



BP 07 Framing

**Exhibit B**

Subcontract Scope of Work

Job Number:

Job Name: Columbia Street West – Ft. Wayne

Subcontractor:

Commitment #: TBD

Scope of Work: **Framing**

**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.

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

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.

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 workday. Workday 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 paperwork 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.

## Framing SUMMARY

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

The buildings, and address 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

Specifications directly applicable to this scope of work:

**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 06 - All**  
**Division 07- 07 25 00 - WEATHER BARRIERS**  
**Division 09 - NON-STRUCTURAL METAL FRAMING**

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

- A. Coordinate and follow schedule. Working closely with site superintendent is a must.
- B. Include all structural framing per drawings. Use PPT wood where indicated on drawings. At a minimum, pressure treated framing materials will be used within 18" of exterior grade and below.
- C. Wood stud STRUCTURAL framing is included. Metal stud non-structural framing is included in this Bid Package.

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- D. Include all structural demolition: including but not limited to new stairwell openings and all load bearing walls. All demoed material MUST be removed from building to dumpster on a daily basis. NO STOCKPILED DEMOED MATERIALS.
- E. If you create a hazard during demolition operations, you must make the hazard safe. Example: You cut in a new stair opening. Handrails must be installed around the leading edge of stair opening immediately following removing the wall.
- F. Furnish & install all blocking, including, but not limited to the following: cabinet blocking, bathroom grab bar blocking, closet shelves, clothing bar blocking, ADA mirrors, shower rod, towel bar, toilet paper holder blocking, window blocking, handrail blocking, TV blocking and blocking as required for finish trim & Fire extinguisher blocking.
- G. Furnish & install fire blocking per code.
- H. The “whole envelope” of the unit must be hung and fire taped above bulkhead and dropped ceiling elevation before bulkheads are framed. Drywall by others.
- I. Provide and install window blocking and jams to prepare openings.
- J. Furnish & install framing materials. Including all bulkhead and lowered ceiling requirements as noted on the reflected ceiling plans (reference MEP drawings. for equipment / lighting locations). Coordination with mechanical subcontractors is imperative.
- K. All hoisting, lifts, cranes etc. is included in this package.
- L. Exterior sheathing is included. Provide Zipwall as alternate to sheathing and Tyvek.
- M. Provide and install blocking at storefront openings.
- N. Furnish and install all roof and floor trusses.
- O. Include temporary stairs from floor to floor as new building is constructed.
- P. Include all moisture resistant and or fire rated drywall as called out in details FW7 & FW4 as required.
- Q. Furnish & install all interior metal stud and metal furring drywall assemblies. All wall assemblies. Drywall & RC-1 is by others.
- R. Specifically included in this scope, but not necessarily limited to all 7/8” hat channel, metal framing in stairwells as called out on drawings, metal soffit framing, strapping, kickers etc.
- S. Include all soffits/buildouts to fully enclose 1<sup>st</sup> floor structural columns and beams.
- T. Furnish and install all drywall hanging grid assemblies. Drywall by others.
- U. This Framing subcontractor is to maintain SWPPP(storm water pollution prevention plan) maintenance while on site. Repairs and/or replacement due to damage by this subcontractor shall be remedied as necessary to meet all Federal, State and Local regulations as necessitated by the sequencing of work performed by this subcontractor.
- V. Please 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. Demolition/New work needs to follow National Park Service guidelines.
- W. 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.
- X. Upon bid submission, provide as an alternate, the cost break out to install new windows. Windows are provided by others.