

Subcontractor Scope of Work
Exhibit A

Hobbs High School
Job No. 25213

BP-2300 – HVAC / Mechanical

This bid package is complementary to the Contract Documents (drawings, specifications, addenda, CM clarifications, and Bid Manual), is not intended to restrict or alter the intent of the Contract Documents and does not limit Subcontractor's responsibilities in providing all scope requirements of the Contract Documents. Subcontractor acknowledges this Scope of Work does not describe the full and complete work requirements of the project. Enumeration of specification sections herein is for the convenience of Construction Manager and Subcontractor.

Subcontractor shall pursue and execute all work described in the Contract Documents to include, but not limited to, providing all labor, materials, equipment, layout, engineering, scaffolding, tools, supplies, services, material and equipment handling (rigging, craning, hoisting, staging), temporary protection of own work, coordination of own work and interaction of work of others, home office and field administration, project management, scheduling, field supervision, quality control, safety, taxes (payroll, state, local, sales & use), insurances, permits, submittals, punch list, closeout documentation, and all other items necessary or reasonably incidental for the construction and completion of the work as portrayed herein:

SUBCONTRACTOR'S WORK SPECIFICALLY INCLUDES:

Division 00 – Procurement and Contracting Requirements
 Project Bid Manual dated 4/13/2026
Division 01 – General Requirements
Division 07 – Thermal and Moisture Protection
 Section 078400 Firestopping (as it applies to this scope)
Division 08 – Openings
 Section 083113 Access Doors & Frames (as it applies to this scope)
 Section 089100 Louvers
Division 22 – Plumbing (as it applies to this scope)
Division 23 – Mechanical
 Complete Division with exception of:
 Section 230593 Testing, Adjusting, and Balancing for HVAC
 Section 230900 Direct Digital Control System
 Section 232113.13 Ground-Loop Heat-Pump Piping
Division 26 – 28 Electrical, Communications, and Electronic Safety (as it applies)
Division 31 – Earthwork (as it applies to this scope)
All related Sections/requirements referenced within each Division and/or Section

SUBCONTRACTOR SPECIFIC REQUIREMENTS:

1. Project will utilize Building Information Modeling to facilitate the preparation of coordinated shop drawings. Participation in the BIM model is a requirement of this bid package.

2. Furnish all labor, material, equipment, sleeves, pumps, piping, ductwork, insulations, protective coverings, identifications, controls systems, associated conduit & conductors, devices, supports, hangers, angles, Unistrut, anchors bolts, accessories, and other incidentals, etc. to make a complete installation of all **mechanical systems** requirements:
 - i. **Scheduled mechanical equipment**
 1. Refer to Construction Documents and Schedules
 2. Include associated roof curbs
 - ii. **Piped Systems**
 1. Interior hydronic (CHW and HHW) piping
 2. Chemical Treatment systems
 3. Refrigerant and condensate lines
 - iii. **Ductwork**
 1. Install duct detectors provided by BP-2600 Electrical; coordinate location and installation with electrician and fire alarm contractors
 2. Furnish & install all access doors for dampers, duct detectors, etc.
 - iv. **Unit Heaters**
 1. Furnish & install all unit, duct, and electric baseboard heaters
 2. Furnish & install all control wiring and thermostats
 3. Electrical connections under BP-2600
 4. Furnish steel front cover as specified
 - v. **Grilles, Registers & Diffusers**
 1. Include additional wire to support grilles, dampers, etc. required to meet code
 2. Wires to be supported only from structure
 3. Do not attach wires to supports intended for equipment (duct, pipe, grilles, etc.) or light fixtures
 - vi. **Roof curbs** (duct supports, equipment supports, pipe supports, roof sleeves, vents, etc.):
 1. Coordinate locations & sizes of roof curbs with other trades
 2. Include all cutting requirements for roof deck openings
 3. Install wood blocking as required under curbs, supports, etc.
 4. Curbs to be seismic designed as required
 5. Insulate space between deck and unit as required
 6. Curbs to be of sufficient height to provide a minimum clearance of 12" between finished roof surface and roof equipment
 7. Secure all roof-mounted equipment as required
 - vii. **Louvers, Vents and Dampers** (manual, balancing, smoke/fire, motorized, backdraft):
 1. Include sheetmetal flashings, trim, blank panels, caulking, sealants, etc.
 2. Provide custom color as selected by Designer at no cost to the project
 3. Motorized dampers and louvers are furnished by BP-2309 HVAC Controls and installed under this bid package
 4. Associated controls, wiring & raceways, etc. furnished & installed under BP-2309 HVAC Controls
 5. Louvers in door panels are provided under others
 - viii. **Condensate drains** (piping, pans, pipe supports, splash blocks, etc.) for equipment provided

- ix. **Dryer and Kiln venting**
 - 1. Include vent box, duct, wall cap, vent, fan, etc.
 - 2. Connect to equipment installed by others
- x. **Foodservice equipment requirements**
 - 1. KEF-1 and MUA-1 units as scheduled
 - 2. All kitchen hood requirements
 - a. SST skirt/field wrap
 - b. Complete Ansul fire suppression system
 - c. Coordination for final connections and integration with other systems
 - d. Coordination with Foodservice to ensure hood size is sufficient to provide required coverage of its equipment
 - 3. All ductwork (grease, chimney, double-wall, welded) requirements
 - 4. All testing requirements
 - a. Include pre-testing of hood prior to final acceptance tests
 - b. Include three (3) Acceptance tests as part of base bid
 - c. Kitchen hood certification
- i. **Heat trace**
 - 1. Controllers to be sized for actual heat trace installed
 - 2. Coordinate circuit amperage requirements with BP-2600 Electrical prior to conduit rough-in
 - 3. Any cost to upsize conduit, conductors, or circuit breakers after rough-in or ordering electrical equipment resulting from Subcontractor's failure to timely coordinate will be borne by Subcontractor at no additional cost to project
- ii. **Identification and labeling**
 - 1. Label all access doors
 - 2. Include stencil painting, pipe markers, tagging, name plates & jacketing
 - 3. Include "power source" labeling for all equipment
 - 4. Include all conductor, conduit & raceway identification requirements
 - 5. Provide permanent color pigmented conduit in all areas above ceiling
 - 6. Include all marking requirements for above-ground geothermal piping installed under this bid scope
 - 7. Coordinate room names and numbers with approved signage schedule
- iii. **Direct Digital Controls System**
 - 1. All cabling to be Plenum-rated
 - 2. Provide all relays and monitoring modules for interfacing with Main Electrical Switchboard, Fire Alarm, Security, and other systems
 - 3. Fiber optic cable from Main Data Room to DDC main panel by others; all other FO cable requirements provided under this bid scope
- iv. **Testing, Adjusting, and Balancing**
 - 1. Testing, Adjusting, and Balancing provided turnkey under BP-2305
 - 2. Coordination and assistance is required as part of this scope
 - 3. Include belt and shive changes to motors as required
- v. **Geothermal Well Drilling**
 - 1. Geothermal well drilling and exterior piping provided turnkey under BP-3220
 - 2. Coordination is required as part of this scope

- vi. **Delegated-design**
 - 1. Include all seismic design and bracing requirements for this bid scope
 - 2. Include all associated cost to provide design, submittals, engineered sealed drawings, etc. as required for this scope of work
 - 3. Drawings signed & sealed by a Professional Engineer licensed in NC
 - 4. Provide Professional Engineer insurance certificate. PE insurance must meet Exhibit C requirements
- vii. **Excavation, backfill and compaction**
 - 1. Subgrade to be properly compacted, graded and left ready for others
- viii. **Firestopping**
- ix. **Construction Layout**
 - 1. Coordinate, layout & install sleeves, dampers, and other requirements for mechanical penetrations thru floors, walls, and roof deck
 - 2. Coordinate & assist in layout of all framed-openings required for mechanical penetrations in elevated slabs and roof decks
 - 3. Any penetration missed or incorrectly located will be corrected at subcontractor's expense
 - 4. Coordinate & assist in layout of all concrete housekeeping and equipment pads required for this bid scope; pads provided by others
- 3. **Additional Requirements:**
 - a. Construction Manager (CMAR) will pay for all initial Building and Trade permits
 - i. Subcontractor shall obtain and activate its respective permits
 - ii. Subcontractor shall be responsible for all re-inspection fees & associated costs
 - b. Provide all electrical requirements as indicated below:
 - i. Provide all motor starters, combo starters, disconnects switches and fuses, VFDs & VSDs, etc. required for a fully functioning system
 - 1. Installation by BP-2600 Electrical
 - 2. Items marked "Provide with unit" are to be installed by this bid scope
 - ii. All low voltage wiring, interconnect wiring, controls, etc. by this bid scope
 - iii. All load-side wiring, line-side wiring, and terminations by BP-2600 Electrical
 - 1. Coordinate terminations and equipment start-up with BP-2600
 - c. Include final mechanical connections to all equipment, whether furnished or installed under this bid package
 - d. Include all factory testing, start-up services and training as required for this scope
 - i. Include cost of required factory visits to witness testing for specification compliance
 - e. Furnish all access doors & frames as required for this scope
 - i. Installation in GWB assemblies by BP-0925 Drywall
 - ii. Coordinate locations of access doors prior to framing
 - iii. Label access doors as required
 - f. Protect ductwork from infiltration of dust & debris
 - i. Clean ductwork as required prior to testing and Owner acceptance
 - ii. Duct must be sealed when delivered and stored on dunnage
 - iii. Installed duct must be sealed at the end of each day
 - iv. Construction Manager reserves the right to reject any un-protected duct

- g. Include all required vibration isolation, pipe expansion supports, etc.
- h. Clean, prepare, prime, and paint all piping, ductwork, conduit, steel supports, hangers, and other mechanical items installed under this scope in accordance with contract requirements
- i. Furnish & install all sleeves for this bid package
- j. Include all flushing, chlorination, testing, and certification of systems as required
- k. Include participation in mock-ups as required
- l. All actuators and valves shall be rated for the environmental conditions they are installed
- m. Subcontractor shall submit a record of all HVAC and other system maintenance that has been performed between System Start-up and Owner Acceptance
 - i. Failure to do so will delay payments after 90% completion
 - ii. If no maintenance occurred, submit letter stating such
- n. Include all temporary and new permanent filters as required
 - i. Include initial set, final set, and attic stock of new permanent filters
 - ii. Replace filters immediately prior to Substantial Completion
 - iii. Verify completion in writing to Construction Manager
- o. Protect all return air ducts and grilles from dust infiltration until Substantial Completion
 - i. Provide, maintain, and remove temporary filter media
- p. Include all cost associated with extending warranties so the warranty requirement from the date of Owner Acceptance is maintained
- q. Coordinate with Commissioning Agent, participate as required in all commissioning activities and processes, and comply with all requirements
- r. Coordinate work such that all systems (equipment, ductwork, controls, FA, etc.) are ready for HVAC equipment startup to establish building climate control prior to scheduled start of interior finishes
- s. Coordinate all equipment to fit through doors
 - i. Advise Construction Manager in writing during Submittals of any conflict
 - ii. Cost associated with enlarging door openings after construction, as a result of Subcontractor's failure to timely advise Construction Manager, shall be borne by this Subcontractor at no cost to the project
- v. Coordinate reinforcement of joists for concentrated point loading (equipment, hangers, etc.) created by this scope with BP-0500 for installation during fabrication
 - i. Subcontractor shall endeavor to locate equipment and hangers within the limits and tolerances outlined in the structural drawings
 - ii. Cost associated with field installation of reinforcement after joists are released for fabrication shall be borne by this Subcontractor at no cost to the project
- w. Include all core drilling and cutting for any required penetration or opening
 - i. Immediately clean walls and floor to remove slurry, residue, and stains
- x. Broom clean roof after each day working on roof
 - i. Subcontractor will be responsible for roof damage and discoloration from metal shavings or fasteners left on roof associated with its work
- x. Furnish & install all backflow prevention devices as required for this scope
 - i. Provide certification for all backflow devices installed by this scope
 - ii. A representative certified in backflow prevention assembly in the State of North Carolina and acceptable to Owner must be employed for this work

- y. Include all associated cost to **assist and support** 3rd-Party spray testing conducted under BP-0700 Roofing:
 - i. Minimum testing requirements:
 - 1. One of each type unit of HVAC equipment (Roof top unit, split system condenser, make up air fan, kitchen hood, general exhaust fan, smoke exhaust fans, etc.)
 - ii. For water spray testing of HVAC equipment, assume 2 hours testing per unit
 - iii. All costs associated with re-testing, corrective measures, repairs, etc. will be borne by the responsible subcontractor at no additional cost to the project when its installation fails to meet compliance
 - iv. Owner and Construction Manager reserve the right to request additional testing in the event of significant or continual test failures
- 4. Inspections are required on this project
 - a. Refer to Specifications and Drawings for schedule of special inspections
 - b. Coordinate with special inspector, testing agencies, local inspectors, and/or Engineer of Record as may be required
 - c. Include all associated cost to participate and support inspections
 - d. Perform quality control testing to demonstrate compliance with contract documents in advance of inspections and 3rd-party testing
 - e. Subcontractor shall be responsible for all costs (re-testing, corrective measures, repairs, etc.) when its installation fails to meet compliance
 - f. Owner and Construction Manager reserve the right to request additional testing in the event of significant or continual test failures
 - g. Coordinate with Construction Manager for scheduling of inspections
- 5. Concrete floors are finished products; scissor lifts and other non-marking equipment may be allowed upon review of Subcontractor's erection plan with Construction Manager and receipt of written authorization thereof
- 6. Inspect all conditions for suitability to receive work prior to starting work
 - a. Advise Construction Manager immediately in writing of any deficiencies or issue
 - b. Commencement of work guarantees acceptance of conditions
- 7. Daily cleanup of work areas and removal of debris to dumpster
- 8. Include all necessary crews & equipment as required to facilitate construction progress
- 9. Pricing is firm, not subject to escalation for duration of project

SPECIFIC EXCLUSIONS

- 1. Temporary and permanent utility usage costs
- 2. LP Gas piping and regulators (BP-2200)
- 3. Geothermal well system (drilling, wells, and associated piping to building) (BP-3220)
- 4. Testing, Adjusting & Balancing and Certified TAB Report (BP-2309)

ALLOWANCES & UNIT PRICES

Not Applicable

ALTERNATES

Alternate #03, Concession Stand and Restroom, if selected by Owner, shall include any specific or special requirements, above and beyond that of the base bid, to support the indicated scope of work as outlined in the project documents and within this bid package:

Base Bid: Not Applicable

Alternate: Provide all mechanical requirements to support the project

Alternate #07, Provide Mechanical Heat Pumps Complying with Domestic Content, if selected by Owner, shall include any specific or special requirements, above and beyond that of the base bid, to support the indicated scope of work as outlined in the project documents and within this bid package:

Base Bid: Provide equipment as scheduled

Alternate: Provide heat pumps as scheduled which will satisfy the domestic content requirements to qualify for Domestic Content Bonus Credit based on Sections 45, 45Y, 48 & 48E of the IRS Code, Public Law 17-169, 136 Stat. 1818 (August 16, 2022) commonly known as the Inflation Reduction Act of 2022.

Alternate #08, Preferred Brand—BAS Controls System (Honeywell), if selected by Owner, shall include any specific or special requirements, above and beyond that of the base bid, to support the indicated scope of work as outlined in the project documents and within this bid package:

Base Bid: Provide a complete BAS controls system as required to support the project

Alternate: Provide a complete BAS controls system installation as required to support the project using **Honeywell Controls** as the controls system manufacturer