



Bid Package #22 Plumbing

Exhibit B

Subcontract Scope of Work

Job Number:

Job Name: Columbia Street West – Ft. Wayne

Subcontractor:

Scope of Work: **Plumbing**

GENERAL SUMMARY

Maintain fences, barricades, guard rails, caution tape, silt fence & all soil control measures, gravel construction entrances/drives etc. If these items are damaged or removed by your forces (by accident, or for execution of work) they are to be reinstalled by your forces to an acceptable condition.

All deliveries and staging of materials must be coordinated with the Superintendent.

Maintain cleanliness of roadways to the satisfaction of Model Construction, neighborhood, and local authorities for the duration of your work on site. Subcontractor is responsible for cleaning dirt/debris from road if it is caused by your men, equipment, trucks, etc. If dirt/debris is tracked on the road and not cleaned by end of the work, Model Construction will clean and subcontractor will be back charged. (Model Construction will notify subcontractor and allow reasonable time to clean prior to assuming responsibility of cleaning).

Provide daily clean-up of all construction debris and “personal trash” (lunch wrappers, bottles, etc.) generated by your crew. Clean up after every workday and take trash to the proper dumpster before going home. If the job site is not in a neat and orderly condition, then all contractors on the jobsite will be responsible to pay for the cost plus fee to have a third party contractor make the job site clean, neat and orderly.

All MODEL CONSTRUCTION jobsites are TOBACCO FREE. All smoking, dipping, chewing, etc. must be done off site, in area designated by Model Construction Superintendent. Please inform your crew(s), as this will be enforced.

Temporary restrooms are provided by Model Construction.

All reference to “General Contractor”, Trade Contractor, or “Subcontractor” in the construction documents shall mean Trade Contractor as outlined in this scope of work/contract.

All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.

All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.

All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.

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Weekly subcontractor meeting will be held in the job office. These meetings are MANDATORY! At least one member from the subcontractor (foreman, project manager, or someone with decision making authority) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.

Working hours for this project are established as 7:00 AM to 3:30 PM Monday through Friday. If subcontractors desire to work outside of these hours, prior approval must be granted by Model Construction superintendent. Contractors shall be expected/permitted to work Saturday or Federal Holidays as necessary to maintain the progress of the construction schedule.

All work to be in compliance with the complete contract documents (plans and specifications). Documents can also be examined at the Model Website (see below).

Any work not covered in the base contract must be approved by Model Construction before subcontractor proceeds with work. A daily ticket must be signed by Model superintendent for all extra work. All extra tickets must be included in a **Change Order Request** and submitted on a weekly basis. **No** compensation will be paid to subcontractor for extra work until it is signed by the subcontractor and Model Construction. Approved Change Order Requests are to be submitted to the Project Manager on Model's Change Order form **within Two Weeks** of the change order being approved or work is completed.

Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.

Any functioning system turned off or disconnected during the day must be put back in service by the end of the work day. Work day is to be considered day or evening shift depending on where the work is taking place.

Provide close out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.

Provide accurate As-Built drawings.

Provide OSHA 300A at the end of this job documenting the hours logged by workers on the jobsite and any incidents that occurred on the jobsite.

Subcontractor is to provide a 1 year warranty for all work performed, stating on the day the certificate of occupancy is issued. This 1 year warranty must be officially submitted to Model Construction at the end of the project on company letterhead.

Contractor shall visit site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.

Drawings and dimensions are plus/minus. Contractor responsible for verifying existing conditions, dimensions, etc., prior to commencing work. Report substantial discrepancies to Model Construction immediately, before continuing with work. Do not scale drawings.

Each contractor responsible for performing work according to local, state and national codes, as well as other regulations which apply to such work.

Removal or cutting of structural members is not permitted unless shown on the drawings. Consult with Model Construction regarding repair or removal of structural items.

Materials to be installed must conform to the manufacturer's recommendations.

Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.

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Final Payment will be paid after contractor complies with submitting its completed company punch list, submitting completed signed copies of Model Construction punch lists and providing all warranty paper work to Model Construction.

Smoking, eating and drinking on-site is prohibited.

This is not a tax exempt project. Include all applicable taxes.

Prevailing Wages do not apply.

Each Subcontractor to provide a written detailed plan on how they will obtain Section 3 involvement in this Project. Plan will need to be updated on a MONTHLY basis.

Model at its own discretion, may assign this subcontract, in total, to the Construction Manager. At time of assignment the General Contractor assumes all rights and privileges granted to Model by this subcontract. Subcontractor will be notified in writing within 5 working days of the assignment.

All work shall be coordinated and scheduled by the forth coming attached project schedule (Exhibit C) and managed through General Contractor.

Plumbing SUMMARY

Provide all labor, material, equipment, supplies, taxes, insurances, supervision, inspections, manufacturer's warranty and permits to perform the Plumbing Work for The Columbia St. West project in Ft. Wayne Indiana.

The buildings, and addresses included in this work are:

133-135 W. Columbia St. 611 S. Harrison St.
613 S. Harrison St. 617 S. Harrison St. Ft. Wayne, IN 46802

All specifications, manufacturers, notes, and details are included in the drawing set. If additional clarification is required, it is your responsibility to contact Model Construction during the bidding process and request that clarification.

The General Specifications (Division 1) are spelled out above and shall become a part of any contract.

Specifications directly applicable to this scope of work:

Division 00 - All
Division 01 - All
Division 22 - All
Division 33 -All

This contract specifically includes, but is not necessarily limited to the following:

Plumbing

- A. Plumbing subcontractor to apply for and obtain the necessary Permits for their Work. All costs, including Jurisdictional Fees for such Permit, shall be included in this Subcontract.
- B. Coordinate and follow schedule. Working closely with site superintendent is a must.
- C. All disconnects to "make safe," and identifying all "to remain" components requirements are to be included in this Bid Package.
- D. Demolition of existing components are included in the demolition bid package.

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- E. If carpentry/concrete modification is necessary to install plumbing materials, plumbing subcontractor is responsible for modification with approval from Model Construction.
- F. Plumbing subcontractor shall provide and install all copper, CPVC, PVC, PEX fittings, fixtures, HVAC condensate drains in furnace rooms, water heaters, expansion tanks, finish hardware and all other materials for complete plumbing system. PEX system is preferred if contractor follows manufacturers recommended installation instructions, and if allowed by Local Plumbing Code.
- G. All penetrations through wall will be copper or "ox-box" regardless of plumbing system used (CPVC, copper or PEX). Copper penetrations through wall will be anchored to wood blocking or supply strap bracket. Plumbing pipe will not move and remain rigid / secure.
- H. New domestic water service is to begin at inside the building footprint. This subcontractor is responsible for setting the new water meters and backflows as designed; water meters supplied by others.
- I. New sewer service is to begin at the inside of the building footprint.
- J. All fire caulking/fire collars to be included to achieve appropriate fire rating.
- K. Provide and Install escutcheon hardware to all pipes penetrating walls. Escutcheon hardware to have dab of silicone on rear to adhere it to wall. Include ADA pipe and valve wraps (trap wraps) if required. Caulk pipe or any penetration through drywall with either latex caulk or fire stopping (depending on fire assembly rating) to prevent air leakage. This includes washer boxes in laundry rooms.
- L. All terminating pipe penetrations through walls to receive a strap mounted to blocking. Include tub spout penetrations, tub valve, shower head penetrations, toilet and sink supply line penetrations, etc.
- M. Coordinate with Model Construction and other mechanical contractors throughout duration of the project.
- N. Secure all piping to eliminate pipe hammer in walls. (PEX installation as per manufacturers recommendations.)
- O. Provide and Install gas line from inside the building footprint throughout. Pressure test coordination with NIPSCO on meter installation, etc. and inspections that may be required.
 - o Subcontractor responsible for all penetrations through walls and/or floors and roof. Subcontractor responsible for proper sizing of gas line and all related gas inspection fees.
- P. Subcontractor must conform to OSHA regulations including having a fire extinguisher present when open flame is being used.
- Q. Furnish and install blocking to support plumbing pipes and fixtures.
- R. Furnish & install water heaters, drains and pans.
- S. Furnish and install washer boxes and washer pans to each laundry area per plan.
- T. Laundry Room water supply lines to each fixture to be braided stainless burst proof ordered to correct length. Provided by others.
- U. Physical roof penetrations are part of this subcontract. Furnish and install doghouses, however, boots and flashing are responsibility of roofing subcontractor. Coordinate with roofing subcontractor.
- V. Include all required pipe insulation.
- W. Include all required floor and roof cutting and patching required for the plumbing scope of work.
- X. Include all plumbing related fire stopping requirements. Coordinate with other subcontractors and use same material.
- Y. Furnish and install all garbage disposals and plumbing requirements.
- Z. Include installation of the dishwashers. Plumbing contractor responsible to do final plumbing hook-ups, set, level, and attach dishwasher to countertop per manufacturers recommendations and industry standard. Dishwasher provided by others.
- AA. Complete domestic water system including meter requirements and any associated bases for such, along with wall hydrants as called for
- BB. Shut-off valves on fixture supply line to each plumbing fixture, appliance and/or mechanical unit.
- CC. Plumbing fixtures per documents, no alternates, including faucets and garbage disposals, any one piece Shower Units, bathroom fixtures, etc.
- DD. Furnishing of kitchen sinks are excluded. To be supplied and installed by cabinetry subcontractor. Include all other plumbing requirements for kitchen sinks.
- EE. Natural gas system including supply and associated roof supports for/to roof units.

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- FF. Provide roof drain system complete and any downspout nozzles.
- GG. Subcontractor shall clean up their work area on a daily basis.
- HH. Include cost for any equipment pads needed for this scope of work.
- II. All equipment supports, pipe hangers, bracing, etc. required for the performance of this work are to be included.
- JJ. This subcontractor shall provide access doors required for the installation, operation, and maintenance of its work.
- KK. Include providing temporary water locations (1 ea.) at a convenient location for the masonry contractor.
- LL. Caulk all fixtures to surfaces.
- MM. Low VOC glues and mastics are preferred.
- NN. This scope of work includes the implementation and continued use of PROCORE and its safety/collaboration tools throughout the project. It is preferred that each contractor has at least one tablet or at minimum one smartphone, loaded with the program, on the job at all times.
- OO. Reference the Historic Part II Narratives; Contractor shall be sensitive to historical preservation requirements related to this scope of work. Bring it to the attention of Model Project Manager if Historic Part II and drawings are contradictory. Demoing, New work needs to follow National Park Service guidelines.
- PP. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including but not limited to paints, stains, or other coatings. Work involving materials containing or coated with lead (Pb), must be performed in accordance with EPA's RRP regulations. Prior to the start of activities involving lead, the contractor must provide proof of current OSHA training for each person involved with lead activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection If needed.
- QQ. Prior to commencement of work, a Lead Scope and Work Plan must be submitted to Model Construction.

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