Attachment II – E
Scope of Work

Drywall, Framing & Ceilings
The following Specifications are set forth in the Scope of Work for this Subcontract; however, by listing these sections, it does not limit the work to these sections only. This subcontractor will be responsible for all the Contract Documents listed here or not.

SPECIFIC SPECIFICATION SECTIONS:
DIVISION 01 – PROCUREMENT AND CONTRACTING REQUIREMENTS
DIVISION 5 – METALS
05 40 00 – Cold-Formed Metal Framing
DIVISION 6 – WOODS, PLASTICS & COMPOSITES
06 16 00 – Sheathing
DIVISION 7 - THERMAL AND MOISTURE PROTECTION
07 21 00 – Thermal Insulation
07 24 19 – Water-Drainage Exterior Insulation and Finish System
07 84 00 – Firestopping
07 92 00 – Joint Sealants (As it relates to this scope)
07 95 00 – Expansion Control (As it relates to this scope)

DIVISION 9 – FINISHES
09 21 16.23 – Gypsum Board Shaft-Wall Assemblies
09 22 16 – Non-Structural Metal Framing
09 24 00 – Portland Cement Plaster
09 29 00 – Gypsum Board
09 51 13 – Acoustical Panel Ceilings
09 54 26 – Linear Wood Ceilings
09 77 23 – Fabric-Wrapped Panels
09 82 00 – Acoustical Insulation & Sealants

Related Specification Sections:
05 1200 – Structural Steel
05 5000 – Metal Fabrications
06 10 53 – Miscellaneous Rough Carpentry
07 62 00 – Sheet Metal Flashing & Trim
07 65 00 – Flexible Flashing & Underlayment
07 92 00 – Joint Sealants
07 95 13 – Expansion Joint Cover Assemblies
07 81 16 – Cementitious Fireproofing
08 44 13 – Glazed-Aluminum Curtain Wall
08 31 00 – Access Doors & Panels
08 11 13 – Hollow Metal Doors & Frames
09 30 00 – Tiling
09 90 00 – Painting & Coating

DIVISION 22 – PLUMBING
DIVISION 23 – MECHANICAL
1. General
   This scope of work includes the following:
   The Scope of Work of this Subcontract specifically includes, but is not necessarily limited to, providing all labor, materials, tools and equipment to complete the following:

3.1 **RENO/EXP/CUP** - Subcontractor shall furnish and install all Cold-Formed Metal Framing and Gypsum Board Assemblies as specified and/or shown within the Contract Documents.

3.2 **RENO/EXP/CUP** - Subcontractor shall furnish and install all Gypsum Board Assemblies and Gypsum Board Shaft Wall Assemblies complete with all partition framing, suspended ceiling framing, soffit framing, Gypsum wallboard, Gypsum panels for ceilings and soffits, trim accessories, joint treatment materials, acoustical sealants, auxiliary materials, texture finishes, and all other incidental miscellaneous materials required for a complete installation.

   3.2.1 Includes all interior facing gypsum boards at exterior walls.
   3.2.2 Includes all interior facing gypsum boards at shaft walls at stairs

3.3 **RENO/EXP/CUP** - Furnish and install the structural stud framing system and the exterior gypsum sheathing and/or plywood for the plaster system including, but not limited to, walls, soffits, facias, parapets, furring, expansion joints, fixture support framing, isolation criteria, suspension system and all necessary accessories for a complete installation

3.4 **RENO/EXP/CUP** - Prior to final finish trades commencing with their Scopes of Work, gypsum wall board surfaces shall be prepared in accordance with the Contract Documents to an acceptable condition to receive final finishes.

3.5 **RENO/EXP/CUP** - Subcontractor shall install all Building Insulation integral with the drywall Work.

3.6 **RENO/EXP/CUP** - Subcontractor is to submit shop drawings, product data, samples, quality control, non-use of asbestos affidavit, test reports, warranties, guarantees, mockups and manufacturer’s certificates as required by the Contract Documents.
3.7 **RENO/EXP/CUP** - This subcontractor will be responsible for all repairs of any defective work performed to complete this Scope of Work.

3.8 **RENO/EXP/CUP** - Provide Acoustic Sealant at top and bottom of acoustical partitions as required per the Contract Documents.

3.9 **RENO/EXP/CUP** - Furnish and install all isolation strips, acoustic pads at electric/communication box devices, Z furring, corner beads, control joints in plaster and trim.

3.10 **RENO/EXP/CUP** - Furnish and install all special construction, framing, furring, and the finishes in this Work as required for chases, shafts, double walls, curtain walls, spandrel walls, column wraps, alcoves, offsets, ceilings and ceiling breaks, coffers, recesses, soffits, fascias, jambs, lintels closures, enclosures and openings as indicated by all of the Contract Documents.

3.11 **RENO/EXP/CUP** - Furnish and install all backing as required for the attachment of all drinking fountain bases and lavatory counter tops at all locations as specified or shown by all contract documents. The drinking fountains, lavatory tops, frames and sub-base will be provided by others.

3.12 **RENO/EXP/CUP** - Furnish and install expansion and control joints, casting beads, corner beads, screeds, edge reinforcement, edge strips, cove strips, molding, wire, reglets, trim accessories, etc. as required by the Contract Documents.

3.13 **RENO/EXP/CUP** - Subcontractor shall furnish and install all Joint Sealants that are integral with the Drywall Work.

3.13.1 Includes sound caulking of penetrations excluding MEP penetrations, through drywall partitions and ceilings, and putty pads at boxes in sound walls.

3.13.2 Includes all required fire caulking/sealant for Subcontractor’s scope of work where required.

3.14 **RENO/EXP/CUP** - Provide control joints in the gypsum board assemblies as required by the Contract Documents.
3.15 **RENO/EXP/CUP** - Coordinate this scope of work with other trades to provide openings, blockouts, and framing as required to complete their work.

3.16 **RENO/EXP/CUP** - Subcontractor shall furnish and install all Impact Resistant Wall Protection (Corner Guards) and Special Wall Surfaces (FRP) at locations indicated.

3.16.1 Subcontractor shall also furnish and install 1” x 6” crash rail per Details.

3.17 **RENO/EXP/CUP** - Subcontractor shall furnish and install cementitious sheathing board as shown/specifed on the drawings and required by the Contract Documents.

3.18 **RENO/EXP/CUP** - Subcontractor shall furnish and install all miscellaneous metal stud framing, blocking, & sheet metal backing for attachment of other materials to the Drywall Work. Layout drawings to be furnished by others.

3.19 **RENO/EXP/CUP** - Furnish and install stud framing, supplementary bracing, blocking, metal furring, gypsum drywall backing plates etc. as required by the Contract Documents

3.20 **RENO/EXP/CUP** - Furnish and install the stud framing and hat channel per the Contract Documents.

3.21 **RENO/EXP/CUP** - Supply and install all diagonal bracing at gypsum board ceiling and bulkheads complete.

3.22 **RENO/EXP/CUP** - Subcontractor shall provide furring and all secondary support as required at locations where the maximum allowance span of the gypsum board is exceeded as established by prevailing industry standards.

3.23 **RENO/EXP/CUP** - Subcontractor shall receive, unload, store, distribute, and install all steel (hollow metal) frames to be installed in drywall work with this Scope of Work. Steel (hollow metal) frames will be provided by others.

3.24 **RENO/EXP/CUP** - Subcontractor shall verify the condition of frames and access doors at the time it receives them. Frames and access doors found to be damaged upon their
arrival at the site shall be brought to the attention of the Design-Builder for correction by the frame or access door provider.

3.25 **RENO/EXP/CUP** - Subcontractor to install all required trim pieces associated with the installation of hollow metal frames.

3.26 **RENO/EXP/CUP** - Subcontractor to field cut hollow metal frames to correct size or review shopping drawings and advise on length of legs required for each frame location.

3.27 **RENO/EXP/CUP** - Provide all fire ratings as required by the Contract Documents for the gypsum board systems. Subcontractor shall furnish and install all Fire Resistive Joint Sealants at the perimeter of rated gypsum board assemblies and shaft wall assemblies.

3.27.1 Subcontractor to provide UL approved spray applied Firestop System at the top track of the rated interior drywall partitions in lieu of that specified.

3.28 **RENO/EXP/CUP** - Subcontractor shall include in base bid 2 laborers over and above what labor is required to complete this scope for 12 months. Design-Builder will utilize these laborers and will have complete control over them.

3.29 **RENO/EXP/CUP** - Supply and install any seismic bracing requirements as indicated by the Contract Documents.

3.30 **RENO/EXP/CUP** - Prior to final finish trades commencing with their Scopes of Work, gypsum wall board surfaces shall be prepared in accordance with the Contract Documents to an acceptable condition to receive final finishes.

3.31 **RENO/EXP/CUP** - Subcontractor scope specifically includes furnishing and installing any Substrate/Gypsum Boards to metal wall panels and/or any exterior wall panel system, metal roofing system.

3.32 **RENO/EXP/CUP** - Supply and install all backing at storage rooms.
3.33 **RENO/EXP/CUP** - Subcontractor to furnish and install supplementary bracing and blocking, metal furring and backing for the support and attachment of all millwork, toilet compartments, urinal screens, grab bars and mirrors where indicated or implied by all of the Contract Documents.

3.34 **RENO/EXP/CUP** - Furnish and install the structural stud framing system and the exterior gypsum sheathing and/or plywood for the plaster system including, but not limited to, walls, soffits, facias, parapets, furring, expansion joints, fixture support framing, isolation criteria, suspension system and all necessary accessories for a complete installation.

3.35 **RENO/EXP/CUP** - Install all access doors supplied by others.

3.36 **RENO/EXP/CUP** - Subcontractor shall furnish and install all fire resistive joint and sound sealants at the perimeter of rated gypsum board assemblies and shaft wall assemblies.

3.37 **RENO/EXP/CUP** - This package will set and grout all doors frames in drywall and CMU.

3.38 **RENO/EXP** - Furnish and install all acoustical panel ceilings. This includes but is not limited to acoustical panels, metal suspension systems, metal edge moldings and trim, acoustical sealant, etc...

3.39 **RENO/EXP** - Furnish and install all linear wood ceilings. This includes but is not limited to; linear wood ceilings, all MDF ceilings, linear wood panels, metal suspension systems, z-clips, screws, etc., as shown on the Contract Documents.

3.40 **RENO/EXP** - Furnish and install fabric wrapped panels. This includes but is not limited to all fabric, core material, mounting devices, edge pieces, etc..

3.41 **RENO/EXP/CUP** – Furnish and install all Portland cement plaster shown on the contract documents.

3.42 **RENO/EXP** - Furnish and install all water drainage exterior insulation and finish system (EIFS) as specified on the contract documents.

2. **Compliance**
a. All work shall be in compliance with the Initial Study/Addendum to the Final Environmental Impact Report for the San Jose Downtown Strategy 2000 - File No. PP08-002 dated February 2009.

b. Subcontractor shall comply with, and provide requisite documentation for all LEED and CalGreen requirements stipulated for the project.

c. Subcontractor shall take whatever steps, procedures, or means necessary to comply with applicable laws and ordinances related to control of dust, noise and storm water management.

d. Subcontractor’s work shall comply with all codes, standards, certifications, and qualifications as specified, as well as all City, local, and State requirements.

e. Subcontractor shall assume full responsibility and liability for compliance with all applicable Federal, State and local regulations pertaining to work practices and protection of workers, visitors to the site, and persons occupying areas adjacent to the site.

f. Subcontractor to maintain current licenses as required by applicable State or local jurisdiction for the removal, transporting, disposal or other regulatory activity related to the work of this subcontract. This explicitly includes the certifications for the subcontractor and its workers.

g. Subcontractor to post all notices required by applicable Federal, State and local regulations. Maintain two (2) copies of applicable Federal, State and local regulations and standards. Maintain one (1) copy of each at jobsite and keep one (1) copy at subcontractor’s office.

h. Labor rates, unit prices & price increases

  i. Prior to the commencement of work, provide the Design-Builder with the subcontractor’s proposed labor rates for change order work for all field and office personnel.

  ii. Subcontractor shall absorb any and all increases in labor rates, related burden, material cost escalation, gasoline increases, shipping increases, storage increases, etc. over the life of the Project as estimated by the current schedule and for a specified time thereafter to account for delays. This includes delays within the Project schedule.
iii. Subcontractor shall be responsible for all surcharges, duties, tariffs, rate increases, etc., on materials being provided, except that additional or changed materials will be priced at current market day pricing including surcharges at time of change order or order date.

iv. The following unit prices and labor rates, which include all insurance, taxes, labor, material, equipment, fuel, maintenance, administration, general conditions, bonds, and overhead and profit are hereby incorporated into the Subcontract and will be utilized to adjust the Subcontract Price for changes in the Work.

1. __________
2. __________
3. __________
4. __________
5. __________
6. __________
7. __________

i. Permits, testing & inspections

i. The Owner will secure and pay for the City issued new building and new construction permits. Subcontractor shall secure and pay for any and all other City or other Authority Having Jurisdiction (AHJ) issued permits, licenses, inspections, and fees as required for the Work. This specifically includes, but is not limited to the permits required for hauling and dust control under this scope of work.

ii. Subcontractor to provide all dust control measures required to prevent dust contamination and nuisances on or about the site. Subcontractor shall provide all labor, materials, and equipment necessary to comply with the approved permit as well as all dust control requirements for their scope of work, while on site. Subcontractor shall provide cleaning of streets if track out materials or material debris spillage is due to the performance of their work. Dust control measures shall abide by latest standards. This subcontractor shall pay for any fines assessed due to their own work.

iii. All Work will be subject to inspection and testing by the appropriate agencies. Subcontractor shall cooperate with such agencies in providing timely notice of work progress and safe and suitable access to perform such inspections as necessary.
iv. Subcontractor shall provide inspection, testing, adjustment, and other services as specified and/or otherwise required including services of qualified manufacturer’s representative as required by the Contract Documents and by the Authority Having Jurisdiction.

v. Subcontractor shall be solely and fully responsible for scheduling inspections by the authorities having jurisdiction. Subcontractor acknowledges that market conditions may result in unusual schedule demands on inspectors. Subcontractor shall be responsible for the timely rescheduling of inspections to account for project delays regardless of the cause of the delay.

vi. All costs associated with the results of any and all City of San Jose or any other Authority Having Jurisdiction (AHJ) code interpretations shall be the responsibility of this Subcontractor. Subcontractor shall make provisions for and supply testing materials to successfully perform all testing of all systems in accordance with the specifications and local code requirements, to include, but not be limited to, documentation and record keeping as required to certify that tests have been successfully completed.

vii. Do not cover work until it has been inspected, tested and approved. Any work covered before inspection, tests and approvals shall be uncovered and restored at Subcontractor’s expense. Faulty work shall be repaired and retested at the Subcontractor’s own expense. Should the Subcontractor impede the work of other crafts due to failure to test or due to the repair of faulty work, all associated cost shall be the responsibility of the Subcontractor.

j. Protection, clean-up, removal of spoils

i. Subcontractor is to protect all existing facilities that are in close proximity of their work. Without costs to the Design-Builder and the Owner, Subcontractor is to repair any damages caused to facilities to remain.

ii. Care shall be taken when working around new or existing curb, gutters, sidewalk, roadways and utilities shown to remain. It shall be Subcontractor’s responsibility to protect all adjacent materials and/or existing utilities during installation. Any damage to the surrounding streetscape and utilities during the performance of this work shall be
repaired or replaced at completion of the work by Subcontractor. All damage will be removed and replaced back to the nearest control joint.

iii. Subcontractor shall take, all necessary precautions to prevent damage to work installed by others. Any and all damage caused by this Subcontractors work or personnel will be the direct responsibility of this Subcontractor. Any and all cost associated with repair or replacement of, such damage, will be the responsibility of this subcontractor.

iv. Subcontractor shall maintain roadways free of debris generated from material delivery trucks. Daily clean-up of roadways utilized for export and/or import operations are specifically included as a part of the work.

v. Subcontractor shall provide daily clean-up of all waste material, rubbish, and debris resulting from its Work.

vi. Subcontractor shall transport and deposit waste material, rubbish, and debris into designated recycling and trash containers provided by this Subcontractor, in accordance with the LEED criteria for the Project. Subcontractor shall submit to the Design-Builder all manifests for materials diverted from landfill sites.

vii. Subcontractor shall protect and clean adjacent surfaces from damage resulting from Subcontractor’s Work. Subcontractor shall protect all existing elements, which are not part of this package including but not limited to structures, utilities, vegetation, etc. Any and all damage caused by this Subcontractor’s work, their personnel, or second-tier subcontractors will be the direct responsibility of this Subcontractor to repair and/or replace, at its own expense.

viii. Subcontractor shall remove and legally dispose of all excavation and trenching spoils, debris, materials, other spoils, and abandoned utilities to off-site locations designated for landfill or recycling. Subcontractor shall furnish to the Design-Builder the names and contact information for each disposal site, prior to the Subcontractor’s notice to proceed.

k. Allowances & Alternates

i. The Design-Builder reserves the right to add / deduct the following items as “Add / Deduct Alternates” to the Subcontract Agreement in a formal Change Order.

    TBD
I. General Conditions

i. All general conditions and associated costs required to satisfactorily complete the project per the construction schedule are included in this Subcontract agreement.

ii. Subcontractor shall provide labor and supervision in the required classifications, by experienced personnel; in adequate numbers to properly perform all work activities as required to meet the established construction schedule for the Project. Subcontractor shall submit a list of designated competent personnel to be the contact for any questions, concerns, and meetings within the field during any/all operations, including work of second tier subcontractors, relating to your scope of work. One of these representatives must be present during any work operation occurring on site. Non-attendance of any of these designated representatives shall result in shut down of operations.

iii. Subcontractor shall provide materials, tools, and equipment suitable and satisfactory, for the intended use, in sufficient quantities to meet the established construction schedule, including miscellaneous accessory items that may be required to provide a complete and functional system.

m. Schedule

i. A preliminary schedule for the Project is included as part of this Subcontract. Subcontractor shall participate with the Design-Builder in the development of a mutually agreeable detailed schedule for Subcontractor’s Work that complies with the applicable milestones and allows for the reasonably efficient completion of the Subcontractor’s Work.

ii. Time is of the essence in the execution of the Work included in this Subcontract. Subcontractor agrees to take all steps necessary including, but not necessarily limited to, additional manpower, equipment, overtime, shift work, etc. at its sole cost and expense to perform the Work in a timely manner in accordance with the scheduling requirements of the Contract Documents.

iii. Subcontractor has priced work to be accomplished with multiple mobilizations.
iv. Final completion of overall project is to be no later than thirty (30) days after Substantial completion.

n. Special Conditions

i. Unless specifically noted otherwise, references in the Drawings and Specifications to “Contractor,” “Drywall Contractor”, “Framing Contractor” and similar references shall mean Subcontractor.

ii. Subcontractor shall utilize the following subcontractors and suppliers in the performance of the Work:

1. ____________________________
2. ____________________________
3. ____________________________
4. ____________________________

Subcontractor shall secure consent of the Design-Builder prior to contracting with other subcontractors and suppliers not listed herein.

End of Attachment II - E