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SCOPE OF WORK

Ashe County Middle School

Storage Building Restoration and Field Access Improvements

Ashe County Schools

1. Project Overview

Ashe County Schools seeks a qualified North Carolina-licensed General Contractor to provide all labor, supervision, materials, equipment, engineering, permits, testing, inspections, coordination, and incidentals needed to complete one combined project at Ashe County Middle School. The Work consists of construction of a new pre-engineered metal Storage Building and associated field-access improvements. The completed project shall be turnkey, safe, weather-tight, code-compliant, accessible where applicable, and fully operational.

The building concept is approximately 52 feet by 18 feet (936 square feet). All dimensions, grades, utility locations, access conditions, and tie-in points are approximate and shall be field-verified before construction.

2. General Requirements

- Coordinate all work with Ashe County Schools and maintain safe school operations, traffic routes, and construction access.
- Verify existing conditions, dimensions, grades, utilities, drainage paths, and site constraints before beginning work.
- Protect existing buildings, athletic facilities, roads, utilities, landscaping, and adjacent property.
- Provide temporary protection, erosion and sediment controls, safety controls, cleanup, and restoration of disturbed areas.
- Obtain and coordinate all permits, inspections, testing, approvals, and delegated engineering required for a complete project.
- Provide new, commercial-grade materials suitable for the intended use.
- Do not perform work beyond established limits or make material scope changes without written authorization from Ashe County Schools.
- Provide all incidental labor and materials reasonably necessary to deliver a complete operational project whether specifically identified or not.

3.1 Site Preparation, Foundation, Slab, Grading and Drainage

- Prepare the site for an approximately 52 ft x 18 ft pre-engineered metal building.
- Provide excavation, subgrade preparation, compaction, a minimum 6-inch-thick compacted ABC stone or approved aggregate base beneath the building slab, and a minimum 6-inch-thick reinforced concrete slab-on-grade throughout the building area. Increase final base, reinforcement, thickened-edge, footing, and foundation requirements as required by the structural design, actual soil conditions, or the pre-engineered metal building system.

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- Provide vapor barrier where required, reinforcement, control joints, saw cuts, and a durable slip-resistant concrete finish suitable for transportation, maintenance, and storage operations.
- Foundation, slab edge, thickened slab/footing, reinforcing, and anchor requirements shall be engineered for actual site conditions and the selected metal-building system.
- Coordinate anchor layout with the pre-engineered metal building manufacturer.
- Establish positive drainage away from the building. Include grading, swales, slope transitions, gutters/downspouts, splash blocks or approved discharge, and other drainage work required to prevent ponding or water intrusion.
- Coordinate finished floor elevation with the overhead door, personnel door, ADA route/landing, concrete apron, and surrounding grades.

3.2 Pre-Engineered Metal Building

- Provide a complete commercial-grade pre-engineered metal building system approximately 52 ft x 18 ft (936 SF).
- Provide structural framing, metal wall panels, metal roof panels, trim, flashing, fasteners, bracing, anchors, sealants, and weatherproofing.
- Metal components shall be galvanized, factory-coated, or otherwise corrosion-protected.
- Building shall be engineered for applicable structural, wind, snow, seismic, and other required loads.
- Provide manufacturer-engineered shop drawings and calculations, sealed by a North Carolina licensed Professional Engineer where required.
- Provide a minimum pre-engineered metal building eave height of 14 feet above finished floor. Final roof pitch, ridge height, exterior finish/color, gutters, and downspouts shall be coordinated with Ashe County Schools before fabrication. The PEMB manufacturer and overhead-door supplier shall verify that the 14-foot minimum eave height and structural framing provide the required clearances for the 14-foot-wide by 12-foot-high coiling overhead door, operator, coil, guides, and related components.

3.3 Doors, Apron and Accessibility

- Provide one commercial non-insulated coiling overhead door, 14 ft wide x 12 ft high, including guides, hood/coil assembly, weather seals, locking provisions, electric operator, controls, required safety devices, and electrical connection. Coordinate required headroom and side clearances with the PEMB manufacturer before fabrication.
- Provide one minimum 36-inch insulated commercial steel personnel door and frame with lever hardware, threshold, weatherstripping, and lockset keyed to Ashe County Schools requirements.
- Final personnel-door location shall be coordinated with Ashe County Schools before fabrication.
- Provide the concrete access apron shown in the concept documents; final dimensions and grades shall be coordinated with site conditions.
- Provide an accessible route, landing, door clearances, thresholds, slopes, transitions, ramps/handrails if required, and associated work necessary to meet applicable accessibility requirements.
- Grade the overhead-door approach to prevent water intrusion while maintaining safe operational access.





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3.4 Electrical

- Provide a minimum 100-amp, 120/240-volt, single-phase electrical service for the new building. The electrical designer/contractor shall perform required load calculations and increase the service size if necessary for the final connected loads and code requirements.
- Coordinate service connection with the serving utility as required.
- Provide meter/service equipment if required, panelboard, breakers, branch circuits, conduit, wiring, switches, disconnects, grounding, bonding, and approximately 8 to 10 general-purpose receptacle locations. Receptacles shall be commercial grade and circuits shall be sized and distributed for the anticipated use of the building.
- Provide overhead-mounted LED lighting suitable for storage/maintenance operations and exterior access/security lighting. Lighting layout and fixture quantity shall provide appropriate illumination for safe movement, equipment storage, and routine maintenance activities.
- Provide electrical connection for the overhead-door operator and related accessories.
- Before final electrical rough-in, coordinate with Ashe County Schools regarding equipment anticipated to be stored, moved, maintained, or powered within the building, including mowers, tractors, small trucks, battery chargers, and similar maintenance/grounds equipment. Provide appropriately located and sized receptacles/circuits for identified equipment. Any special-voltage or high-amperage equipment not identified during this coordination shall not be assumed.
- No heating or cooling system is included in the project. The building will be unconditioned unless otherwise directed by written change.
- No domestic water service, sanitary sewer service, plumbing fixtures, or other plumbing system is included in the building scope.
- Coordinate required inspections and testing. Electrical system shall be complete and operational at project closeout.

3.5 Interior Floor / Finish

- Provide a durable, slip-resistant, moisture-resistant finished floor suitable for daily transportation, maintenance, and storage operations.
- Include surface preparation, crack repair/leveling if required, approved floor treatment/coating if selected, and final cleaning.
- Submit proposed finish/coating system to Ashe County Schools for approval before installation.

4. Field Access Improvements

Improve the access/work area identified in GREEN on the project exhibit. The approximate area is 780 square yards. Work shall include:

- Excavate and remove up to 8 inches of unsuitable soil within the delineated area.
- Transport and lawfully dispose of unsuitable excavated material offsite at an approved facility.
- Prepare and compact the exposed subgrade.
- Install geotextile separation/stabilization fabric over the undercut area.
- Place and compact up to 8 inches of ABC stone and/or approved crushed millings to create a stable base.

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- Improve access so asphalt trucks, milling equipment, construction vehicles, and school operational vehicles can safely use the route.
- Grade the improved area to provide positive drainage and prevent ponding, erosion, or adverse runoff.
- Provide required erosion and sediment controls and restore disturbed areas.
- Field verify final limits, grades, tie-ins, and quantities with Ashe County Schools before placement of final materials.

5. Project Schedule Expectations

- Field access road improvements are anticipated to begin in mid-March 2027, with the access work targeted for completion by early April 2027.
- Building construction shall begin after the field access improvements are sufficiently complete and accepted for safe construction access.
- The combined project, including the building, access improvements, inspections, punch-list work, and required closeout, shall be completed no later than June 30, 2027.
- The Contractor shall provide and maintain a construction schedule demonstrating the sequence and resources necessary to meet these schedule expectations. Exact mobilization dates shall be coordinated with Ashe County Schools and are subject to contract award, permits, approvals, weather, and site conditions.

6. Codes, Design and Regulatory Compliance

- All work shall comply with the applicable North Carolina State Building Code, North Carolina Fire Code, National Electrical Code, accessibility requirements, OSHA requirements, and requirements of the Authority Having Jurisdiction.
- Final structural, foundation, civil/drainage, electrical, accessibility, and other professional design shall be prepared and sealed by North Carolina licensed design professionals where required.
- The Contractor shall comply with applicable FEMA Public Assistance requirements and project-specific FEMA/NC Emergency Management conditions associated with the funded work.
- The project design and construction documents shall be submitted to the North Carolina Department of Public Instruction (NC DPI) for review as required for public-school construction. The Contractor shall coordinate with Ashe County Schools and the design professional to address applicable NC DPI review comments and shall perform the Work in accordance with the final NC DPI-reviewed documents, approved construction documents, and other applicable agency requirements. Construction shall not proceed until required NC DPI review and other required approvals have been completed.
- Where the final contract documents, approved grant scope, permits, or agency requirements impose additional requirements, those requirements shall be incorporated into the Work.

7. Contractor Qualifications

- Properly licensed North Carolina General Contractor with classification and limitation appropriate for the project.

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- Demonstrated experience with commercial metal buildings, concrete/site work, drainage, electrical coordination, and accessibility work.
- Maintain required general liability, workers' compensation, automobile, and other required insurance.
- Provide references for comparable projects upon request.
- Use properly licensed subcontractors for regulated trades.

8. Submittals and Coordination

- Pre-engineered metal building shop drawings and structural calculations.
- Foundation/slab and anchor information coordinated with the metal-building system.
- Concrete mix and reinforcement information.
- Metal roofing/wall-panel product data and proposed colors/finishes.
- Door, hardware, overhead-door, and operator product data.
- Electrical equipment, lighting, and device submittals.
- Geotextile and ABC stone/crushed-millings product information.
- Detailed construction schedule and sequencing plan demonstrating compliance with the March-April 2027 access-road window and the June 30, 2027 overall completion requirement.
- Other submittals required by the design professional, AHJ, FEMA/DPI conditions, or Ashe County Schools.

9. Closeout Requirements

- Final cleanup and restoration of disturbed areas.
- Approved final inspections and copies of permits/inspection documentation.
- Testing reports and certifications required by the contract documents.
- Warranty documentation for the building, roofing, doors, electrical components, concrete/floor finish, and other installed systems.
- Final engineered/shop drawings and certifications required for permitting and code compliance.
- Product data and operation/maintenance information.
- Record/as-built information where required.
- Completion of all punch-list items and final acceptance by Ashe County Schools.
- Project shall not be considered complete until the building and access improvements are safe, code-compliant, weather-tight, fully operational, and accepted by Ashe County Schools.

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10. Scope Exhibits

The following concept exhibits are part of the scope basis and are intended to define the general project intent. Final construction shall be based on approved/sealed construction documents and field-verified conditions.

- Exhibit A –Storage Building Concept

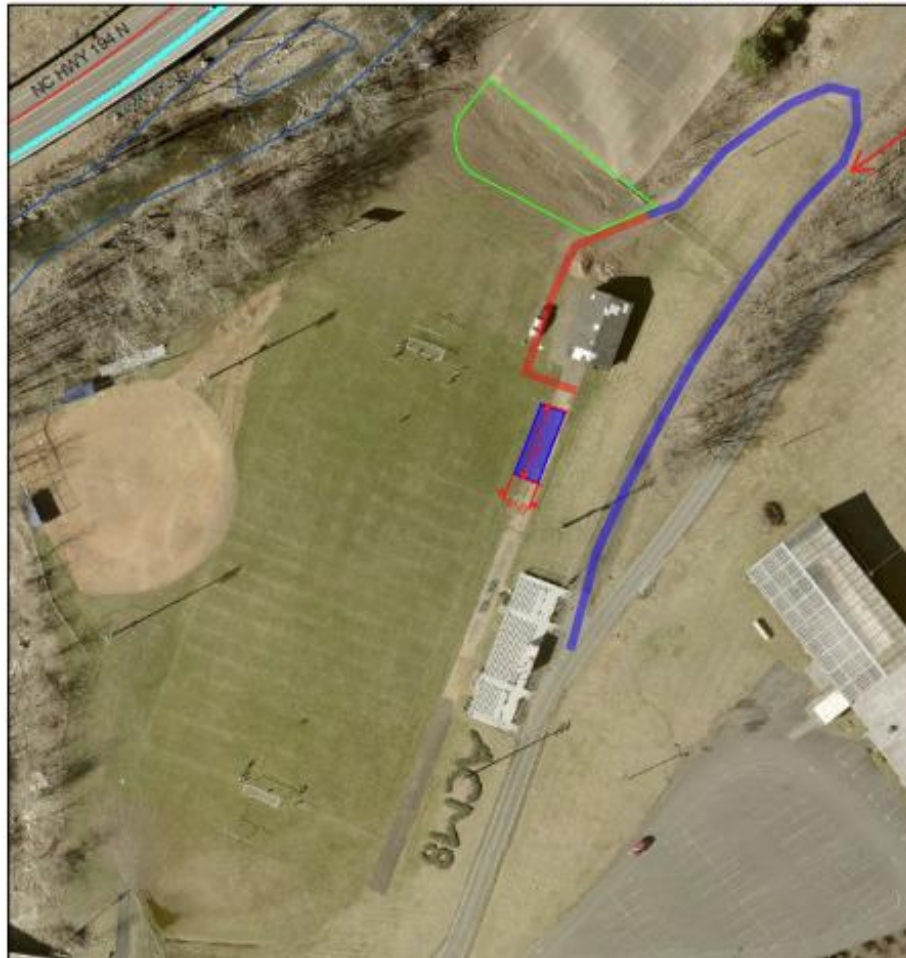


- Exhibit B – Field Access Improvement Area



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ACMS Field Access Road



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