

Exhibit A – Scope of Work

(4-3-26)

SUMMIT COUNTY GOVERNMENT 2026 SOUTH BRANCH LIBRARY ‘REFRESH’ PROJECT

General

Summit County Government is seeking proposals for a General Contractor (GC) to oversee and manage interior improvements planned for the South Branch Library located at 103 S Harris St, Breckenridge, CO 80424.

Scope and Exhibits

The selected contractor shall provide best practice, methods, and means to provide labor, equipment and all other incidentals necessary to provide the services described herein. The scope of work will occur within “E” and “J” rooms and the main library front check out desk area.

Description of work items and sequencing:

- *Work by others. The flooring and cabinetry components of this project will be performed by others and subcontracted separately, however the GC for this project will be responsible for coordinating, scheduling and sequencing all aspects of the work. The flooring will be done by Acierno & Company and the Cabinetry by Earthwoods Custom Cabinetry.

- Preparation - Existing bookshelf disassembly and storage and moving books for temporary storage. Library Staff will prepare books by either boxing or use of carts and contractor will be responsible for moving the books before and after construction. Library staff will un-box and reshelve books at end of project. Temporary storage will either occur in a Connex box in the parking lot or at 106 North French Street, a few blocks away.

- Demolition and removal of existing staircase features and wall decorations, counter and cabinetry. Salvage and reuse of tree decoration, play structures and tables. Disassembly and storage of play structures during construction and returning and reassembling afterwards. Salvage cabinetry for later re-use, move to storage.

- Flooring (by Acierno & Company) – Old carpet removal. New carpet and rubber flooring installation.

- Cabinetry (by Earthwoods) – Fabrication / modification of existing shelves, including trimming and refinishing existing pieces, where feasible. Installation of new. Cabinetry occurs in 3 spaces – E and J rooms and at the main library front desk.

- Assembly and installation of new furniture pre-ordered by County. Transport of stored items to project site. Assembly and installation of new shelving units, pre-ordered by County.
- Removal of existing sink and installation of new sink. Replace porcelain sink with larger stainless steel utility sink.
- Painting and touch-up repairs.

Plans and Other Documents

- See Room and Furniture plans files (2). Note that this scope does not include the Understory.

Schedule and Allowable Work Periods

The project shall be completed within one month, beginning on August 1, 2026. However, actual construction or any other work that causes disturbances within the library shall be limited to a 2-week duration within this time frame.

Necessary and in addition to construction, the project will also involve preparation and setup steps, such as moving books and shelving units, that do not create construction impacts. The contractor will also need to move stored new furniture to the project location, a few blocks away.

Other

Pay and performance bonds will be required when proposal costs exceed \$50,000

****Contractor to warrant the Project will be constructed in a good and workmanlike manner and free from defects in material and workmanship for a minimum period of two years following the date of Substantial Completion.**

****If applicable, a 10% retainage will be held till all final inspections and necessary advertising are complete and all required documentation is received by Owner.**