



SCOPE OF WORK – 22-001 PLUMBING

Furnish and install any work included in, but not limited to, the following specification sections.

- General Conditions of the Contract
- Division 00 Procurement and Contracting Requirements
- Division 01 General Requirements
- 07 84 13.....Penetration Firestopping
- 07 84 43.....Joint Firestopping
- 07 92 00.....Joint Sealants
- Division 21.....Fire Suppression (as applicable)
- Division 22 Plumbing
- Division 23 HVAC (as applicable)
- Division 26 Electrical (as applicable)
- Division 28 Electronic Safety and Security (as applicable)

General Items

Furnish materials, equipment and labor, including all applicable freight charges and taxes for the following items that are part of contractor's scope of work:

1. Contractor to follow all OSHA and Edifice Safety at all times.
2. Provide full-time daily cleanup personnel with this scope while onsite. Daily cleanup is required for each trade. This cleanup person is managed by the CM to continuously clean the project, full time, from the start of their activities to the end of their activities on the project. For every fifteen (15) people or personnel on the jobsite the trade contractor shall provide one (1) cleanup person. Provide no less than one (1) cleanup person whether its their own personnel or temporary labor.
3. Contractor to provide full time supervision with this scope
4. Provide all required equipment, labor and material for a full plumbing turnkey project per plans and specifications.
5. Obtain and pay for all required permits and licenses to perform work.
6. Install, maintain, and remove water connections to CM construction trailer. Temporary trailer sewage tank hook up and dismantling is included.
7. Install, maintain, and remove temporary hose bibs for water usage during construction. Trade contractor should include temporary hose bibs at 2 locations onsite. Coordinate location with CM.
8. Provide dewatering of all their excavations. Discharge of dewatering shall be coordinated with Constructor's superintendent.
9. Furnish all plumbing fixtures per plans and specifications to include but not limited to water closets, lavatory, water coolers, sinks, and urinals. Submit plumbing fixtures for approval prior to ordering. No substitutions will be accepted without CM approval.
10. Furnish and install all floor cleanouts, mop sinks, floor drains, and wall cleanouts per plans and specifications.
11. Furnish and install all required faucets and related accessories per plans and specifications.
12. Furnish and install gas water heaters per plans and specifications.

13. Furnish and install all gas lines from gas meter to final terminations at equipment per plans. Contractor includes all related drip legs, caps, pressure regulators, unions, and supports. Final connection to plumbing equipment by Plumbing trade contractor. Final connection to mechanical equipment by others. Upon completion of testing, contractor shall label and paint all gas lines from the meter to final connection point.
14. Contractor is responsible for all required pressure testing of gas lines. Upon completion of testing, contractor shall label and paint all gas lines from the meter to final connection point.
15. Excavate and backfill with excavated spoils for all underground piping installations. Additional spoil material shall be removed of and disposed of offsite.
16. Contractor shall provide access door count and sizes for their complete system to door and hardware contractor as soon as practical. Door and hardware contractor will provide access doors. Contractor shall layout access doors for installation by masonry or gypsum trade contractor prior to are being enclosed.
17. Should the Contractor's work require excavation, the Contractor shall be responsible for performing any necessary utility locations prior to excavation. The Contractor includes hand-excavation as required to avoid damage to existing utilities.
18. Perform all testing and balancing as required by Contract Documents.
19. Furnish and install all underground sewer per plans. Site contractor will run sanitary sewer within 5' of the building pad. Final connection is the responsibility of the plumbing contractor.
20. Furnish and install all domestic water piping per plans and specifications. Site contractor will run domestic water within 5' of the building pad. Final connection is the responsibility of the plumbing contractor.
21. Backfill to bottom of concrete and tamp to meet project requirements. Pour back of concrete by others.
22. Furnish and install all housekeeping/equipment pads needed for this scope of work.
23. Install all overhead plumbing including waste, vents, water, per plans and local building codes.
24. Furnish all in wall carriers, sewer, vents, and water for new fixtures per plans. Coordinate installation with Framing and Masonry Contractor.
25. Furnish and install blocking behind all water lines. Copper strips are not acceptable blocking. Contractor to use fire rate lumber or metal studs.
26. Furnish and install elevator sump pump and drain piping as shown.
27. At all penetrations through firewalls, fire seal in accordance with contract documents. All penetration and joint firestopping must be installed per the required U.L. details specified and required by the AHJ.
28. At penetrations through non rated walls sound caulk penetration to adjacent wall construction.
29. Set fixtures to heights designated on Architectural plans. Provide blocking layout in wall to be installed by others as needed for all fixtures. Stone countertops provided and installed by others. Coordinate opening for sinks in solid surface with millwork contractor.
30. Furnish and install all roof drains and overflow system as shown. Contractor shall closely coordinate elevations/locations of roof drain assemblies with the roofing trade contractor. Contractor includes roof leader piping to 5' outside of the building footprint and final connection to storm drainage system (roof drain) and lamb's tongue (overflow roof drain).
31. Contractor is to provide installation of piping at footing locations or sleeving prior to installation of footings. Coordinate with concrete/masonry contractor as required. Contractor to include protection of roof leader piping by use of orange netting after installation.
32. Contractor to furnish and install grease interceptor tank, piping and connections for a complete system. Coordinate with site utility contractor as required. Final connection to site sanitary sewer is by plumbing trade contractor.
33. Furnish and install all required expansion tanks, air vents, and arrestors per plans.
34. Furnish and install recirculating pumps and circuit setters per plans and specifications including all related hardware.
35. Plumbing contractor understands seismic requirements and includes all required design, hangers, restrains, and hardware for plumbing lines.

36. Coordinate and support separate owner commissioning agent and their tests and certification in accordance with contract documents.
37. Furnish and install all insulation on lines where indicated per plans.
38. Coordinate wall framing requirements for water cooler with Framing contractor. Provide template for water cooler to be used for framed openings. Furnish and install required carrier for water cooler per manufacturer.
39. Coordinate floor drain placement with concrete contractor. Floor drains to be adjusted to be flush with floor finish. Plumbing contractor to provide a person during all slab pours to monitor items cast in place.
40. Contractor to coordinate water supply locations for all showers with architectural plans.
41. Contractor to furnish and install all prefabricated shower pans/assemblies, surrounds and accessories for a turnkey system.
42. Provide final caulking of all plumbing fixtures.
43. Clean-outs shall be installed where shown and where required by code.
44. Label all valves, water lines, shut-offs, and access panels.
45. Sleeves, blockouts, coring and supports for work within this package is by contractor.
46. Authorized factory start-up and owner training is included.
47. Testing and system certifications as required.
48. Contractor shall be responsible for any cutting or core drilling (and associated patching) required if sleeves are not used.
49. Contractor shall be responsible for all grouting of equipment and supports associated with plumbing equipment.
50. Contractor shall be responsible for all traffic control including flag men and barricades as required for the execution of the work of this contract.
51. Provide video tape of scope of work in accordance with AHJ requirements. In addition provide video of underslab sewer lines immediately after backfill prior to stoning AND a subsequent video after concrete slab on grade has been poured.
52. Contractor to provide installation and final connections to owner furnished and provided items. This includes all residential/kitchen appliances outlined in the project documents.
53. Properly label all water lines and flush before equipment hookup.
54. Contractor is to ensure all plumbing fixtures are working properly at time of completion.
55. The Subcontractor shall provide BIM modeling (L300 minimum) of all their systems. This is to be used for coordinating with other trades. Participation in weekly coordination meetings is required. A copy of the BIM execution plan has been provided to the trade contractor.