

## EXHIBIT "A"

Attachment to **Subcontract/Purchase Order No.** by and between [insert full legal name of subcontractor/seller] and **J.M. Thompson Company**. For **BP-15.2 Plumbing, The Healing Place of New Hanover County**

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### SCOPE OF WORK/SUPPLY AND CLARIFICATIONS/QUALIFICATIONS

#### **1. Scope of Work/Supply**

The Scope of Work/Supply is identified in the following Specification Section(s) and further described below:

<u>Specification Section</u>	<u>Description</u>
220513	Common Motor requirements for Plumbing Equipment
220516	Expansion Fittings & Loops for plumbing piping
220517	Sleeves & Sleeve Seals for plumbing piping
220518	Escutcheons for plumbing piping
220523.12	Cball Valves for plumbing piping
220523.14	Check valves for plumbing piping
220529	Hangers & Supports for plumbing piping & equipment
220553	Identification for plumbing piping & equipment
220719	Plumbing piping insulation
221116	Domestic water piping
221119	Domestic water piping specialties
221316	Sanitary waste & vent piping
221319	Sanitary waste piping specialties
221319.13	Sanitary drains
221413	Facility storm drainage piping
221423	Storm drainage piping specialties
223300	Electric domestic water heaters
223400	Fuel fired domestic water heaters
224213.13	Commercial water closets
224213.16	Commercial Urinals
224216.13	Commercial lavatories
224216.16	Commercial sinks
224716	Pressure water coolers

<u>Related Section</u>	<u>Description</u>
Division 0	Project Information
Division 1	General Requirements
All other divisions	

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**The Contract Documents indicate the general Scope of the Project in terms of the design concept, the dimensions/types/locations of structures, utility and other systems and the outline of major elements of construction. The Contract Documents may not be complete and may not necessarily indicate or describe in complete detail all work required for the full performance and completion of Trade Contractor’s Work. Trade Contractor understands and agrees that they are to furnish all items required for a complete and functioning system; all work shall comply with applicable code requirements and the intent of the Architect/Engineer.**

### **1.1 GENERAL PROVISIONS – All Trade Contractors**

1. the Contract Documents, applicable codes, state and local authorities. The work on this project may involve working in or adjacent to a roadway. Specific requirements relating to eVerifi, flagman, employee training and documentation apply, subcontractors shall note these requirements in the contract documents when preparing their bids.
2. Subcontractors shall provide a directly-employed, dedicated full time Superintendent to the project at all times that work or deliveries are being performed by the subcontractor or its sub-subcontractors, or as required for the proper coordination between trades. This individual must be fully trained in all aspects of Environmental Health & Safety and possess the required certifications as required by the Safety and Health Management Program. The Superintendent shall not be replaced or removed by the Subcontractor without the written consent of the CM. However, the CM at their discretion may direct Subcontractor to replace the Superintendent with a mutually acceptable replacement. The superintendent must be English-speaking, and must have access to a mobile phone a direct company email.
3. Subcontractor shall inspect and verify, at least two (2) weeks prior to the start of their Work that all requirements for installation are complete and acceptable as required for installation to begin. This verification shall be submitted to the Construction Manager in writing. The site review shall include, but not be limited to a detailed review of all work in place furnished & installed by others. Items that do not meet the installation requirements must be identified accordingly.
4. Within (14) days of Notice of Award of the Subcontract, Subcontractor shall submit a detailed schedule for the entire scope of the subcontract, including a detailed schedule of values broken down into labor and material costs for each portion of the work, shop drawings, submittals, production schedule, delivery, and installation that will meet the milestone dates identified in the Construction Schedule (Exhibit D). This schedule is to be updated and submitted to the Construction Manager bi-weekly throughout the performance of this Scope. Submission of Schedule Updates and Recovery Plans (if required) shall be a prerequisite to the acceptance and processing of Subcontractor’s Monthly Application for Payment.
5. Install sleeves and/or blockouts pertaining to your scope of work. Maintain sleeve and blockout opening protection. If Core drilling or saw cutting is necessary, submit a request to the engineer of record for approval prior to proceeding. Provide tradesman on standby for duration of all concrete pours to insure integrity of blockout, sleeve or embedded item is maintained. CM will provide only those openings indicated on the structural drawings. Seal and firesafe all penetrations in accordance with the contract documents and local code requirements. Firesafing shall be installed by a trade contractor regularly engaged in that business and not self-performed by the subcontractor’s own forces.

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6. The maintenance period initiates at the completion of final inspections, and an effective warranty date will be issued by the CM, not from date of installation. Subcontractors shall take note of extended warranty requirements outlined in the specifications. For warranties that extend beyond the normal period, a separate warranty may be required to be written directly between the Owner and subcontractor.
7. Subcontractor shall be totally responsible for the delivery, receiving, unloading, storing, handling, protecting, hoisting, distributing, delegated engineering, layout and installation of all materials installed under this scope. Material deliveries to the jobsite shall be coordinated and approved by the CM's project superintendent. Materials shall be delivered to the jobsite, tagged/labeled in an orderly manner, protected from exposure, and free of damage. In general, materials shall be ordered and shipped for "just-in-time" delivery to avoid congestion and damage from excessive storage of materials onsite. Subcontractor shall provide trained, competent flagmen for hoisting, moving and unloading of material.
8. Subcontractor shall be responsible for taking all field measurements that are necessary to insure the proper installation of Subcontractor's work in coordination with the work of other trades. Field measurements shall be taken and coordinated in a timely manner in order to avoid delaying the project.
9. Subcontractor shall include all dewatering necessary for the performance of their work, such that should standing water be encountered in an area of work, Subcontractor shall employ the means necessary for removal.
10. Subcontractor shall include all submittals, shop drawings, as-built drawings, O&M manuals, extra materials, and Owner training as specified. Subcontractor shall complete all submittals within thirty (30) days of the date of award of the subcontract. Subcontractor will be required to utilize the Project Team Procure platform. All submittals will be processed in an electronic format, as well as document control, field activity tracking, reports, punch listing and commissioning. Subcontractor shall provide the necessary equipment, personnel and training to support these functions on site. Any deviations, changes, and/or discrepancies differentiating the shop drawings from the Contract Documents shall be clouded and clearly marked requesting the Architect's/Engineer's review and approval. It is understood that the Subcontractor shall furnish all product submittals per the Contract Documents. Substitution requests must be submitted prior to receipt of bids as outlined in the Instruction to Bidders. Substitution requests received after the deadline will not be entertained. Provide 2 sets of physical samples to be submitted to the Construction Manager.
11. Subcontractor shall cooperate fully with building inspection officials, third-party inspectors, and designer's designated representatives for review and inspection of the work of this Subcontract. Subcontractor shall provide access to any and all areas for required testing, including providing scaffolding, safety equipment, lifts, etc as required. Subcontractor shall promptly remedy all rejected or disapproved work.
12. Safety Provisions
  - a. Subcontractor shall comply with all provisions outlined in the Safety and Health Management Program (SHMP), which includes but is not limited to, the following:
    - Submission of Corporate Safety Program
    - Submission of Site-Specific Safety & Health Plan
    - Submission of Daily Pre-Task Plans for each crew
    - Submission of Monthly Man-hour Report

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- Attendance by each employee at CM's Site-Specific Safety Orientation
  - Attendance by each employee at Weekly Site Safety Meeting
    - Performance of all Work in accordance with OSHA and the guidelines identified in the SHMP
    - Compliance with 100% continuous fall protection where exposed to fall hazards over 6'
    - All field personnel shall attend, a four-hour Injury Free Environment (IFE) training session.
    - All tradesmen must have the proper license and/or certification to operate equipment/tools required for that trade. All licenses and certifications must be included in the Subcontractors Project Specific Safety Manual.
13. Include all surveying, engineering and layout from existing benchmark's and coordinates for this scope of work. The CM will provide one north/south & east/west control point on the site along with a benchmark elevation. This subcontractor shall be fully responsible for all field engineering required to transfer to work location. Subcontractor shall take note of the requirements for As-Built Documentation; drawings shall be updated on a daily basis and turned over to the CM electronically on a monthly basis. The Subcontractor shall provide a complete for-record set of electronic as-built documents at the completion of the project, as well as one complete paper copy.
14. Subcontractor should employ the use of subcontractor provided off-site storage facilities and just-in-time. Limited access may require 2nd & 3rd shift material/equipment deliveries, to be coordinated with the CM. Subcontractor shall be fully responsible for all equipment required for unloading. Stored materials may only be submitted for payment when stored on site, received in a timely fashion and with prior approval of the Owner and CM. Subcontractors shall not anticipate stored material payment prior to installation. Protection of said materials utilizing shrink wrapping, visqueen, tarps, etc. is the responsibility of the subcontractor.
15. The subcontractor will staff the project with adequate manpower; supervision and equipment required to complete all activities on or before scheduled dates without the planned use of overtime. The Project Schedule is based on 5 days per week, Monday through Friday, starting at 7:00 AM; Project start time may be adjusted with Daylight Savings Time to maintain safe work conditions at the discretion of the CM. A four ten-hour day work schedule will not be allowed. Weekend and after-hours work shall be requested by the Subcontractor and approved by the CM forty-eight (48) hours in advance. The Subcontractor shall anticipate normal weather conditions (defined as weather patterns and conditions within the 5-year climatic range for the same time period as defined by NOAA for this region) and shall be responsible to maintain the project schedule at no additional cost. The First Tier Subcontractor's Superintendent shall be present onsite during any overtime or weekend work being performed by the Subcontractor or their sub-subcontractors. Multiple mobilizations may be required.
16. Subcontractors shall anticipate that limited onsite parking will be available.
17. Pre-Installation Meetings: The subcontractor shall provide their project manager and superintendent to participate in pre-installation meeting including CM, Architect, and Manufacturer Representative, to verify project requirements, substrate conditions, manufacturer's installation instructions, manufacturer's warranty requirements, architectural details and safety program, quality control and schedule, prior to starting any work onsite.

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18. Subcontractor understands that weekly project meetings will be held on the job site. Subcontractor agrees to have the Project Manager and Superintendent attend all required meetings. Subcontractor will attend meeting beginning 3 weeks prior to that subcontractor's start of work on site. Subcontractor will attend additional meetings as directed by the CM. Unexcused absences will be charged to the subcontractor at the rate of \$500.00 per meeting.
19. All Subcontractors are responsible for their own continuous daily work area clean up, in addition to maintaining all stored materials in an organized well-kept manner. This cleanup must be done on a continuing basis, with debris sorted as outlined in the specifications. Each Subcontractor crew shall be equipped with broom, dust pan and trash bags to broom-sweep all areas in which they are working and shall fully remove all debris resulting from this Scope of Work from the building/site and dispose of in dumpsters on a daily basis. Hazardous materials are to be disposed of off-site by the subcontractor in accordance with all Federal, State and Local requirements. In addition, for each week that the subcontractor has any field labor active on the site, they will provide sixteen hours of an experienced laborer to participate in a composite clean-up crew, specific days and times to be determined.
20. Tobacco products will not be allowed onsite at any time. At no time will tobacco products be allowed within the building structures or within 25 feet of an entrance, intake, or other opening.
21. This Subcontractor shall provide all wash down, cleaning and touch-up painting of his Work as required for the proper completion and acceptance of the Work. Clean installed products in accordance with manufacturer's instructions at such time as agreed to or directed by CM. This Subcontractor will provide protection from damage to, and be responsible for his Work until acceptance by the Owner.
22. Subcontractor will be responsible for all testing as required by the specifications and shall give CM sufficient advance notice (not less than 24 hours & more if required by specifications) of when and where inspection and/or testing will be performed by Subcontractor. Subcontractor must supply verification to the CM Superintendent of all testing and/or inspections required by code or specifications from the appropriate agency acceptance. Subcontractor shall be responsible for all fees incurring from failed inspections.
23. This subcontractor will be responsible for complying with all requirements as outlined in those specifications. Provide manpower and troubleshooting/engineering as necessary to support the Commissioning Agent.
24. Subcontractor shall include in the Scope of Work multiple "Mock-ups" or "Prototypes" as required to expedite the approval of any system or product or as required by Specification. Modification or reworking of the "Mock-ups" or "Prototypes" to achieve Owner/Architect/Contractor approval is included in the Scope of Work in accordance with technical specification. Expediting of materials to complete mock-ups early in the construction sequence is included at no additional cost to Construction Manager.
25. Subcontractor will comply with all quality related requirements listed in the Contract Documents. Subcontractor shall follow the protocols and procedures listed in the Quality Control Plan for this project.
26. Upon installation of the building temporary lighting by Electrical Subcontractor, any additional task lighting beyond OSHA/SHMP required foot-candles shall be the responsibility of each Subcontractor. Immediately notify the Electrical Subcontractor and CM of any area where sufficient area/access lighting is not present; do not proceed with entering the area until the condition is corrected. Lighting required for work areas

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outside the building structure shall be the responsibility of each subcontractor requiring same. Electrical Subcontractor shall provide 110 V temporary power within the building structure using the 100 ft. rule of thumb. Power required outside the building structure shall be the responsibility of subcontractor requiring same.

27. Temporary water will be available at one location on the site; distribution shall be the responsibility of the subcontractor. Hoses shall be routed and maintained to avoid leakage.
28. Builder's Risk Insurance is provided by the CM, any subcontractor incurring a loss with an approved claim shall be responsible for any deductible amounts not covered. Deductible amounts range from ten to twenty-five thousand dollars per claim depending on the nature of the event.
29. Provide all access doors required to access items through hard ceilings and walls, including duct mounted smoke detectors. Provide fire rated access doors where applicable. Access doors to be indicated on coordination drawings. All drywall and ceiling access doors required for complete access as required under this scope are furnished by this Trade Contractor. Installation by others. Access doors shown on Architectural drawings are furnished and installed by others. Refer to architectural specifications for access door types and manufacturers.
30. All cutting, burning, welding and grinding operations shall employ a fire watch, equipped with a fire extinguisher, as outlined in the SHMP. This individual shall be properly equipped and trained. This individual(s) shall be other than the designated site safety supervisor.
31. This subcontractor shall include all required design, professional liability insurance, and engineered drawings, by a professional engineer licensed in the state of North Carolina, per the performance requirements, for systems requiring design.

### **1.2 TRADE SPECIFIC SCOPE OF WORK ITEMS (Including but not limited to the following)**

1. Subcontractor includes all labor, materials, hoisting, equipment, safety measures, and accessories necessary to furnish, deliver, erect, and install all Work described in this scope, as shown on the Contract Documents, and as otherwise required for a complete and functional system, including but not necessarily limited to the following items:
  - a. Domestic water service
  - b. Backflow protectors
  - c. Hot water heating system
  - d. Sanitary, waste, and vent piping systems
  - e. Gas piping systems including vents, shut-offs, and equipment connections
  - f. Exhaust flue systems for equipment provided under this subcontract
  - g. Roof drains and rain leaders including overflow piping systems.
  - h. Elevator sump pumps

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2. Prior to Final Commissioning by the Owner's agent, the Subcontractor will execute and document the pre-functional checklists and system functional performance tests as outlined in the Commissioning Specification. The Subcontractor will provide documentation that systems are complete and functional before the Final Project Commissioning is scheduled.
3. Provide plumbing connections shown or not shown on plumbing documents, for all equipment and furnishings provided by others as shown on Site/Civil, Architectural, Mechanical or Plumbing documents.
4. Utility subcontractor is to provide the Domestic water line to 5' outside of the building. Site contractor to flush and sanitize the line prior to connection by this subcontractor. Subcontractor is to flush and sanitize the lines inside the building per New Hanover County requirements
5. Plumbing subcontractor is to connect to the gas meter furnished and installed by others
6. Install sleeves and/or blockouts for all Plumbing work. Maintain sleeve and blockout opening protection. Core drilling or saw-cutting may only be performed upon submission of a formal request to the Structural Engineer of Record and receipt of approval to proceed. Provide tradesman on standby for duration of all concrete pours to insure proper block-outs and sleeves are installed for Subcontractors work. Provide an individual who will be thoroughly knowledgeable in the location and type of all required masonry sleeves, embeds and blockouts. This individual will be responsible to work with the masonry crews on a daily basis to assure all openings are correctly located.
7. Seal and firesafe all penetrations by the Subcontractor in accordance with the contract documents and local code requirements. Firesafing shall be installed by Sub-Subcontractor regularly engaged in that business and not self-performed by the Subcontractor.
8. The Subcontractor shall prepare coordinated floor and wall sleeve opening drawings for review by the structural engineer. This will be for conduit, and pipe passing through concrete and masonry walls and floor slabs only. This Subcontractor shall layout the openings on the floor slab prior to the wall construction.
9. This Subcontractor is responsible for providing heat trace as indicated or required to prevent freezing of water or condensate lines provided under this subcontract. Include insulation jacketing as indicated or required. Include heat trace control panels to include tie-in to building automation system/controls for status, setpoints, and trouble/alarm signals by others. Electrical circuit to be provided by electrical contractor. BAS by Mechanical contractor.
10. Subcontractor is to connect temporary water lines provided by the site contractor at four points of discharge at finish grade level, and extend this service to one each location at each floor in each separate building/work area for use by other subcontractors. Location of points of discharge to be as directed by CM. Distribution system to be minimum 1" Schedule 80 PVC minimum. Provide heat trace for temporary water service. Include removal of temporary water service at completion of project or as coordinated with CM.
11. Coordinate roof drain installation with roofing contractor.
12. This subcontractor to slope waste and vent piping as indicated on pipe sizes per contract documents
13. This subcontractor shall provide all disconnect switches that are integral with plumbing equipment.

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14. Subcontractor is to furnish and install all back flow preventers with adequate clearances and support piping and drainage to the nearest floor drain.
15. Pipe and equipment labeling and identification, including painting of exposed piping and insulation work is provided under this subcontract.
16. Subcontractor to furnish and install all piping insulation for all items in this scope of Work.
17. Provide natural Gas lines from meter location throughout building. Include all gas vents to the exterior as required by code whether or not shown on contract documents. Gas piping to water heaters, boilers, instantaneous water heater, roof top units, HVAC equipment, and all other gas served equipment shall be furnished and installed by this subcontractor.
18. Subcontractor to install all gas regulators associated with HVAC equipment and the instantaneous hot water heater. Subcontractor shall coordinate with the mechanical contractor for determining final sizes based upon approved shop drawings.
19. Subcontractor is to install all escutcheons and other items for a finished appearance (in finished areas)
20. Domestic water piping complete including main line from building to connection on 3" site water line, including furnishing and installation building backflow preventer. Subcontractor is to furnish and install a complete and operable Domestic cold/hot water system including all piping, insulation, gas water heaters, electric water heaters, pumps, check valves, water hammer arrestors, instantaneous hot water unit, etc. Make final connection to site water main when directed to do so, and after verification that all testing, flushing, and sanitizing has been performed on site water main by others. Include all New Hanover County flushing and water testing requirements for health department approvals. Subcontractor is to include all excavation and backfill and disposal of excess fill required for their work.
21. Grease waste piping is to be installed to 5 ft. past the cleanout outside the building. Connections to the Grease line will be by this contractor. The balance of piping and grease interceptor is by the site utility contractor.
22. Rain leaders/interior storm lines are to be installed to 5 ft. past the cleanout outside the building. Connections to the storm line will be by this contractor. .
23. Provide isolation valves for all fixtures and equipment. At continuation locations, provide blind flange until subsequent work is completed
24. Subcontractor shall provide all temporary protection at floor drains and clean outs to protect the items during concrete placement/construction. The Subcontractor shall also remove the protection/plugs at a time determined by Construction Manager.
25. Pipe system shall be tested as complete systems and as partial systems as required to meet the schedule and flow of work so as not to impede the progression of construction.
26. If required remove from site and dispose of all water from chemical cleaning/flushing that is not allowed to be flushed into the storm or sanitary lines.
27. All prefabrication supplied to the project must be fully coordinated by the Subcontractor with the schedule and all other trades. This is to be accomplished during submittals and coordinated during coordination meetings. Pre-fabrication work plan must be submitted for approval to the CM prior to prefabrication being performed.



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28. Subcontractor is to excavate/backfill/compact all fill and remove all spoils necessary for the work within this package. If excavated materials, which have been adequately protected from the elements, are unsuitable or too wet for backfill, subcontractor will backfill with approved stone fill (or flowable fill as approved by the CM) and remove from the site the unsuitable soils. Backfill shall be placed immediately following installation, testing and inspection of the piping in the trench. Materials will be quantified by the Owners testing agency and reimbursed per unit price. Should the materials be unsuitable because of inadequate protection, the subcontractor shall be responsible for all costs associated with immediate removal and replacement, delays for material drying are unacceptable. This subcontractor shall include all excavation, backfill, compaction, and removal of spoils from site. Review of sequencing and schedule is included in this scope of work. Subcontractor shall be responsible for proper handling and off-site disposal of all spoils created by this scope of work.
29. All architectural access doors as required/specified for this work is to be provided and installed within this package.
30. Subcontractor shall furnish and install isolation valves at risers and branch runs, air vents at high points, drains at low points, anchors, pipe guides and expansion loops. Provide isolation valves at each toilet room and break room and similar areas.
31. Install all piping and sleeves to or at right angles to the building structure.
32. Testing and system certifications as specified. Include the following as specified: Water sample testing, weld testing, videotaping and vibration testing, backflow certifications.
33. Provide all make up water connections to mechanical systems up to and including the backflow preventer valve.
34. Subcontractor shall furnish and install all required anchor bolts, hangers, isolators, channels, unistrut, angles, embeds, plates, fire rated wood /metal strap blocking, backing, and grounds necessary for the installation of this scope of work. Provide all miscellaneous supports and hangers for the Plumbing work including miscellaneous support steel and hangers as required by the structural specifications. Plumbing work will be coordinated with wall layout to minimize conflicts with wall studs and track. Subcontractor shall take note of the required wall support steel/bracing to be installed as part of the steel/miscellaneous metals/masonry packages and shall anticipate that piping runs may need to be routed and offset to avoid these installations.
35. Subcontractor to cover and protect materials stored on site from dust, debris and moisture. This includes but is not limited to shrink wrapping, visqueen, tarps, etc. Stored material and equipment must be palletized and tagged identifying contents. Obtain approval from the Construction Manager prior to delivery of materials to identify storage area. Stored materials to be moved or relocated as directed by the Construction Manager. All prefabricated piping will be sealed at the fabrication shop to avoid contamination during shipment or on-site storage. Remove protective covering just prior to installation.
36. Subcontractor will be expected to perform field mock-ups and first work inspections for several typical work activities which are not necessarily required by specifications, in order to verify standards of quality for each work item.
37. Comply with all requirements for Vibration Isolation including concrete in bases. Bases shall be cleaned and field painted by this subcontractor.
38. Plumbing Subcontractor will install vent piping as shown. The vent piping is shown on the drawings.