipment.
- 2.2.3. Civil Installation
 - 2.2.3.1. Contractor shall be responsible for performing any Project site field survey to be used for construction and as required to complete the design. Contractor shall confirm all site conditions and dimensions prior to design.

- 2.2.3.2. Contractor shall dispose of all demolition and construction waste and shall ensure all waste is disposed of in accordance with local jurisdictional requirements.
- 2.2.3.3. Contractor shall review and obtain Owner approval for haul route/construction traffic for Project site access. Roadways or access drives sustaining damage from construction activity shall be repaired at Contractor's expense after Project completion.
- 2.2.3.4. Contractor shall minimize disturbed areas, stockpile excavated soils, and protect excavated soils from wind and water erosion. Contractor shall replace or remove soils when construction is complete.
- 2.2.3.5. There are no known contaminated soils at the site. If contaminants are encountered or suspected either by detecting suspicious odors or discolored soil, the Contractor shall notify the Owner immediately.
- 2.2.3.6. Contractor staging area and trailer location shall be coordinated with Owner.
- 2.2.3.7. Contractor shall design, furnish and install grading of the site and elevations of new pavement and building pad elevation. Drainage shall be surface drainage away from the new building with paved areas sloping a minimum of 1%; earth areas for the first 10-feet around the building 5%. Contractor shall submit a drainage plan for prior Owner approval.
- 2.2.3.8. Contractor shall design, furnish and install utility upgrades and connections for the new facility, as required. Service connections for water, sanitary sewer, natural gas, electrical and communications shall be shown on the Contractor's Utility Plan. Contractor shall notify Owner not less than 14 calendar days in advance of any interruption of service.
- 2.2.3.9. Contractor shall furnish and install wash-down pad to extend flush with the north end of the building.
- 2.2.4. Equipment Installation
 - 2.2.4.1. Audio-Visual Equipment
 - 2.2.4.1.1. Contractor shall design, furnish and install all wall mounted Audio-Visual equipment, including, but not limited to, Visual Display mounting brackets and Visual Display units, as shown in the Contract Documents.
 - 2.2.4.1.2. Visual Display mounting brackets shall be tilting television wall mount, suitable for 42"-90" displays with extension capabilities. Contractor shall coordinate final selection with Owner prior to design, purchase and installation.
 - 2.2.4.1.3. Visual Display units shall be 65" LED , 4K ultra-high definition (UHD) resolution, high dynamic range (HDR), smart Television. Contractor

shall coordinate final selection with Owner prior to design, purchase and installation.

2.2.4.2. Specialty Equipment

2.2.4.2.1. Contractor shall design, furnish and install all specialty equipment, to include but not be limited to, Bridge Crane Assembly and Air Compressor and Storage Tank as shown in the Contract Documents.

2.2.4.2.2. Bridge Crane shall be Free Standing Bridge Crane kit. The Bridge Crane kit shall include bridge, runways, the appropriate number of support assemblies, hoist trolley, end trucks, end stops, flat wire festooning, festoon gliders, festoon stack-up section, splice joints and hanger brackets with a 2-ton capacity hoist. Contractor shall certify the 2-ton hoist and assembly and provide appropriate documentation. Contractor shall coordinate final selection with Owner prior to design, purchase and installation.

2.2.4.2.3. Air Compressor and Storage Tank shall be 5 horsepower, 80-gallon, stationary vertical air compressor. Compressor shall be reciprocating, air cooled, splash lubricated, single stage, 1 phase, 140 psi mounted on 80-gallon storage tank. Contractor shall coordinate final selection with Owner prior to design, purchase and installation.

2.2.5. Painting

2.2.5.1. Contractor shall design, furnish and install paint on all new construction, except factory prefinished materials. Contractor shall submit color samples for Owner's approval prior to Contractor's purchase and installation. Contractor shall refer to the Contract Documents for preparation and coating requirements.

2.2.5.2. Refer to Item 2.2.1.3.2. for painting of interior surfaces.

2.2.5.3. Exterior surfaces, except factory prefinished material, Contractor shall furnish and install paint a minimum of one prime coat and two finish coats. All exterior items shall have semi-gloss or gloss finish.

2.2.6. Special Constructions

2.2.6.1. Contractor shall design, furnish and install an Underground Storm Shelter in compliance with FEMA 361 and ICC 500. Shelter shall accommodate 20-25 occupants and have a single point of entry from within the building with shelter door flush with floor.

2.3. HVAC Installation

2.3.1. Contractor shall design, furnish and install new heating and cooling distribution system throughout new building.

2.3.1.1. HVAC shall be a DX/Electric Heat Pump split system with a multizone indoor unit.

2.3.1.1.1. Contractor shall design, furnish and install 4 zones to supply:

Zone 1 – Large Conference Room

Zone 2 – Training Room

Zone 3 – Small Conference Rooms and Team Rooms

Zone 4 – Open Office, Gathering, Break Room, Electrical Room, Storage Room, and Climate Controlled Parts Room.

- 2.3.1.2. Contractor shall design, furnish and install a VAV Indoor Unit and Variable or Multi-speed condensing unit. Contractor shall also furnish Ventilation Air through the Central Unit using seat counts as the occupancy.
- 2.3.1.3. Contractor shall design, furnish and install Electric Radiant heat and Summer Ventilation at 10 air changes per hour in the Maintenance Shop. Contractor shall design, furnish and install minimum of 3 High Volume Low Speed (HVLS) fans to provide circulation in the space, HVLS fans shall be variable speed and reversible. Ventilation louvers shall have power exhaust fans.
- 2.3.1.4. Contractor shall design, furnish and install electronic, self-contained temperature controls furnished with the Air Handling Unit system.
- 2.3.1.5. Contractor shall design, furnish and install Exhaust Fan system per applicable Building Codes for Men's and Women's Restroom, Locker Room and Janitor's Room.
- 2.4. Ducting and Sheetmetal Installation
 - 2.4.1. Contractor shall design, furnish and install Supply and Return ducting system with balancing dampers at duct branches. Contractor shall furnish and install grilles for the Gathering and Open Office a maximum of 10' above finished floor. Ductwork located in areas with open structure shall be designed and furnished with spiral duct.
- 2.5. Fire Protection Installation
 - 2.5.1. Contractor shall design, furnish and install a new fire protection sprinkler system per applicable Building Codes.
- 2.6. Plumbing Installation
 - 2.6.1. Contractor shall design, furnish and install flush valve, floor mounted water closets, wall hung urinals and wall hung lavatories with faucets in the Men's, Women's, Toilet and Locker Rooms.
 - 2.6.2. Contractor shall design, furnish and install a prefabricated fiberglass shower unit for Shower Room.
 - 2.6.3. Contractor shall design, furnish and install electric water coolers, with one unit to include a bottle filler assembly.
 - 2.6.4. Contractor shall design, furnish and install a utility basin service sink in Janitor's Room and Maintenance Shop.

- 2.6.5. Contractor shall design, furnish and install an emergency eye wash and shower unit in Maintenance Shop.
- 2.6.6. Contractor shall design, furnish and install a large double-compartment stainless steel sink, 60/40 ratio on bowls, with faucet and food disposal and dishwasher in Break Room.
- 2.6.7. Contractor shall design, furnish and install piping and drainage system to all plumbing fixtures as indicated in the Contract Documents.
- 2.6.8. Contractor shall design, furnish and install point-of-use instantaneous type water heaters for appropriate plumbing fixtures indicated in the Contract Documents.
- 2.6.9. Contractor shall furnish and install a temperature and pressure balanced type shower valve for the shower in Locker Room.
- 2.6.10. Contractor shall design, furnish and install water drop in utility box for vending machines, refrigerator and ice maker unit and furnish water connection for commercial coffee maker in Break Room. Contractor shall coordinate locations and final appliance requirements with Owner prior to design, purchase and installation.
- 2.7. Contractor shall furnish and install a commercial grade coffee maker in Break Room.
- 2.8. Electrical Installation
 - 2.8.1. Contractor shall design, furnish and install power distribution system for the building beginning from the utility transformer. Contractor shall coordinate with utility company on sizing and location for the transformer.
 - 2.8.1.1. Contractor shall design, furnish and install power distribution voltages of 480V/277Y, 3-phase, for large mechanical loads and lighting, and 120V/208Y, 3-phase, for serving receptacles, smaller mechanical loads and miscellaneous electrical devices.
 - 2.8.2. Contractor shall design, furnish and install lighting, receptacles, and switches for all spaces within and around the new building. Contractor shall furnish battery pack emergency lights, exit lights, and furnish and install new wall mounted exterior lighting. Contractor shall design, furnish and install power and data to furniture system power and communication, in accordance with Contractor's design. Contractor shall design, furnish and install power and data floor receptacles in the Large Conference Room – 103 and Small Conference Room – 107, centered in each direction in each room.
 - 2.8.2.1. All lighting shall be LED-type fixtures with motion sensors. Contractor shall coordinate final selection with Owner prior to design, purchase and installation.

- 2.8.2.2. Contractor shall coordinate with Owner to obtain the approval of the location and types of receptacles required for equipment in Maintenance Shop, including, but not limited to, compressors, saws, charging stations and hoist.
- 2.8.3. Contractor shall design, furnish and install lightning protection and grounding system, if required by the Contract Documents.
- 2.8.4. Contractor shall design, furnish and install internet communication lines and connections, as well as, phone lines and connections to each office space and other work areas, including Open Office, Conference Rooms, Team Rooms and Training Room.
- 2.8.5. Contractor shall design, furnish and install Network cabinet in IDF/Electrical Room. During design, Contractor shall verify that all cable lengths are long enough for any new proposed locations, without splicing communication cables.
- 2.8.6. Contractor shall design, furnish and install a fully operational Fire Alarm system, with new alarm horns and strobes.
- 2.8.7. Contractor shall design, furnish and install Owner-specified keyless entry/card reader system for all exterior door locations.

3. GENERAL REQUIREMENTS

- 3.1. Contractor shall furnish all labor, adequate and qualified supervision, materials (except as noted as supplied by Others), construction equipment, tools, staging, scaffolding, and all other incidentals necessary to complete this Scope of Work.
- 3.2. Contractor shall furnish all materials in accordance with the Owner's Preferred Supplier Agreements (Attachment "PSA") unless otherwise approved by Owner's Representative and/or specified in the Contract Documents.
- 3.3. Contractor shall furnish a Project Management Team responsible for the total coordination, planning, scheduling, reporting, tracking, and execution of this Scope. A representative having full authority to act on the behalf of Contractor shall be on site any time Work within this Scope is being performed. Minimum on-site staffing shall be:
Superintendent
- 3.4. Contractor shall check all associated documents against the revision number and dates as listed in this Scope of Work. Contractor shall inform Owner in writing in case of discrepancies and shall obtain the correct document as listed in this Scope of Work.
- 3.5. Order of Precedence
 - 3.5.1. (Contract Documents are complimentary and precedence shall only apply in matters of discrepancies).

- 3.5.2. General Construction Work Order of Precedence:
First Narrative Scope of Work (this Document)
Second Drawings
Third Global Technical Specifications
Fourth Technical Provisions
- 3.6. Contractor shall provide a dumpster on-site at all times during the Project.
- 3.7. On-Site Restrictions
- 3.7.1. Work Hours shall be from 7:00 a.m. to 3:30 p.m., unless otherwise approved by Owner.
- 3.7.2. Contractor shall obtain approval from Owner's Representative for access routes to roof areas and shall submit a plan for protective measures needed to prevent roof damage.
- 3.7.3. Construction Use Areas:
- 3.7.3.1. Contractor shall enter Owner's facility through the construction entrance and shall park in the designated construction parking area.
- 3.7.3.2. Owner will provide and designate a fabrication area.
- 3.7.3.3. Owner will provide and designate a storage area for construction materials, tools and equipment.
- 3.7.3.4. Owner will provide and designate a cleanup area (e.g., for concrete trucks, spoils area).
- 3.7.3.5. Owner will provide and designate appropriate crane set-up areas.
- 3.8. Project Meetings
- 3.8.1. Contractor shall attend weekly construction meetings.
- 3.9. Temporary Facilities and Construction Controls
- 3.9.1. Owner will provide a location for a temporary office trailer. All utilities to such trailer shall be provided by Contractor.
- 3.9.2. Erosion Control
- 3.9.2.1. Contractor shall design, furnish and install Erosion Control system during construction.
- 3.10. Construction Plan Check and Permits
- 3.10.1. Contractor shall obtain and pay for any applicable plan check application fees at net cost. Contractor shall obtain, as required, and pay for all construction permits required for the Work.
- 3.10.2. Contractor shall obtain and pay for all construction permits required for the Work, including disposal permits and fees. Actual costs of the construction permits shall be reimbursed to Contractor. Owner shall obtain any required air permits. Contractor shall obtain the local storm water and sanitary sewer approvals and permits.

- 3.10.3. Contractor shall obtain all required site inspections as required by all applicable agencies for this Work. Upon completion of the Work and receipt of final sign-off by the applicable agencies, as required, Contractor shall immediately turn over one set of record as-built drawings, the original permit drawings, the signed-off and completed original building permit, and the certificate of occupancy to Owner.
- 3.10.4. Contractor shall obtain all permits and inspections required for installation of temporary power system, including generation of single line drawings for plan check.
- 3.11. For all items of material that cannot be accommodated within the Owner's facility and if equipment is stored outdoors, Contractor shall place such equipment on dunnage.
- 3.12. Contractor shall verify all locations, dimensions, and elevations in the field.
- 3.13. As-Built Drawings
- 3.13.1. Contractor shall submit to Owner's Representative record sketches (red line sketches) of all underground or subsurface installations before the equipment or materials are encased or covered.
- 3.13.2. Contractor shall submit all as-built drawings required by the General Conditions to Owner's Representative within two weeks of Contractor's completion of the installation.
- 3.14. Contractor shall accomplish modifications, relocations, and tie-ins of equipment and piping with minimal downtime of existing plant operations. Contractor shall schedule with Owner's Representative in advance, and with Owner's approval in writing, all such tie-ins. The Contract Sum reflects Contractor working continuously until tie-in is complete. Contractor shall prepare a file of each tie-in for review and approval by Owner's Representative. This file shall include:
 - 3.14.1. Schedule reflecting scheduled outages by Contractor. These schedules shall reflect all planned activities by all crafts, showing: pre-work, operations downtime, construction activities, construction completion, check-out, start-up, and turn-over for Owner's production.
 - 3.14.2. List of equipment or systems affected by shutdown.
 - 3.14.3. Location of shutdown (valve, breaker, etc.).
 - 3.14.4. Detailed "Disruption of Operation Notification."
 - Contractor shall submit this file a minimum of two weeks prior to the scheduled shutdown, and no later than fourteen days after Owner's Notice to Proceed.
- 3.15. Contractor shall verify in writing that all materials Contractor installed are asbestos free. Contractor shall furnish and install "Asbestos Free" labels on insulated pipe and equipment. Labels shall be

“Panduit”, catalog series number PMR138 sized to fit outside diameter of pipe insulation or equipment. Contractor shall furnish and install stainless steel banding to attach labels to piping. Contractor shall affix “Asbestos Free” labels to equipment in a manner approved by Owner’s Representative.

- 3.16. Owner-furnished Items
 - 3.16.1. Contractor shall receive, unload, inspect, store as directed, protect from damage, remove from storage, hoist, set, and mechanically install in its permanent location all Owner-furnished equipment listed in Section 9 of this Scope of Work.
 - 3.16.1.1. “Mechanically install” includes, anchoring to its foundation, leveling, aligning, grouting, and connecting to chutes, ducting, and stacks as shown in the Drawings.
 - 3.16.1.2. “Electrically install” includes, mounting, wiring, terminating, checking for rotation and proper phasing, all testing as required by TP-67, furnishing and installing all fuses, and performing check-out procedures as specified in TP-67 and Owner’s Electrical Power and Control Installation Guidelines (listed in Section 11 of this Scope of Work).
 - 3.16.2. Receiving
 - 3.16.2.1. Contractor shall inspect and verify all Owner-furnished equipment against the Contract Documents and shall report to Owner’s Representative any discrepancies within forty-eight hours after Contractor receives the equipment.
 - 3.16.2.2. Owner will provide and designate a location for storage of Owner-furnished equipment.
 - 3.16.3. Assembly
 - 3.16.3.1. Contractor shall furnish and install stainless steel floor anchors as specified in the Contract Documents.

4. SPECIAL REQUIREMENTS

- 4.1. Area Classifications and Designations
 - 4.1.1. Jonesboro Rice plant contains areas that are potentially hazardous due to the raw materials or other products required for production. Contractor shall not access these areas unless necessary to complete the Work, and as approved in writing by Owner.
 - 4.1.2. Regulated Materials
 - 4.1.2.1. Contractor-Supplied: Contractor shall supply to Owner a listing of all regulated materials Contractor proposes to use on site. This listing shall include detailed Material Safety Data Sheets (MSDS) plus Contractor’s approximate quantities, dates on site, storage

requirements, accident prevention, and spill containment and clean up requirements for each Contractor-supplied material.

4.1.2.2. Owner items: A complete listing of Owner’s materials on site and MSDS is available upon request by Contractor.

4.2. Logistical Concerns

4.2.1. Contractor shall coordinate dumpster, equipment delivery, material delivery and personnel parking locations with Owner prior to commencement of the Work.

5. SEQUENCE OF EVENTS/PHASING OF WORK

5.1. Contractor shall plan the Work in accordance with the milestone schedule provided by Owner.

6. OWNER DRAWING LISTS

6.1. Drawings

Architectural

Drawing Number	Rev	Title
G-000	1	COVER SHEET
AD100	1	SITE PLAN DEMOLITION
A-100	1	SITE PLAN
A-110	1	FLOOR PLAN
AR110	1	REFLECTED CEILING PLAN
A-120	1	ROOF PLAN
A-201	1	EXTERIOR ELEVATIONS
A-301	1	BUILDING SECTIONS
A-311	1	WALL SECTIONS
A-312	1	WALL SECTIONS
A-315	1	WALL SECTIONS
A-401	1	ENLARGED PLANS AND ELEVATIONS
A-402	1	ENLARGED PLANS AND ELEVATIONS
A-403	1	ENLARGED PLANS AND ELEVATIONS
A-404	1	ENLARGED PLANS AND ELEVATIONS

Drawing Number	Rev	Title
A-601	1	PARTITION TYPES
A-611	1	SCHEDULES
A-901	1	BUILDING VIEW

7. SPECIFICATION LIST

7.1. 2A Site General Data

GTS	TITLE	DATE
SGD.NA.JBO.R00	Jonesboro Rice Site General Data	05/06/2020

7.2. 2B Data Sheets

GTS	TITLE	DATE
GTS.CIV.SCH.DS H.001	2B Buildings: Room and Area Finish Schedule	05/01/2019

7.3. 3B General Specifications

7.3.1. Engineering Design Standards

GTS	TITLE	DATE
EDS -001	Drafting Procedures	03/17/2009
EDS-002	CADD Drawing Preparation	12/06/2017
EDS -004	As-Built Procedures	09/12/2017
EDS-006	Drawing Numbering, Title Formats, & NAZ Facility/Plant Codes	10/01/2019

7.3.2.

7.3.3. GTS General Specifications

GTS	TITLE	DATE
GTS.CIV.GEN.GSP.009	Building Fire Safety	01/01/2019
GTS.CIV.GEN.GSP.010	Boundary Walls and Fencing	03/26/2020

GTS	TITLE	DATE
GTS.CIV.GEN.GSP.012	Building Insulation	09/30/2019
GTS.CIV.STR.GSP.002	Structural Pre-Engineered Metal Buildings	04/19/2019
GTS.CIV.STR.GSP.003	Structural Misc. Metals	04/02/2019
GTS.CIV.STR.GSP.004	Concrete	06/28/2018
GTS.CIV.STR.GSP.005	Structural Steel	07/01/2019
GTS.CIV.STR.GSP.009	Building Envelop: Metal Sidings and Roofing	06/28/2019
GTS.CIV.FLO.GSP.001	Floors Applied Finishes	04/14/2020
GTS.CIV.FLO.GSP.002	Floors: Vitrified Tiles	07/01/2019
GTS.CIV.YRD.GSP.001	Site Wide Utilities	02/28/2019
GTS.GEN.PNT.GSP.001	Painting General	03/29/2018

7.3.4. Technical Provisions

T.P.	TITLE	DATE
1	Demolition	06/09/2020
2	Site Preparation and Earthwork	06/17/2020
8	Masonry Work	06/25/2020
13A	FRP and Plastic Products and Fabrications	06/18/2020
21	Ceramic Tile	06/18/2020
23A	Carpeting	06/18/2020
25A	Gypsum Board Partitions and Ceilings	06/11/2020
26	Acoustic Ceilings	06/11/2020
27	Carpentry and Millwork	06/11/2020
28	Glass and Glazing	06/11/2020
29	Elastomeric Joint Sealants	06/11/2020
33	Hollow Metal Doors	06/17/2020
35	Rolling Steel Doors	06/30/2020

T.P.	TITLE	DATE
38	Finish Hardware	05/23/2005
43	Toilet Partitions and Accessories	06/30/2020
53	Plumbing	06/30/2020
56	Waterproofing	06/30/2020
57	Heating, Ventilating, Air Conditioning, and Space Cooling Systems	08/25/2008
59	Mechanical Equipment Installation	
60	Process & Utility Piping	05/01/2020
67	Electrical Work	10/15/2014
70A	Floor Coatings	06/30/2020
72	Special Concrete Floor Finishes (RetroPlate System)	06/22/2020
74	Networking and Telecommunications	09/13/2018

8. CONTRACTOR SUBMITTAL REQUIREMENTS

- 8.1. Contractor shall submit to Owner's Representative for review documentation necessary to support the requirements of the GTS and TPs. Contractor shall refer to individual GTS or TPs for detailed submittal requirements.
- 8.2. Contractor shall not deviate from the requirements in Global Technical Specifications, Technical Provisions, Technical Provision Supplements, and data sheets without prior written approval from Owner's Representative. Before a deviation will be considered, Contractor shall submit immediately to Owner the reason for the proposed deviation and all appropriate data sheets required to verify that substitute equipment or materials meet all of Owner's requirements.
- 8.3. Contractor shall submit to Owner's Representative a Fall Protection, Excavation, and Evacuation Plan.
- 8.4. Within no more than two weeks after Owner awards the contract to Contractor, Contractor shall submit to Owner's Representative a schedule of all submittals Owner requires for the Work.

9. MISCELLANEOUS ATTACHMENTS

ATTACHMENT	DATE	# OF PAGES
Standard Attachments		
Mechanical		
ABI Hazardous Materials Container and Pipe Labeling	08/20/07	21
Mechanical Construction Complete Checklist	01/05/98	1
Electrical		
Anheuser-Busch Companies Electrical Power and Control Installation Guidelines	01/09/01	11
Electrical Construction Complete Checklist	01/05/98	1
Miscellaneous		
Standard Legends, Symbols and Abbreviations Guide	06/15/05	78
Geotechnical Report	01/17/05	65
GPRS Utility Map		1

-- END OF SCOPE OF WORK --