ABOVE AND BEYOND, LLC
COMMERCIAL - INSTITUTIONAL - RESIDENTIAL
ROOFING - SIDING - SHEET METAL SYSTEMS

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GEA –Wise Building
Care of Ronald Fitz
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Scope of Work: 1st floor renovation

- Build a dividing wall from the right of the stairway to the entrance wall.
- This wall will be built 2x4 steal stud construction with top and bottom plates, framed 16" O/C with an opening for a 6' double door. Framing will go from concrete flooring to steel decking on the second floor.
- Install a 6'0"x6'8" door with a middle mullion, closures and hardwear.
- Install 5/8" Type X fire rated Gypsum Board to both sides of the new wall section, floor decking to floor decking. Install fire rated sealant around the top plate to seal air gaps
- Mud, Tape, and Sand the Gypsum Board to a smooth finish
- Remove and dispose of approximately 100 damaged 2x4' ceiling tiles
- Install new ceiling tiles to match the existing style, and texture.
- Remove and dispose of all the Carpet from the 1st floor area. This will include the main common area and offices
- Remove and dispose of the flooring in the new brake room.
- Remove and dispose of all the vinyl baseboard
- Install new commercial grade loop carpet to the common area and offices.
- Patch any holes or damaged areas in the existing sheetrock
- Spot prime any of the patched areas in the sheetrock
- Paint all of the walls as spec in plans, with two coats of Sherwin-Williams ProMar 200 Zero VOC eggshell finish.
- Door frames will be surfaced sanded prior to two coats of Sherwin-William Super Paint Satin Finish
- Caulking will be used around door and window openings as needed
- Install new black 4" baseboard cove molding around the perimeter of all the rooms
- Remove the current Women's room door, relocate it to the wall under the stairs per spec. Install a new door with a double sided lock
- Frame in the old door location with steel studs. Install 5/8" Gypsum Board to both sides of the opening.