



GENERAL INFORMATION & SCOPE OF WORK
GENERAL AREA PLANS & DETAILS
FLOOR PLANS & CEILING PLANS
EXTERIOR & INTERIOR ELEVATIONS
BUILDING SECTIONS
EXTERIOR & INTERIOR DETAILS
DOOR SCHEDULES, DOOR DETAILS
WIND SHIELD PANEL PLANS
AUDITORIUM SEAT LINE SECTIONS
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
WARRANTY DETAILS
CABINETS & EQUIPMENT
PL AUDITORIUM

AMC MADISON YARDS 8
AMC NEW BUILD
806 MEMORIAL DR SE
ATLANTA, GA 30316



No.	Date	Description

	1	4	5
	2	3	8

SHEET TITLE:
SCOPE OF WORK

SHEET NUMBER:
G004

L1 NOT USED

Description	Landlord				Tenant			
	Site Work	Base Building	Front	FF&E	Site Work	Base Building	Front	FF&E
Carpet base (see also vinyl base elsewhere in this schedule)				X				
Seating				X				
Layout and fabrications				X				
Install, move into position, install, and protect				X				
Recycle cardboard shipping material				X				
Require temporary protective sheeting				X				
Color sealing and finishing				X				
Office Partitions, Furniture, and Equipment				X				
Furnish, deliver, move into position, install, and protect				X				
Vault Room Cabinets				X				
Count Room Counter and Shelf			X					
Sales				X				
Furnish, deliver, move into position, install, test, and protect				X				
Computer Systems				X				
Power, conduit, cables, wiring, etc.				X				
Data, conduit and cabling				X				
Equipment, data and phone cable, and final connections				X				
Lobby, Hallway & Restroom Art				X				
Benches, Freestanding Trash Receptacles, Ash Urns and Planters Within Tenant's Facility				X				
Furnish, deliver, move into position, install, and protect				X				
Movable Ropes and Poles				X				
Remove, if any, for poles furnished and installed				X				
Furnish, deliver, move into position, and protect				X				
Lockers				X				
Trash & Recycling Containers or Compactors				X				
Equipment				X				
If dedicated solely to Tenant				X				
If used by Tenant in common with others				X				
Freestanding or within, if any				X				
Bring in electrical power and water				X				
Drain and grease trap (per local code)				X				
Special Features				X				
Auditorium wall sound attenuation systems (doors, panels, or screens)				X				
Other milk or wall reveals or similar systems				X				
Passenger Toilet Stalls				X				
Furnish all components with tenant space				X				
Install all components outside tenant space				X				
Elevators and Escalators				X				
Passenger elevators, escalators, etc. to be furnished by Tenant				X				
Minimum 400 amp service and distribution				X				
Permanent offices, including gas, water, steam, water, electrical and telephone service, sized to Tenant's requirements, and brought to Tenant design/plot points				X				
Building permits				X				
Obtain zoning, land use, site, and development permits				X				
Obtain code and shop permit				X				
Obtain if valid work permit				X				
Obtain FF&E permit if required by code				X				
Testing and inspection conforming to code and specifications				X				
Site work				X				
Core and shell work				X				
FF&E work				X				
Building cleaned (dully, rough and final)				X				
Site work				X				
Core and shell work				X				
FF&E work				X				
Provide 90 day advance notice of all delivery dates for items furnished under FF&E but install under Flood				X				
Provide copies of as-built drawings, operation and maintenance manuals, warranties, etc. to Tenant				X				
Core and shell work				X				

Description	Landlord				Tenant			
	Site Work	Base Building	Front	FF&E	Site Work	Base Building	Front	FF&E
Place into space to locations specified by Tenant				X				
Block out in slabs for floor drains, trench drains and floor sinks				X				
Floor drains and floor sink assemblies				X				
Plumbing equipment, water, gas, and electric supply as required				X				
Exterior courtyard drains				X				
Building underground / under slab				X				
Interior rough-in				X				
Interior trim				X				
Roto Rooter sewer lines 2 weeks prior to opening				X				
SCV, check valves, backflow devices, resetters, etc.				X				
All final connections to Tenant supplied equipment				X				
Hose bibs in exterior walls				X				
Irrigation system within Tenant's Work Limits				X				
Note: Water for any irrigation systems within Tenant's Work Limits but in Common Area (i.e., outside Tenant's Facility) to be supplied by Landlord				X				
Plumbing Fixtures				X				
Automatic flush valves on toilets and water closets				X				
Water closets to be supplied by Tenant				X				
Gas Fixtures - select choice by Tenant, to locations and quantities specified by Tenant				X				
Fire Protection (Discharged System)				X				
Design and alarm systems (not conforming to be separate from any main or common area system)				X				
Supply to tenant space				X				
Install into space within Tenant's Facility (based on performance locations)				X				
All work to be done in exit corridors outside Tenant's Facility				X				
All fire, low-voltage and meters, fire, transfer switches, drain lines, detector, etc. SCV, and check valves				X				
Final sprinkler layout, shop drawings, and approvals for a complete system conforming to all applicable codes				X				
HVAC (Per Tenant's Closed Space)				X				
Design and install Tenant's Facility				X				
HVAC equipment and controls including HVAC DTLs				X				
Rooftop exhaust fans				X				
Curbs for RTUs and rooftop exhaust fans				X				
Furnish				X				
Protect, store, hand and install				X				
RTUs				X				
Furnish				X				
Hinking to roof structure once curbs are installed				X				
Installation, connections and startup				X				
HVAC Smoke Equipment and Controls (if required by local code)				X				
Protecting without activation				X				
Smoke exhaust				X				
Smoke evacuation system				X				
Smoke control and any adjacent building be in				X				
Electrical				X				
Temporary power 400 amp service and distribution				X				
Temporary lighting				X				
Dedicated main transformer, and main power supply conduit and cable on secondary side to Main Distribution Panels (MDPs) at points specified by Tenant at Tenant's electrical room				X				
Minor				X				
If separately metered directly from utility company				X				
If submetered from U.S. service				X				
Main switches or distribution panels (MDPs) including connection only of intermingling cable				X				
Sub-panel for Tenant's Facility				X				
Necessary conduit and wire from MDP's to Tenant electrical rooms				X				
Core and shell work				X				

Description	Landlord				Tenant			
	Site Work	Base Building	Front	FF&E	Site Work	Base Building	Front	FF&E
As required by code in exit corridors outside Tenant's Facility				X				
Exterior lighting and power (All exterior lighting, including without limitation that for parking areas, drives, walks, plazas, and service areas, to be on Landlord's meter)				X				
Interior panel system conduit and conduits				X				
Interior and specialty lighting including without limitation conduit, conductors, ballasts, fixtures, and lamps				X				
Equipment disconnects				X				
Underground / under slab conduit				X				
Power to rooftop exhaust fans and HVAC units				X				
Interior heat trace system if required				X				
Emergency Power System				X				
Theater inverter (or generator if required by code) including monitoring within Tenant's facility only				X				
Emergency egress and video to Tenant electrical room				X				
Power distribution inside Tenant space				X				
Fire alarm system (based on performance specification), including shop drawings and approvals				X				
Interface to protection automation system				X				
Provide empty conduits or sleeves with pull strings as required for all FF&E work, Tenant work, or Tenant use, including without limitation, electrical, telephone, data, satellite, fiber optic, and security systems				X				
Bring phone lines and fiber optic cable to tenant space in utility room at point designated by Tenant				X				
Dimming System				X				
Conduit, raceway, control wiring, and power wiring				X				
Dimmers (closed spec. item)				X				
Box Office				X				
Underground / under slab conduit stubs to Box Office for signage, power, etc.				X				
Reserved Space				X				
Lay Down Area				X				
Provide throughout the construction and FF&E installation of the threeline (Area to be fenced, lighted and secure from general public)				X				
Maintain and restore area to pre-construction condition by Substantial Completion				X				
Provide all weather access from public street to lay down area and from lay down area to theatre				X				
Utilities				X				
Temporary utilities (water, sewer, telephone, and electrical (400 amp) to Tenant's Temporary Construction Facility and Lay Down Area)				X				
Permanent offices, including gas, water, steam, water, electrical and telephone service, sized to Tenant's requirements, and brought to Tenant design/plot points				X				
Building permits				X				
Obtain zoning, land use, site, and development permits				X				
Obtain code and shop permit				X				
Obtain if valid work permit				X				
Obtain FF&E permit if required by code				X				
Testing and inspection conforming to code and specifications				X				
Site work				X				
Core and shell work				X				
FF&E work				X				
Building cleaned (dully, rough and final)				X				
Site work				X				
Core and shell work				X				
FF&E work				X				
Provide 90 day advance notice of all delivery dates for items furnished under FF&E but install under Flood				X				
Provide copies of as-built drawings, operation and maintenance manuals, warranties, etc. to Tenant				X				
Core and shell work				X				

Description	Landlord				Tenant			
	Site Work	Base Building	Front	FF&E	Site Work	Base Building	Front	FF&E
Final work				X				
FF&E work				X				
Orientation regarding facility systems for Tenant's operational personnel				X				
Core and shell work				X				
Final work				X				
FF&E work				X				
Provide fully operational elevator throughout the FF&E installation period, if Final Plans include an elevator				X				
Security guard for FF&E equipment				X				
Office area for Tenant site representative and FF&E project supervisor				X				
Computers for FF&E design (estimated requirement is one and one-half 30 CY (computers per auditorium)				X				
Foreman standby time onsite for electronics, plumber, mechanical, vertical transportation, and energy management systems and for General Contractor during the Opening Week - 72 hours total each trade. Schedule as directed by Tenant (scheduled times may include nights and weekends)				X				
Foreman standby time onsite for vertical transportation to Tenant level				X				