

BID PACKAGE**BP22 PLUMBING
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 **Plumbing 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.

Subcontractor shall provide a payment and performance bond in accordance with the standard Shelco forms provided.

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. 220100 Plumbing General Requirements
 - b. 220105 Plumbing Submittal Requirements
 - c. 220529 Hangers & Supports for Plumbing Systems
 - d. 220532 Firestopping for Plumbing Systems
 - e. 220548 Vibration Controls for Plumbing Piping & Equipment
 - f. 220553 Identification for Plumbing Systems
 - g. 220700 Insulation for Plumbing Systems
 - h. 221100 Domestic Water Systems
 - i. 221300 Sanitary Water and Vent Systems

BID PACKAGE

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.
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 receiving, unloading, and handling of all subcontractor's materials and equipment.
18. Coordinate and cooperate with all Public Inspection agencies. The subcontractor is responsible to call for all required inspections in order to maintain the current Shelco project schedule.
19. Subcontractor is responsible for all misc. equipment required for their work including man lifts, fork lifts, lift trucks, hoists, etc.
20. Subcontractor has reviewed the project schedule and has adequately staffed the project to meet the schedule dates. Work requiring loud or disruptive noises must be coordinated and completed after hours.
21. Subcontractor shall cap/protect all piping to prevent debris from entering plumbing systems.
22. Subcontractor shall perform all testing of plumbing systems as required per contract specifications and code requirements.

BID PACKAGE

23. All new supply piping to be copper per plans and specifications. All DWV piping to be no-hub cast iron per plans and specifications. Acid/waste piping to be PVC per plans and specs.
24. Furnish all labor and materials required for layout and placement of required sleeves, shafts, etc. for plumbing systems.
25. Includes all insulation, pipe labels, access doors where required, fire caulking / collars, coring, cutting and patching for all plumbing work.
26. Labeling of plumbing to be per plans, specifications, and SCO Manual and is sole responsibility of this subcontractor.
27. Subcontractor shall provide and install seismic restraint systems as required.
28. Subcontractor to provide all Owner demonstration/training for all equipment provided and per the project specifications.
29. Subcontractor to furnish and install all insulation for piping systems including hot and cold domestic and horizontal storm piping. Insulation to be provided anywhere as called for on plans and specs.
30. Subcontractor shall install all floor drains. Trap seals shall be provided per details.
31. Subcontractor shall provide and install complete water supply system including balancing valve, piping, insulation, mixing valve, shock absorber, etc.
32. Subcontractor shall provide all wall cleanouts with decorative covers as-needed.
33. Hook-up of all kitchen equipment and appliances is included. Includes extending plumbing from walls to appliances
34. Provide any required housekeeping pads or platform support for this subcontractor's work.
35. Subcontractor understands multiple mobilizations will be required to complete this scope.
36. Includes caulking of all penetrations (fire or sound).
37. Includes all core drilling needed to complete scope. Subcontractor shall report to GC any existing finishes that will be removed / damaged by the installation of this subcontractor's scope prior to the work for coordination.
38. Subcontractor includes specified plumbing fixtures.
39. Coordinate plumbing with existing core & shell system to ensure proper slope to existing tie-in points.
40. Subcontractor shall provide GPR scanning to locate below floor plumbing. Subcontractor includes any exploration needed to confirm tie-in points.
41. Slab cutting for floor trough, provided by KEC and installed by Plumber is required
42. Subcontractor has located all plumbing tie-in points during site walk. No change orders will be issued due to tie-in locations not being located on drawings.
43. Subcontractor shall not re-use existing plumbing piping unless expressly shown on plans.
44. Subcontractor to disconnect all domestic water and drain connections from existing Kitchen Equipment to be removed by Others.
45. Final domestic water and drain connections for ALL Kitchen Equipment.
46. Furnish and install all fixtures and equipment noted on plumbing plans & specifications.

BID PACKAGE

47. Furnish and install Hydro-Mechanical Grease Interceptor. Subcontractor shall be responsible for all concrete cutting and patching around grease interceptor in loading dock.
48. PVC drain extensions from Kitchen sinks to floor sinks with required air gap is included.
49. All installations within Kitchen, Served & Dining Areas shall meet Health Department standards. Ensure all floor sinks drain properly without splashing onto epoxy flooring.
50. Water filters for Kitchen equipment as required.
51. Protection of existing finishes on 2nd floor (Occupied Weight Room) below where existing sanitary is removed and new lines installed. Patching of spray sound insulation on decking where disturbed for plumbing installations is included.
52. Subcontractor to complete scope per project schedule.
53. 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.

Allowances to be included in base bid:

1. \$15,000: Correct existing deficiencies with existing plumbing system

MISCELLANEOUS ITEMS:

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 to install 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 Plumbing 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.