Trade Partner Scope of Work

Exhibit A

BP- 09A Metal Stud Framing/Drywall/Insulation

North Brunswick High School Addition and Renovations

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
053100	STEEL DECKING – at cafeteria only
054000	COLD-FORMED METAL FRAMING
061600	SHEATHING
072100	THERMAL INSULATION
078413	PENETRATION FIRESTOPPING
078443	JOINT FIRESTOPPING
079200	JOINT SEALANTS
081113	HOLLOW METAL DOORS AND FRAMES (installation only)
092216	NON-STRUCTURAL METAL FRAMING
092900	GYPSUM BOARD
083113	ACCESS DOORS AND FRAMES

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.
2. Provide all Gypsum Board Assemblies including, but not limited to, the following general outline: All structural and nonstructural cold-formed metal framing of all-inclusive studs, hat channels, lintels, clip angles, welding, touch-up painting, reinforcements, fasteners, deflection tracks, fire stop tracks, strapping, grouting/caulking of tracks, furring channels, slide clips to building structure, lateral wall bracing, hanger wire, and all other incidental items required and in strict accordance with Contract Documents, manufacturer's written instructions, and local building codes.
   a. Include all interior walls and masonry furred walls

b. Include all interior soffits, fascia's, bulkheads
c. Include all exterior soffits complete at building exterior including wood blocking
d. Include all hard ceilings
e. All in-fill framing required at steel beams and columns to receive insulation and/or drywall
f. All required storefront and curtain wall framing support system.

3. Include multiple mobilizations as required by schedule
4. Subcontractor shall assume a complete metal stud framing system with treated 2 x 4 wood blocking around all Door, window and storefront, vent locations whether indicated on contract drawings or not (all store front and window / door openings at framed walls and masonry locations).
5. All z channels and framing behind metal wall panels.
6. All gypsum wall board, tile backing panels, cementitious backing panels, cementitious wood fiber ceiling panels, high impact, water resistant, fire resistant, etc. at all walls, ceilings, soffits, bulkheads, etc.
   a. All interior of corridor walls to be installed with moisture resistant board and fire taped from roof deck to 1' above ceiling grid prior to building close in. Coordinate with Superintendent and MEP trades for location of priority walls and penetrations.
7. Provide and install all FRP panels to included J channel, closer / continuation strip between panels to create and complete finished project.
8. Provide and install corner guards
9. Tape and finish all drywall including accessories (corner bead, control joints, j-bead, u-bead, L-C beads, edge trims, reglets, reveals, etc.), fire-taping of fire walls and rated sub-ceilings, etc. All finishing shall be per the finish levels specified. Subcontractor is responsible for obtaining Architect's approval of all reglet and reveal layout schemes as detailed on the Contract Documents prior to installation.
10. 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
11. Include patching and repairing of drywall around eye wash station and around removed casework in room 403.
12. Include patching and repairing of drywall around all wall mounted and demolished areas in room 403. Include point up and finishing of all existing walls of room 403 classroom renovation
13. In addition, also include eighty (80) man hours of additional work by this contractor to be utilized at the discretion of the CMAR via written request for other purposes.
14. Install all hollow metal door frames in metal stud partitions (interior and exterior) in accordance with specification section 081113 including:
    a. Receiving, verification of quantities and damages, unloading, and distribution from delivery truck to point of installation.
    b. Protection of all received door frames
    c. Spot grouting of door frames, as specified

d. Bondo / repair all frames damaged from time of acceptance until such time work under this agreement is complete. (Include minor repair of 1/2 of all HM frames)

15. This Subcontractor is responsible for the installation including receiving, verification of quantities and damages, protection, storage, and distribution of all access panels located in or on assemblies. Access panels will be furnished by others to this Subcontractor for installation. Aesthetically caulking perimeter of access panels installed by this subcontractor is included under this agreement.
    a. Framed openings for all access panels required in assemblies provided under this agreement is included.
16. Subcontractor shall provide all required framed openings in drywall assemblies installed under this agreement for all trades including, but not limited to, ductwork, MEP items, cable trays, toilet accessories, fire extinguisher cabinets, drinking fountains, etc. This Subcontractor shall verify with other Subcontractors the required quantities, locations and sizes of openings to be provided.
17. Subcontractor shall provide all in-wall metal or wood blocking in drywall assemblies installed under this agreement for all trades including, but not limited to:
    a. Plastic Toilet Compartments, Toilet and Bath Accessories,
    b. MEP equipment
    c. Exterior/large format Signage
    d. Windows
    e. Ladders
    f. Tack Boards and Marker Boards, etc.
    g. All interior wood sheathing at ROTC building
    h. All phone, telecom, and electrical back boards
    i. Casework, shelving
    j. All window and storefront perimeter opening blocking
    k. All wood blocking for prefabricated exterior canopies
    l. Roof edges and parapet top
    m. This Subcontractor shall verify with other Subcontractors through the CMR the required quantities, locations and sizes of in-wall blocking to be provided.
    n. Note: all assemblies which will have a pull-out requirement shall have wood blocking in-lieu-of metal backing, which include grab bars, upper cabinets, wall mounted bathroom fixtures, wall mounted handrails, etc.
18. Provide all acoustical caulking and insulation at drywall assemblies installed under this agreement in accordance with the Contract Documents, etc. to meet specified STC ratings including all assembly tops, sills, perimeters, penetrations, etc.
19. Coordinate and install all required metal stud headers, sills, jambs, additional structural stud kicker assemblies, etc. with aluminum window whether indicated on the Contract Documents or not but required by approved metal stud and window shop drawings (provided by Contractor to Subcontractor).
20. Installation of brick veneer ties (provided by PB-04A (Masonry Subcontractor) at all exterior wall locations (framing and CMU backup). Subcontractor is responsible for coordinating installation elevation and layout with Contractor and insure proper

placement including trueness, level-ness, extension from building, proper installation with vapor barrier installed under this agreement, etc.

21. Subcontractor is responsible for fire labeling of all drywall assemblies by method approved by Architect and Owner in verbiage, letter sizing, and spacing approved by Architect at all rated wall/ceiling assemblies installed under this agreement.
22. All metal framing shall meet the wind load requirements outlined in the contract documents. Provide signed and sealed engineered cold formed metal framing shop drawings and calculations by a licensed and registered Engineer in the State of North Carolina as required by Contractor documents.
23. Furnish and install all interior and exterior blocking requirements with exterior grade or fire treated plywood sheathing or 2x material at metal stud wall conditions including, but not limited to:
    a. All interior wood sheathing at ROTC building
    b. All phone, telecom, and electrical back boards
    c. All in-wall blocking for rails, ladders, toilet accessories, casework, shelving, MEP equipment, coiling grille, mailbox lounge bench, counters, etc.
    d. All window and storefront perimeter opening blocking (shown or not shown)
    e. All wood blocking for storefront base support
    f. All wood blocking for prefabricated exterior canopies
    g. Roof edges and parapet top
24. Provide all Fire Resistive Joint Systems & Penetration Fire stopping Systems resting on top, installed within, encapsulated by, or concealed by this Scope of Work at all drywall partitions and assemblies under this agreement, including, but not limited to, surface preparation, caulking, fiber insulation, primers, etc. This shall including all wall perimeters, tops, sills, penetrations, openings, etc.
    a. Provide all fire safing and caulk at wall perimeters, sills, penetrations (other than mechanical, electrical, plumbing, and fire sprinklers systems which will be by others), openings, control and expansion joints, etc of all assemblies provided under this agreement.
    b. All fire safing is included
        i. Include fire safing assembly at tops of all masonry walls
    c. Installation of fire taping at existing Cafeteria AHU room ceiling and fire safing of top of existing wall/ceiling connection
25. The following is a general outline of items included, but not limited to, under this agreement for Gypsum Board Shaft-Wall Assemblies:
    a. Furnish and install all gypsum board shaft-wall assemblies including framing, sheetrock, fire rated sealants, liner panels, etc. in accordance with the Contract Documents.
26. Subcontract includes providing and installing insulation as shown or referenced in the contract documents. Provide all building insulation, faced fiber insulation, rock wool, etc. where resting on top, installed within, encapsulated by, or concealed by this Scope of Work including, but not limited to, the following general outline:
    a. Provide all specified vapor retarders, adhesives, retaining washers, anchors, etc.
    b. Taping of all joints is included, as required by Contract Documents.

c. Install insulation in longest manufactured lengths and widths. Piecing of insulation is not acceptable.
d. All insulation at exterior framed and sheathed walls, around and behind steel beams at exterior wall conditions, above exterior soffits and ceilings, column enclosures, furred masonry walls, etc.
e. All insulation at building interior drywall partitions, column enclosures, etc.
f. All batt insulation above drywall ceilings and soffits

27. Pay close attention to architectural sheets detailing wall and ceiling details regarding fire ratings, UL assemblies and special metal shapes for ceilings, exterior sheathing, etc.
28. Provide and install of column covers (2ea) at cafeteria expansion.

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.