Trade Partner Scope of Work

Exhibit A

BP-22A Plumbing

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 22 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 21 – 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. Plumber to install temporary water back flow preventer, water usage cost to be paid for my construction manager. Temporary water service with hydrant will be provided at 2 locations close to building. To be removed by plumber at end of job.
3. Plumber to provide temporary water service to CMR trailer. Connection to trailers service to be made by plumber, to be removed at end of project.
4. Plumber to connect CMR trailer sanitary to storage tank (tank provided by other)
5. Includes tie in of water service supply & waste piping to 5' outside of building envelop.
6. Includes backfill & compaction of trenches.
7. Includes associated sleeve, fire stopping / smoke caulking of all own penetration. Subcontract includes fire rating penetration of slabs as required.
8. Includes vibration isolation, includes seismic restraints

9. Layout of housekeeping pad, concrete installed by others.
10. Include all layout of your work from control provided by others.
11. Flushing and testing of domestic water lines.
12. Includes all gas piping and assemblies.
13. Includes the flushing and snaking of all toilet waste lines from toilets to exterior of building at completion of project to confirm no obstructions at time of project completion.
14. Provide access door in gypsum / masonry for access to own work. (Installed by others).
15. Plumber will provide control valve prior to connection point of all locations
16. 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.
17. Competent Supervision shall be provided by the subcontractor anytime a commissioning meeting is taking place. Also, competent supervision shall be provided during all functional performance testing and jobsite inspections.
18. Plumber to test every drain once fixture is installed and provide certification that drainage is working properly prior to building final.
19. Subcontractor shall supply and install solid interceptor and or grease trap.
20. Plumber shall take Civil underground rough in piping 5' from building, extending the piping and turn the piping up at foundation to connect exposed down spout piping. Boot to be provided by Roofer.
21. Subcontractor to include plumbing hookup of all residential kitchen appliances
22. Subcontractor to include all own penetrations through fire rated assemblies. (Including fiber insulation, fire safing/caulking, etc)
23. Subcontractor to include all demo associated with Plumbing.
    a. Close coordination with Selective Demo subcontractor and MEP subcontractors will be required
    b. Selective Demo subcontractor and MEP trades are required to walk project prior to demo start (on each phase) to mark items to be removed and where demo should start/begin. This walk through will be recorded (itemized list) and marked on set of drawings to be agreed upon by all trades.
    c. Subcontractor to include an allowance of 20 man hours of selective mechanical demo for any area found needing to be demolished outside of BP-02A/BP-22A scope to be used at the discretion of W.M. Jordan.
24. 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 piping (including insulation)/conduit 1-1/2" or greater, clearance and relative locations of the work in allotted spaces.
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.