



## Trade Partner Scope of Work

### Exhibit A

### **BP-09E Painting and Sealed Concrete**

#### **North Brunswick High School Addition and Renovations**

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A. The subcontractor shall perform all work and shall furnish all layout, supervision, materials, labor, scaffolding, tools, equipment, supplies, services, rigging, craning and hoisting of all materials and equipment and all other things necessary or reasonably incidental for the construction and completion of their work as portrayed in the enclosed enumerated contract documents and specification sections as referenced below:

Supplemental Instructions to Bidders dated April 17, 2020

S&ME Geotechnical Exploration Report dated August 21, 2019

#### Associated Specifications:

Division 00 Procurement and Contracting Requirement

Division 01 General Requirements

099113 EXTERIOR PAINTING

099123 INTERIOR PAINTING

079200 Joint Sealants

#### B. Subcontractor's work specifically includes:

1. All bidders to note project includes all plans and specifications for the Two-Story Classroom Addition, ROTC Building, Cafeteria Expansion, and Classroom 413 Renovations This scope of work includes the painting and preparation of all required areas and items except pre-finished items. Reference schedules in plans and specifications as related to this scope of work including, but not specifically limited to the following items as required per plans and specifications:
  - a. All prep of hard surfaces to receive paint
  - b. Any special coatings as may be required per specifications.
  - c. All gypsum board assemblies
  - d. All ceilings and ACT to receive paint
  - e. All masonry to receive paint
  - f. All concrete to receive paint
  - g. All concrete floor sealer/paint/epoxy in rooms as specified, including buffing, scraping, cleaning of all foreign debris, mopping, etc. prior to installing floor sealers as per manufacturer's recommendations. Sealing of floors will be done during the final cleaning stage of the project and applied by rolling in compliance with manufacture recommendations. include color tenting of concrete sealer
  - h. All painting of all HM doors and frames (including any metal frames for wood doors)
  - i. Prime and paint Wood / exposed plywood



- j. This contractor to paint all exposed mechanical/electrical/plumbing/fire protection items including piping/conduit/downspout boots, etc.
- k. Painting of exposed MEP piping (including exterior gas piping)
- l. Stairs
- m. Hand railings – including all prep work, specifically removing of any fabrication oils on handrails
- n. Bollards
- o. Lintels
- p. Access doors
- q. Miscellaneous steel
- r. All other epoxy coating in its entirety (including priming as may be required). This is inclusive of the proper installation of epoxy coatings in compliance with all project documents and manufacturer's recommendations. This includes ROTC Flooring
- s. ROTC shooting lane striping
- t. All exposed ceilings – except ROTC Exposed ceiling. Any exposed steel on walls to be painted.
- u. Countertop supports
- 2. All surface preparation and application operations, including but not specifically limited to the following
  - a. Masking
  - b. Filling voids
  - c. Cleaning
  - d. Protection
  - e. NOTE: Contractor to ensure protection of all items not to receive paint while performing work.
- 3. Work to include all painting related caulk, including, but not specifically limited to the following items as required per plans and specifications:
- 4. Caulking of all interior hollow metal door frames
  - a. Gypsum board to masonry/concrete
  - b. Gypsum board to gypsum board at interior corners
  - c. Tile/Schluter strips to other surfaces
  - d. Hollow metal door frames to VCT
  - e. Access door frames
  - f. Metal Stairs to adjacent surfaces
  - g. Rubber treads/risers to steel stairs
  - h. NOTE: Paint related caulking is determined to be any caulking which does not require a backer rod to caulk (i.e.: expansion/control joints are NOT the responsibility of the painting contractor)
- 5. To insure proper drywall and paint finish is received, the drywall subcontractor is responsible for completing touch up on prime coated walls before the Painter completes the finish coat of paint. It is the responsibility of these two trades to work together to ensure that these activities are coordinated and to achieve the highest level of quality according to industry standards
- 6. Cleaning and caulking of slab control joints prior to sealing floor.



7. Subcontractor is to include 100 hours of touch up to be used and accounted for at the CM discretion. This touch up is work above and beyond industry standard punch list touch up and does not relieve the contractor of punch list obligations. CM's on site supervision to sign tickets for said touch up. The associated line items for this scope will be documents and tracked in the subcontractor's schedule of values. Any unused portion will be deducted from the subcontracts contract value. The time shall not be billed against this time without approval of construction manager prior to the work happening.

C. Subcontractor Specific Requirements:

- The following is a general outline of items specifically included, but not limited to, under this agreement:

- A. Submittals must be uploaded onto WMJ Sharepoint site for review. To gain access to Sharepoint site please contact the Construction Manager within 5 days of receiving the contract. All submittals are expected to be received no later than 20 days of receiving the contract unless discussed and approved by the Construction Manager.
- B. Delivery Requirements: As coordinated by Subcontractor with WMJ on site Superintendent. Subcontractor is responsible to coordinate delivers with vendors. The construction manager will not provide equipment to unload subcontractor materials. Please keep in mind the school will be in session during normal school hours and all deliveries must be scheduled. NO DELIVERIES WILL BE ACCEPTED BETWEEN THE HOURS OF 7:00AM AND 8:00AM and 2:00 and 3:30PM MONDAY THROUGH FRIDAY (this excludes deliveries on small company pickup trucks and/or small box trucks as approved by project superintendent). Saturday deliveries will be accepted only on the approval of the project Superintendent.
- C. Subcontractor is responsible for scheduling, coordinating, preparing and documenting all testing, inspections, and punch-list with the Owner, Architect, Engineer, Owner's Commissioning Agent, inspection agencies, and required local authority(s) having jurisdiction. All pre-testing and testing requirements needed to achieve temporary and permanent certificate of occupancy and the construction schedule is included.
- D. It is the responsibility of this Subcontractor to anticipate inspection delays in the installation durations and sequence such work ahead of others as not to impose delays in the schedule.
- E. Any and all requirements for mockups for approval of assemblies on this project are fully included.
- F. In addition to the requirements of the specifications, Subcontractor will supply Shop Drawings that include all dimensions, mounting details, and/or pad layout, weight, color, power requirements, ventilation requirements, and all special attachments and mounting details as applicable to their own scope.
- G. This Subcontractor should provide protection for ANY new and existing installations as part of this Project. If protection provided by others is not sufficient to support/protect the work as part of this scope, this Subcontractor shall provide additional protection as may be required to fully protect that equipment or installation.
- H. All damage to paint primers or applied factory finishes damaged during install shall be repaired by this Subcontractor.



- I. Final cleaning of all equipment prior to Final Project Completion including removal of shipping stickers, etc. This shall apply to all existing installations as well as new installations

D. Allowances:

- a. The Subcontractor is to include the following allowances in their base bid amount. These allowances will include all overhead and profit and will be identified on a separate line item in the payment application schedule of values. The Construction Manager is solely responsible for determining what work will be charged against these allowances and all said work must be authorized in writing by the Project Manager or Superintendent prior to commencing. Subcontractor will submit daily work slips for verification and actual costs against this allowance will be reconciled at the completion of the project. Any work performed by Subcontractor that was not previously authorized by the CM will not be reimbursed.

E. Unit Prices

- a. Unit prices quoted and accepted shall apply throughout the duration of the contract and are inclusive of all overhead costs, insurance, bonding and profit. If necessary, Subcontractor agrees to provide labor and/or materials and/or equipment to perform the following work on a unit price basis for the unit prices stated below. Should additional Unit Prices be necessary, these will be agreed upon and included here after the completion of the post-bid scope review meeting

F. Alternates:

- a. The subcontractor is directed to reference the big form for applicable project alternate prices to be included with the Subcontractor's Bid. Alternate Prices shall include all cost associated with the changes, omissions, additions or other adjustments to the work of the Bid Package as described in the alternate, or are reasonably inferable therefrom. Alternate Prices shall include all cost of overhead, profit, and bond premiums associated with the work of the Alternate whether additive or deductive. Claims for extras resulting from changes caused by the acceptance or rejection of any alternate will not be allowed. The Drawings, Specifications, Project Manual, Addendum(s), and other Contract Documents shall be considered appropriately modified by either the acceptance or rejection of the various Alternatives. The Construction Manager and Owner expressly reserve the right to accept or reject any, or all, Alternate Prices and in any sequence. Acceptance or rejection of any alternate does not relieve the Bidder of timely completion of the Work within the time periods indicated.