Trade Partner Scope of Work

Exhibit A

BP-21A Fire Protection

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

Division 21 Complete
078413 PENETRATION FIRESTOPPING – as applies to own work
078443 JOINT FIRESTOPPING – as applies to own work
079200 JOINT SEALANTS – as applies to own work
083113 ACCESS DOORS AND FRAMES – as applies to own work
DIVISION 22 – As Applies to this Scope
DIVISION 23 – As Applies to this Scope
DIVISION 26 – As Applies to this Scope

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. Fire sprinkler to be delegated design. Subcontractor responsible to provided calculations and drawings by certified licensed designer.
3. Provide splash pads for all exterior drains. All drains within mechanical spaces should be piped to floor drains.
4. Scope includes signage and/or labeling of all own piping as required by specification.
5. Subcontractor's scope included sleeves for all penetrations, fire rated penetrations assemblies through slab, fire caulk and or smoke caulk in wall penetrations.
6. Fire protection systems starting at a flange installed 1' above finished floor elevation.
7. Subcontractor's scope includes drain down assemblies, fire department connections and escutcheon required on exterior of building for working system but not shown on contract drawings.

8. Furnish as-built drawings and calculations along with required spare parts as required by NFPA-13 in the sprinkler riser room.
9. Locate/layout and supply access doors for your own work in ceilings/walls where access would be required – installation by others
10. Include provisions for zone installation and testing of fire protection system. Coordinate zone locations with W.M. Jordan.
11. All core drilling/saw cutting for any penetrations as required.
12. Include cutting of all newly installed ceiling tile for installation of work under this scope.
13. Paint preparation and painting of pipe as required. No rust on pipe permitted.
14. Provide all necessary temporary protection as may be required during construction.
15. Tie-in of the building utility systems to site piping will be performed by the last trade to install their pipe for each system.
16. Installation of tie in pipe to existing building will require evening, holiday, weekend work (see schedule) to coincide with school's calendar breaks.
17. Scope includes any heat tape required due to exposed piping prior to and after pump assembly where exposed.
18. BIM Modeling (as required by Construction Manager):
    a. Prior to and during construction of this project, the Construction Manager will leverage BIM (Building Information Modeling) for various processes. If a subcontractor intends to use a third-party modeling firm, then this should be indicated in their bid. The CM reserves the right to reject third-party modeling firms at their discretion. Subcontractors that have been awarded the above referenced project will be responsible for the following activities and deliverables.
    b. All phases of design (architectural, structural, MEP) been created in AutoDesk Revit and each model will be turned over to subcontractors for their use in creating their own models.
    c. It is the intent of the CM@R to use design models to assist in reducing the time frame of coordination, and coordinate shop drawings, however 3D coordination of MEP trades is still required. Design models must be thoroughly vetted to determine completeness and accuracy.
    d. Drawings shall be sufficient detail to show overall ductwork dimensions, clearance and relative locations of the work in allotted spaces. Duct work routing and sectional elevation shall be provided for congested areas.
    e. Weekly coordination meetings for the duration of the coordination processes
    f. Maintaining the coordination schedule created by WM Jordan
    g. Distribution of models between subcontractors
    h. Running web-based or on-site coordination meetings at least once per week or as necessary to meet the coordination schedule
    i. Models created in software that is compatible with Autodesk Navisworks Manage, and the .nwc exports of these models. Models must contain all content required for coordination of the following trades: Mechanical (duct and pipe), Plumbing, Fire Protection, Data/IT, Structural Steel, and any other trades with scope in the underground or above-ceiling space.

j. BIM coordination not required for ROTC and Classroom 413. 2 Story addition and Cafeteria only.

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.