

SCOPE OF WORK — CONSTRUCTION PROJECT

PROJECT NAME: As per contract / project setup

DOCUMENT PURPOSE: Define phases, deliverables, exclusions, and assumptions for construction scope.

PHASES

1. Site prep and foundations — Clearing, excavation, footings, and foundation work as per drawings.
2. Structure and envelope — Framing, roofing, cladding, windows and doors to lock-up.
3. MEP rough-in — Mechanical, electrical, and plumbing rough-in per specifications.
4. Interior finishes — Drywall, flooring, paint, trim, fixtures as per finish schedule.
5. Exterior and site — Landscaping, paving, fencing, and final site work.
6. Commissioning and handover — Testing, punch list, as-builts, and owner handover.

DELIVERABLES

- Completed work in accordance with contract documents (drawings and specifications).
- As-built drawings and O&M manuals for installed systems.
- Warranties and compliance certificates as specified.
- Punch list completion and signed handover certificate.

EXCLUSIONS (OUT OF SCOPE)

- Work not shown or specified in the contract documents.
- Owner-furnished equipment installation unless explicitly included.
- Remediation of pre-existing conditions (e.g. undocumented contamination) unless covered by change order.
- Off-site fabrication or supply beyond what is stated in the contract.

ASSUMPTIONS

- Owner provides timely access, permits, and approvals as needed to maintain schedule.
- Soils and site conditions are as represented in the geotechnical report; differing conditions may result in change orders.
- Design documents are complete and coordinated at notice to proceed; design changes may affect schedule and cost.
- Weather and force majeure delays handled per contract terms.

Approved by Project Manager. Revisions tracked in document control.