

BID PACKAGE**BP21 FIRE PROTECTION
SCOPE OF WORK &
PROJECT SPECIFIC CONDITIONS**

Project Name: Wendell H. Murphy Football Center Kitchen Renovation

SCOPE OF WORK:

Subcontractor agrees to commence Subcontractor's work herein described upon notification by Contractor and to perform and complete such Work in accordance with the Contract Documents and Contractor's Schedule.

Scope – This subcontractor agrees to furnish and install all necessary labor, materials, equipment, taxes incidentals, tools, sales and use taxes, licenses, permits, insurance, freight, supervision, engineering (if applicable) and overtime for the work listed below. Meet all industry and manufacturer's standards, the contract drawings & specifications, addenda if any, and all local/state/federal codes and insurance and/or incidentals necessary to provide and install the **Fire Protection systems** for the **Wendell H. Murphy Football Center Kitchen Renovation** project. Work under this Subcontract Agreement specifically includes, but shall not be limited to, the following.

1. Work on this project will occur during school year with students and faculty in the building. The owner is allowing the majority of work to commence during normal working hours, but subcontractor understands work will be sequenced to comply with school's requirements (ex. no loud noises during testing times). Loud, odorous, and work in currently occupied areas shall occur off-hours (7pm-7am or weekends). Subcontractor includes all out-of-sequence and off-hours work needed to comply with Owner's requirements.
2. Work in this scope includes Kitchen that is accessed from Level 1 loading dock. Subcontractor includes access and removal of debris from loading dock for this scope of work. Include protection of all finishes from Loading Dock Entry to work space.
3. All work outlined in project specifications to include but limited to:
 - a. 210500 Fire Protection General
 - b. 210100 Fire Suppression Systems
4. Fire Sprinkler, Plumbing, Mechanical, and Electrical contractors are all required to coordinate and complete coordination shop drawings, including 2D coordination. Mechanical to take the lead in preparation of detailed coordination. The current Revit model shall be furnished by the Architect for use during coordination.
5. Owner has engaged a commissioning agent. Subcontractor shall attend commissioning meetings, walks, coordinate on-site inspections, on-site testing, fill out required paperwork, etc. to assist owner's commissioning agent in their duties.
6. Competent and experienced Project Management and Field Supervision.
7. Subcontractor on-site Superintendent shall be English speaking.
8. Subcontractor to maintain as-built drawings on site to be reviewed monthly with Shelco prior to the approval of subcontractor's application for payment.

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9. Includes timely submittals, shop drawings, and as-built Record Documents.
10. All closeout information such as warranties and as-built drawings shall be submitted and approved prior to final billing. O&M manuals shall be submitted with 50% billing. Delays in providing this documentation will result in held payments.
11. Subcontractor Project Manager and Field Supervision are required to attend weekly subcontractor meetings. Daily field/manpower reports are required to be submitted to Shelco.
12. Lower tier subcontractors must be supervised by prime subcontractor employees at all times.
13. All subcontractor employees, including tier subcontractors and vendors, are required to abide by OSHA regulations and Shelco Safety Guidelines.
14. Protection of all materials and equipment installed by Subcontractor will be the responsibility of the subcontractor for the duration of project.
15. The subcontractor agrees to clean up their portion of the work daily. Clean-up under this agreement shall include the following but not limited to removal of all waste materials from all areas on a daily basis and placed in Shelco provided waste dumpsters. Subcontractor will abide by the Shelco Waste Management Plan.
16. Subcontractor shall include protection of adjacent work and unfinished surfaces during the scope of work installation, including but not limited to, HVAC, Plumbing, electrical, glazing, or other permanent structures.
17. Subcontractor is responsible for all misc. equipment required for their work including man lifts, fork lifts, lift trucks, hoists, etc.
18. Subcontractor shall cap/protect all piping to prevent debris from entering fire sprinkler systems.
19. Subcontractor is responsible for receiving, unloading, and handling of all subcontractor's materials and equipment.
20. Subcontractor has reviewed the project schedule and has adequately staffed the project to meet the schedule dates. Work requiring loud or disruptive noise must be coordinated and completed after hours.
21. Coordinate and cooperate with all Public Inspection agencies. The subcontractor is responsible for calling for all required inspections in order to maintain the current Shelco project schedule.
22. Subcontractor shall perform all testing of fire sprinkler systems as required per contract specifications and code requirements. Project documents indicate testing 2 hours at hydrostatic pressure of 200lbs or 50psi in EXCESS of the working pressure.
23. Furnish all labor and materials required for layout and placement of required sleeves, shafts, etc. for fire sprinkler systems.
24. Design Fire Protection system to comply with plans, specifications, NFPA Standards, and all applicable codes. All work to be done in accordance with all federal, state, city and local codes and service company rules, regulations or ordinances having jurisdiction over this work including OSHA requirements.
25. Furnish and install all pipe, fittings, valves, hose valves, standpipe systems, hose cabinets (rated and non-rated), accessories, sprinkler heads, alarms, flow switches, tamper switches, couplings, sleeves, cutting, drilling, coring, support framing, hangers, standpipes, roof manifolds, shut offs, coordination of electrical work, labeling, escutcheon plates and blocking necessary for the installation of all material and equipment. Subcontractor is responsible for sealing any and all

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- penetrations he may make through firewalls, draft stops, exterior walls, floors, etc. Material and method of fire stopping are to be per all federal, state and local codes.
26. Coordinate all power requirements with the electrical drawings and electrical subcontractor.
 27. Provide and install all identification signs and charts.
 28. Subcontractor to provide coordination drawings as specified and is to fully cooperate with other trades to coordinate layout and installation of this system.
 29. Subcontractor shall coordinate his work with other trades to minimize conflicts in layout, sequencing of work, and position of materials.
 30. Provide access panels in the finished surfaces for access to concealed valves, equipment, etc.
 31. All sprinkler heads to be concealed and installed in the center of ceiling tiles, soffits etc. through entire project. Subcontractor includes cutting ceiling tiles for their work.
 32. Once areas are demo'ed, this subcontractor shall turn up heads or cap for protection of system during construction.
 33. Upon completion and prior acceptance of the installations, this Subcontractor shall subject all systems installed by him to such operating tests as may be required by the Architect/Engineer, the Contractor and local/state inspectors to demonstrate satisfactory functional and operating efficiency.
 34. Subcontractor shall provide system fully designed by approved NICET individual (or as required by AHJ). Subcontractor shall submit and obtain approved submittal prior to installation.
 35. Subcontractor understands multiple mobilizations will be required to complete scope of work.
 36. Subcontractor shall install fire sprinkler as high and tight to structure as possible.
 37. Subcontractor to provide concealed head covers in drywall ceilings and any other locations required per plan.
 38. Subcontractor shall provide complete calculations of existing system for submission for State Review. Shop drawings and calculations must be complete and submitted to Shelco for approval no later than 28 calendar days of receipt of Subcontract. Failure to meet this requirement will result in violation of schedule clause of subcontract and will be addressed as such.
 39. Project plans show concealed heads in various open ceiling areas.
 40. Demo & Cap sprinkler lines during project demolition.
 41. Rework branch lines and install new sprinkler heads per drawings.
 42. Dry-System pendant sprinkler coverage included in kitchen coolers
 43. Sprinkler head covers at exposed aluminum beam ceiling- Note #4 on FP1.02 Concealed type head with square custom color cap.
 44. Subcontractor to complete scope per project schedule.
 45. Subcontractor has walked the site and included pricing for all items. No change orders will be issued for unknown items not shown on drawings when clearly known.

Alternates:

1. Players' Lounge Offices Sprinkler Modifications

MISCELLANEOUS ITEMS:

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Coordination - Subcontractor shall be responsible for reviewing the complete set of building contract drawings and coordinating his work with all other trades involved, including building design loads, underground utility design, and bridging requirements.

Supervision - Subcontractor shall provide one Superintendent or Foreman for project to interface with Shelco Project Superintendent. Subcontractor's Superintendent or Foreman shall not be changed without prior approval of Shelco's Project Superintendent. Subcontractor's Superintendent or Foreman shall be present on site at all times while Subcontractor is performing work.

Waste - Subcontractor acknowledges all waste materials will be properly disposed of in Shelco provided dumpsters.

Seismic - Subcontractor shall be responsible for installing and support systems to resist all applicable seismic forces per project requirements.

Warranty – The Subcontractor shall provide a one-year workmanship warranty from the date of final acceptance from the Owner.

Equipment - Subcontractor includes all lifts, equipment, etc. as required for safe installations.

Final Cleaning - Final cleaning is by others, however, the Contractor shall leave his work in a “construction cleaned” condition. “Construction cleaned” is defined as being broom clean when finishing is complete. Comply with product manufacturer's recommendations for cleaning.

It is the intent of this Agreement that a complete and fully complete Fire Sprinkler Package in accordance with the contract documents, including miscellaneous items required but not explicitly specified or shown. Subcontractor shall furnish and install all parts, accessories, devices, protection, and all other items necessary for his system to perform its intended function, except as specifically excluded elsewhere in this agreement. Subcontractor shall not assume that any item adjacent to or interfacing with its work will be furnished by others unless specifically so identified elsewhere in this subcontract.