**Subcontractor Data, By Subcontractor**

**Cobalt Construction Co**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Cobalt Construction Co**TRADE: General Conditions, Overhead & Profit Contract

**Project Specific Scope of Work**

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| --- |
|  |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Fees & Permits |
| 002: | City License |
| 003: | Bond |
| 004: | General Conditions |
| 005: | Builder's Profit & Overhead |

Original Contract Amount: 5119732.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Reimbursement for Plumbing Permit |
| 002: | Contractor Cost Savings Split |
| 003: | O&P for CORs Through 5/2/11 |
| 004: | O&P for CORs Through 5/23/11 |
| 005: | May Contractor Cost Savings Split |
| 006: | O&P for CORs Through 8/1/11 |
| 007: | Contractor Cost Savings Split August 2011 |
| 008: | O&P for CORs Through 9/2/11 |
| 009: | O&P for CORs Through 10/2/11 |
| 010: | O&P for CORs Through 11/2/11 |
| 011: | Millwork Cost Code Correction |
| 012: | O&P for CORs Through 3/2/12 |
| 013: | Panic Hardware Omission Plan Check Reimbursement |
| 014: | O&P for CORs Through 5/2/12 |
| 015: | Cobalt Costs for Unit 306 Flooding Repair |
| 016: | O&P for CORs Through 6/2/12 |
| 017: | Additional Caulking at Curtain wall Perimeter |
| 018: | O&P for CORs Through 8/2/12 |
| 019: | Overhead and Profit and Reimbursements through 9/2/12 |
| 020: | Cost Savings Split and O&P on Final Landscape Add |

Final Contract Amount with Change Orders: 5119732.0000

**Subcontractor Data, By Subcontractor**

**Cobalt Engineering Co**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Cobalt Engineering Co**TRADE: Grading & Excavation

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractor shall furnish all Tools, Equipemnt and controls to Mobilize the project site. |
| 002: | Subcontractor shall furnish all labor, equipment and tools to provide and maintain a Construction Entrance the project. |
| 003: | Subcontractor shall furnish all labor, equipment and tools to Clear and Grubb the project. |
| 004: | Subcontractor shall furnish all labor, equipemnt and tools to Excavate and Export all material off site in accordance with plans and specifications. |
| 005: | Subcontractor shall furnish all labor, equipemnt and tools to Excavte cut to Fill for the project site. |
| 006: | Subcontractor shall furnish all labor, equipemnt and tools to Rough Grade project site. |
| 007: | Subcontractor shall furnish all labor, equipemnt and tools to Fine Grade project site. |
| 008: | Subcontractor shall furnish all labor, equipemnt and tools to Backfill Perimeter of Buildings in accordance with plans and specifications. |
| 009: | Subcontractor shall furnish all labor, material, equipemnt and tools to provide a complete 4" French Drain system @ Perimeter of buildings in accordance with plans and specifcations. |
| 010: | Subcontractor shall furnish all labor, material, equipemnt and tools to provide Erosion Controls during the course of the grading work. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Import Grandular Backfill |
| 002: | Soil Compaction Testing |
| 003: | Survey and Engineering |
| 004: | Rock Excavation, Hazardous and contaminated Material Export |
| 005: | Removal of Buried Debris and Unseen Items |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Mobilization |
| 002: | Clear & Grubb |
| 003: | Excavation and Export |
| 004: | Rough Grade & Excavate Cut to Fill |
| 005: | Rough Grade |
| 006: | Fine Grading |
| 007: | Wall Backfill |
| 008: | Perimeter Subdrain |
| 009: | Dust and Erosion Control |

Original Contract Amount: 1503333.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Rock for Trailer and Palm Tree Stump Removal |
| 002: | R&R of Unsuitable Material |
| 003: | Shoring Support for Shoring Done by Elliot |
| 004: | R&R of Unsuitable Material Balance |
| 005: | Overex and Recompact per Soils Engineer |
| 006: | Credit for Debris Removal and Burrito Drain Done by Other |
| 007: | Removal of Footing Spoils |
| 008: | Misc. Earthwork Due to Rain Event |
| 009: | Trenching work performed by cobatl Engineering |
| 010: | Clear Footings for Waterproofer |
| 011: | Removal of Debris from Non-Engineered Fill |
| 012: | Repair Bank Collapse due to Saturation |
| 013: | Storm Damage Repair |
| 014: | Upgrade and Relocate AirVac |
| 015: | Removal of Existing Footings |
| 016: | Additional Erosion Control and De-Watering |
| 017: | Survey Finished Grade Line on Building |
| 018: | Install Gravel at Site Entrances |
| 019: | Support for Temp Fire Service provided by Rain for Rent |
| 020: | Export Soils for Sub-Surface Drainage |
| 021: | Clean-up in Front of Waterproofing |
| 022: | Extend Fire Service into Building |
| 023: | Backfill Laterals Adjacent to Building for AMPAM Parks |
| 024: | Clear Contaminated Sand from Gas Trench Contaminated by Largo Concrete |
| 025: | Various Site Work - Required BMPs, Repairs, Fine grading |
| 026: | Remove and Regrade Temp Ramps at Bldg B |
| 027: | Miscellaneous Work Performed at GC Direction |
| 028: | Move Subsurface Drainage Spoils to Stockpile |
| 029: | Cobalt Engineering February 2012 Site Work |
| 030: | Credit for Fine Grading not Performed |
| 031: | Cost Overage for Sewer Video and T&M for Cleaning Storm Drain |
| 032: | Various Work performed in Support of General Contract |
| 033: | Various Work performed in Support of General Contract |

Final Contract Amount with Change Orders: 1503333.0000

**Subcontractor Data, By Subcontractor**

**Largo Concrete**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Largo Concrete**TRADE: Structural Concrete

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed or accepted. Subcontractor shall work Saturdays and overtime at their option and at no additional cost to general contractor to maintain the construction schedule due to Subcontractors lapse or shortcomings. |
| 002: | It is understood that the structures are to be built as shown on the approved plans and any variations or discrepancies noted shall be immediately brought to the attention of Contractor's Representative and resolved. No deviations regarding the design or structural integrity of the building are acceptable. |
| 003: | Subcontractor shall provide for parking off-site for all employees with no compensation from General Contractor. |
| 004: | Subcontractor has reviewed all Structural and Architectural drawings and is responsible for all Structural Concrete, Structural Shotcrete and Non Structural Shotcrete, PIP Walls, PT Cables, Reinforcing Steel, anchor and hold-down bolts with associated hardware work in accordance with the plans and specifications. |
| 005: | Subcontractor shall furnish all labor and material to layout, dig, set templates, set rebar steel, form and pour all structural footings, foundations, and pads per plans and specifications. |
| 006: | Subcontractor shall furnish all labor, material, fabrication, cartage, delivery, hoisting, and placement of their work. |
| 007: | Subcontractor shall furnish and install all temporary shoring and formwork for all elevated structural concrete decks. Subcontractor is responsible to insure the pre-engineered design strength is adequate to safely support all wet concrete loads and live loads normally encountered during the 28 day concrete cure time. |
| 008: | Subcontractor shall furnish labor and equipment for pumping of all structural concrete. Subcontractor shall furnish all backup pump (s) as required to accomplish a scheduled concrete pour should the primary pump fail. |
| 009: | Subcontractor shall furnish Traffic Control for all structural concrete pours or material deliveries to the jobsite in accordance with City of San Diego Traffic Division requrements. Street Closure permits, signage and delineation, if required will be provided by others. |
| 010: | Subcontractor shall furnish and install Concrete Curing in accordance with plans and specifications. |
| 011: | Subcontractor shall furnish and install chamfer strips at all exposed corners. |
| 012: | Subcontractor shall furnish all concrete wash out bins for their use, subcontractor shall remove and replace bins as required at their expense. Subcontractor shall haul off site all concrete, shot-crete rebound, forming materials and rebar debris. |
| 013: | Subcontractor shall be responsible to install all work that falls under deputy inspection requirements with full deputy inspector's written approval. Work placed without proper approval or inspection will be removed and replaced at Subcontractor's expense. |
| 014: | Subcontractor shall be responsible for all layout and dimensionality of their work. Contractor shall provide normal building survey indicating major offsets, building corners and miscellaneous grid lines with maximum distance between gridlines provided to be 100'-0". |
| 015: | Subcontractor shall provide footing excavations to the width and depth in accordance with plans and specifications. |
| 016: | Finish pads are to be delivered within 1/10th of a foot. Subcontractor shall verify and accept the pad prior to foundation excavation and placing concrete. |
| 017: | All footing spoils shall be stockpiled at a designated location within the excavation for removal by others . |
| 018: | All footing excavations shall be free of rocks, roots, water, and other obstructions. If rocks, roots, water, and other obstructions are encountered in the foundation excavation, causing unanticipated recompation of foundation bottom, subcontractor shall submit for additional compensation for review under the terms of this Subcontract Agreement. |
| 019: | Footings are to be earth formed and dug in undisturbed natural or certified compacted soil. |
| 020: | Subcontractor shall furnish and install all step footings as required by or inferred from the plans in maintaining the correct bottom of footing elevations from adjacent footings or pads like elevator or other pits in accordance with plans and specifications. |
| 021: | Subcontractor shall provide labor and equipment to backfill foundations, columns and driveramps using onsite materials as required. |
| 022: | Subcontractor shall furnish and install Elevator pits sized as required per elevator contractor's drawings. General Contractor to supply elevator shop drawings for Subcontractors use. |
| 023: | Subcontractor shall furnish all labor, materials and reinforcing steel for slab on grade to include 4" of sand and vapor barrier at Recreation Building and Apartment Building elevator lobbies as required. |
| 024: | Subcontractor shall furnish all labor, material and equipment to return sub-grade to certified profile and compaction prior to slab on grade work. MEP Subcontractors shall backfill and return subgrade to certified profile and compaction of their work with native soils prior to SOG work. |
| 025: | Subcontractor shall furnish all labor, equipment and tools to saw cut slab on grade in accordance with plans and specifications. |
| 026: | Subcontractor shall slope all concrete to drain in accordance with the plans and specifications. |
| 027: | Subcontractor shall install all miscellaneous iron bollards, frames and grates, furnished by other, as required per plans and specifications. |
| 028: | Subcontractor shall furnish and install all control joints, construction joints and delay or pour strips in accordance with plans and specifications. Subcontractor shall coordinate layout of delay strips (if required) with Contractor and misclleaneous subtrades for the purpose of expiditing the overall construction schedule. |
| 029: | Subcontractor shall saw cut all slabs on grade within 24 hours or in accordance with plans and specifications after being poured. |
| 030: | Subcontractor shall provide and install equipment curbs, housekeeping & MEP slabs per plans and specifications. |
| 031: | Subcontractor shall furnish and install all Structural and Non-Structural walls below the Podium deck in accordance with Architectural and Structural plans and specifications. All walls both structural or non-structural not reflected or partially reflected on the structural drawings are a part of this contract. |
| 032: | Subcontractor shall furnish and install all shotcrete at structural and non structural walls in accordance with plans and specifications. Shotcrete to be rubber float finished. |
| 033: | Subcontractor shall furnish and install all backforming of shotcrete walls. No additional costs for overbreak will be accepted. |
| 034: | Subcontractor shall provide and install all the formwork necessary for Columns, Step Footings, Drop Capitals, Beams, Depressions, Construction Joints, Seismic Joints, Mechanical Openings, Shaft Walls, Cast in Place Walls, Sloping and Edge of Decks etc. |
| 035: | Subcontractor shall install all embeds templates and supports for structural steel, and all other hardware as required. Layout / steel templates supplied by others. |
| 036: | Subcontractor shall furnish and install all anchors and hold down bolts, with nuts, and other miscellaneous embeds per plans and specifications. Layout of anchors and hold down bolts to be located, verified and signed by framing subcontractor. |
| 037: | Subcontractor shall furnish a slab depression at podium level. |
| 040: | Subcontractor shall set up controls to verify proper thickness of the deck and proper drainage of the same. |
| 041: | Subcontractor shall thoroughly clean off all areas of the shoring system including column capitals, drop beam forming etc. prior to Inspections. Subcontractor shall re-shore poured deck areas as neccessary. |
| 042: | Subcontractor shall strip forms, straighten bolts, grind off support straps, grind smooth around depressions and bolts, etc. |
| 043: | Subcontractor shall drill and epoxy-set missing anchor and hold down bolts that were located, verified and signed for by framing subcontractor and were not installed at the time of the concrete pour by this subcontractor. |
| 044: | Subcontractor shall furnish all labor and materials to install structural concrete over metal decking and pan filled stairs (by others) to include cleaning deck and staris prior to concrete installation and clean up floor below after concrete pour. |
| 045: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 046: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 047: | Subcontractor shall point and patch all voids and rock pockets, fill chipped corners and float areas with depressions or otherwise displeasing surface beyond the prescribed "B" finish level. |
| 048: | Subcontractor shall clip and trim all nails and straps or clips left by Subcontractor's forms on exposed work. |
| 049: | Subcontractor shall dry pack steel post with deputy inspection oversight following Structural Steel Subcontractor's installation of vertical Structural Steel. |
| 050: | Subcontractor shall furnish to contractor with each reinforcing steel delivery to project site reciepts and mill certifications. |
| 051: | Ramp access shall be provided by general contractor for Subcontractors use. Access ramp shall accomodate backhoe(s) and ready-mix concrete truck(s) to facilitate construction. Acess ramp shall be removed with coordination from this subcontractor by others. |
| 052: | Subcontractor shall furnish and install waterstops at foundations in accordance with plans and specifications. |

**Alternates**

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| --- | --- |
| 001: | Alternate Add to Subcontract Agreement; Furnish and install Concrete Stairsat Building 'B' & 'C' Stair No. SC7, SC5, Adjacent to SC6, Adjacent to SB6, SB5. $ 132,000.00 |

**Exclusions**

|  |  |
| --- | --- |
| 001: | Topping slabs and colored concrete |
| 002: | Pre-cast concrete items, wheel stops, corner guards and any special finishes for walls and columns. |
| 003: | Trash dumpster. |
| 004: | All site work outside the buiding line including stairs located outside the building line (see alternates adds). |
| 005: | CMU and reinforcing steel and dowels for planter walls above the podium deck |
| 006: | Sealers or hardners. |
| 007: | Pre-cast concrete items and wheel stops. |
| 009: | Safety rails on completed elevated decks. |
| 010: | Waterproofing; Ipenex, waterproof admixtures, traffic coatings, sub-drains, rock & filter fabric, protection board, caulking, sealants, backer rod and neoprene. |
| 011: | Installation of HM door frames at shotcrete walls. |
| 012: | Testing, inspections or marking tendon locations on the underside of elevated decks. |
| 013: | Sawcutting and coring shotcrete panels for destructive testing. |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Mobilization |
| 002: | Pre-Construction Planning |
| 003: | Detailing-Cad |
| 004: | Wall Materials |
| 005: | Wall Form Fabrication |
| 006: | Column Form Fabrication |
| 007: | Deck Plywood (initial delivery) |
| 008: | Deck Form Materials |
| 009: | Fdns-Area 1 Excavation |
| 010: | Fdns-Area 2 Excavation |
| 011: | Fdns-Area 3 Excavation |
| 012: | Fdns-Area 4 Excavation |
| 013: | Fdns-Area 5 Excavation |
| 014: | Fdns-Area 6 Excavation |
| 015: | Fdns-Area 7 Excavation |
| 016: | Fdns-Area 8 Excavation |
| 017: | Fdns-Area 1 Rebar |
| 018: | Fdns-Area 2 Rebar |
| 019: | Fdns-Area 3 Rebar |
| 020: | Fdns-Area 4 Rebar |
| 021: | Fdns-Area 5 Rebar |
| 022: | Fdns-Area 6 Rebar |
| 023: | Fdns-Area 7 Rebar |
| 024: | Fdns-Area 8 Rebar |
| 025: | Fdns-Area 1 Concrete |
| 026: | Fdns-Area 2 Concrete |
| 027: | Fdns-Area 3 Concrete |
| 028: | Fdns-Area 4 Concrete |
| 029: | Fdns-Area 5 Concrete |
| 030: | Fdns-Area 6 Concrete |
| 031: | Fdns-Area 7 Concrete |
| 032: | Fdns-Area 8 Concrete |
| 033: | Walls-Area 1 Form |
| 034: | Walls-Area 2 Form |
| 035: | Walls-Area 3 Form |
| 036: | Walls-Area 4 Form |
| 037: | Walls-Area 5 Form |
| 038: | Walls-Area 6 Form |
| 039: | Walls-Area 7 Form |
| 040: | Walls-Area 8 Form |
| 041: | Walls-Area 1 Rebar |
| 042: | Walls-Area 2 Rebar |
| 043: | Walls-Area 3 Rebar |
| 044: | Walls-Area 4 Rebar |
| 045: | Walls-Area 5 Rebar |
| 046: | Walls-Area 6 Rebar |
| 047: | Walls-Area 7 Rebar |
| 048: | Walls-Area 8 Rebar |
| 049: | Walls-Area 1 Concrete |
| 050: | Walls-Area 2 Concrete |
| 051: | Walls-Area 3 Concrete |
| 052: | Walls-Area 4 Concrete |
| 053: | Walls-Area 5 Concrete |
| 054: | Walls-Area 6 Concrete |
| 055: | Walls-Area 7 Concrete |
| 056: | Walls-Area 8 Concrete |
| 057: | Columns-Area 1 Rebar |
| 058: | Columns-Area 2 Rebar |
| 059: | Columns-Area 3 Rebar |
| 060: | Columns-Area 4 Rebar |
| 061: | Columns-Area 5 Rebar |
| 062: | Columns-Area 6 Rebar |
| 063: | Columns-Area 7 Rebar |
| 064: | Columns-Area 8 Rebar |
| 065: | Columns-Area 1 Concrete |
| 066: | Columns-Area 2 Concrete |
| 067: | Columns-Area 3 Concrete |
| 068: | Columns-Area 4 Concrete |
| 069: | Columns-Area 5 Concrete |
| 070: | Columns-Area 6 Concrete |
| 071: | Columns-Area 7 Concrete |
| 072: | Columns-Area 8 Concrete |
| 073: | SOG-Area 1 Fine Grade |
| 074: | SOG-Area 2 Fine Grade |
| 075: | SOG-Area 3 Fine Grade |
| 076: | SOG-Area 4 Fine Grade |
| 077: | SOG-Area 5 Fine Grade |
| 078: | SOG-Area 6 Fine Grade |
| 079: | SOG-Area 7 Fine Grade |
| 080: | SOG-Area 8 Fine Grade |
| 081: | SOG-Area 1 Rebar |
| 082: | SOG-Area 2 Rebar |
| 083: | SOG-Area 3 Rebar |
| 084: | SOG-Area 4 Rebar |
| 085: | SOG-Area 5 Rebar |
| 086: | SOG-Area 6 Rebar |
| 087: | SOG-Area 7 Rebar |
| 088: | SOG-Area 8 Rebar |
| 089: | SOG-Area 1 Concrete |
| 090: | SOG-Area 2 Concrete |
| 091: | SOG-Area 3 Concrete |
| 092: | SOG-Area 4 Concrete |
| 093: | SOG-Area 5 Concrete |
| 094: | SOG-Area 6 Concrete |
| 095: | SOG-Area 7 Concrete |
| 096: | SOG-Area 8 Concrete |
| 097: | Lvl A-Area 1 Form |
| 098: | Lvl A-Area 2 Form |
| 099: | Lvl A-Area 3 Form |
| 100: | Lvl A-Area 4 Form |
| 101: | Lvl A-Area 5 Form |
| 102: | Lvl A-Area 6 Form |
| 103: | Lvl A-Area 7 Form |
| 104: | Lvl A-Area 8 Form |
| 105: | Lvl A-Area 1 Rebar |
| 106: | Lvl A-Area 2 Rebar |
| 107: | Lvl A-Area 3 Rebar |
| 108: | Lvl A-Area 4 Rebar |
| 109: | Lvl A-Area 5 Rebar |
| 110: | Lvl A-Area 6 Rebar |
| 111: | Lvl A-Area 7 Rebar |
| 112: | Lvl A-Area 8 Rebar |
| 113: | Lvl A-Area 1 Concrete |
| 114: | Lvl A-Area 2 Concrete |
| 115: | Lvl A-Area 3 Concrete |
| 116: | Lvl A-Area 4 Concrete |
| 117: | Lvl A-Area 5 Concrete |
| 118: | Lvl A-Area 6 Concrete |
| 119: | Lvl A-Area 7 Concrete |
| 120: | Lvl A-Area 8 Concrete |
| 121: | Walls-Area 1 Form |
| 122: | Walls-Area 2 Form |
| 123: | Walls-Area 3 Form |
| 124: | Walls-Area 4 Form |
| 125: | Walls-Area 5 Form |
| 126: | Walls-Area 6 Form |
| 127: | Walls-Area 7 Form |
| 128: | Walls-Area 8 Form |
| 129: | Walls-Area 1 Rebar |
| 130: | Walls-Area 2 Rebar |
| 131: | Walls-Area 3 Rebar |
| 132: | Walls-Area 4 Rebar |
| 133: | Walls-Area 5 Rebar |
| 134: | Walls-Area 6 Rebar |
| 135: | Walls-Area 7 Rebar |
| 136: | Walls-Area 8 Rebar |
| 137: | Walls-Area 1 Concrete |
| 138: | Walls-Area 2 Concrete |
| 139: | Walls-Area 3 Concrete |
| 140: | Walls-Area 4 Concrete |
| 141: | Walls-Area 5 Concrete |
| 142: | Walls-Area 6 Concrete |
| 143: | Walls-Area 7 Concrete |
| 144: | Walls-Area 8 Concrete |
| 145: | Columns-Area 1 Rebar |
| 146: | Columns-Area 2 Rebar |
| 147: | Columns-Area 3 Rebar |
| 148: | Columns-Area 4 Rebar |
| 149: | Columns-Area 5 Rebar |
| 150: | Columns-Area 6 Rebar |
| 151: | Columns-Area 7 Rebar |
| 152: | Columns-Area 8 Rebar |
| 153: | Columns-Area 1 Concrete |
| 154: | Columns-Area 2 Concrete |
| 155: | Columns-Area 3 Concrete |
| 156: | Columns-Area 4 Concrete |
| 157: | Columns-Area 5 Concrete |
| 158: | Columns-Area 6 Concrete |
| 159: | Columns-Area 7 Concrete |
| 160: | Columns-Area 8 Concrete |
| 161: | Podium-Area 1 Form |
| 162: | Podium-Area 2 Form |
| 163: | Podium-Area 3 Form |
| 164: | Podium-Area 4 Form |
| 165: | Podium-Area 5 Form |
| 166: | Podium-Area 6 Form |
| 167: | Podium-Area 7 Form |
| 168: | Podium-Area 8 Form |
| 169: | Podium-Area 9 Form |
| 170: | Podium-Area 10 Form |
| 171: | Podium-Area 1 Rebar |
| 172: | Podium-Area 2 Rebar |
| 173: | Podium-Area 3 Rebar |
| 174: | Podium-Area 4 Rebar |
| 175: | Podium-Area 5 Rebar |
| 176: | Podium-Area 6 Rebar |
| 177: | Podium-Area 7 Rebar |
| 178: | Podium-Area 8 Rebar |
| 179: | Podium-Area 9 Rebar |
| 180: | Podium-Area 10 Rebar |
| 181: | Podium-Area 1 Concrete |
| 182: | Podium-Area 2 Concrete |
| 183: | Podium-Area 3 Concrete |
| 184: | Podium-Area 4 Concrete |
| 185: | Podium-Area 5 Concrete |
| 186: | Podium-Area 6 Concrete |
| 187: | Podium-Area 7 Concrete |
| 188: | Podium-Area 8 Concrete |
| 189: | Podium-Area 9 Concrete |
| 190: | Podium-Area 10 Concrete |
| 191: | Recreation Area (Fdns & Sog) |
| 192: | Metal Deck |

Original Contract Amount: 7980000.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Credit for Waterstop Done by Other |
| 002: | Initial OCIP Deduct |
| 003: | Drag Bar Couplers |
| 004: | D&D Concrete OCIP Deduct |
| 005: | Acceleration of Schedule |
| 006: | Storm Recovery - Largo |
| 007: | Added Stego Wrap per Christian Wheeler |
| 008: | Largo Additional Work due to Water Intrusion |
| 009: | Largo Extra Work to Protect Footings |
| 010: | Additional Mucking of Footings |
| 011: | Survey to Layout Centerline of Column Steel |
| 012: | Cocnrete Piles under Rec Building Added per Delta 3 |
| 013: | Repair for Cracks in A-Level Slab at GL17/E |
| 014: | Electrical Blockouts Work Done for Expert Electric |
| 015: | Backcharge for Clear Contaminated Sand from Gas Trench |
| 016: | Extend Slab at Rec Building Main Entrance |
| 017: | Chip Out, Drill and Epoxy Rebar at Unit 102 - Bldg B |
| 018: | Fix for Downspout Sleeves, Chip out Rec Bldg Elevator, R/R SDG&E Conduits, and OCIP Deducts |
| 019: | Rec Building Slab Redesign |
| 020: | Concrete Extras for Trade Damage and Layout Error |
| 021: | Raise Electrical Room Floors |
| 022: | Flood Cost Reimbursement |
| 023: | Rec Building Slab Work Due to Design Changes |
| 024: | Largo Concrete Final OCIP Deduct (Includes Subcontractors) |

Final Contract Amount with Change Orders: 7980000.0000

**Subcontractor Data, By Subcontractor**

**Hiltys Electric- California, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Hiltys Electric- California, Inc.**TRADE: Electrical

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General Contractor). No overtime or premium time shall be allowed. |
| 002: | Subcontractor shall furnish all labor, material, tools, equipment, and facilities to provide a complete electrical system including but not limited to the following; all switch gear, distribution, conduit, wiring, devices, connections, boxes, sub-panels, breakers, grounding and devices, switches and plugs, disconnects, including the correct labeling of all circuits and all other miscellaneous materials and equipment to provide a complete installation in accordance with the plans and specifications. |
| 003: | Subcontractor shall maintain, repair and manage temporary electrical distribution boxes provided by General Contractor to facilitate the construction process through the duration of the project, to include; all cords, electrical power boxes and misc. couplings. Subcontractors Demarcation point shall be from Temporary power distribution pole subpanel, General Contractor shall provide power poles and sub-panels. |
| 004: | Subcontractor shall furnish and install all power needs for the following, but not limited to; Elevators, Garage Ventilation, Boilers, Mechanical rooms an equipment, telephone and satellite / cable TV closets, fire alarm equipment, sump pumps, high water alarms in accordance with the plans and specifications. |
| 005: | Subcontractor shall insure that all materials and equipment installed are listed by Underwriters' Laboratories, other code recognized laboratory in accordance with state and local codes and all agencies having jurisdiction. |
| 006: | Subcontractor shall be responsible for coordinating all utility providers and other electrical inspections in conjunction with the Contractor's Superintendent. Subcontractor shall be available for all Electrical and Fire Life Safety inspections as required. |
| 007: | Subcontractor shall install all light fixtures, exit signs, timers and photocells in accordance with the plans and specifications. All light fixtures and exit signs furnish by others. |
| 008: | Subcontractor shall furnish and install all Inverter emergency power backup systems in accordance with plans and specifications. |
| 009: | Subcontractor shall provide the correct breaker sizing for the elevator equipment and coordinate with both the electrical engineer and elevator subcontractor to ensure a proper size is used and installed. |
| 010: | Subcontractor shall furnish and install seismic bracing for all equipment and lighting in accordance with the plans, specifications, and all agencies having jurisdiction. |
| 011: | Subcontractor shall coordinate electrical layout with all construction trades. |
| 012: | Subcontractor shall obtain Electrical Permit from the City of San Diego and submit the cost to contractor for reinbursement. |
| 013: | All work to be performed per acoustical notes and Title 24 requirements. |
| 014: | Subcontractor shall furnish labor and material to excavate and backfill (using on site native soil) all underground piping per the plans, specifications, SDGE requirements, state and local codes, and all agencies have jurisdiction. If concrete slurry backfill is required subcontractor shall furnish labor to install only, slurry materials by others. |
| 015: | Trenches to be clean with angular bottom. Soils engineer to approve trench bottom prior to cover. Sand Shade all pipe unless Soils Engineer of Record allows that the natural fill holds a sand equivalent. |
| 016: | Subcontractors work shall be stubbed outside building line a minimum of 5'-0" to be connected by dry utilities subcontractor or SDGE). All wiring shall be inaccordance with plans and specifications, any changes in wire material shall be approved by electrical engineer and all agencies having jusrisdiction. |
| 017: | Subcontractor shall layout and install all conduit, pipe, "cans" or embedded pipe for the purpose of installing electrical through concrete slabs, decks and walls. The framing Subcontractor shall layout and mark the framing wall locations, this Electrical Subcontractor will layout all slab on grade or parking level deck locations as required. |
| 018: | Subcontractor shall wrap all metal pipe exposed to concrete and gain the Subcontractor's electrical inspections prior to concrete deck inspections. Subcontractor shall rewrap pipe as needed prior to concrete Subcontractor's concrete inspections. |
| 019: | Subcontractor shall furnish and install all conduits in the concrete decks as required to service all equipment, sub panels etc., per the plans and specifications. All conduits in the concrete decks to be set in strict conformance with the approved structural plans and details. If a conduit is forced to leave a concrete deck because of congestion or conduit size becomes too large for the approved structure, it will be run suspended underneath as a part of this contract. |
| 020: | Subcontractor shall have a representative present during all concrete pours to insure that all conduit, sleeves, pipes and all other embeds are not removed, broken or displaced during placement of the concrete. |
| 021: | Subcontractor shall pay all costs incurred to core concrete decks and walls not "sleeved" or "canned" or otherwise marked for coordination by this Subcontractor. |
| 022: | Subcontractor shall furnish and install all electrical main service in accordance with plans and specifications to include main switches, pull boxes, landing lugs, panels, meter sections, disconnects, pull sections, fuses, breakers, labeling, Uffer and all other grounding mechanisms per the plans and specifications. |
| 023: | Subcontractor shall work with the intent of installing the switchgear prior to structuring the deck or as soon as the shoring is removed or as directed by Contractor. |
| 024: | Subcontractor shall work with SDGE & dry utility subcontractor to provide electrical power to the Project as quickly as possible. |
| 025: | Subcontractor shall install all garage light fixtures and energize the main electrical power as soon as possible after structural concrete shoring is removed. |
| 026: | Subcontractor shall furnish and install all necessary conduits for CO2 system. |
| 027: | Subcontractor shall furnish all cutting, notching, and drilling of structural and non-structural wood members to facilitate the Electrical installation. All cutting and notching shall be carefully and neatly performed in accordance with code. |
| 028: | Subcontractor shall in no case install electrical boxes back to back at party walls; a minimum of 24-inches shall be maintained between electrical outlet boxes. Electrical outlet spacing shall be in accordance with all state and local codes. Subcontractor shall identify and RFI all locations this spacing is impossible to maintain. |
| 029: | Subcontractor shall obtain approvals for the locations of all electrical outlets prior to production. |
| 030: | Subcontractor shall furnish an electrical outlet with the correct plug aperture for all electric ranges, refrigerators, dishwashers, microwave ovens, washer & dryers, garbage disposals, media boxes and other miscellaneous equipment in accordance with plans and specifications. |
| 031: | Subcontractor shall hard wire all HVAC, Exhaust Fans Intake Fans or any electrically operated equipment that may be provided by others in accordance with the plans and specifications.. |
| 032: | Subcontractor shall furnish and install all 120 volt smoke detectors with Batteries included, in accordance with the plans and specifications and all agencies having jurisdiction. Batteries to be installed prior to owner's occupation of the building by this Subcontractor. |
| 033: | Subcontractor shall furnish and install hard wired Door Bells in each apartment unit in accordance with plans and specifications. |
| 034: | Subcontractor shall test all circuits and "Ring Out" electrical system prior drywall. |
| 035: | Subcontractor shall furnish and install all conduit, wire, boxes and connections for the following areas / items including but not limited to the Parking Control Devices, Recreation Building, Courtyards, Parking Garage Entry Gates, Parking and Landscape Areas of the Main Entry, Landscaping around the Exterior of the Buildings in accordance with plans and specifications. |
| 036: | Subcontractor shall furnish and install point of connection for irrigation wiring and controllers even when not indicated on plans. |
| 037: | Subcontractor shall furnish and install Point of connection for fire alarm or fire sprinkler system even when not indicated on plans. Subcontractor shall provide power for fire bell locations as required. |
| 038: | Subcontractor shall furnish and install all conduit, cabling, fuses, disconnects etc., for all Air Conditioning systems, Ventilation systems and motor operated garage doors in accordance with the plans and specifications. |
| 039: | Subcontractor shall insure that any boxes exposed to weather shall be weatherproofed . |
| 040: | Subcontractor shall furnish and install all line voltage to the rooftop air conditioners, hot water boilers, circulating pumps, HVAC condensers, rooftop communication equipment, lighting, fan coil, package units, exhaust fans and any other roof top equipment etc. per the plans and specifications. |
| 041: | Subcontractor shall furnish and install all HVAC Disconnect Switches in water tight boxes, NEMA 3 or better and install sufficient support for all roof top conduits, boxes and install seal tight flex from those boxes to the equipment as required. |
| 042: | Subcontractor shall never screw through Equipment Platform covers to secure their boxes. |
| 043: | Subcontractor shall furnish and install roof jacks for all electrical roof penetrations. Roof jacks material in accordance with plans, specifications and roof manufacture. |
| 044: | Subcontract shall receive, unload, spread and install all lighting fixtures in the Units, Common Areas, Recreation Building and Landscaped Areas etc., in accordance with the plans and specifications. Subcontractor will be provided by others a lockable storage bin or room to store fixtures. Light fixtures provided by others. |
| 045: | Subcontractor shall include all light assemby if required and all lamps. |
| 046: | Subcontractor shall install all landscape lighting (line voltage) to include all trenching, backfill, compaction, conduit, boxes, wire, panels, breakers and connectors at all areas in accordance with plans and specifications. |
| 047: | Subcontract shall furnish and install all finish trim using the best quality workmanship as per the plans and specifications. |
| 048: | Subcontractor shall furnish and install Decora switches and standard plugs. |
| 049: | Subcontractor shall furnish and install clearly and permanently mark and label all panels, meters, circuits, elevators, fans, A/C condensers, etc. |
| 050: | Subcontractor shall furnish and install all time clocks and photo cells in accordance with plans and specifications. |
| 051: | Subcontractor shall furnish and install all GFIC devices and Arc fault protection circuits per the plans and specifications. |
| 052: | Subcontractor shall connect all air handling units and condensers including the supply and disconnects as shown on the plans and specifications. |
| 053: | Subcontractor shall furnish and install fuses and breakers in accordance with plans and specifications. |
| 054: | Subcontractor shall test, check and "Ring Out" electrical system prior to final inspections. |
| 055: | Subcontractor shall furnish and install a complete electrical system for the pool, spa and waterfeature equipment to include but not limited to the following; sub-panels, conduit and wire. Breakers shall be installed by others as required. Pool contractor shall provide grounding, electrical conduit, wire and hook up all pool / spa equipment, pool / spa lights and other misc equipemnt from the sub-panel to pool/spa. |
| 056: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 057: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 058: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 059: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 060: | Subcontractor shall make no substitutions without written approval from the Contractor. |
| 061: | Subcontractor shall coordinate with electrical engineer to substitute aluminum sub-feeds in lieu of copper as indicated. |

**Alternates**

**Exclusions**

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| --- | --- |
| 001: | Low Voltage Systems |
| 002: | Fire Alarm System |
| 003: | Sub-Metering |
| 004: | Dry Utility |
| 005: | No Electrical Fixtures |
| 006: | Fire Caulking |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittals |
| 002: | Recreation Building Switchgear |
| 003: | Recreation Building Sub Feeders |
| 004: | Recreation Building Rough Electric 1st Floor |
| 005: | Recreation Building Rough Electric 2nd Floor |
| 006: | Recreation Building Finish Electrical 1st Floor |
| 007: | Recreation Building Finish Electrical 1st Floor |
| 008: | Recreation Building Install Light Fixtures 1st Floor |
| 009: | Recreation Building Install Light Fixtures 2nd Floor |
| 010: | Building B Garage Level B Rough Electrical Segment A |
| 011: | Building B Garage Level B Rough Electrical Segment B |
| 012: | Building B Garage Level A Rough Electrical Segment A |
| 013: | Building B Garage Level A Rough Electrical Segment B |
| 014: | Building B Switchgear |
| 015: | Building B Sub-Feeds S.ES |
| 016: | Building B Sub-Feeds Units 1st Floor Segment A |
| 017: | Building B Sub-Feeds Units 1st Floor Segment B |
| 018: | Building B Sub-Feeds Units 2nd Floor Segment A |
| 019: | Building B Sub-Feeds Units 2nd Floor Segment B |
| 020: | Building B Sub-Feeds Units 3rd Floor Segment A |
| 021: | Building B Sub-Feeds Units 3rd Floor Segment B |
| 022: | Building B Sub-Feeds Units 4th Floor Segment A |
| 023: | Building B Sub-Feeds Units 4th Floor Segment B |
| 024: | Building B Rough Electrical 1st Floor Segment A |
| 025: | Building B Rough Electrical 1st Floor Segment B |
| 026: | Building B Rough Electrical 2nd Floor Segment A |
| 027: | Building B Rough Electrical 2nd Floor Segment B |
| 028: | Building B Rough Electrical 3rd Floor Segment A |
| 029: | Building B Rough Electrical 3rd Floor Segment B |
| 030: | Building B Rough Electrical 4th Floor Segment A |
| 031: | Building B Rough Electrical 4th Floor Segment B |
| 032: | Building B Electrical Finish Electrical 1st Floor Segment A |
| 033: | Building B Electrical Finish Electrical 1st Floor Segment B |
| 034: | Building B Electrical Finish Electrical 2nd Floor Segment A |
| 035: | Building B Electrical Finish Electrical 2nd Floor Segment B |
| 036: | Building B Electrical Finish Electrical 3rd Floor Segment A |
| 037: | Building B Electrical Finish Electrical 3rd Floor Segment B |
| 038: | Building B Electrical Finish Electrical 4th Floor Segment A |
| 039: | Building B Electrical Finish Electrical 4th Floor Segment B |
| 040: | Building B Inverter Emergency System Complete |
| 041: | Building C Garage Level B Rough Electrical Segment A |
| 042: | Building C Garage Level B Rough Electrical Segment B |
| 043: | Building C Garage Level A Rough Electrical Segment A |
| 044: | Building C Garage Level A Rough Electrical Segment B |
| 045: | Building C Switchgear |
| 046: | Building C Sub-Feeds S.ES |
| 047: | Building C Sub-Feeds Units 1st Floor Segment A |
| 048: | Building C Sub-Feeds Units 1st Floor Segment B |
| 049: | Building C Sub-Feeds Units 2nd Floor Segment A |
| 050: | Building C Sub-Feeds Units 2nd Floor Segment B |
| 051: | Building C Sub-Feeds Units 3rd Floor Segment A |
| 052: | Building C Sub-Feeds Units 3rd Floor Segment B |
| 053: | Building C Sub-Feeds Units 4th Floor Segment A |
| 054: | Building C Sub-Feeds Units 4th Floor Segment B |
| 055: | Building C Rough Electrical 1st Floor Segment A |
| 056: | Building C Rough Electrical 1st Floor Segment B |
| 057: | Building C Rough Electrical 2nd Floor Segment A |
| 058: | Building C Rough Electrical 2nd Floor Segment B |
| 059: | Building C Rough Electrical 3rd Floor Segment A |
| 060: | Building C Rough Electrical 3rd Floor Segment B |
| 061: | Building C Rough Electrical 4th Floor Segment A |
| 062: | Building C Rough Electrical 4th Floor Segment B |
| 063: | Building C Finish Electrical 1st Floor Segment A |
| 064: | Building C Finish Electrical 1st Floor Segment B |
| 065: | Building C Finish Electrical 2nd Floor Segment A |
| 066: | Building C Finish Electrical 2nd Floor Segment B |
| 067: | Building C Finish Electrical 3rd Floor Segment A |
| 068: | Building C Finish Electrical 3rd Floor Segment A |
| 069: | Building C Finish Electrical 4th Floor Segment A |
| 070: | Building C Finish Electrical 4th Floor Segment B |
| 071: | Building C Inverter Emergency System Complete |
| 072: | Closeout Documents |

Original Contract Amount: 2236650.0000

**Change Orders**

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| --- | --- |
| 001: | Initial OCIP Deduct |
| 002: | Reimbursement for Electrical Permit |
| 003: | Electrical Changes Through 9/1 |
| 004: | Backcharge for Electrical Blockouts work Done by Largo Concrete |
| 005: | Backcharge for Drywall Patch in Model Unit |
| 006: | Electrical Permit Reimbursement |
| 007: | Engineering Fee Reimbursement |
| 008: | Added EMT Conduit Per SDG&E Requirements |
| 009: | Electrical Fixture Handling Fee |
| 010: | Backcharge for Coredrilling Paid for by Cobalt |
| 011: | Change to Carbon Monoxide Detectors |
| 012: | A2b Storefront Change and Added Soffits at EB3 |
| 013: | Added Photoluminescent Exit Signs per Fire Department |
| 014: | Trenching and Installation of 12 Added Bollard Fixtures |
| 015: | Hilty's Final OCIP Deduct |

Final Contract Amount with Change Orders: 2236650.0000

**Subcontractor Data, By Subcontractor**

**Parks Mechanical, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Parks Mechanical, Inc.**TRADE: Plumbing & Fiberglass Tubs

**Project Specific Scope of Work**

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| --- | --- |
| 001: | It is hereby understood that the structures covered herein are to be built as shown on the approved plans and this scope of work, any variations or discrepancies noted shall be immediately brought to the attention of Contractor's Representative and resolved. No deviations regarding the design or structural integrity of the building are acceptable. |
| 002: | Subcontractor acknowledges this is a design / build complete plumbing system, to include approvals from the City of San Diego and shall comply with all state and local codes, industry standard, best practices and all agencies having jusrisdiction. |
| 003: | Subcontractor shall maintain "As Built" drawings throughout the course of construction. These plans shall be available for review on the site and delivered to the contractor at the "Close Out" of the project. |
| 004: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required) No overtime or premium time shall be allowed. |
| 005: | Subcontractor shall furnish and install all Title 24 and ADA Requirements including but not limited to all pipe wrap and insulation of all hot water pipe above or below grade in accordance with industry standards, state and local codes and all agencies having jurisdiction. |
| 006: | Subcontractor shall furnish and install all Seismic Bracing in accordance with the plans, specifications, industry standards, state and local codes and all agencies having jurisdiction. |
| 007: | Subcontractor shall obtain plumbing permit from the City of San Diego and submit costs for reminbursement back to Subcontractor. |
| 008: | Subcontractor has included all hoisting and or lifting of their materials for the purposes of providing a complete plumbing system. |
| 009: | Subcontractor shall furnish and install a complete Hot and / or Cold Domestic water System including but not limited to apartment units, common areas, landscape and Recreation Buildings to include all Boilers, Water Heaters, Storage Tanks, Expansion Tanks, Piping, Circulating Pumps, Booster Pumps, hose bibs, pressure reducing valves, drinking fountains and all other plumbing fixtures and accessories necessary to provide a complete hot and / or cold water system in accordance with the approved plans, the scope of work, industry standards, state and local codes and all agencies having jurisdiction. |
| 010: | Subcontractor shall furnish and install a complete water system using CPVC piping to include approvals for City of San Diego. |
| 011: | All Apartment units shall receive on the Hot and Cold water piping systems a shut off valve, location to be determined. |
| 012: | Subcontractor shall furnish and install all Title 24 piping insulation in accordance with plans and specifications. |
| 013: | Subcontractor shall furnish and install all emergency drains, deck drains, area drains, balcony drains, roof drains, trench drains, overflow drains, fire sprinkler drains, floor drains with trap primers, floor sinks, planter drains to include all piping and fittings for a complete system. |
| 014: | Subcontractor shall furnish and install around interior courtyards, pipe connected to garage storm drain piping. All to stub above finish concrete for gutter leader pick ups provided and connected to piping by others. All piping stubbed outside of stucco through edge of podium for gutter leader pickups which are provided and connected by others. |
| 015: | Subcontractor shall furnish and install a complete Cast Iron Waste,Vent and Storm Drain System to include all sump pumps, sand and oil interceptors, control panels, backwater valves, high water alarm devices, access boxes, drains, trench and area drains inside the building footprint in accordance with approved plans, scope of work, industry standards, state and local codes and all agecies having jurisdiction. |
| 016: | Subcontractor shall furnish and install all protective devices on all pipe to prevent construction debris from entering the drainage or waste systems. |
| 017: | Subcontractor shall furnish and install a complete Gas piping system inside the building footprint to include pool & spa heaters, ranges, water heaters, boilers and all other equipment and appliances requiring gas in accordance with approved plans, scope of work, industry standards, state and local codes and all agecies having jurisdiction. includes all Earthquake Valve(s) if required. |
| 018: | Subcontractor to verify and ensure proper gas supply and pressure to all appliances shown in the plans are designed with adequate supply lines and sized correctly for device requirements. Gas piping shall be a combination of schedule 40 black steel and CSST as approved by the City of San Diego. |
| 019: | Subcontractor shall furnish all equipment and labor for Excavation and Backfill as required for the installation of the complete plumbing systems inside the building footprint. |
| 020: | Subcontractor shall furnish and install all underground waste and storm drain systems per plans, specifications, state and local codes and all agencies having juridiction using a combination of PVC and ABS piping. Above grade waste and storm drain systems to utilize cast iron no-hub pipe and fittings. |
| 021: | Subcontractor shall furnish and install all traffic rated frames and covers for back water valves and sump pump stations. |
| 022: | Trenches to be clean with angular bottoms and shall backfill with native on site soil. Soils engineer to approve trench bottom prior to covering. Subcontractor shall include shading of pipe if required by soils engineer or any agencies having jurisdiction. |
| 023: | Isolation of the plumbing systems from the framing will be in accordance with industry standards and typical apartment isolation requirements per the City of San Diego Dept. of Building and Safety. |
| 024: | Subcontractor shall furnish and install all pipe systems for water, sewer, storm drain and gas to the outside of the building. |
| 025: | Subcontractor shall make all connections to utilities (water, sewer, storm water) that have been installed to within 5'-0" of the building. If utilities are not available at the time Subcontractor has completed work, then Subcontractor shall stub out 5'-0" outside the building as directed by Contractor and in coordination with Civil plans. |
| 026: | Subcontractor shall furnish and install approved covers for all buried cleanouts for storm water and waste water inaccordance with approved plans, scope of work, industry standards, state and local codes and all agecies having jurisdiction. |
| 027: | Subcontractor shall layout and install all pipe, pipe sleeves, "cans" or embedded pipe for the purpose of installing plumbing through concrete slabs, decks and walls. The framing Subcontractor shall layout and mark the framing wall locations, this Plumbing Subcontractor will layout all slab on grade or parking level deck locations as required. Subcontractor shall coordinate layout with all trades. |
| 028: | Subcontractor shall wrap all pipe exposed to concrete and gain the Subcontractor's plumbing inspections prior to concrete deck inspections. Subcontractor shall rewrap pipe as needed prior to concrete Subcontractor's concrete inspections. |
| 029: | Subcontractor shall have a representative present during all concrete pours to insure that all sleeves, pipes and all other embeds are not removed, broken or displaced during placement of the concrete. |
| 030: | Subcontractor is responsible for all costs incurred to core concrete decks and walls not "sleeved" or "canned" or otherwise marked for coordination by this Subcontractor. |
| 031: | Subcontractor shall furnish all cutting, notching, and drilling of structural and non-structural wood members to facilitate the Plumbing installation. All cutting and notching shall be carefully and neatly performed in accordance with code and structural engineers requirements. |
| 032: | Subcontractor shall furnish and install all rated and non-rated access doors or access panels to concealed valves. |
| 033: | Subcontractor shall furnish, spread and install all fiberglas tub / shower combo units, tub/shower valves, shut off valves, trap primers, water closets, sinks, faucets, flexible connectors, and all other miscellaneous materials to provide a complete installation per the approved plans, scope of work, industry standards, state and local codes and all agecies having jurisdiction. |
| 034: | Subcontractor has included minor repairs for any damage done to the fiberglass tub / shower units during installation and construction as a one time, final patch and repair as scheduled by the Contractor's Superintendent. Any major damage causing a complete replacment of the fiberglass unit shall be extra to this subcontract agreement. |
| 035: | Subcontractor shall pressurize all water lines prior to drywall installation. |
| 036: | Subcontractor shall furnish and install all primary and secondary condensate lines. Primary and secondary drain lines to be CPVC CTS SDR-11 plastic pipe and fittings. Primary to be connected to lavatory trap assembly with piping being connected to fan coil unit. Secondary to run from fan coil unit with piping stubbed through drywall ceiling ¾” with a chrome escutcheon above tub/shower unit. Unused openings in fan coil units to be capped by plumbing contractor with ¾” PVC caps. |
| 037: | Subcontractor shall furnish and install fire stopping for all penetrations related to this work. |
| 038: | Subcontractor shall furnish and install garbage disposals and all similar equipment with pigtails attached. |
| 039: | Subcontractor shall provide a cold water supply line for the trash chute(s) wash down to include backflow and shut off devises. |
| 040: | Subcontractor shall provide a clean bead of caulking around water closets, sinks, etc. as required by code after unit is floored (tile or vinyl) and prior to final inspections. |
| 041: | Subcontractor shall furnish and install water and waste to pool room or area for the connection of pool equipment. Connection to plumbing lines by others |
| 042: | Subcontractor shall furnish and install landscape irrigation piping below podium deck. Sleeve to all Landscape planters above concrete decks on "Can-Out". |
| 043: | Subcontractor shall coordinate with the Landscape irrigation plan on the Landscape to facilitate connection to the Landscape water systems supplied by others. |
| 044: | Subcontractor shall furnish all Lead Flashings and Roof Drains for installation by Roofer. |
| 045: | Subcontractor shall furnish and install hot mopped shower pans at locations in accordance with plans and specifications. Shower pans will be sloped to drain and prepared to receive finshed surface by others. |
| 046: | Subcontractor shall furnish and install a domestic water system free of the "water hammer" effect. |
| 047: | Subcontractor shall furnish and install Ball Type Shut off Valves in lieu of any gate valves. |
| 048: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 049: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for the cost of replacement by others. |
| 050: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 051: | Subcontractor shall Clear blocked waste and drain lines for the first 30 days after owners occupation of the structure at no additional cost. Note: blockages caused by other trades shall be paid for by those trades. |
| 052: | Subcontractor shall complete all roof penetrations and top out inspections prior to roof dry-in or Subcontractor shall be responsible for roof patch and repair. |
| 053: | FIXTURES |
| 054: | Subcontractor shall furnish and install all Fixtures and Equipment per Plumbing Fixture Schedules. |
| 055: | Apartment Unit Toilets: Pro Flo PF1400/5512WH, round front, two piece, low flow 1.6gpf with Centoco 700, matching seat, color white or equal. |
| 056: | Apartment Unit Fiberglass Tub / Shower Combination / Mixing Valve: Fiber care ET6036 36”d x 60”w x 72”h white fiberglass tub/shower combination with textured tile walls and grab bar backing. Tub/shower valve to be Delta T13420 DPE Monitor 13 Series, pressure balancing mixer with scald guard, lever handle, diverter spout, single function shower head with 2.5gpm, polished chome or equal. |
| 057: | Apartment Unit Lavatory / Faucet: Kohler / Sterling 65010140, self rimming lavatory, 20" X 17" oval, color white with a Delta 520-DST centerset single control lever handle, 1.5gpm, polished chrome or equal. |
| 058: | Apartment Unit Kitchen Sink / Faucet: Kohler / Sterling 14633-4F Middleton, Double Compartment, self rimming, 33" X 22" X 6" deep, 23 gauge with Delta 100-DST faucet, single control lever handle, 8" swing spout, 1.5gpm, color chome or equal. |
| 059: | Apartment Unit Ice Maker; Plastic one hour recessed box with ¼ turn valve and internal water hammer. |
| 060: | Apartment Unit Garbage Disposal; Insinkerator Badger (I) 1/3 hp w/ cords |
| 061: | Apartment Unit Dishwasher; Water shut off valve under kitchen sink provided. |
| 062: | Apartment Unit Washing Machine; Plastic one hour recessed box with ¼ turn valves, 2” waste and internal water hammer. |
| 063: | Common Area Water Closet; Pro Flo PF1403/5512WH, elongated bowl, two piece, handicap compliant, low consumption 1.6gpf with matching seat or equal. |
| 064: | Common Area Lavatory / Faucet; Pro Flo PF5164WH 19" X 16" X 6" oval, self rimming, viterous china, with Delta 520-DST centerset faucet, single control lever handle, 1.5gpm, polished chrome or equal. |
| 065: | Common Area Lavatory / Faucet; Pro Flo PF1807, wall hung, siphon jet, viterous china, white with Sloan 186-1.0 flush valve, 1.0gpf, polished chome or equal. |
| 066: | Common Area Sink / Faucet: Kohler / Sterling 14633-4F Middleton, Double Compartment, self rimming, 33" X 22" X 6" deep, 23 gauge with Delta 100-DST faucet, single control lever handle, 8" swing spout, 1.5gpm, color chome or equal. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | Building B Garage Level B Segment A Storm Drain Installed |
| 003: | Building B Garage Level B Segment A Storm Drain Backfilled |
| 004: | Building B Garage Level B Segment B Storm Drain Installed |
| 005: | Building B Garage Level B Segment B Storm Drain Backfilled |
| 006: | Building B Garage Level B Segment A Waste & Vent Installed |
| 007: | Building B Garage Level B Segment A Waste & Vent Backfilled |
| 008: | Building B Garage Level B Segment B Waste & Vent Installed |
| 009: | Building B Garage Level B Segment B Waste & Vent Backfilled |
| 010: | Building B Garage Level A Segment A Deck Can Installed |
| 011: | Building B Garage Level A Segment B Deck Can Installed |
| 012: | Building B Garage Level A Segment A Storm Drain Installed |
| 013: | Building B Garage Level A Segment B Storm Drain Installed |
| 014: | Building B Garage Level A Segment A Waste & Vent Installed |
| 015: | Building B Garage Level A Segment B Waste & Vent Installed |
| 016: | Building B Garage Level A Segment A Water Installed |
| 017: | Building B Garage Level A Segment B Water Installed |
| 018: | Building B Garage Level A Segment A Gas Installed |
| 019: | Building B Garage Level A Segment B Gas Installed |
| 020: | Building B 1st Floor Podium Level Segment A Deck Can Installed |
| 021: | Building B 1st Floor Podium Level Segment B Deck Can Installed |
| 022: | Building B 1st Floor Podium Level Segment A Storm Drain Installed |
| 023: | Building B 1st Floor Podium Level Segment B Storm Drain Installed |
| 024: | Building B 1st Floor Podium Level Segment A Waste & Vent Installed |
| 025: | Building B 1st Floor Podium Level Segment B Waste & Vent Installed |
| 026: | Building B 1st Floor Podium Level Segment A Water Installed |
| 027: | Building B 1st Floor Podium Level Segment B Water Installed |
| 028: | Building B 1st Floor Podium Level Segment A Gas Installed |
| 029: | Building B 1st Floor Podium Level Segment B Gas Installed |
| 030: | Building B 1st Floor Podium Level Segment A Fiberglass T/S Installed |
| 031: | Building B 1st Floor Podium Level Segment B Fiberglass T/S Installed |
| 032: | Building B 1st Floor Podium Level Segment A Finish Trim Installed |
| 033: | Building B 1st Floor Podium Level Segment B Finish Trim Installed |
| 034: | Building B 2nd Floor Segment A Storm Drain Installed |
| 035: | Building B 2nd Floor Segment B Storm Drain Installed |
| 036: | Building B 2nd Floor Segment A Waste & Vent Installed |
| 037: | Building B 2ndFloor Segment B Waste & Vent Installed |
| 038: | Building B 2nd Floor Segment A Water Installed |
| 039: | Building B 2nd Floor Segment B Water Installed |
| 040: | Building B 2nd Floor Segment A Gas Installed |
| 041: | Building B 2nd Floor PSegment B Gas Installed |
| 042: | Building B 2nd Floor Segment A Fiberglass T/S Installed |
| 043: | Building B 2nd Floor Segment B Fiberglass T/S Installed |
| 044: | Building B 2nd Floor Segment A Finish Trim Installed |
| 045: | Building B 2nd Floor Segment B Finish Trim Installed |
| 046: | Building B 3rd Floor Segment A Storm Drain Installed |
| 047: | Building B 3rd Floor Segment B Storm Drain Installed |
| 048: | Building B 3rd Floor Segment A Waste & Vent Installed |
| 049: | Building B 3rd Floor Segment B Waste & Vent Installed |
| 050: | Building B 3rd Floor Segment A Water Installed |
| 051: | Building B 3rd Floor Segment B Water Installed |
| 052: | Building B 3rd Floor Segment A Gas Installed |
| 053: | Building B 3rd Floor PSegment B Gas Installed |
| 054: | Building B 3rd Floor Segment A Fiberglass T/S Installed |
| 055: | Building B 3rd Floor Segment B Fiberglass T/S Installed |
| 056: | Building B 3rd Floor Segment A Finish Trim Installed |
| 057: | Building B 3rd Floor Segment B Finish Trim Installed |
| 058: | Building B 4th Floor Segment A Storm Drain Installed |
| 059: | Building B 4th Floor Segment B Storm Drain Installed |
| 060: | Building B 4th Floor Segment A Waste & Vent Installed |
| 061: | Building B 4th Floor Segment B Waste & Vent Installed |
| 062: | Building B 4th Floor Segment A Water Installed |
| 063: | Building B 4th Floor Segment B Water Installed |
| 064: | Building B 4th Floor Segment A Gas Installed |
| 065: | Building B 4th Floor PSegment B Gas Installed |
| 066: | Building B 4th Floor Segment A Fiberglass T/S Installed |
| 067: | Building B 4th Floor Segment B Fiberglass T/S Installed |
| 068: | Building B 4th Floor Segment A Finish Trim Installed |
| 069: | Building B 4th Floor Segment B Finish Trim Installed |
| 070: | Building B Roof Segment A Vents Through Roof Installed |
| 071: | Building B Roof Segment B Vents Through Roof Installed |
| 072: | Building B Roof Segment A Boilers Installed |
| 073: | Building B Roof Segment B Boilers Installed |
| 074: | Building C Garage Level B Segment A Storm Drain Installed |
| 075: | Building C Garage Level B Segment A Storm Drain Backfilled |
| 076: | Building C Garage Level B Segment B Storm Drain Installed |
| 077: | Building C Garage Level B Segment B Storm Drain Backfilled |
| 078: | Building C Garage Level B Segment A Waste & Vent Installed |
| 079: | Building C Garage Level B Segment A Waste & Vent Backfilled |
| 080: | Building C Garage Level B Segment B Waste & Vent Installed |
| 081: | Building C Garage Level B Segment B Waste & Vent Backfilled |
| 082: | Building C Garage Level A Segment A Deck Can Installed |
| 083: | Building C Garage Level A Segment B Deck Can Installed |
| 084: | Building C Garage Level A Segment A Storm Drain Installed |
| 085: | Building C Garage Level A Segment B Storm Drain Installed |
| 086: | Building C Garage Level A Segment A Waste & Vent Installed |
| 087: | Building C Garage Level A Segment B Waste & Vent Installed |
| 088: | Building C Garage Level A Segment A Water Installed |
| 089: | Building C Garage Level A Segment B Water Installed |
| 090: | Building C Garage Level A Segment A Gas Installed |
| 091: | Building C Garage Level A Segment B Gas Installed |
| 092: | Building C 1st Floor Podium Level Segment A Deck Can Installed |
| 093: | Building C 1st Floor Podium Level Segment B Deck Can Installed |
| 094: | Building C 1st Floor Podium Level Segment A Storm Drain Installed |
| 095: | Building C 1st Floor Podium Level Segment B Storm Drain Installed |
| 096: | Building C 1st Floor Podium Level Segment A Waste & Vent Installed |
| 097: | Building C 1st Floor Podium Level Segment B Waste & Vent Installed |
| 098: | Building C 1st Floor Podium Level Segment A Water Installed |
| 099: | Building C 1st Floor Podium Level Segment B Water Installed |
| 100: | Building C 1st Floor Podium Level Segment A Gas Installed |
| 101: | Building C 1st Floor Podium Level Segment B Gas Installed |
| 102: | Building C 1st Floor Podium Level Segment A Fiberglass T/S Installed |
| 103: | Building C 1st Floor Podium Level Segment B Fiberglass T/S Installed |
| 104: | Building C 1st Floor Podium Level Segment A Finish Trim Installed |
| 105: | Building C 1st Floor Podium Level Segment B Finish Trim Installed |
| 106: | Building C 2nd Floor Segment A Storm Drain Installed |
| 107: | Building C 2nd Floor Segment B Storm Drain Installed |
| 108: | Building C 2nd Floor Segment A Waste & Vent Installed |
| 109: | Building C 2ndFloor Segment B Waste & Vent Installed |
| 110: | Building C 2nd Floor Segment A Water Installed |
| 111: | Building C 2nd Floor Segment B Water Installed |
| 112: | Building C 2nd Floor Segment A Gas Installed |
| 113: | Building C 2nd Floor PSegment B Gas Installed |
| 114: | Building C 2nd Floor Segment A Fiberglass T/S Installed |
| 115: | Building C 2nd Floor Segment B Fiberglass T/S Installed |
| 116: | Building C 2nd Floor Segment A Finish Trim Installed |
| 117: | Building C 2nd Floor Segment B Finish Trim Installed |
| 118: | Building C 3rd Floor Segment A Storm Drain Installed |
| 119: | Building C 3rd Floor Segment B Storm Drain Installed |
| 120: | Building C 3rd Floor Segment A Waste & Vent Installed |
| 121: | Building C 3rd Floor Segment B Waste & Vent Installed |
| 122: | Building C 3rd Floor Segment A Water Installed |
| 123: | Building C 3rd Floor Segment B Water Installed |
| 124: | Building C 3rd Floor Segment A Gas Installed |
| 125: | Building C 3rd Floor PSegment B Gas Installed |
| 126: | Building C 3rd Floor Segment A Fiberglass T/S Installed |
| 127: | Building C 3rd Floor Segment B Fiberglass T/S Installed |
| 128: | Building C 3rd Floor Segment A Finish Trim Installed |
| 129: | Building C 3rd Floor Segment B Finish Trim Installed |
| 130: | Building C 4th Floor Segment A Storm Drain Installed |
| 131: | Building C 4th Floor Segment B Storm Drain Installed |
| 132: | Building C 4th Floor Segment A Waste & Vent Installed |
| 133: | Building C 4th Floor Segment B Waste & Vent Installed |
| 134: | Building C 4th Floor Segment A Water Installed |
| 135: | Building C 4th Floor Segment B Water Installed |
| 136: | Building C 4th Floor Segment A Gas Installed |
| 137: | Building C 4th Floor PSegment B Gas Installed |
| 138: | Building C 4th Floor Segment A Fiberglass T/S Installed |
| 139: | Building C 4th Floor Segment B Fiberglass T/S Installed |
| 140: | Building C 4th Floor Segment A Finish Trim Installed |
| 141: | Building C 4th Floor Segment B Finish Trim Installed |
| 142: | Building C Roof Segment A Vents Through Roof Installed |
| 143: | Building C Roof Segment B Vents Through Roof Installed |
| 144: | Building C Roof Segment A Boilers Installed |
| 145: | Building C Roof Segment B Boilers Installed |
| 146: | Rec Center Underground |
| 147: | Rec Center 1st Floor Waste & Vent |
| 148: | Rec Center 1st Floor Water |
| 149: | Rec Center 1st Floor Gas |
| 150: | Rec Center 1st Floor Waterheater |
| 151: | Rec Center 1st Floor Finish Trim |
| 152: | Rec Center 2nd Floor Waste & Vent |
| 153: | Rec Center 2nd Floor Water |
| 154: | Rec Center 2nd Floor Finish Trim |
| 155: | Rec Center Roof Vents Through Roof |
| 156: | Close out Documentation |

Original Contract Amount: 4521880.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Install Precast Pump Stations for Subdrainage System |
| 002: | Initial OCIP Deduct - Parks Mechanical |
| 003: | Credit for Garbage Disposals Supplied by Whirlpool |
| 004: | Installation of Temp Water Line to Building |
| 005: | Add for Sub-surface Drainage System |
| 006: | Backcharges for Trenching, Installation of Waterstop and Damage to Trailer Power and Internet |
| 007: | Upgrade from Fibercare Tubs to Sterling Tubs - Revised |
| 008: | Add for Sub-surface Drainage System |
| 009: | Deduct for Increase in Holding Tanks Previously Purchased |
| 010: | Add for Integral Backing for Sterling Tubs |
| 011: | Upgrade Kitchen & Bath Faucets/Valves Not Captured in Buyout |
| 012: | Credit for Firestopping Done by Other |
| 013: | Common Area Plumbing Fixture Upgrades |
| 014: | Add for Larger Gas Service and Plan Redesign |
| 015: | Backcharge for Laterals Backfill done by Cobalt Engineering |
| 016: | Backcharges for Contract Work Performed by Cobalt Engineering |
| 017: | Plumbing Changes at Rec Building to Accommodate Ice Machine per Delta 17 |
| 018: | Building C Deck Drain Credit |
| 019: | Gas Manifold and Rec Building Fixture Upgrades |
| 020: | Repair Leak at Mainline Backflow Damaged by Clean-up Crew |
| 021: | Backcharge for Damage Flooring due to Water Leak |
| 022: | Backcharge for Block Repairs at Electrical Meter Room |
| 023: | Plumbing Changes Due to A3 Vanity Cabinet Change |
| 024: | Plumbing Relocation Due to Design Changes |
| 025: | Backcharge for Insurance Deductable for REC Building Leak |
| 026: | Escutcheon Rings for Fire Caulking |
| 027: | Supply and Install Elkay Sink |
| 028: | Drywall Repairs at (14) Units due to Plumbing Repairs |
| 029: | Ground Penetrating Radar for Missed Area Drains |
| 030: | Trade Damage to Multiple Items in Multiple Units |
| 031: | Backcharges for Drywall Repair Due to Plumbing Leaks |
| 032: | Drywall Repairs in Various Units Due to Water Leak Damage |
| 033: | Backcharge for Repainting Bathrooms at B151 Stack due to Plumbing Leak |
| 034: | Parks Mechanical Final OCIP Deduct |
| 035: | Invoice Correction for Backcharge Held for Flooring Damage |

Final Contract Amount with Change Orders: 4521880.0000

**Subcontractor Data, By Subcontractor**

**Otis Elevator Co**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Otis Elevator Co**TRADE: Elevator Systems

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m (if required by general contractor). No additional costs for overtime or premium time shall be allowed of accepted. |
| 002: | Subcontractor shall verify that the Electrical Plans and Power Utility companies have provided the correct power supply before design begins. |
| 003: | Subcontractor shall coordinate with the Electrical contractor to provide the proper breaker size for the proposed elevators. |
| 004: | Subcontractor shall furnish and install seismically designed system of rails and supports properly coordinated with the buildings structural members. No assumption should be made of addition tube steel or steel rail supports if not show on the bid set of plans. The design shall be per plans with all warrantees and service contracts available upon delivery of the finished elevator systems. |
| 005: | Subcontractor shall design and supply elevator control system to coordinate with the buildings "Fire Alarm" system capable of sensing signals from smoke detectors in elevator lobbies and heat detectors in shafts and machine rooms to initiate emergency recall operation and to disconnect power from elevator equipment before sprinkler activation. |
| 006: | Subcontractor shall furnish and install each elevator with a hands free self-dialing telephone system capable of calling for 24 Hour Emergency Service, Telephone wiring from each cab to elevator machine room. |
| 007: | Subcontractor shall design and provide a system that complies with ASME A17.1 and the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)", national, state and local codes and all other agencies having jusridiction. |
| 008: | Subcontractor has included the cost for plan check and permit fees (if applicable). All approvals are a part of this contract. |
| 009: | Subcontractor shall furnish all required hoisting or crane services for the purpoae of installing the elevators. |
| 010: | Subcontractor shall mark and locate all openings and blockouts required in pit walls or shaft walls during the construction of the concrete and masonry walls prior to concrete or grout pours. |
| 011: | Subcontractor shall provide limited access to the elevator shafts, in order to complete any missing or damaged drywall in the hoist way prior to final inspection. After elevator installation is completed the Elevator cab will be left on different levels at the end of each work day to allow this access. |
| 012: | Subcontractor shall provide final connection to telephone wiring and fire alarm wiring to Subcontractor's equipment in the elevator machine room. |
| 013: | Hoist way beam and pit ladders to be located by Subcontractor and supplied and installed by others. |
| 014: | Drilling: Subcontractor shall provide all labor, tools and equiment to drill Four (4) each cylinder wells for the installation of the elevators hydraulic jack. Subcontractor has reviewed soils report and has local drilling knowledge, If during excavation of cylinder wells it is deemed to require a casing to retain the walls of the well, subcontractor shall furnish and install casing at no additional cost to general contractor. well spoils shall be stock piled as directed by general contractor and exported off site by others. The four (4) holed elevators will include Otis sealed PVC cylinder protection. Each hole will also be provided with full length steel casing with a welded bottom. |
| 015: | Subcontractor shall furnish qualified personnel to be present at all City and State inspections to answer questions and operate equipment. |
| 016: | Elevators: Subcontractor shall furnish and install the following Elevators; Four (4) each ( EB-1, EB-2, EC-1 & EC-2) Otis Holed Hydraulic passanger elevators and Two (2) each (EB-3 & Rec. Bldg.) Otis Holeless Hydraulic passenger elevators. All elevators to have 3500 lbs of capacity and 100 FPM speed. |
| 017: | Number Of Stops And Openings: Four (4) @ six (6) stops with four (4) front openings and two (2) rear openings (EB-1, EB-2, EC-1 & EC-2). One (1) @ three (3) stops with two (2) front openings and one (1) rear opening (EB-3). One (1) @ two (2) stops with two (2) front openings and one (1) rear opening (Recreation Bldg.)" |
| 018: | Misc. Information: Clear Hoistway 8’-6”W x 7’-8-1/4”D. Clear Car Inside Dimensions 6’-8”W x 5’-5”D. Clear Overhead 13’-10’’ for four (4) elevators and 12’-7’’ for two (2) elevators. Clear Pit Depth 4’ 0’’ for five (5) elevators 4’-5” for one (1) elevator. " |
| 019: | Subcontractor has included and acknowledges in order to satisfy current gurney access code requirements, the front and rear doors for the elevators will need to be offset (or diagonal) from each other as opposed to the walk thru arrangement shown on the building plans. |
| 020: | Machine Room: Subcontractor has reviewed the location of all machine room locations in accordance with architectural plans and has determined there are no conflicts to the installation of the elevators as designed. Please note that the required minimum machine room dimensions are 7’-4”W x 5’-9”D with the door swinging out for each elevator. |
| 021: | Cab Enclosure: Otis Series 2 Passenger with hang-on Wilsonart plastic laminate panels on side walls. Satin stainless front return/rear, header and satin stainless cab door. Nickel silver threshold. 7’-0” high cab doors. 9’-7” high cab. 8’-11 1/2” height under suspended ceiling for four (4) elevators. 8’ 0” high cab. 7’-4 1/2” height under suspended ceiling for two (2) elevators. Otis DH-50 (1/2” x 1-1/2”) flat tubular handrail provided on the side walls of the car enclosure with satin stainless steel finish. Otis DC-23 Suspended ceiling with incandescent down lights" |
| 022: | Power Supply: 208 or 480 Volts, 3 Phase AC, 60 Hertz |
| 023: | Elevator Warranty: Subcontractor shall furnish upon general contractor / owners acceptance of elevator(s) a Twelve (12) month warranty covering defective material and workmanship. |
| 024: | Elevator Maintenance: Subcontractor shall furnish upon general contractor / owners acceptance of elevator(s) a Twelve (12) month maintenance including emergency callback service during normal working hours. |
| 025: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 026: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | EB-1 Design & Engineering Deposit |
| 002: | EB-1 Well Hole Drilled & Cased |
| 003: | EB-1 Cylinder & Plunger Installed |
| 004: | EB-1 Materials Delivered |
| 005: | EB-1 Rails & Platform Installed |
| 006: | EB-1 Cab & Finishes Installed |
| 007: | EB-1 Inspection Complete |
| 008: | EB-1 Close Out Documents |
| 009: | EB-2 Design & Engineering Deposit |
| 010: | EB-2 Well Hole Drilled & Cased |
| 011: | EB-2 Cylinder & Plunger Installed |
| 012: | EB-2 Materials Delivered |
| 013: | EB-2 Rails & Platform Installed |
| 014: | EB-2 Cab & Finishes Installed |
| 015: | EB-2 Inspection Complete |
| 016: | EB-2 Close Out Documents |
| 017: | EB-3 Design & Engineering Deposit |
| 018: | EB-3 Materials Delivered |
| 019: | EB-3 Rails & Platform Installed |
| 020: | EB-3 Cab & Finishes Installed |
| 021: | EB-3 Inspection Complete |
| 022: | EB-3 Close Out Documents |
| 023: | Recreation Building Design & Engineering Deposit |
| 024: | Recreation Building Materials Delivered |
| 025: | Recreation Building Rails & Platform Installed |
| 026: | Recreation Building Cab & Finishes Installed |
| 027: | Recreation Building Inspection Complete |
| 028: | Recreation Building Close Out Documents |
| 029: | EC-1 Design & Engineering Deposit |
| 030: | EC-1 Well Hole Drilled & Cased |
| 031: | EC-1 Cylinder & Plunger Installed |
| 032: | EC-1 Materials Delivered |
| 033: | EC-1 Rails & Platform Installed |
| 034: | EC-1 Cab & Finishes Installed |
| 035: | EC-1 Inspection Complete |
| 036: | EC-1 Close Out Documents |
| 037: | EC-2 Design & Engineering Deposit |
| 038: | EC-2 Well Hole Drilled & Cased |
| 039: | EC-2 Cylinder & Plunger Installed |
| 040: | EC-2 Materials Delivered |
| 041: | EC-2 Rails & Platform Installed |
| 042: | EC-2 Cab & Finishes Installed |
| 043: | EC-2 Inspection Complete |
| 044: | EC-2 Close Out Documents |

Original Contract Amount: 565000.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Upgrade to Stainless Steel Elevator Hoistway Entrance Doors and Frames |
| 002: | Modify EB3 Elevator Rails due to Incorrect Installation |
| 003: | Elevator Cab Pads |
| 004: | Modify Elevator Brackets at EB3 |
| 005: | Modify Elevator Brackets at EC2 |
| 006: | Raise Sill @ 2nd Floor & Lower Crosshead in REC Bldg |
| 007: | Modify Access Control Systems at Elevators |

Final Contract Amount with Change Orders: 565000.0000

**Subcontractor Data, By Subcontractor**

**Baker Company Constructors**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Baker Company Constructors**TRADE: CANCELLED - Fire Sprinklers

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General Contractor). No additional costs for overtime or premium time shall be allowed. |
| 002: | Subcontractor shall make all connections to utilities (fire water) that have been installed to within 5'0" of the building. If utilities are not available at the time Subcontractor has completed work, then Subcontractor shall stub main line 5'-0" outside the building as directed by Contractor and in coordination with Civil plans. |
| 003: | Subcontractor to verify water pressure by conducting a current water flow test for use in hydraulic calculations to ensure proper pipe sizing and available pressure on entire system. |
| 004: | Subcontractor pipe sizing of the fire sprinkler system will influence Owners selection of the fire service size. Subcontractor is responsible to upgrade a service if system is later proved inadequately sized unless calculations were based on incorrect data officially supplied by flow test utility. |
| 005: | Subcontractor shall furnish and install a complete design and build fire sprinkler system for the following; Building 'B', Building 'C' and the Recreation Building. The Fire Sprinkler Design for these buildings will be designed, approved and constructed so all buildings can operate independently from one another. Design of the Automatic Fire Sprinkler System shall be based on architectural and structural plans, NFPA 13, City of San Diego Fire, state and local codes and all agencies having jurisdiction. |
| 006: | Subcontractor's fire sprinkler design is to accomodate the ability for Building B, Building C and the Recreation Building to be approved for occupancy separate from one another. |
| 007: | Where "I" joist or "TJI" joist are specified Subcontractor shall provide approved hangers. |
| 008: | Subcontractor shall submit the completed design and build plans to the appropriate agencies for approval. Subcontractor has included all costs for plan check and permit fees if required by the City of San Diego. |
| 009: | Subcontractor shall provide and install Viking, or approved equal, Brass Upright or pendent heads in all Garage areas. |
| 010: | Subcontractor shall furnish and install steel piping in garage areas and CPVC Piping for all wood framed in accordance with the state local codes, and all agencies having jurisdiction. |
| 011: | Subcontractor shall provide and install Viking, or approved equal, White, Semi Recessed sprinkler heads in all areas with finished ceilings. |
| 012: | Subcontractor shall design and install sprinkler heads to coordinate with lighting fixture placement. Subcontractor has reviewed the lighting plan and has incorporated additional sprinkler heads for conflicts with ceiling fans, track lights and other lighting fixtures. |
| 013: | Subcontractor shall design system to drain to an existing drainage receptacle provided and installed by Plumbing Subcontractor. Do not drain the system accross visible surfaces. |
| 014: | The sprinkler system is to be designed and installed so that all piping, heads, and all miscellaneous apparatus fit within the allowed concealed spaces and chases. No added soffits or drops to be assumed without RFI approval. Additional soffits by others if required. |
| 015: | Subcontractor shall design sprinkler underground from city supply into the building including specifications for Fire Department Connections, thrust blocks, PIV valves if required, R.P. valve if building is taller than 46'-0", gages and valves and all details required for construction by others using the Subcontractor's design. |
| 016: | Subcontractor shall supply and install tamper switches and flow switches, check valves, Identification Signage, Alarm Bell, Pressure gauges, sprinkler heads, bells etc., in accordance with the plans, specifications, state and local codes and all agencies having jurisdiction. |
| 017: | Subcontractor shall furnish and install protective caps on pipe left overnight to prevent construction debris from entering the system during construction. |
| 018: | Subcontractor shall provide tamper and flow switches for all monitored valves. The monitoring shall be a 24-volt system by others. |
| 019: | Subcontractor shall furnish and install all Seismic Bracing in accordance with the plans, specifications, state and local codes and all agencies having jurisdiction. |
| 020: | Subcontractor shall furnish and install sprinkler piping, and connections to fire sprinkler heads in the trash chutes. Sprinkler heads in chutes by others. |
| 021: | Subcontractor shall provide fire sprinkler head guards on sprinkler heads in the elevator equipment room, storage areas, trash room, recycling room, etc., as required. |
| 022: | Subcontractor shall be responsible for installing pipes to conform to actual building conditions, offsetting to clear structural members, other systems, trades and all finishes. |
| 023: | Subcontractor shall layout and install all pipe, pipe sleeves, "cans" or embedded pipe for the purpose of installing plumbing system through concrete slabs or decks. The framing Subcontractor shall layout and mark the framing wall locations, this Subcontractor will layout all slab on grade or parking level deck locations as required. |
| 024: | Subcontractor shall coordinate layout with all Concrete, Rough Framing, MEP or other subcontractors. |
| 025: | Subcontractor will be given a 24 hour notice in writing or verbal, to have a representative present during all concrete pours to insure that all sleeves, pipes and all other embeds are not removed, broken or displaced during placement of the concrete. |
| 026: | Subcontractor shall provide all Costs incurred to core concrete decks and walls not "sleeved" or "canned" or otherwise marked for coordination by this Subcontractor. |
| 027: | Subcontractor shall furnish all cutting, notching, and drilling of structural and non-structural wood members to facilitate the Fire Sprinkler installation inaccordance with structural engineers approvals. All cutting and notching shall be carefully and neatly performed in accordance with code. |
| 028: | Subcontractor shall furnish access to all valves by installing all vaults, vault lids, grates, access panels or fire rated access panels to maintain access to the Subcontractor work. |
| 029: | Subcontractor shall pressurize all lines prior to drywall installation to expose leaks. |
| 030: | Subcontractor shall furnish Lead Flashings for installation by Roofing Subcontractor |
| 031: | Subcontractor shall complete all roof penetrations and top out inspections prior to roof dry-in or Subcontractor shall be responsible for roof patch and repair. |
| 032: | Subcontractor shall furnish and install in the Fire Control Room a wall mounted storage box containing spare heads and wrench to remove and install fire sprinkler heads. |
| 033: | Subcontractor shall be responsible for assuring that the finished work shall present a neat and workmanlike appearance. Escutcheons for fire sprinkler heads will be set flat and true to drywall surfaces. |
| 034: | Subcontractor shall set heads in drop ceilings to the correct final measurements |
| 035: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 036: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. All major leaks shall be repaired within 2 hours. |
| 037: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 038: | During start up period, Subcontractor shall remove red plastic caps from all sprinkler heads and check for signs of rust or deterioration. Any heads that show signs of rust or deterioration shall be removed and replaced. |
| 039: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to General Contractor. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Electrical wiring and electric monitoring devices |
| 002: | Painting of exposed pipe |
| 003: | Fire pump |
| 004: | Fire hydrants |
| 005: | Structural Calculations by Structural Engineer if Required |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Plan Design - Original Submittal |
| 002: | Plan Design - Corrected Submittal |
| 003: | Recreation Building Rough-In |
| 004: | Recreation Building Finish |
| 005: | Recreation Building Underground |
| 006: | Building B - Lower Garage Fab Segment A |
| 007: | Building B - Lower Garage Fab Segment B |
| 008: | Building B - Lower Garage Rough-In Segment A |
| 009: | Building B - Lower Garage Rough-In Segment B |
| 010: | Building B - Lower Garage Finish Segment A |
| 011: | Building B - Lower Garage Finish Segment B |
| 012: | Building B - Upper Garage Fab Segment A |
| 013: | Building B - Upper Garage Fab Segment B |
| 014: | Building B - Upper Garage Rough-In Segment A |
| 015: | Building B - Upper Garage Rough-In Segment B |
| 016: | Building B - Upper Garage Finish Segment A |
| 017: | Building B - Upper Garage Finish Segment B |
| 018: | Building B - 1st Floor Segment A - Rough-In |
| 019: | Building B - 2nd Floor Segment A - Rough-In |
| 020: | Building B - 3rd Floor Segment A - Rough-In |
| 021: | Building B - 4th Floor Segment A - Rough-In |
| 022: | Building B - 1st Foor Segment A - Finish |
| 023: | Building B - 2nd Foor Segment A - Finish |
| 024: | Building B - 3rd Foor Segment A - Finish |
| 025: | Building B - 4th Foor Segment A - Finish |
| 026: | Building B - 1st Floor Segment B - Rough-In |
| 027: | Building B - 2nd Floor Segment B - Rough-In |
| 028: | Building B - 3rd Floor Segment B - Rough-In |
| 029: | Building B - 4th Floor Segment B - Rough-In |
| 030: | Building B - 1st Foor Segment B - Finish |
| 031: | Building B - 2nd Foor Segment B - Finish |
| 032: | Building B - 3rd Foor Segment B - Finish |
| 033: | Building B - 4th Foor Segment B - Finish |
| 034: | Building C - Lower Garage Fab Segment A |
| 035: | Building C - Lower Garage Fab Segment B |
| 036: | Building C - Lower Garage Rough-In Segment A |
| 037: | Building C - Lower Garage Rough-In Segment B |
| 038: | Building C - Lower Garage Finish Segment A |
| 039: | Building C - Lower Garage Finish Segment B |
| 040: | Building C - Upper Garage Fab Segment A |
| 041: | Building C - Upper Garage Fab Segment B |
| 042: | Building C - Upper Garage Rough-In Segment A |
| 043: | Building C - Upper Garage Rough-In Segment B |
| 044: | Building C - Upper Garage Finish Segment A |
| 045: | Building C - Upper Garage Finish Segment B |
| 046: | Building C - 1st Floor Segment A - Rough-In |
| 047: | Building C - 2nd Floor Segment A - Rough-In |
| 048: | Building C - 3rd Floor Segment A - Rough-In |
| 049: | Building C - 4th Floor Segment A - Rough-In |
| 050: | Building C - 1st Foor Segment A - Finish |
| 051: | Building C - 2nd Foor Segment A - Finish |
| 052: | Building C - 3rd Foor Segment A - Finish |
| 053: | Building C - 4th Foor Segment A - Finish |
| 054: | Building C - 1st Floor Segment B - Rough-In |
| 055: | Building C - 2nd Floor Segment B - Rough-In |
| 056: | Building C - 3rd Floor Segment B - Rough-In |
| 057: | Building C - 4th Floor Segment B - Rough-In |
| 058: | Building C - 1st Foor Segment B - Finish |
| 059: | Building C - 2nd Foor Segment B - Finish |
| 060: | Building C - 3rd Foor Segment B - Finish |
| 061: | Building C - 4th Foor Segment B - Finish |
| 062: | Close Out Documents |

Original Contract Amount: 833000.0000

**Change Orders**

**Subcontractor Data, By Subcontractor**

**City-Wide Electronic Systems, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: City-Wide Electronic Systems, Inc.**TRADE: Fire Alarm

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General contractor). No additional costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor shall furnish and install a complete design and build Fire Alarm System for the following; Building 'B', Building 'C' and the Recreation Building. The Fire Alarm Design for these buildings will be designed, approved and constructed so all buildings can be operate independently from one another. Design of the Fire Alarm System shall be based on architectural and structural plans, City of San Diego Fire Department, state and local codes and all agencies having jurisdiction. |
| 003: | Subcontractor shall furnish and install an approved design build fireproofing system and sleeves for all penetrations through all rated walls and flooring systems in accordance with the plans, specifications, and all agencies having jurisdiction. Subcontractor shall facilitate the proper construction techniques to complete all fire rated assembles built upon or around Subcontractor’s work. |
| 004: | The Fire Alarm System shall meet all Title 24, California Administrative Code, 2007 California Fire Code and San Diego Fire Prevention Bureau. |
| 005: | Subcontractor shall be responsible to set into the rough structure all keypads, horn, strobes, pull stations, signaling device and all rough-ins correctly between the minimum and maximum heights from the finish floor elevations as reflected on the plans, ADA and code requirements. |
| 006: | Subcontractor shall be responsible for coordinating with and be available for all Electrical and Fire Life Safety, Fire Department, Elevator and Mechanical inspections as required. |
| 007: | Subcontractor shall layout and install all sleeves, "cans" or conduit through concrete slabs, decks and masonry walls for the purpose of installing the Fire Alarm System. The framing Subcontractor shall layout and mark the framing wall locations, this Subcontractor will layout all slab on grade or parking level deck locations as shown in the plans. |
| 008: | Subcontractor shall coordinate layout with all Concrete, Rough Framing, or other subcontractors. |
| 009: | Subcontractor shall have a representative present during all concrete pours to insure that all sleeves, pipes and all other embeds are not removed, broken or displaced during placement of the concrete. |
| 010: | Subcontractor shall be responsible for all additional costs incurred to core concrete decks and walls not "sleeved", "canned" or otherwise marked for coordination by this Subcontractor. |
| 011: | Subcontractor shall furnish and install all conduit systems required to properly install the fire alarm system. |
| 012: | Subcontractor shall furnish and install all labor, material, tools, equipment and facilities to provide a design/build Fire Alarm system meeting the requirements of NEC and NFPA to include all design and plans for obtaining a permit from the City of Los Angeles in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. |
| 013: | Subcontractor shall furnish all permits and approval required including all costs for plan check and permit fees for the fire alarm system. |
| 014: | Subcontractor shall furnish and install all wiring, devices, panels, boxes relays, and all other miscellaneous hardware and devices to provide a complete fire alarm system. |
| 015: | Subcontractor shall furnish and install a complete Fire alarm system that shall including but not limited to the following equipment and devices: |
| 016: | Control Panels |
| 017: | Remote graphic annunciator panels |
| 018: | Magnetic Door Hold Opens |
| 019: | Addressable Manual Pull Staions |
| 020: | Addressable Smoke Detectors |
| 021: | Addressable Heat Detectors |
| 022: | Addressable strobehorns / strobes |
| 023: | Minihorns |
| 024: | Auto dialers |
| 025: | Bells |
| 026: | HVAC Connections and life safety shut down controls (duct detectors by others) |
| 027: | Elevator Recall and Shunt trip control relays |
| 028: | Fire Sprinkler water flow / tamper connections (fire sprinkler system by others) |
| 029: | Battery Backup, Transformers, Rectifiers, Regulators, Surge Protection |
| 030: | Labels and Code required Signage for the fire alarm system |
| 031: | Conduit |
| 032: | All other devices and hardware to provide for a complete installation |
| 033: | Subcontractor shall provide all necessary software, hardware and firmware for complete effective operation and control of the fire alarm system. |
| 034: | Subcontractor shall submit plans for owners review prior to City of Los Angeles submission. |
| 035: | 24-hour monitoring is not included for fire alarm system. Subcontractor may offer that service directly to ownership. |
| 036: | Subcontractor shall Label each cable within 4 inches of each termination and tap, where it is accessible in a cabinet or junction or outlet box. Labels shall be preprinted or computer-printed type with printing area and font color that contrasts with cable jacket color. |
| 037: | Subcontractor shall produce a Cable Schedule and Post in prominent location in each equipment room and wiring closet. List incoming and outgoing cables and their designations, origins, and destinations. Protect with rigid frame and clear plastic cover. Furnish an electronic copy of the final comprehensive schedules for Project. |

**Alternates**

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| --- | --- |
| 001: | Subcontractor shall furnish and install a complete Area of Refuge communication system to include twentyeight (28) Refuge Areas, annunciator, power supply, enclosure, telephone access kits and call stations: Alternate Additional Cost $ 29,721.00 |

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Fire Alarm Design Submitted |
| 002: | Fire Alarm Design Approved |
| 003: | Recreation Building Rough 1st Floor |
| 004: | Recreation Building Rough 2nd Floor |
| 005: | Recreation Building Finish 1st Floor |
| 006: | Recreation Building Finish 2nd Floor |
| 007: | Building B Garage Level B Rough Segment A |
| 008: | Building B Garage Level B Rough Segment B |
| 009: | Building B Garage Level A Rough Segment A |
| 010: | Building B Garage Level A Rough Segment B |
| 011: | Building B Garage Level B Finish Segment A |
| 012: | Building B Garage Level B Finish Segment B |
| 013: | Building B Garage Level A Finish Segment A |
| 014: | Building B Garage Level A Finish Segment B |
| 015: | Building B Rough 1st Floor Segment A |
| 016: | Building B Rough 1st Floor Segment B |
| 017: | Building B Rough 2nd Floor Segment A |
| 018: | Building B Rough 2nd Floor Segment B |
| 019: | Building B Rough 3rd Floor Segment A |
| 020: | Building B Rough 3rd Floor Segment B |
| 021: | Building B Rough 4th Floor Segment A |
| 022: | Building B Rough 4th Floor Segment B |
| 023: | Building B Finish 1st Floor Segment A |
| 024: | Building B Finish 1st Floor Segment B |
| 025: | Building B Finish 2nd Floor Segment A |
| 026: | Building B Finish 2nd Floor Segment B |
| 027: | Building B Finish 3rd Floor Segment A |
| 028: | Building B Finish 3rd Floor Segment B |
| 029: | Building B Finish 4th Floor Segment A |
| 030: | Building B Finish 4th Floor Segment B |
| 031: | Building C Garage Level B Rough Segment A |
| 032: | Building C Garage Level B Rough Segment B |
| 033: | Building C Garage Level A Rough Segment A |
| 034: | Building C Garage Level A Rough Segment B |
| 035: | Building C Garage Level B Finish Segment A |
| 036: | Building C Garage Level B Finish Segment B |
| 037: | Building C Garage Level A Finish Segment A |
| 038: | Building C Garage Level A Finish Segment B |
| 039: | Building C Rough 1st Floor Segment A |
| 040: | Building C Rough 1st Floor Segment B |
| 041: | Building C Rough 2nd Floor Segment A |
| 042: | Building C Rough 2nd Floor Segment B |
| 043: | Building C Rough 3rd Floor Segment A |
| 044: | Building C Rough 3rd Floor Segment B |
| 045: | Building C Rough 4th Floor Segment A |
| 046: | Building C Rough 4th Floor Segment B |
| 047: | Building C Finish 1st Floor Segment A |
| 048: | Building C Finish 1st Floor Segment B |
| 049: | Building C Finish 2nd Floor Segment A |
| 050: | Building C Finish 2nd Floor Segment B |
| 051: | Building C Finish 3rd Floor Segment A |
| 052: | Building C Finish 3rd Floor Segment B |
| 053: | Building C Finish 4th Floor Segment A |
| 054: | Building C Finish 4th Floor Segment B |
| 055: | Substaintial Completion / Fire Dept Exceptance |
| 056: | Closeout Documents |

Original Contract Amount: 215736.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Additional Permit Fees |
| 002: | City-Wide Initial OCIP Deduct |
| 003: | City-Wide Fire Alarm Contract Final OCIP Deduct |

Final Contract Amount with Change Orders: 215736.0000

**Subcontractor Data, By Subcontractor**

**Professional Mechanical Contractors Inc**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Professional Mechanical Contractors Inc**TRADE: HVAC & Garage Ventilation

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. if required by General Contractor to maintain or expidite the construction schedule. No additional costs for overtime or premium time shall be allowed or accepted. |
| 002: | 1. Subcontractor acknowledges the design build HVAC system for Building B, Building C and the Recreation Building and associated garage structures. Subcontractor warrants that it has examined all of the Contract Documents listed in Exhibit C, including but not limited to the design build HVAC system designed by LDI Mechanical Inc. Subcontractor has verified that such plans and specifications meet all building codes and Laws, as well as the design intent of the Architect and Owner. Subcontractor acknowledges that it has performed this review in order to take over the design build process. Subcontractor warrants that it is qualified to make acknowledgements and verifications as outlined herein. |
| 003: | 2. Subcontractor shall submit required plans and specifications for design build HVAC system for approval by applicable government agencies, including but not limited to the San Diego Development Services, and shall obtain all plan approvals as needed and all permits to perform the Work. Subcontractor is responsible for all permit and plan check fees associated with this submission process. In the event the design build HVAC system is not approved or changes are needed to gain approval, Subcontractor is responsible for all costs and fees associated with the re-design and re-submission process to gain approval as needed to perform the Work. |
| 004: | It is hereby understood that the structures covered herein are to be built as shown on the approved plans and any variations or discrepancies noted shall be immediately brought to the attention of Contractor's Representative and resolved. No deviations regarding the design or structural integrity of the building are acceptable. |
| 005: | Subcontractor has reviewed all Mechanical, Structural and Architectural drawings and is responsible for all Mechanical trade work for Building B, Building C and the Recreation Building in accordance with the plans and specifications. |
| 006: | Subcontractor shall obtain mechanical permit from the City of San Diego and submit costs for reminbursement back to Subcontractor. |
| 007: | Subcontractor shall furnish and install all equipemnt, louvers, grills, registers, access panels, ducts, duct work, exhaust ducts, bath fan ducts, dryer exhaust, hangers, duct lining, flexible connectors, zincalum lined shafts, sound attenuators, acoustical duct wrap, plenums, fire dampers or CSFDs, VFDs, fasteners and seismic bracing as required for HVAC work per plans and specifications and all agencies having jurisdiction. |
| 008: | Subcontractor shall furnish and install a complete subterranean Exhaust Ventilation System in accordance with plans, specifications, state and local codes, City of San Diego and all agencies having jusrisdiction. |
| 009: | Subcontractor shall furnish and install a complete apartment unit and common area HVAC System to include York condensers, First Company air handlers, refrigeration lines, sheet metal plenums, flexable duct work, supply boxes, bar girlles, theromstats, low voltage wiring, start up and testing. disconnects and conduit by others. |
| 010: | Subcontractor shall furnish and install all fans and ventilation duct work for apartment unit bathrooms, apartment unit laundry rooms, cooridors, trash rooms and all common areas to include CSFD's where required in accordance with plans, M-3.0, specifications, state and local codes and all agencies having jurisdiction. |
| 011: | Subcontractor shall furnish and install all low voltage HVAC control wiring in accordance with plans, specifications, state and local codes and agencies having jurisdiction. |
| 012: | Subcontractor shall design, furnish and install a complete Carbon Monoxide Detection System at all parking garage levels in accordance with state and local codes and all agencies having jurisdiction. Electrical Subcontractor shall furnish and install conduit system per Subcontractors design and layout. |
| 013: | Subcontractor shall furnish and install all condensate pumps (if required) per the plans and specifications. Condensate line by others, but final connection to the condensate line is the responsibility of this Subcontractor. |
| 014: | Subcontractor shall provide layout and design of duct runs, register and thermostat locations and all soffits for coordination with plumbing, fire sprinkler, and other trades to minimize conflicts in layout. |
| 015: | Subcontractor shall furnish and install equipment with the propoer SEER ratings in accordance with plans, specifications, all title 24 requirements and all agencies having jurisdiction. |
| 016: | Subcontractor shall be responsible for coordinating with mechanical, electrical, fire alarm or fire life Safety inspections in conjunction with the Contractor's Superintendent. Subcontractor shall be available for all Electrical and Fire Life Safety inspections as required. |
| 017: | Subcontractor shall provide all required vibration isolation for equipment, ductwork & miscellaneous equipment as required. Work includes all isolation Pads (2X2 rubber) mounting brackets and hardware. |
| 018: | Subcontractor shall layout and install all sleeves, "cans" or duct runs for the purpose of installing HVAC line sets and ducting through concrete slabs, decks and masonry walls. The Framing Subcontractor shall layout and mark the framing wall locations, this HVAC Subcontractor will layout all slab on grade or parking level deck locations as shown in the Mechanical plans. |
| 019: | Subcontractor shall coordinate layout with all Concrete, Rough Framing, or other Subcontractors. |
| 020: | Subcontractor shall have a representative present during all concrete pours to insure that all sleeves, pipes and all other embeds are not removed, broken or displaced during placement of the concrete. |
| 021: | Subcontractor shall be responsible for all Costs incurred to core concrete decks and walls not "sleeved," "canned," or otherwise marked for coordination by this Subcontractor. |
| 022: | Subcontractor shall furnish and install all protection "nail" plates per plans and specifications to include steel back up plates, bolts, anchors and grouting (if required) to support HVAC piping systems. |
| 023: | Subcontractor shall identify areas that will require drilling or notching of any structural beams and prepare a detail that can be sent to the Structural Engineer for review and approval. |
| 024: | Subcontractor shall furnish and install all sheet metal cover for all pipes running through roof per the plans and specifications. |
| 025: | Subcontractor shall furnish and install all roof mounted exhaust fans per the plans and specifications. |
| 026: | Subcontractor shall furnish all hoisting for HVAC equipment and related materials. |
| 027: | Subcontractor shall furnish and install all rooftop or exposed low voltage HVAC control wiring in weather resistant conduit supplied by this Subcontractor. |
| 028: | Subcontractor shall install all Line Sets on the roof with correct support to prevent damage to the roofing system. All line sets / freon tests are to be conducted prior to the drywall installation and again after drywall installation. |
| 029: | Subcontractor install smoke/fire duct detectors supplied by the Fire Alarm Subcontractor (fire alarm wiring by others). |
| 030: | Subcontractor shall permanently identify the corresponding roof top condensing units by marking apartment unit number on each. Identification shall be approved and accepted by General Contractor and all agencies having jurisdiction. |
| 031: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 032: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 033: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 034: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 035: | Subcontractor shall furnish all start up testing and balancing the air flow per plans and specifications. |
| 036: | Subcontractor shall furnish and install all air registers and return grilles per approved submittals. Grills shall be installed square to ceiling, floor, wall and/or corner lines. |
| 037: | Subcontractor shall test, inspect and repair any damage by other trades to the HVAC systems. Cost for all repairs shall be paid for by the offending Subcontractor if the system was installed and protected correctly by this Subcontractor. |
| 038: | Subcontractor shall furnish all the personnel to train Owner's Representative how to operate, maintain, reset, any equipment installed by this Subcontractor. |
| 039: | Subcontractor shall maintain "As Built" drawings throughout the course of construction. These plans shall be available for review on the site and delivered to the contractor at the "Close Out" of the project documents prior to release of retention. |
| 040: | Subcontractor shall furnish all Operating and Maintenance Equipment Manuals, warranties, and user guides as required for the project close out. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Fire Caulking for HVAC Scope of Work |
| 002: | Condensate drains |
| 003: | Kitchen venting |
| 004: | HERS Certifications |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittals Approved |
| 002: | Garage Ventilation Building B, Segment A, Level A Shaft Ducting |
| 003: | Garage Ventilation Building B, Segment A, Level B Shaft Ducting |
| 004: | Garage Ventilation Building B, Segment B, Level A Shaft Ducting |
| 005: | Garage Ventilation Building B, Segment B, Level B Shaft Ducting |
| 006: | Garage Ventilation Building B, Segment A, Level A & B Exhaust Fans & VFD's |
| 007: | Garage Ventilation Building B, Segment B, Level A & B Exhaust Fans & VFD's |
| 008: | Garage Ventilation Building B, Segment A, Level A Exhaust Louvers |
| 009: | Garage Ventilation Building B, Segment A, Level B Exhaust Louvers |
| 010: | Garage Ventilation Building B, Segment B, Level A Exhaust Louvers |
| 011: | Garage Ventilation Building B, Segment B, Level B Exhaust Louvers |
| 012: | Garage Ventilation Building B, Segment A, Level A & B Sound Traps |
| 013: | Garage Ventilation Building B, Segment B, Level A & B Sound Traps |
| 014: | Garage Ventilation Building B, Segment A, Level A CO2 System |
| 015: | Garage Ventilation Building B, Segment A, Level B CO2 System |
| 016: | Garage Ventilation Building B, Segment B, Level A CO2 System |
| 017: | Garage Ventilation Building B, Segment B, Level B CO2 System |
| 018: | Garage Ventilation Building B, Segment B, Level A Trash Room |
| 019: | Garage Ventilation Building B, Segment A, Level A Mechanical & Elevator Rooms |
| 020: | Garage Ventilation Building B, Segment A, Level B Mechanical & Elevator Rooms |
| 021: | Garage Ventilation Building B, Segment B, Level A Mechanical & Elevator Rooms |
| 022: | Garage Ventilation Building B, Segment B, Level B Mechanical & Elevator Rooms |
| 023: | Common Corridors Building B, Segment A, 1st Floor Shaft Ducting |
| 024: | Common Corridors Building B, Segment A, 2nd Floor Shaft Ducting |
| 025: | Common Corridors Building B, Segment A, 3rd Floor Shaft Ducting |
| 026: | Common Corridors Building B, Segment A, 4th Floor Shaft Ducting |
| 027: | Common Corridors Building B, Segment A, Exhaust Fans |
| 028: | Common Corridors Building B, Segment A, Finish Trim |
| 029: | Common Corridors Building B, Segment B, 1st Floor Shaft Ducting |
| 030: | Common Corridors Building B, Segment B, 2nd Floor Shaft Ducting |
| 031: | Common Corridors Building B, Segment B, 3rd Floor Shaft Ducting |
| 032: | Common Corridors Building B, Segment B, 4th Floor Shaft Ducting |
| 033: | Common Corridors Building B, Segment B, Exhaust Fans |
| 034: | Common Corridors Building B, Segment B, Finish Trim |
| 035: | Apartment Units Building B, Segment A, 1st Floor Rough Bath Exhaust |
| 036: | Apartment Units Building B, Segment A, 2nd Floor Rough Bath Exhaust |
| 037: | Apartment Units Building B, Segment A, 3rd Floor Rough Bath Exhaust |
| 038: | Apartment Units Building B, Segment A, 4th Floor Rough Bath Exhaust |
| 039: | Apartment Units Building B, Segment B, 1st Floor Rough Bath Exhaust |
| 040: | Apartment Units Building B, Segment B, 2nd Floor Rough Bath Exhaust |
| 041: | Apartment Units Building B, Segment B, 3rd Floor Rough Bath Exhaust |
| 042: | Apartment Units Building B, Segment B, 4th Floor Rough Bath Exhaust |
| 043: | Apartment Units Building B, Segment A, 1st Floor Rough Laundry Exhaust |
| 044: | Apartment Units Building B, Segment A, 2nd Floor Rough Laundry Exhaust |
| 045: | Apartment Units Building B, Segment A, 3rd Floor Rough Laundry Exhaust |
| 046: | Apartment Units Building B, Segment A, 4th Floor Rough Laundry Exhaust |
| 047: | Apartment Units Building B, Segment B, 1st Floor Rough Laundry Exhaust |
| 048: | Apartment Units Building B, Segment B, 2nd Floor Rough Laundry Exhaust |
| 049: | Apartment Units Building B, Segment B, 3rd Floor Rough Laundry Exhaust |
| 050: | Apartment Units Building B, Segment B, 4th Floor Rough Laundry Exhaust |
| 051: | Apartment Units Building B, Segment A, 1st Floor Rough Ducting |
| 052: | Apartment Units Building B, Segment A, 2nd Floor Rough Ducting |
| 053: | Apartment Units Building B, Segment A, 3rd Floor Rough Ducting |
| 054: | Apartment Units Building B, Segment A, 4th Floor Rough Ducting |
| 055: | Apartment Units Building B, Segment B, 1st Floor Rough Ducting |
| 056: | Apartment Units Building B, Segment B, 2nd Floor Rough Ducting |
| 057: | Apartment Units Building B, Segment B, 3rd Floor Rough Ducting |
| 058: | Apartment Units Building B, Segment B, 4th Floor Rough Ducting |
| 059: | Apartment Units Building B, Segment A, 1st Floor Fan Coils |
| 060: | Apartment Units Building B, Segment A, 2nd Floor Fan Coils |
| 061: | Apartment Units Building B, Segment A, 3rd Floor Fan Coils |
| 062: | Apartment Units Building B, Segment A, 4th Floor Fan Coils |
| 063: | Apartment Units Building B, Segment B, 1st Floor Fan Coils |
| 064: | Apartment Units Building B, Segment B, 2nd Floor Fan Coils |
| 065: | Apartment Units Building B, Segment B, 3rd Floor Fan Coils |
| 066: | Apartment Units Building B, Segment B, 4th Floor Fan Coils |
| 067: | Apartment Units Building B, Segment A, 1st Floor Refrigeration Lines |
| 068: | Apartment Units Building B, Segment A, 2nd Floor Refrigeration Lines |
| 069: | Apartment Units Building B, Segment A, 3rd Floor Refrigeration Lines |
| 070: | Apartment Units Building B, Segment A, 4th Floor Refrigeration Lines |
| 071: | Apartment Units Building B, Segment B, 1st Floor Refrigeration Lines |
| 072: | Apartment Units Building B, Segment B, 2nd Floor Refrigeration Lines |
| 073: | Apartment Units Building B, Segment B, 3rd Floor Refrigeration Lines |
| 074: | Apartment Units Building B, Segment B, 4th Floor Refrigeration Lines |
| 075: | Apartment Units Building B, Segment A, 1st Floor Condensers |
| 076: | Apartment Units Building B, Segment A, 2nd Floor Condensers |
| 077: | Apartment Units Building B, Segment A, 3rd Floor Condensers |
| 078: | Apartment Units Building B, Segment A, 4th Floor Condensers |
| 079: | Apartment Units Building B, Segment B, 1st Floor Condensers |
| 080: | Apartment Units Building B, Segment B, 2nd Floor Condensers |
| 081: | Apartment Units Building B, Segment B, 3rd Floor Condensers |
| 082: | Apartment Units Building B, Segment B, 4th Floor Condensers |
| 083: | Apartment Units Building B, Segment A, 1st Floor Finish |
| 084: | Apartment Units Building B, Segment A, 2nd Floor Finish |
| 085: | Apartment Units Building B, Segment A, 3rd Floor Finish |
| 086: | Apartment Units Building B, Segment A, 4th Floor Finish |
| 087: | Apartment Units Building B, Segment B, 1st Floor Finish |
| 088: | Apartment Units Building B, Segment B, 2nd Floor Finish |
| 089: | Apartment Units Building B, Segment B, 3rd Floor Finish |
| 090: | Apartment Units Building B, Segment B, 4th Floor Finish |
| 091: | Apartment Units Building B, Segment A, 1st Floor Start Up |
| 092: | Apartment Units Building B, Segment A, 2nd Floor Start Up |
| 093: | Apartment Units Building B, Segment A, 3rd Floor Start Up |
| 094: | Apartment Units Building B, Segment A, 4th Floor Start Up |
| 095: | Apartment Units Building B, Segment B, 1st Floor Start Up |
| 096: | Apartment Units Building B, Segment B, 2nd Floor Start Up |
| 097: | Apartment Units Building B, Segment B, 3rd Floor Start Up |
| 098: | Apartment Units Building B, Segment B, 4th Floor Start Up |
| 099: | Garage Ventilation Building C, Segment A, Level A Shaft Ducting |
| 100: | Garage Ventilation Building C, Segment A, Level B Shaft Ducting |
| 101: | Garage Ventilation Building C, Segment B, Level A Shaft Ducting |
| 102: | Garage Ventilation Building C, Segment B, Level B Shaft Ducting |
| 103: | Garage Ventilation Building C, Segment A, Level A & B Exhaust Fans & VFD's |
| 104: | Garage Ventilation Building C, Segment B, Level A & B Exhaust Fans & VFD's |
| 105: | Garage Ventilation Building C, Segment A, Level A Exhaust Louvers |
| 106: | Garage Ventilation Building C, Segment A, Level B Exhaust Louvers |
| 107: | Garage Ventilation Building C, Segment B, Level A Exhaust Louvers |
| 108: | Garage Ventilation Building C, Segment B, Level B Exhaust Louvers |
| 109: | Garage Ventilation Building C, Segment A, Level A & B Sound Traps |
| 110: | Garage Ventilation Building C, Segment B, Level A & B Sound Traps |
| 111: | Garage Ventilation Building C, Segment A, Level A CO2 System |
| 112: | Garage Ventilation Building C, Segment A, Level B CO2 System |
| 113: | Garage Ventilation Building C, Segment B, Level A CO2 System |
| 114: | Garage Ventilation Building C, Segment B, Level B CO2 System |
| 115: | Garage Ventilation Building C, Segment B, Level A Trash Room |
| 116: | Garage Ventilation Building C, Segment A, Level A Mechanical & Elevator Rooms |
| 117: | Garage Ventilation Building C, Segment A, Level B Mechanical & Elevator Rooms |
| 118: | Garage Ventilation Building C, Segment B, Level A Mechanical & Elevator Rooms |
| 119: | Garage Ventilation Building C, Segment B, Level B Mechanical & Elevator Rooms |
| 120: | Common Corridors Building C, Segment A, 1st Floor Shaft Ducting |
| 121: | Common Corridors Building C, Segment A, 2nd Floor Shaft Ducting |
| 122: | Common Corridors Building C, Segment A, 3rd Floor Shaft Ducting |
| 123: | Common Corridors Building C, Segment A, 4th Floor Shaft Ducting |
| 124: | Common Corridors Building C, Segment A, Exhaust Fans |
| 125: | Common Corridors Building C, Segment B, Finish Trim |
| 126: | Common Corridors Building C, Segment B, 1st Floor Shaft Ducting |
| 127: | Common Corridors Building C, Segment B, 2nd Floor Shaft Ducting |
| 128: | Common Corridors Building C, Segment B, 3rd Floor Shaft Ducting |
| 129: | Common Corridors Building C, Segment B, 4th Floor Shaft Ducting |
| 130: | Common Corridors Building C, Segment B, Exhaust Fans |
| 131: | Common Corridors Building C, Segment B, Finish Trim |
| 132: | Apartment Units Building C, Segment A, 1st Floor Rough Bath Exhaust |
| 133: | Apartment Units Building C, Segment A, 2nd Floor Rough Bath Exhaust |
| 134: | Apartment Units Building C, Segment A, 3rd Floor Rough Bath Exhaust |
| 135: | Apartment Units Building C, Segment A, 4th Floor Rough Bath Exhaust |
| 136: | Apartment Units Building C, Segment B, 1st Floor Rough Bath Exhaust |
| 137: | Apartment Units Building C, Segment B, 2nd Floor Rough Bath Exhaust |
| 138: | Apartment Units Building C, Segment B, 3rd Floor Rough Bath Exhaust |
| 139: | Apartment Units Building C, Segment B, 4th Floor Rough Bath Exhaust |
| 140: | Apartment Units Building C, Segment A, 1st Floor Rough Laundry Exhaust |
| 141: | Apartment Units Building C, Segment A, 2nd Floor Rough Laundry Exhaust |
| 142: | Apartment Units Building C, Segment A, 3rd Floor Rough Laundry Exhaust |
| 143: | Apartment Units Building C, Segment A, 4th Floor Rough Laundry Exhaust |
| 144: | Apartment Units Building C, Segment B, 1st Floor Rough Laundry Exhaust |
| 145: | Apartment Units Building C, Segment B, 2nd Floor Rough Laundry Exhaust |
| 146: | Apartment Units Building C, Segment B, 3rd Floor Rough Laundry Exhaust |
| 147: | Apartment Units Building C, Segment B, 4th Floor Rough Laundry Exhaust |
| 148: | Apartment Units Building C, Segment A, 1st Floor Rough Ducting |
| 149: | Apartment Units Building C, Segment A, 2nd Floor Rough Ducting |
| 150: | Apartment Units Building C, Segment A, 3rd Floor Rough Ducting |
| 151: | Apartment Units Building C, Segment A, 4th Floor Rough Ducting |
| 152: | Apartment Units Building C, Segment B, 1st Floor Rough Ducting |
| 153: | Apartment Units Building C, Segment B, 2nd Floor Rough Ducting |
| 154: | Apartment Units Building C, Segment B, 3rd Floor Rough Ducting |
| 155: | Apartment Units Building C, Segment B, 4th Floor Rough Ducting |
| 156: | Apartment Units Building C, Segment A, 1st Floor Fan Coils |
| 157: | Apartment Units Building C, Segment A, 2nd Floor Fan Coils |
| 158: | Apartment Units Building C, Segment A, 3rd Floor Fan Coils |
| 159: | Apartment Units Building C, Segment A, 4th Floor Fan Coils |
| 160: | Apartment Units Building C, Segment B, 1st Floor Fan Coils |
| 161: | Apartment Units Building C, Segment B, 2nd Floor Fan Coils |
| 162: | Apartment Units Building C, Segment B, 3rd Floor Fan Coils |
| 163: | Apartment Units Building C, Segment B, 4th Floor Fan Coils |
| 164: | Apartment Units Building C, Segment A, 1st Floor Refrigeration Lines |
| 165: | Apartment Units Building C, Segment A, 2nd Floor Refrigeration Lines |
| 166: | Apartment Units Building C, Segment A, 3rd Floor Refrigeration Lines |
| 167: | Apartment Units Building C, Segment A, 4th Floor Refrigeration Lines |
| 168: | Apartment Units Building C, Segment B, 1st Floor Refrigeration Lines |
| 169: | Apartment Units Building C, Segment B, 2nd Floor Refrigeration Lines |
| 170: | Apartment Units Building C, Segment B, 3rd Floor Refrigeration Lines |
| 171: | Apartment Units Building C, Segment B, 4th Floor Refrigeration Lines |
| 172: | Apartment Units Building C, Segment A, 1st Floor Condensers |
| 173: | Apartment Units Building C, Segment A, 2nd Floor Condensers |
| 174: | Apartment Units Building C, Segment A, 3rd Floor Condensers |
| 175: | Apartment Units Building C, Segment A, 4th Floor Condensers |
| 176: | Apartment Units Building C, Segment B, 1st Floor Condensers |
| 177: | Apartment Units Building C, Segment B, 2nd Floor Condensers |
| 178: | Apartment Units Building C, Segment B, 3rd Floor Condensers |
| 179: | Apartment Units Building C, Segment B, 4th Floor Condensers |
| 180: | Apartment Units Building C, Segment A, 1st Floor Finish |
| 181: | Apartment Units Building C, Segment A, 2nd Floor Finish |
| 182: | Apartment Units Building C, Segment A, 3rd Floor Finish |
| 183: | Apartment Units Building C, Segment A, 4th Floor Finish |
| 184: | Apartment Units Building C, Segment B, 1st Floor Finish |
| 185: | Apartment Units Building C, Segment B, 2nd Floor Finish |
| 186: | Apartment Units Building C, Segment B, 3rd Floor Finish |
| 187: | Apartment Units Building C, Segment B, 4th Floor Finish |
| 188: | Apartment Units Building C, Segment A, 1st Floor Start Up |
| 189: | Apartment Units Building C, Segment A, 2nd Floor Start Up |
| 190: | Apartment Units Building C, Segment A, 3rd Floor Start Up |
| 191: | Apartment Units Building C, Segment A, 4th Floor Start Up |
| 192: | Apartment Units Building C, Segment B, 1st Floor Start Up |
| 193: | Apartment Units Building C, Segment B, 2nd Floor Start Up |
| 194: | Apartment Units Building C, Segment B, 3rd Floor Start Up |
| 195: | Apartment Units Building C, Segment B, 4th Floor Start Up |
| 196: | Recreation Building 1st Floor Rough |
| 197: | Recreation Building 1st Floor Delivery of Condensers |
| 198: | Recreation Building 1st Floor EF's & Finish |
| 199: | Recreation Building 2nd Floor Rough |
| 200: | Recreation Building 2nd Floor Delivery of Condensers |
| 201: | Recreation Building 2nd Floor EF's & Finish |
| 202: | Closeout Documents |

Original Contract Amount: 1639756.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Reimbursement for HVAC Permit |
| 002: | PMCI Initial OCIP Deduct7/8/2011 |
| 003: | Plan Check Reimbursement for Soffit Change |
| 004: | Additional Rec Building HVAC per Redesign |
| 005: | Core Drilling for HVAC Paid for by Cobalt |
| 006: | Install Double Wall Flue Pipe Venting |
| 007: | R & R of Bathroom Exhaust Fans |
| 008: | Radiant Fire Dampers @ A-1, A-3, & B-1 Units |
| 009: | Replace Hardboard Door at Unit 334 in Bldg B Due to Water Damage |
| 010: | PMCI Final OCIP Deduct |

Final Contract Amount with Change Orders: 1639756.0000

**Subcontractor Data, By Subcontractor**

**American Ironworks Manufacturing, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: American Ironworks Manufacturing, Inc.**TRADE: Structural Steel, Steel Stairs, Vehicle Gates & Decorative Iron

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. Subcontract has agreed to suppllement labor to ensure schedlule in liue of Saturday work. No overtime or premium time shall be allowed or paid to acheive the schedule. |
| 002: | Subcontractor shall fabricate, furnish, and install all structural steel including structural steel columns, beams, miscellaneous structural steel headers and braces, and all bearing plates as required at beam to wall connections per plans and specifications at Buildings B and C. |
| 003: | Subcontractor shall fabricate, furnish, and install all structural steel including structural steel columns, beams, trusses, 2nd floor & roof decking and miscellaneous structural steel headers and braces, and all bearing plates as required at beam to wall connections per plans and specifications for compete Recreation/Leasing Building. |
| 004: | Subcontractor shall coordinate work with CAD detail reflecting steel locations (represented to scale) for incorporation, overlay and coordination with Rough Carpentry subcontractors panelized framing layout. |
| 005: | Subcontractor shall furnish all templates and bolts to concrete subcontractor as required per plans and specifications for erection of all work covered by this scope including structural steel and steel stairs. |
| 006: | Subcontractor shall fabricate, furnish, and install all metal stairs and landings for common area stairs including per plans and specifications. |
| 007: | Subcontractor shall fabricate, furnish, and install all metal stair rails, guard rails and hand rails for common area stairs per plans and specifications. |
| 008: | Subcontractor shall install treads used during construction and cover with 3/8" plywood wired tied down. |
| 009: | Subcontractor shall indicate all shop and erection details including cuts, penetrations for pipes and ducts, profiles, sizes, spacing, locations of structural members, openings, attachments, fasteners, and welds. |
| 010: | Subcontractor shall prepare Shop Drawings for Steel Stairs under direct supervision of and signed and sealed by a California-licensed Structural Engineer experienced in design of this work. |
| 011: | Subcontractor shall install stairs as the building is constructed to maintain access to each floor. |
| 012: | Subcontractor shall certify all welders employed on the Work, verifying AWS qualification within the previous 12 months in accordance with all state and local codes and agencies having jurisdiction. |
| 013: | For metal stairs include pans, elevations, sections, details, and attachments to other work. Provide templates for anchors and bolts specified for installation under other Sections. |
| 014: | Subcontractor shall fabricate, furnish, and install all balcony rails. |
| 015: | Subcontractor shall fabricate, furnish, and install all podium level, corridor, and roof guard rails and gates. |
| 016: | Subcontractor shall fabricate, furnish, and install all stair rails and guard rails at concrete stairs in garages and ramps, and at exterior concrete stairs. |
| 017: | Subcontractor shall fabricate, furnish, and install all garage ventilation grates grilles and gates. Grates per detail 4/AD73 to be galvanized. All other items to be shop primed. |
| 018: | Subcontractor shall fabricate, furnish, and install all bollards. |
| 019: | Subcontractor shall fabricate, furnish, and install elevator and roof ladders. |
| 020: | Subcontractor shall fabricate, furnish, and install all steel fencing and gates. Gates are to be prepared for hardware suppplied by other. Gates with electric strikes are tp be fabrocated to accept the electric latch supplied by others. |
| 021: | Subcontractor shall fabricate, furnish, and install all automatic vehicle gates, vehicle gates shall including motors, safety loops, and 2 remotes per gate. Additional remotes to be available at an addition cost. |
| 022: | Subcontractor shall fabricate, furnish, and install all site fencing & pedestrian gates |
| 023: | Subcontractor shall fabricate, furnish, and install all metal trellis structures. |
| 024: | Subcontractor shall indicate all shop and erection details including cuts, penetrations for pipes and ducts, profiles, sizes, spacing, locations of structural members, openings, attachments, fasteners, and welds. |
| 025: | Subcontractor shall prepare Shop Drawings for submittal to the Engineer of Record for approval. |
| 026: | Subcontractor shall identify all welded connections, both shop and field, with AWS A 2.4 welding symbols for welding and Non-Destructive Testing. |
| 027: | Subcontractor shall submit manufacturer's mill certificates and mill test report for all structural steel to be used in the work. |
| 028: | Subcontractor shall prepare Shop Drawings for submittal to the Engineer of Record for approval. |
| 029: | Subcontractor is responsible for field verifying all measurements prior to fabrication and Installation. |
| 030: | Subcontractor shall be responsible for the layout. Said layout shall conform to those physical dimensions as shown on the plan. |
| 031: | Subcontractor shall fit and shop-assemble items in largest practical sections, for delivery to site. |
| 032: | Subcontractor shall fabricate items with joints tightly fitted and secured. |
| 033: | Subcontractor shall grind exposed joints flush and smooth with adjacent finish surface. Ease exposed edges to small uniform radius. |
| 034: | Exposed Mechanical Fastenings: Flush countersunk screws or bolts; unobtrusively located; consistent with design of component, except where specifically noted otherwise. |
| 035: | Subcontractor shall supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise. |
| 036: | Subcontractor shall clean and strip primed steel items to bare metal where site welding is required in accordance with all state and local codes and agencies having jurisdiction. |
| 037: | Subcontractor shall supply bolts and embeds with templates to appropriate subcontractors. |
| 038: | Subcontractor shall install items plumb and level, accurately fitted, free from distortion or defects. |
| 039: | Subcontractor shall provide for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments. |
| 040: | Subcontractor shall field weld all components as indicated on Drawings. |
| 041: | Subcontractor to perform field welding in accordance with AWS D1.1. Please send AWS D1.1 for review. |
| 042: | Subcontractor shall install items plumb and level, accurately fitted, free from distortion or defects. |
| 043: | Subcontractor to obtain approval prior to site cutting or making adjustments not scheduled or indicated on drawings. |
| 044: | Subcontractor shall, after erection, prime welds, abrasions, and surfaces not shop primed, except surfaces to be in contact with concrete. |
| 045: | Subcontractor shall ensure all welding procedures are followed for all material as required as a part of the contract. |
| 046: | Subcontractor shall connect welding brackets (or rods) for all structural ATS systems or threaded rod systems required to make connection to subcontractors work. Rods or brackets supplied by Rough Carpentry subcontractor. |
| 047: | Subcontractor shall clean surfaces of rust, scale, grease, and foreign matter prior to finishing. |
| 048: | Subcontractor shall NOT prime surfaces in direct contact with concrete or where field welding is required. |
| 049: | Subcontractor shall prime structural steel members with one coat red oxide primer or equal (per specification manual) at exposed surfaces and two coats at all surfaces that will be inaccessible after installation. |
| 050: | Subcontractor shall prime non-structural items with one coat red oxide primer or approved equal. |
| 051: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 052: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 053: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for the cost of replacement by others. |
| 054: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Bike Racks |
| 002: | Gate Hardware |
| 003: | Galvenizing except for 4AD73 exhaust grilles |
| 004: | Corner Guards |
| 005: | Aluminum, Stainless Steel |
| 006: | Wood to Wood Connectors unless S Wood to Wood Connectors Not Stated |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Buildings B & C Submittals |
| 002: | Fabricate and Install Double Sliding Gate with Operators Building C. |
| 003: | Supply and Install 2 Elite Access Commercial grade slide-gate operators model SL-3000, 1/2 HP Building C. |
| 004: | Supply and Install1 Multi code receiver with 2 remotes at Building C. Additonal remotes at $22.00. |
| 005: | Supply and Install 1 Safety loops, 2 cuts with 115V Elite loop detector building C. |
| 006: | Supply and Install 1 Exit loop, 1 cut with 115V Elite loop detector Building C |
| 007: | Supply and Install1 Fire Dept. access box Building C. |
| 008: | American Ironworks to do final electrical hook-ups Building C. Power Supplied by others |
| 009: | Fabricate and Install Stair SC1 Precast Concrete Tread with Metal Riser |
| 010: | Fabricate and Install Stair SC1 Pan Filled Landing (Concrete by Others) |
| 011: | Fabricate and Install Stair SC1 Pan Filled Landing (Concrete by Others) |
| 012: | Fabricate and Install Stair SC1 Pan Filled Landing (Concrete by Others) |
| 013: | Fabricate and Install Stair SC1 Guardrail on Stair (Podium Down) |
| 014: | Fabricate and Install Stair SC1 Handrail Wall Mounted |
| 015: | Fabricate and Install Stair SC1 1 Barrier Gate |
| 016: | Fabricate and Install Stair SC2 Precast Concrete Tread with Metal Riser |
| 017: | Fabricate and Install Stair SC2 Pan Filled Landing (Concrete by Others) |
| 018: | Fabricate and Install Stair SC2 Pan Filled Landing (Concrete by Others) |
| 019: | Fabricate and Install Stair SC2 Pan Filled Landing (Concrete by Others) |
| 020: | Fabricate and Install Stair SC2 Guardrail on Stair (Podium Down) |
| 021: | Fabricate and Install Stair SC2 Handrail Wall Mounted |
| 022: | Fabricate and Install Stair SC2 Barrier Gate |
| 023: | Fabricate and Install Stair SC3 Precast Concrete Tread with Metal Riser |
| 024: | Fabricate and Install Stair SC3 Handrail Wall Mounted |
| 025: | Fabricate and Install Stair SC4 Precast Concrete Tread with Metal Riser |
| 026: | Fabricate and Install Stair SC4 Handrail Wall Mounted |
| 027: | Fabricate and Install Stair SC5 Precast Concrete Tread with Metal Riser |
| 028: | Fabricate and Install Stair SC5 Guardrail on Stair |
| 029: | Fabricate and Install Stair SC5 Guardrail at Top and Interior Landing |
| 030: | Fabricate and Install Stair SC5 Pan Filled Landing at Concrete Portion (Concrete by Others) |
| 031: | Fabricate and Install Stair SC5 Handrail Wall Mounted |
| 032: | Fabricate and Install Stair SC5 Guardrail at Landings at Podium Level |
| 033: | Fabricate and Install Stair SC5 Guardrail at Stair at Podium Level |
| 034: | Fabricate and Install Stair SC5 8 Diamond Plate Tread and Riser |
| 035: | Fabricate and Install Stair SC6 Precast Concrete Tread with Metal Riser |
| 036: | Fabricate and Install Stair SC6 Guardrail |
| 037: | Fabricate and Install Stair SC6 Guardrail at Top and Interior Landing |
| 038: | Fabricate and Install Stair SC6 Pan Filled Landing at Concrete Portion (Concrete by Others) |
| 039: | Fabricate and Install Stair SC6 Handrail Wall Mounted |
| 040: | Fabricate and Install Stair SC7 Handrail Wall Mounted (Curved) |
| 041: | Fabricate and Install Stair SC7 Guardrail at Top (Curved) |
| 042: | Fabricate and Install Building C, Garage Level B, Segment A protection bollard at exhaust grill |
| 043: | Fabricate and Install Building C, Garage Level B, Segment A Elevator Pit Ladder at Elevator EC1. |
| 044: | Fabricate and Install Building C, Garage Level B, Segment A Grill at Airway Opening |
| 045: | Fabricate and Install Building C, Garage Level B, Segment B Elevator Pit Ladder at Elevator EC2 |
| 046: | Fabricate and Install Building C, Garage Level B, Segment B Grill at Airway Opening |
| 047: | Fabricate and Install Building C, Garage Level B, Segment B 2 Bollards |
| 048: | Fabricate and Install Building C, Level A, Segment A Fence Protection at Sliding Gate |
| 049: | Fabricate and Install Building C, Level A, Segment A Floor Grill at Air Intake |
| 050: | Fabricate and Install Building C, Garage Level A, Segment B Floor Grill at Air Intake |
| 051: | Fabricate and Install Building C, Garage Level A, Segment B Garage Fence Full Height |
| 052: | Fabricate and Install Building C, Garage Level A, Segment B 1 Gate at Fence |
| 053: | Fabricate and Install Building C, Garage Level A, Segment B Grill at Air Intake |
| 054: | Fabricate and Install Building C, 1st Floor, Segment A Guardrail at Patios (Podium) |
| 055: | Fabricate and Install Building C, 1st Floor, Segment A 1 Gate at Stair #SC8 Border |
| 056: | Fabricate and Install Building C, 1st Floor, Segment A Guardrail at Balcony |
| 057: | Fabricate and Install Building C, 1st Floor, Segment A Guardrail at Edge of Podium |
| 058: | Fabricate and Install Building C, 1st Floor, Segment B Guardrail at Pool and Rec Side (Balcony) |
| 059: | Fabricate and Install Building C, 1st Floor, Segment B Guardrail at Patios |
| 060: | Fabricate and Install Building C, 1st Floor, Segment B Guardrail at Balcony |
| 061: | Fabricate and Install Building C, 1st Floor, Segment B Guardrail at Patios |
| 062: | Fabricate and Install Guardrail at Balcony From A1.4A (Building C, 2nd Floor, Segment A). |
| 063: | Fabricate and Install Guardrail at Balcony From A1.4B (Building C, 2nd Floor, Segment B). |
| 064: | Fabricate and Install Guardrail at Balcony From A1.5A (Building C, 3rd Floor, Segment A). |
| 065: | Fabricate and Install Guardrail at Balcony From A1.5B (Building C, 3rd Floor, Segment B). |
| 066: | Fabricate and Install Guardrail at Balcony From A1.6A (Building C, 4th Floor, Segment A). |
| 067: | Fabricate and Install Guardrail at Balcony From A1.6B (Building C, 4th Floor, Segment B). |
| 068: | Fabricate and Install Guardrail at Balcony From A1.7A (Building C, Roof Plan, Segment A). |
| 069: | Fabricate and Install Guardrail at Balcony From A1.7B (Building C, Roof Plan, Segment B). |
| 070: | Fabricate and Install Building C Columns at Elevator (EC1): 6 ea HSS 5x5x1/4x10 |
| 071: | Fabricate and Install Building C Columns at Elevator (EC1): 2 ea HSS5x5x1/4x14 |
| 072: | Fabricate and Install Building C Columns at Elevator (EC2): 6 ea HSS 5x5x1/4x10 |
| 073: | Fabricate and Install Building C Columns at Elevator (EC2): 2 ea HSS5x5x1/4x14 |
| 074: | Fabricate and Install Building C Hoist Beams at Elevator EC1 and EC2: 2 pcs W10x30x10 |
| 075: | Fabricate and Install Double Sliding Gate with Operators Building B |
| 076: | Supply and Install 2 Elite Access Commercial grade slide-gate operators model SL-3000, 1/2 HP Building B |
| 077: | Supply and Install1 Multi code receiver with 2 remotes at Building B Additonal remotes at $22.00. |
| 078: | Supply and Install 1 Safety loops, 2 cuts with 115V Elite loop detector Building B. |
| 079: | Supply and Install 1 Exit loop, 1 cut with 115V Elite loop detector Building B. |
| 080: | Supply and Install1 Fire Dept. access box Building B. |
| 081: | Customer to run electrical and low voltage. American Ironworks to do Final hook-ups Building B vehicle gate. |
| 082: | Fabricate and Install Stair SB1 Precast Concrete Treads with Metal Riser |
| 083: | Fabricate and Install Stair SB1 Guardrail at Landing From Level B to Podium |
| 084: | Fabricate and Install Stair SB1 Guardrail on Stair |
| 085: | Fabricate and Install Stair SB1 Handrail Wall Mounted |
| 086: | Fabricate and Install Stair SB1 Barrier Gate |
| 087: | Fabricate and Install Stair SB1 3 Pan Filled Landings (Concrete by Others) |
| 088: | Fabricate and Install Stair SB2 Precast Concrete Treads with Metal Riser |
| 089: | Fabricate and Install Stair SB2 Handrail Wall Mounted |
| 090: | Fabricate and Install Stair SB3 Precast Concrete Treads with Metal Riser |
| 091: | Fabricate and Install Stair SB3 Handrail Wall Mounted |
| 092: | Fabricate and Install Stair SB4 Precast Concrete Metal Tread with Metal Riser |
| 093: | Fabricate and Install Stair SB4 Pan Filled Landing (Concrete by others) |
| 094: | Fabricate and Install Stair SB4 Guardrail on Stair |
| 095: | Fabricate and Install Stair SB4 Handrail Wall Mounted |
| 096: | Fabricate and Install Stair SB4 Barrier Gate |
| 097: | Fabricate and Install Stair SB5 Handrail Wall Mounted |
| 098: | Fabricate and Install Stair SB5 Guardrail 42" H (Curved) at Top |
| 099: | Fabricate and Install Stair SB6 Precast Concrete Treads with Metal Riser |
| 100: | Fabricate and Install Stair SB6 Barrier Under Stairs |
| 101: | Fabricate and Install Stair SB6 Guardrail on Stair |
| 102: | Fabricate and Install Stair SB6 Guardrail on Top |
| 103: | Fabricate and Install Stair SB6 Guardrail at Landing |
| 104: | Fabricate and Install Building B, Garage Level B, Segment A 4 Bollards |
| 105: | Fabricate and Install 2 Elevator Pit Ladders at Elevator EB1 and EB3 |
| 106: | Fabricate and Install Building B, Garage Level B, Segment A Grill at Air Intake |
| 107: | Fabricate and Install Building B, Garage Level B, Segment A Handrail Wall Mounted at Concrete Stair (Elevator Machine Room, Rec Room, Leasing Office |
| 108: | Fabricate and Install Building B, Garage Level B, Segment A 3 Diamond Plate Tread and Riser at Elevator Machine Room Stair |
| 109: | Fabricate and Install Building B, Level B, Segment B 4 Bollards |
| 110: | Fabricate and Install Building B, Level B, Segment B Grill at Air Intake Opening |
| 111: | Fabricate and Install Elevator Pit Ladder at Elevator EB2. |
| 112: | Fabricate and Install Stair SB4 Roof Access Ladder |
| 113: | Fabricate and Install Building B, Level A, Segment A Galvanized Grating at Air Intake |
| 114: | Fabricate and Install Building B Garage Fence Full Height |
| 115: | Fabricate and Install Building B, Level A, Segment A pedestrian gate at fence |
| 116: | Fabricate and Install Building B, Level A, Segment A 2 Grill at Air Intake |
| 117: | Fabricate and Install Building B, Garage Level A, Segment B Fence Protection at Sliding Gates |
| 118: | Fabricate and Install Building B, Garage Level A, Segment B Floor Gate (Galvanized) at Air Intake |
| 119: | Fabricate and Install Building B, Garage Level A, Segment B Fence Around Stair (Ext. at SB6 Stair) |
| 120: | Fabricate and Install Building B, Garage Level A, Segment B Handrail Wall Mounted at Stair |
| 121: | Fabricate and Install Building B, 1st Floor, Segment A Guardrail at Patios |
| 122: | Fabricate and Install Building B, 1st Floor, Segment A Guardrail at Edge of Podium |
| 123: | Fabricate and Install Building B, 1st Floor, Segment A Pedestrian Gate at Stair SB8 Side |
| 124: | Fabricate and Install Building B, 1st Floor, Segment A Guardrail at Balcony |
| 125: | Fabricate and Install Building B, 1st Floor, Segment A Guardrail |
| 126: | Fabricate and Install Building B, 1st Floor, Segment B Guardrail at Patios |
| 127: | Fabricate and Install Building B, 1st Floor, Segment B Guardrail |
| 128: | Fabricate and Install Building B, 1st Floor, Segment B Guardrail at Edge of Podium |
| 129: | Fabricate and Install Building B, 1st Floor, Segment B Pedestrian Gate at Stair #SB9 |
| 130: | Fabricate and Install Building B, 1st Floor, Segment B Guardrail at Exterior Stair |
| 131: | Fabricate and Install Building B, 1st Floor, Segment B Guardrail at Pony Wall |
| 132: | Fabricate and Install Building B, 1st Floor, Segment B Six (6) Gates at Exterior Patio Stairs |
| 133: | Fabricate and Install Stairs with Precast Concrete Treads with Metal Riser at Exterior Patio Stairs (South Side) at Units B126, B128, B130, B132, B134 and B136 |
| 134: | Fabricate and Install Building B, 1st Floor, Segment B Guardrail at Balcony |
| 135: | Fabricate and Install Building B, 2nd Floor, Segment A Guardrail at Balcony |
| 136: | Fabricate and Install Building B, 2nd Floor, Segment B Guardrail at Balcony |
| 137: | Fabricate and Install Building B, 3rd Floor, Segment A Guardrail at Balcony |
| 138: | Fabricate and Install Building B, 3rd Floor, Segment B Guardrail at Balcony |
| 139: | Fabricate and Install Building B, 4th Floor, Segment A Guardrail at Balcony |
| 140: | Fabricate and Install Building B, 4th Floor, Segment B Guardrail at Balcony |
| 141: | Fabricate and Install Building B Columns at Elevator EB3 6 ea HSS5x5x1/4x10 |
| 142: | Fabricate and Install Building B Columns at Elevator EB3 2 ea HSS 5x5x1/4x14 |
| 143: | Fabricate and Install Building B Columns at Elevator EB2 6 ea HSS5x5x1/4x10 |
| 144: | Fabricate and Install Building B Columns at Elevator EB2 2 ea HSS 5x5x1/4x14 |
| 145: | Fabricate and Install Building B Hoist Beam at Elevators EB2 and EB3 2 ea W10x30x10 |
| 146: | Recreation Building Submittals |
| 147: | Fabricate and Install Rec. Building Stair #1 Metal Pan Filled Treads (Concrete by Others) |
| 148: | Fabricate and Install Rec. Building Stair #1 Pan Filled Landing (Concrete by Others) |
| 149: | Fabricate and Install Rec. Building Stair #1 Handrail Wall Mounted |
| 150: | Fabricate and Install Rec. Building Stair #1 Barrier Under |
| 151: | Fabricate and Install Rec. Building Stair #2 Metal Pan Filled Treads with Curved Shape (Concrete by Others) |
| 152: | Fabricate and Install Rec. Building Stair #2 Guardrail with Handrail on Stair (Curved) |
| 153: | Fabricate and Install Rec. Building Stair #2 Handrail Wall Mounted |
| 154: | Fabricate and Install Rec. Building Stair #2 Metal Pan Landing (Concrete by Others) |
| 155: | Fabricate and Install Rec. Building Stair #2 Barrier Under 1 Line |
| 156: | Fabricate and Install Rec. Building 2nd Floor Guardrail at Deck (Straight) |
| 157: | Fabricate and Install Rec. Building 2nd Floor Guardrail at Deck (Curved) |
| 158: | Fabricate and Install Rec. Building 1 Elevator Pit Ladder |
| 159: | Fabricate and Install Columns Recreation and Leasing Building |
| 160: | Fabricate and Install Beams Recreation and Leasing Building |
| 161: | Fabricate and Install approx. 4633 SF Decking at 2nd Floor Recreation and Leasing Building |
| 162: | Fabricate and Install approx. 3,080 SF Decking at Roof Recreation and Leasing Building |
| 163: | Fabricate and Install 7 Trusses at Roof Frame with Braces Recreation and Leasing Building |
| 164: | Fabricate and Install Perimeter Fence (F5A) on Grade (East Side L3.01) |
| 165: | Fabricate and Install Perimeter Fence Over CMU Wall (F5B) (East Side L3.01) |
| 166: | Fabricate and Install 1 Gate at Perimeter Fence (F9) on Grade (East Side L3.01) |
| 167: | Fabricate and Install approx. 310 LF Perimeter Fence over CMU Wall (F5B) (East Side L3.02) |
| 168: | Fabricate and Install Gate at Perimeter Fence (F9) on Grade (East Side L3.02) |
| 169: | Fabricate and Install From L3.11 Tubular Steel Security Fence on CMU Wall (F7A) East Side on Structure |
| 170: | Fabricate and Install From L3.11 1 Tubular Steel Security Gate (F8) on Structure (East Side) |
| 171: | Fabricate and Install From L3.11 Tubular Steel Guardrail (F4) on Structure (East Side) |
| 172: | Fabricate and Install From L3.11 Tubular Security Fence (F7B) on CMU Wall (West Side) |
| 173: | Fabricate and Install From L3.11 2 Tubular Steel Security Gates (F8) on Structure |
| 174: | Fabricate and Install From L3.11 Tubular Steel Guardrail (F4) on Structure (West Side) |
| 175: | Fabricate and Install From L3.12 Tubular Steel Security Fence (F7C) on CMU Wall (West Side) |
| 176: | Fabricate and Install From L3.12 2 Tubular Steel Security Gate (F8) on Structure (West Side) |
| 177: | Fabricate and Install From L3.12 Tubular Steel Guardrail (F4) on Structure (West Side) |
| 178: | Fabricate and Install From L4.01 Tubular Steel Pool Safety Fence (F1) on Grade |
| 179: | Fabricate and Install From L4.01 3 Tubular Steel Pool Safety Gates (F2A) on Grade |
| 180: | Fabricate and Install From L4.01 Tubular Steel Guardrail on Structure |
| 181: | Fabricate and Install From L3.11 Guardrail 1 Line at Concrete Stair at Pool Area |
| 182: | Fabricate and Install Trellis at Transformer Pad |
| 183: | Fabricate and Install approx. 900 SF Trellis at Building C Courtyard |
| 184: | Fabricate and Install 2 Trellises 484 SF Ea. At Building B Courtyard |
| 185: | Fabricate and Install approx. 750 SF Trellis at BBQ Area |
| 186: | Closeout Documents |

Original Contract Amount: 1199380.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Structural Steel Delta 6 Changes |
| 002: | American Iron Initial OCIP Deduct |
| 003: | American Iron Credit for Rec Building Rail |
| 004: | Site Damage Backcharge and Add for DBA |
| 005: | Rec Building Tube Steel at Elevator |
| 006: | Added Canopies at Elevator and Entry of Rec Building |
| 007: | Move Rec Building Stairs |
| 008: | Partial Backcharge for Concrete Stops at Stairs |
| 009: | Backcharge for Otis to Modify EB3 Elevator Rails due to Incorrect Installation |
| 010: | Add for Galvanized Wire Mesh at Roof Grating |
| 011: | Credit for Work Removed from Scope |
| 012: | Fabricate and Install Fence at Garage Full Height per Owner Direction |
| 013: | Back Charge for Otis Modifying Elevator Brackets at EC2 |
| 014: | Back Charge for Modified Elevator Brackets at EB3 |
| 015: | (6) Tube Steel Rails & (3) Striker Boxes - Missed Scope |
| 016: | (6) Tube Steel Rails & (3) Striker Boxes - Missed Scope |
| 017: | Modify Core Drill Railing system in Replacement of Ponywall |
| 018: | Reversal of Backcharges for Elevator Bracket Modification and Stair Stoops |
| 019: | Repair Damaged Balcony Rails |
| 020: | Added Steel at Rec Building |

Final Contract Amount with Change Orders: 1199380.0000

**Subcontractor Data, By Subcontractor**

**Chute Systems**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Chute Systems**TRADE: Trash Chutes

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | SPECIFIC - TRASH CHUTES |
| 002: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 003: | Subcontractor's design shall reflect physical dimensions of plans and incorporate the correct number of intake doors and outlet location. |
| 004: | Subcontractor shall verify field dimensions prior to installation. |
| 005: | Subcontractor shall furnish and install all chutes and accessories by the same manufacturer unless otherwise noted. |
| 006: | Subcontractor shall provide assemblies complying with NFPA 82, listed, labeled by testing and inspecting agency acceptable to authorities having jurisdiction, for required fire ratings. |
| 007: | Subcontractor shall ensure all material, manufacturing and installation is in accordance with NFPA #15 Standards. |
| 008: | Subcontractor shall furnish and install Four (4) chutes as follows: |
| 009: | Chute Manufacturer: Century Chute & Supply |
| 010: | Trash Chute Quantity: 2 chutes |
| 011: | Recycle Chute Quantity: 2 chutes |
| 012: | Chute Offsets: Reinforced offsets at discharge level included for each chute |
| 013: | Chute Metal: 16 Gauge minimum thickness, Aluminized Steel Chute; ASTM A 463/A 463M, Type 1 w/ not less than T1-40 coating |
| 014: | Chute Size: 24" diameter |
| 015: | Automatic Fire Sprinklers: ½" IPS 155 degree F located at alternate floors per code & ¾" IPS wash down just above the top intake, water connection by others |
| 016: | Chute Disinfecting & Sanitizing Unit with access door: Included for each chute |
| 017: | Include one year service for odor control system. |
| 018: | Chute Vibration Isolation Pads: 1/4" Korfund Neoprene Isolation pads included at each floor for each chute included in Final Accepted Price |
| 019: | Subcontractor shall furnish and install intake doors as follows: |
| 020: | Chutes Building B, eight (8) intake doors covering floors 1-4 |
| 021: | Chutes Building C, eight (8) intake doors covering floors 1-4 |
| 022: | Intake Door Fire rating: all intake doors to be UL 1-1/2 hour 250 degree "B" label |
| 023: | Intake Door Metal: ASTM A 240/A 240M, Type 304 Stainless Steel |
| 024: | Intake Door Type: Self-closing, positive latching, & bottom hinged |
| 025: | Intake Door Size: 18"w x 21"h |
| 026: | Intake Door Finish: Standard |
| 027: | Intake Door Trim: Stainless steel |
| 028: | Intake Door Label: Embossed "Rubbish" or "Recycle" |
| 029: | ADA Compliance: Included Alternate accepted |
| 030: | Subcontractor shall furnish and install discharge doors as follows: |
| 031: | Discharge Door Type: Type "AC" 1-1/2 hour UL "B" Labeled |
| 032: | Discharge Door Metal: Aluminum-coated-steel doors w/ 165 degree F fusible link hold open |
| 033: | Subcontractor shall furnish and install trash chute vents as follows: |
| 034: | Vent Compliance: NFPA 82, 6" diameter aluminized steel |
| 035: | Vent Roof extension: minimum 18" above roof |
| 036: | Solid "T" top cap, flashing, and bird vent: Included |

**Alternates**

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| --- | --- |
| 001: | Prvide 24" Diameter Aluminized Steel Vent Cap in Lieu of 6" vent complete at four (4) location for a total of $1,650.00. |

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittals |
| 002: | Trash Chute Building B |
| 003: | Recycle Chute Building B |
| 004: | Trash Chute Building C |
| 005: | Recycle Chute Building C |
| 006: | Closeout Documents |

Original Contract Amount: 28806.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Initial OCIP Deduct |
| 002: | Chute Systems Final OCIP Deduct |

Final Contract Amount with Change Orders: 28806.0000

**Subcontractor Data, By Subcontractor**

**Capacity Construction, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Capacity Construction, Inc.**TRADE: Rough & Final Clean Up

**Project Specific Scope of Work**

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| --- | --- |
| 001: | Subcontractor shall remove waste materials, except for excluded items listed below, from around buildings, all units, private patios, corridors, community rooms, garage, and other common areas, etc. as requested by Contractor's Superintendent and remove said waste materials from the project. |
| 002: | Subcontractor shall dispose of waste materials in a legally ordained recycling and/or waste dumping facility certified for the type of material contained in his transports. Any illegal dumping will be the sole responsibility of the Subcontractor. Subcontractor shall be solely responsible for all fines levied against Subcontractor as a result of the improper or illegal disposal of any waste materials. |
| 003: | Subcontractor shall recycle all possible materials and provide Contractor with documentation, ie. receipts and/or tickets, City provided Construction and Demolition paperwork, for City mandated recycling program. Subcontractor acknowledges that he is aware of said program and shall fully participate in its implementation. |
| 004: | Subcontractor shall not mix toxic or illegal compounds with normal construction waste. Subcontractor shall adhere to all EPA, Federal, State and local regulations related to waste removal, recycling, and dumping. |
| 005: | Subcontractor is required to comply with all OSHA requirements and/or any other job safety requirements throughout the implementation of their work. |
| 006: | Subcontractor shall be responsible for all permit, dump, recycling fees and charges associated with the removal and disposal of debris hauled from jobsite. |
| 007: | Subcontractor shall have at least one (1) English speaking employee on the jobsite at all times. |
| 008: | The intent of this contract is for the Subcontractor to be on the job continuously and to keep the jobsite extremely clean. The list of items is only intended to itemize the majority of work to be performed and is not intended to list move-ins. |
| 009: | Subcontractor shall report any tears, chips, scratches, cracks, cuts, dents, major stains or otherwise damaged surfaces to Contractor's Superintendent, in writing, prior to and during the cleaning process. |
| 010: | MATERIALS/METHODS |
| 011: | It is Subcontractor's responsibility to use cleaning products which are compatible with the surface to be cleaned and with any adjoining areas. Subcontractor shall consult with Contractor's Superintendent if there is a question about the manufacturer's cleaning recommendations and shall be held responsible for any damage which results in the incorrect use of cleaning products. |
| 012: | CONSTRUCTION OFFICE CLEAN UP |
| 013: | Subcontractor shall clean constuction offices and immediate surrounding areas twice montly as directed by Contractor's Superintendent. |
| 014: | SITE CLEAN UP |
| 015: | Subcontractor shall remove all trash and waste materials and trench around building to facilitate the erection of exterior scaffolding; after the Stucco Subcontractor's plastering operation is completed all excess plaster material shall be pulled away from building approximately 2' by others and this Subcontractor shall pickup and haul offsite all plaster debris including all miscellaneous trash within the scaffold areas. |
| 016: | Subcontractor shall remove wire, paper, and clean the exterior, including roofs and balconies, from the ground level of the buildings after Roofing and Stucco Subcontractors have performed their operations. |
| 017: | Subcontractor shall pick up all trash, debris, and prepare for finish grading operations, flatwork, and landscaping by others. |
| 018: | PRODUCTION SWEEPS |
| 019: | Subcontractor shall perform the following production sweeps as directed by Project Superintendent and remove all debris created by all trades from the interior of the unit, including inside stud bays and between party walls: |
| 020: | At completion of floor and roof sheathing. |
| 021: | Prior to M.E.P. Installation. |
| 022: | Prior to insulation |
| 023: | At Rough Framing inspection/drywall stocking |
| 024: | Prior to Lightweight Concrete operations |
| 025: | Prior to Lathing operations |
| 026: | Prior to Painter's prime coat application |
| 027: | Prior to Painter's enamel coat application. |
| 028: | ROUGH CLEANING OPERATIONS |
| 029: | Subcontractor shall perform rough cleaning operations in both the residential units/adjacent private decks and common area and accomplish the following, but not limited to: |
| 030: | Remove from building all debris and wood scraps produced by rough framing operations. |
| 031: | Clean exterior and interior after Stucco and Drywall Subcontractors have completed their operations, remove all combustible and non-combustible materials, except excluded items listed below, and haul off site, and sweep areas designated to receive lightweight concrete. |
| 032: | Clean the interior of all casework, medicine cabinets, and closets. |
| 033: | Clean all aluminum and glazing at storefront and windows inside and outside, and remove window stickers. No metal blades or metal scrapers to be used on glass. |
| 034: | Subcontractor shall, after all trades are completely finished, sweep and remove all remaining debris leaving units and common areas entirely clean. |
| 035: | FINAL CLEANING OPERATIONS |
| 036: | Subcontractor shall perform final cleaning operations in both the residential units/adjacent private decks and common area, and accomplish the following, but not limited to, list of items: |
| 037: | Remove all minor paint, sheetrock mud, adhesive, dirt, labels, ink and pencil marks, minor stains and smudges from interior and exterior finish surfaces. |
| 038: | Vacuum all door and window sills and be careful not to scratch any surfaces. |
| 039: | Dust interior and exterior light fixtures and adjacent shades and window sills. |
| 040: | Clean all receptacles, switch covers, phone, and cable outlet covers. |
| 041: | Clean all heating registers, retrun airs, vents, and grills free of foreign objects, dust, and debris. |
| 042: | Wipe down all doors, including but not limited to unit entry, closet, storage, and common area doors and polish all hardware. |
| 043: | Vacuum and dust all carpets and baseboards. |
| 044: | Sweep and clean all vinyl, ceramic, and resilient flooring removing all smudges and heal marks. |
| 045: | Clean toilets and tub/showers with disinfectant. |
| 046: | Clean and polish all plumbing fixtures and countertops, hardware including faucets, towel bars, shower rods, and paper holders. |
| 047: | Clean all mirrors and mirrored medicine cabinets. |
| 048: | Vacuum and dust interiors and exteriors of all cabinets, closet shelves and medicine cabinets. |
| 049: | Wipe down all appliances and install drip pans and burners at ranges. |
| 050: | Wipe thresholds clean and remove minor paint or mortar. |
| 051: | Dust all window blinds and valances. |
| 052: | Collect, wipe down, and place all instruction manuals intended for prospective resident in a kitchen cabinet drawer. |
| 053: | Wipe down all handrails and guard rails. |
| 054: | Clean and polish interior elevator surfaces. |
| 055: | Dust and wipe down gym equipment. |
| 056: | Clean all aluminum and glazing at storefront and windows inside and out. |
| 057: | MOVE-IN CLEAN OPERATIONS |
| 058: | Subcontractor shall perform one (1) move-in clean pursuant to Superintendent's direction and schedule. |
| 059: | Move-in Clean must be accepted by Contractor's Superintendent prior to billing. |
| 060: | POWDER-PUFF CLEAN OPERATIONS |
| 061: | Subcontractor shall perform one (1) powder-puff clean pursuant to Superintendent's direction and schedule. |
| 062: | Powder-puff clean must be accepted by Contractor's Superintendent prior to billing. |
| 063: | GARAGE AREA |
| 064: | Subcontractor shall sweep and perform two (2) power wash applications to garage area pursuant to Superintendent's direction. |

**Alternates**

**Exclusions**

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| --- | --- |
| 001: | The following work is excluded from this contract: |
| 002: | Prelim and bulk drywall scraps shall be removed by Drywall Subcontractor. |
| 003: | Drywall and Stucco Subcontractors shall remove all unused and/or salvageable materials when substantially complete. |
| 004: | Drywall Subcontractor shall scrape floor, clean windows, and all adjacent surfaces free of drywall texture overspray. |
| 005: | Landscape waste shall be removed by Landscape Subcontractor. |
| 006: | Appliance boxes and cartons shall be collected and disposed of by Appliance Subcontractor. |

**Schedule of Values**

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| --- | --- |
| 001: | Bldg #B Segment A 1st Floor Framing/Sheathing |
| 002: | Bldg #B Segment A 1st Floor Lath |
| 003: | Bldg #B Segment A 1st Floor Rough Clean Wire, Paper, etc after lathing operations |
| 004: | Bldg #B Segment A 1st Floor Rough Clean rebound stucco |
| 005: | Bldg #B Segment A 1st Floor Rough Clean Debris prior to landscape operations |
| 006: | Bldg #B Segment A 1st Floor Paint Sweeps - Windows/Tubs |
| 007: | Bldg #B Segment A 1st Floor Box Outs - Rough Final Cleans |
| 008: | Bldg #B Segment A 2nd Floor Framing/Sheathing |
| 009: | Bldg #B Segment A 2nd Floor Lath |
| 010: | Bldg #B Segment A 2nd Floor Rough Clean Wire, Paper, etc after lathing operations |
| 011: | Bldg #B Segment A 2nd Floor Rough Clean rebound stucco |
| 012: | Bldg #B Segment A 2nd Floor Rough Clean Debris prior to landscape operations |
| 013: | Bldg #B Segment A 2nd Floor Paint Sweeps - Windows/Tubs |
| 014: | Bldg #B Segment A 2nd Floor Box Outs - Rough Final Cleans |
| 015: | Bldg #B Segment A 3rd Floor Framing/Sheathing |
| 016: | Bldg #B Segment A 3rd Floor Lath |
| 017: | Bldg #B Segment A 3rd Floor Rough Clean Wire, Paper, etc after lathing operations |
| 018: | Bldg #B Segment A 3rd Floor Rough Clean rebound stucco |
| 019: | Bldg #B Segment A 3rd Floor Rough Clean Debris prior to landscape operations |
| 020: | Bldg #B Segment A 3rd Floor Paint Sweeps - Windows/Tubs |
| 021: | Bldg #B Segment A 3rd Floor Box Outs - Rough Final Cleans |
| 022: | Bldg #B Segment A 4th Floor Framing/Sheathing |
| 023: | Bldg #B Segment A 4th Floor Lath |
| 024: | Bldg #B Segment A 4th Floor Rough Clean Wire, Paper, etc after lathing operations |
| 025: | Bldg #B Segment A 4th Floor Rough Clean rebound stucco |
| 026: | Bldg #B Segment A 4th Floor Rough Clean Debris prior to landscape operations |
| 027: | Bldg #B Segment A 4th Floor Paint Sweeps - Windows/Tubs |
| 028: | Bldg #B Segment A 4th Floor Box Outs - Rough Final Cleans |
| 029: | Bldg #B Segment B 1st Floor Framing/Sheathing |
| 030: | Bldg #B Segment B 1st Floor Lath |
| 031: | Bldg #B Segment B 1st Floor Rough Clean Wire, Paper, etc after lathing operations |
| 032: | Bldg #B Segment B 1st Floor Rough Clean rebound stucco |
| 033: | Bldg #B Segment B 1st Floor Rough Clean Debris prior to landscape operations |
| 034: | Bldg #B Segment B 1st Floor Paint Sweeps - Windows/Tubs |
| 035: | Bldg #B Segment B 1st Floor Box Outs - Rough Final Cleans |
| 036: | Bldg #B Segment B 2nd Floor Framing/Sheathing |
| 037: | Bldg #B Segment B 2nd Floor Lath |
| 038: | Bldg #B Segment B 2nd Floor Rough Clean Wire, Paper, etc after lathing operations |
| 039: | Bldg #B Segment B 2nd Floor Rough Clean rebound stucco |
| 040: | Bldg #B Segment B 2nd Floor Rough Clean Debris prior to landscape operations |
| 041: | Bldg #B Segmetn B 2nd Floor Paint Sweeps - Windows/Tubs |
| 042: | Bldg #B Segment B 2nd Floor Box Outs - Rough Final Cleans |
| 043: | Bldg #B Segment B 3rd Floor Framing/Sheathing |
| 044: | Bldg #B Segment B 3rd Floor Lath |
| 045: | Bldg #B Segment B 3rd Floor Rough Clean Wire, Paper, etc after lathing operations |
| 046: | Bldg #B Segment B 3rd Floor Rough Clean rebound stucco |
| 047: | Bldg #B Segment B 3rd Floor Rough Clean Debris prior to landscape operations |
| 048: | Bldg #B Segmetn B 3rd Floor Paint Sweeps - Windows/Tubs |
| 049: | Bldg #B Segment B 3rd Floor Box Outs - Rough Final Cleans |
| 050: | Bldg #B Segment B 4th Floor Framing/Sheathing |
| 051: | Bldg #B Segment B 4th Floor Lath |
| 052: | Bldg #B Segment B 4th Floor Rough Clean Wire, Paper, etc after lathing operations |
| 053: | Bldg #B Segment B 4th Floor Rough Clean rebound stucco |
| 054: | Bldg #B Segment B 4th Floor Rough Clean Debris prior to landscape operations |
| 055: | Bldg #B Segmetn B 4th Floor Paint Sweeps - Windows/Tubs |
| 056: | Bldg #B Segment B 4th Floor Box Outs - Rough Final Cleans |
| 057: | Bldg #C Segment A 1st Floor Framing/Sheathing |
| 058: | Bldg #C Segment A 1st Floor Lath |
| 059: | Bldg #C Segment A 1st Floor Rough Clean Wire, Paper, etc after lathing operations |
| 060: | Bldg #C Segment A 1st Floor Rough Clean rebound stucco |
| 061: | Bldg #C Segment A 1st Floor Rough Clean Debris prior to landscape operations |
| 062: | Bldg #C Segment A 1st Floor Paint Sweeps - Windows/Tubs |
| 063: | Bldg #C Segment A 1st Floor Box Outs - Rough Final Cleans |
| 064: | Bldg #C Segment A 2nd Floor Framing/Sheathing |
| 065: | Bldg #C Segment A 2nd Floor Lath |
| 066: | Bldg #C Segment A 2nd Floor Rough Clean Wire, Paper, etc after lathing operations |
| 067: | Bldg #C Segment A 2nd Floor Rough Clean rebound stucco |
| 068: | Bldg #C Segment A 2nd Floor Rough Clean Debris prior to landscape operations |
| 069: | Bldg #C Segment A 2nd Floor Paint Sweeps - Windows/Tubs |
| 070: | Bldg #C Segment A 2nd Floor Box Outs - Rough Final Cleans |
| 071: | Bldg #C Segment A 3rd Floor Framing/Sheathing |
| 072: | Bldg #C Segment A 3rd Floor Lath |
| 073: | Bldg #C Segment A 3rd Floor Rough Clean Wire, Paper, etc after lathing operations |
| 074: | Bldg #C Segment A 3rd Floor Rough Clean rebound stucco |
| 075: | Bldg #C Segment A 3rd Floor Rough Clean Debris prior to landscape operations |
| 076: | Bldg #C Segment A 3rd Floor Paint Sweeps - Windows/Tubs |
| 077: | Bldg #C Segment A 3rd Floor Box Outs - Rough Final Cleans |
| 078: | Bldg #C Segment A 4th Floor Framing/Sheathing |
| 079: | Bldg #C Segment A 4th Floor Lath |
| 080: | Bldg #C Segment A 4th Floor Rough Clean Wire, Paper, etc after lathing operations |
| 081: | Bldg #C Segment A 4th Floor Rough Clean rebound stucco |
| 082: | Bldg #C Segment A 4th Floor Rough Clean Debris prior to landscape operations |
| 083: | Bldg #C Segment A 4th Floor Paint Sweeps - Windows/Tubs |
| 084: | Bldg #C Segment A 4th Floor Box Outs - Rough Final Cleans |
| 085: | Bldg #C Segment B 1st Floor Framing/Sheathing |
| 086: | Bldg #C Segment B 1st Floor Lath |
| 087: | Bldg #C Segment B 1st Floor Rough Clean Wire, Paper, etc after lathing operations |
| 088: | Bldg #C Segment B 1st Floor Rough Clean rebound stucco |
| 089: | Bldg #C Segment B 1st Floor Rough Clean Debris prior to landscape operations |
| 090: | Bldg #C Segmetn B 1st Floor Paint Sweeps - Windows/Tubs |
| 091: | Bldg #C Segment B 1st Floor Box Outs - Rough Final Cleans |
| 092: | Bldg #CB Segment B 2nd Floor Framing/Sheathing |
| 093: | Bldg #C Segment B 2nd Floor Lath |
| 094: | Bldg #C Segment B 2nd Floor Rough Clean Wire, Paper, etc after lathing operations |
| 095: | Bldg #C Segment B 2nd Floor Rough Clean rebound stucco |
| 096: | Bldg #C Segment B 2nd Floor Rough Clean Debris prior to landscape operations |
| 097: | Bldg #C Segmetn B 2nd Floor Paint Sweeps - Windows/Tubs |
| 098: | Bldg #C Segment B 2nd Floor Box Outs - Rough Final Cleans |
| 099: | Bldg #C Segment B 3rd Floor Framing/Sheathing |
| 100: | Bldg #C Segment B 3rd Floor Lath |
| 101: | Bldg #C Segment B 3rd Floor Rough Clean Wire, Paper, etc after lathing operations |
| 102: | Bldg #C Segment B 3rd Floor Rough Clean rebound stucco |
| 103: | Bldg #C Segment B 3rd Floor Rough Clean Debris prior to landscape operations |
| 104: | Bldg #C Segmetn B 3rd Floor Paint Sweeps - Windows/Tubs |
| 105: | Bldg #C Segment B 3rd Floor Box Outs - Rough Final Cleans |
| 106: | Bldg #C Segment B 4th Floor Framing/Sheathing |
| 107: | Bldg #C Segment B 4th Floor Lath |
| 108: | Bldg #C Segment B 4th Floor Rough Clean Wire, Paper, etc after lathing operations |
| 109: | Bldg #C Segment B 4th Floor Rough Clean rebound stucco |
| 110: | Bldg #C Segment B 4th Floor Rough Clean Debris prior to landscape operations |
| 111: | Bldg #C Segmetn B 4th Floor Paint Sweeps - Windows/Tubs |
| 112: | Bldg #C Segment B 4th Floor Box Outs - Rough Final Cleans |
| 113: | Club House Framing/Sheathing |
| 114: | Club House Lath |
| 115: | Club House Rough Clean Wire, Paper, etc after lathing operations |
| 116: | Club House Rough Clean rebound stucco |
| 117: | Club House Rough Clean Debris prior to landscape operations |
| 118: | Club House Paint Sweeps - Windows/Showers |
| 119: | Club House Box Outs - Rough Final Cleans |
| 120: | Bldg #B Segment A 1st Floor Move In |
| 121: | Bldg #B Segment A 2nd Floor Move In |
| 122: | Bldg #B Segment A 3rd Floor Move In |
| 123: | Bldg #B Segment A 4th Floor Move In |
| 124: | Bldg #B Segment B 1st Floor Move In |
| 125: | Bldg #B Segment B 2nd Floor Move In |
| 126: | Bldg #B Segment B 3rd Floor Move In |
| 127: | Bldg #B Segment B 4th Floor Move In |
| 128: | Bldg #C Segment A 1st Floor Move In |
| 129: | Bldg #C Segment A 2nd Floor Move In |
| 130: | Bldg #C Segment A 3rd Floor Move In |
| 131: | Bldg #C Segment A 4th Floor Move In |
| 132: | Bldg #C Segment B 1st Floor Move In |
| 133: | Bldg #C Segment B 2nd Floor Move In |
| 134: | Bldg #C Segment B 3rd Floor Move In |
| 135: | Bldg #C Segment B 4th Floor Move In |
| 136: | Club House Move In |
| 137: | Bldg #B Segment A 1st Floor Touch Up |
| 138: | Bldg #B Segment A 2nd Floor Touch Up |
| 139: | Bldg #B Segment A 3rd Floor Touch Up |
| 140: | Bldg #B Segment A 4th Floor Touch Up |
| 141: | Bldg #B Segment B 1st Floor Touch Up |
| 142: | Bldg #B Segment B 2nd Floor Touch Up |
| 143: | Bldg #B Segment B 3rd Floor Touch Up |
| 144: | Bldg #B Segment B 4th Floor Touch Up |
| 145: | Bldg #C Segment A 1st Floor Touch Up |
| 146: | Bldg #C Segment A 2nd Floor Touch Up |
| 147: | Bldg #C Segment A 3rd Floor Touch Up |
| 148: | Bldg #C Segment A 4th Floor Touch Up |
| 149: | Bldg #C Segment B 1st Floor Touch Up |
| 150: | Bldg #C Segment B 2nd Floor Touch Up |
| 151: | Bldg #C Segment B 3rd Floor Touch Up |
| 152: | Bldg #C Segment B 4th Floor Touch Up |
| 153: | Club House Touch Up |
| 154: | Level A Garage Sweep |
| 155: | Level B Garage Sweep |
| 156: | Level A Garage Power Wash |
| 157: | Level B Garage Power Wash |

Original Contract Amount: 370000.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Pick up and Haul Concrete Debris |
| 002: | Capacity Construction Initial OCIP Deduct |
| 003: | Clean Debris after Tar Spreading |
| 004: | Clean Debris from Building B Roof |
| 005: | Clean-up in Front of Floor Protection |
| 006: | Various Site Clean-up Extras |
| 007: | Clear Debris from Building C Roof per Superintendents |
| 008: | Backcharge for Damage Done to Clean Out/Riser |
| 009: | Pressure Clean Sidewalks |
| 010: | Sweep amd Mop 2nd and 3rd Floors after Waterproofing Installation |
| 011: | Repair Leak at Mainline Backflow Damaged by Clean-up Crew |
| 012: | Additional Site Clean-up left by Unknown |
| 013: | Cleaning Units in Bldg "C" |
| 014: | Pressure Wash Garage to Remove Tire Marks Between Bldg B & C |
| 015: | Hauled Away Furniture Boxes from REC |
| 016: | Hauled Away Window Blind Boxes Bldg B |

Final Contract Amount with Change Orders: 370000.0000

**Subcontractor Data, By Subcontractor**

**Larrabure Framing**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Larrabure Framing**TRADE: Rough Carpentry

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General contractor). No additional costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor shall furnish all labor, tools, hardware, Equipment and facilities as required to complete the Rough Carpentry complete in accordance with plans, specifications, industry standards, state and local codes and all agencies having jurisdiction. |
| 003: | Subcontractor shall inspect all concrete surfaces prior to commencing work. Subcontractor shall not commence work until deficiencies and other conditions that would adversely affect installation have been corrected. Subcontractor shall inform the Contractor immediately should any surface be unacceptable. Start of work constitutes Subcontractor acceptance of the surfaces. No extra will be paid for uneven slabs or walls once Subcontractor has begun work. Subcontractor shall make all adjustments necessary to obtain a finished product which is level and in alignment. |
| 004: | Subcontractor shall furnish and install structural Hardware, including a complete HD system (HD bolts by others), nuts, cut washers, sutiable fasteners, attaching hardware, catalog hardware in accordance with plans and specifications. "Hold Down System" to be selected by subcontractor and must by approved by structural engineer. no substitutions without Architect and Structural Engineers approvals. Any additional costs associated with HD system approval by subcontractor. |
| 005: | Subcontractor shall manage all lumber from delivery to installation. If it becomes necessary to move any lumber or materials during construction, it will be the responsibility of the Subcontractor to do so. |
| 006: | Subcontractor shall panelize walls (by TN Truss) offsite deliver to jobsite pre assembled to expidite the framing process. |
| 007: | No waxed, oiled, greased, or gasoline soaked nails shall be permitted. All nailing shall be in accordance with the City Building Department specifications and all other Governing Agencies, and in full conformity with the approved nailing schedule. |
| 008: | This is a Type V wood structure, subcontractor shall facilitate the proper construction techniques to complete all fire rated assembles in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. |
| 009: | All framing shall be constructed true, tight and well nailed or bolted as required. All horizontal members subject to bending shall be set with crown up and shall not be spliced between bearing points. All members shall have solid bearing without being shimmed. Interior and exterior angles shall be properly framed to receive interior and exterior finish work. |
| 010: | Subcontractor shall be responsible for correct rough opening sizes for windows, doors, equipment, medicine cabinets, fire extinguisher cabinets and other misc. equipment. Rough openings to be provided by others prior to production framing start. |
| 011: | Subcontractor shall adhere to tolerances in framing of + or - 1/4" within 10' for walls, and + or - 1/4" within 10' for ceiling joist. |
| 012: | Subcontractor shall furnish all labor and materials necessary to glue and nail sub-flooring with an approved type ring shank nails, as specifically detailed on approved set of plans. Type of glue to be approved by Contractor and glue shall only be applied in accordance with Manufacturer's recommendations. No more than ½ hour will be allowed from the time of gluing floor joists to nailing of plywood sub floor. Special care shall be taken so that sub-flooring will be properly installed and screwed to eliminate deflection and future floor squeaks. |
| 013: | Subcontractor shall provide solid backing for drywall, stair handrails; grab bars, handrail in corridors, plumbing fixtures, light fixtures, drop ceilings, fiberglass tubs, 2 hour walls, 4 hour walls (if required), handicap rails, fire extinguisher cabinets, entry system cabinets, medicine cabinets, pot shelves, bath accessories, expansion joints, under stucco control joints, furring at exterior siding and flashings as required. Backing requirements to be provided by others prior to production framing. |
| 014: | Subcontractor shall install veneer plywood at all exterior deck locations sloped to drain and OSB at all other locations in sizes and thicknesses as specified. Subcontractor shall use 5/8" thick OSB as all roofing substrate to minimize deflection. |
| 015: | Subcontractor shall furnish and install all draft stop backing per plans and specifications. |
| 016: | Subcontractor shall supply and install approved waterproofing under all plant on items as required per plans. |
| 017: | Subcontractor shall furnish and install all roof crickets to properly drain roof. |
| 018: | Subcontractor has included all ripping of joists, sloping of decks, breezeways, exterior corridors, roofs, crickets, etc. as required to provide positive drainage of substrate for finishe surfaces. |
| 019: | Subcontractor shall coordinate layout with all concrete, MEP or other subcontractors. |
| 020: | Subcontractor shall locate electrical wiring and mark double shear walls as to not damage electrical wiring when installing double shear panels. |
| 021: | Subcontractor shall layout all walls on podium shoring by snapping both sides of all walls (pre-deck). |
| 022: | Subcontractor shall furnish the layout for all doors and windows. |
| 023: | Subcontractor shall clearly mark all shear walls, anchor and hold down bolts associated with those walls, ensuring layout clearly locates the center of all bolts. |
| 024: | Subcontractor shall furnish representatives to observe concrete pours and assist in maintaining the correct placement of the anchor and hold down bolts. |
| 025: | Subcontractor shall provide a qualified representative with the authority to make decision to walk with the Structural Engineer during each structural observation of the subcontractor's work. |
| 026: | Subcontractor agrees to coordinate with the Structural Engineer and to complete the Structural Engineer's corrections prior to the Structural Engineer's next scheduled structural observation. |
| 027: | Subcontractor agrees to knock out all braces, prepare all door and window openings, pile all scrap lumber and debris and cut all bottom plates to allow other trades to perform their work in a timely and safe manner. |
| 028: | Subcontractor shall employ skilled Mechanics to perform all cutting and framing of wood members, heading-out for toilets, tubs, shafts, chases, access holes, water heater, equipment, platforms etc. and to coordinate for the installation of mechanical, plumbing, electrical, and other apparatus installed by others as required or as directed by the Contractor's Superintendent. MEP information to be provided by others prior to production framing. |
| 029: | Subcontractor shall furnish and install Cement Cladding Board System at Building B, Building C and Recreation Building to include cement board spacers, fasteners and moisture barrier at all areas indicated. Cladding material to be determined, subcontractor shall submit alternates to owner and architect for approvals prior to production framing. |
| 030: | Subcontractor shall install ¾" Fire Rated plywood backboards as required for cable, telephone, etc. |
| 031: | Subcontractor shall install elevator hoist beams provided by others. |
| 032: | Subcontractor agrees to coordinate with other trades before completing double shear walls. |
| 033: | Subcontractor shall furnish and install all skid walls for fire rated shafts as required. |
| 034: | Subcontractor shall provide damming for lightweight or gypsum concrete pours, including prelim pours at stair landings, under rooftop equipment and under tub areas. |
| 035: | Subcontractor shall box around steel members per plans and specifications to achieve correct fire rated assemblies as reflected in plan details where such details are shown. |
| 036: | Subcontractor shall furnish all labor to straight edge and line and plumb all walls prior to the drywall operation. Unsatisfactory materials shall be removed and replaced. |
| 037: | Subcontractor shall install all windows using manufactureres approved installation procedure and industry best practices. Window openings in or adjacent to shear walls will be furred prior to installation. Subcontractor shall install windows using General Contractor approved flasing materials. Subcontractor shall seal all windows "water tight". Windows shall be nail-on, installed over Moiststop material. Sliding Glass Doors and exterior doors shall be set by others. |
| 038: | Subcontractor shall install all windows plumb and true, stacked to openings directly above and below. |
| 039: | Exterior caulking shall be a paint-able silicon base type with proven 20 year warranty. Exterior caulking submittal shall be approved prior to application through submittals. |
| 040: | Subcontractor shall furnish and install all wood trellises, arbors, patio covers, pergolias and landscape structures in accordance with plans and specifications. |
| 041: | Subcontractor shall be responsible for all pickup as related to this trade. Subcontractor is to complete “pick up” work immediately after each floor is framed, to allow mechanical trades to commence work and follow the framing up, prior to total completion of a building. |
| 042: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 043: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 044: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. Subcontractor shall cut out and discard all defects, which will render a piece unable to serve its intended function. Lumber may be rejected by the Contractor, whether or not it has been installed, for excessive warp, twist, bow, crook, mildew, fungus, or mold, as well as for improper cutting and fitting |
| 045: | Subcontractor shall tighten all bolts prior to closing up walls walls per plans and specifications with Contractors 's Superintendent's verification. |
| 046: | Subcontractor shall cross-sight all doors, plumb and square all rough openings to their proper rough opening dimension to the satisfaction of the Finish Carpentry Subcontractor responsible for the door hanging. |
| 047: | Subcontractor shall furnish and install temporary treads at all steel stairs for Buildings B, Building C and Recreation Building. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Scaffolding |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Building B Wall design |
| 002: | Building B Pre Snap Podium |
| 003: | Building B First Floor Panelized Walls |
| 004: | Building B First Floor Layout, Plate and Detail |
| 005: | Building B First Floor Stand Walls |
| 006: | Building B First Floor Plumb and Line |
| 007: | Building B First Floor Install Beams |
| 008: | Building B First Floor Install Joists |
| 009: | Building B First Floor Sheath Floor, Nailing Inspection |
| 010: | Building B First Floor Install Hardware |
| 011: | Building B First Floor Install Shear Panel 1st Side |
| 012: | Building B First Floor Install Shear Panel 2nd Side |
| 013: | Building B First Floor Pick Up and Blocking |
| 014: | Building B First Floor Windows |
| 015: | Building B Second Floor Panelized Walls |
| 016: | Building B Second Floor Layout, Plate and Detail |
| 017: | Building B Second Floor Stand Walls |
| 018: | Building B Second Floor Plumb and Line |
| 019: | Building B Second Floor Install Beams |
| 020: | Building B Second Floor Install Joists |
| 021: | Building B Second Floor Sheath Floor, Nailing Inspection |
| 022: | Building B Second Floor Install Hardware |
| 023: | Building B Second Floor Install Shear Panel 1st Side |
| 024: | Building B Second Floor Install Shear Panel 2nd Side |
| 025: | Building B Second Floor Pick Up and Blocking |
| 026: | Building B Second Floor Windows |
| 027: | Building B Third Floor Panelized Walls |
| 028: | Building B Third Floor Layout, Plate and Detail |
| 029: | Building B Third Floor Stand Walls |
| 030: | Building B Third Floor Plumb and Line |
| 031: | Building B Third Floor Install Beams |
| 032: | Building B Third Floor Install Joists |
| 033: | Building B Third Floor Sheath Floor, Nailing Inspection |
| 034: | Building B Third Floor Install Hardware |
| 035: | Building B Third Floor Install Shear Panel 1st Side |
| 036: | Building B Third Floor Install Shear Panel 2nd Side |
| 037: | Building B Third Floor Pick Up and Blocking |
| 038: | Building B Third Floor Windows |
| 039: | Building B Fourth/Loft Panelized Walls |
| 040: | Building B Fourth Floor Layout, Plate and Detail |
| 041: | Building B Fourth Floor Stand Walls |
| 042: | Building B Fourth Floor Plumb and Line |
| 043: | Building B Fourth/Loft Floor Install Beams |
| 044: | Building B Fourth/Loft Floor Install Joists |
| 045: | Building B Fourth/Loft Floor Sheath Floor, Nailing Inspection |
| 046: | Building B Fourth Floor Install Hardware |
| 047: | Building B Fourth Floor Install Shear Panel 1st Side |
| 048: | Building B Fourth Floor Install Shear Panel 2nd Side |
| 049: | Building B Fourth Floor Pick Up and Blocking |
| 050: | Building B Fourth Floor Windows |
| 051: | Building B Loft Floor Layout, Plate and Detail |
| 052: | Building BLoft Floor Stand Walls |
| 053: | Building B Loft Floor Plumb and Line |
| 054: | Building B Loft Floor Install Hardware |
| 055: | Building B Loft Floor Install Shear Panel 1st Side |
| 056: | Building B Loft Floor Pick Up and Blocking |
| 057: | Building B Loft Floor Windows |
| 058: | Building B Low Roof Trusses |
| 059: | Building B Low Roof Sheath, Nailing Inspection |
| 060: | Building B Low Roof Pick Up, Crickets |
| 061: | Building B High Roof Trusses |
| 062: | Building B High Roof Sheath, Nailing Inspection |
| 063: | Building B High Roof Pick Up, Crickets |
| 064: | Building B First Floor Temp Stair Tread install |
| 065: | Building B Second Floor Temp Stair Tread install |
| 066: | Building B Third Floor Temp Stair Tread install |
| 067: | Building B Fourth Floor Temp Stair Tread install |
| 068: | Building B Siding Labor South Elevation |
| 069: | Building B Siding Labor EastElevation |
| 070: | Building B Siding Labor West Elevation |
| 071: | Building B Siding Labor Courtyard 1 Elevation |
| 072: | Building B Siding Labor Courtyard 2 Elevation |
| 073: | Building B First Floor Hardware Material |
| 074: | Building B Second Floor Hardware Material |
| 075: | Building B Third Floor Hardware Material |
| 076: | Building B Fourth Floor Hardware Material |
| 077: | Building C Wall design |
| 078: | Building C Pre Snap Podium |
| 079: | Building C First Floor Panelized Walls |
| 080: | Building C First Floor Layout, Plate and Detail |
| 081: | Building C First Floor Stand Walls |
| 082: | Building C First Floor Plumb and Line |
| 083: | Building C First Floor Install Beams |
| 084: | Building C First Floor Install Joists |
| 085: | Building C First Floor Sheath Floor, Nailing Inspection |
| 086: | Building C First Floor Install Hardware |
| 087: | Building C First Floor Install Shear Panel 1st Side |
| 088: | Building C First Floor Install Shear Panel 2nd Side |
| 089: | Building C First Floor Pick Up and Blocking |
| 090: | Building C First Floor Windows |
| 091: | Building C Second Floor Panelized Walls |
| 092: | Building C Second Floor Layout, Plate and Detail |
| 093: | Building C Second Floor Stand Walls |
| 094: | Building C Second Floor Plumb and Line |
| 095: | Building C Second Floor Install Beams |
| 096: | Building C Second Floor Install Joists |
| 097: | Building C Second Floor Sheath Floor, Nailing Inspection |
| 098: | Building C Second Floor Install Hardware |
| 099: | Building C Second Floor Install Shear Panel 1st Side |
| 100: | Building C Second Floor Install Shear Panel 2nd Side |
| 101: | Building C Second Floor Pick Up and Blocking |
| 102: | Building C Second Floor Windows |
| 103: | Building C Third Floor Panelized Walls |
| 104: | Building C Third Floor Layout, Plate and Detail |
| 105: | Building C Third Floor Stand Walls |
| 106: | Building C Third Floor Plumb and Line |
| 107: | Building C Third Floor Install Beams |
| 108: | Building C Third Floor Install Joists |
| 109: | Building C Third Floor Sheath Floor, Nailing Inspection |
| 110: | Building C Third Floor Install Hardware |
| 111: | Building C Third Floor Install Shear Panel 1st Side |
| 112: | Building C Third Floor Install Shear Panel 2nd Side |
| 113: | Building C Third Floor Pick Up and Blocking |
| 114: | Building C Third Floor Windows |
| 115: | Building C Fourth/Loft Panelized Walls |
| 116: | Building C Fourth Floor Layout, Plate and Detail |
| 117: | Building C Fourth Floor Stand Walls |
| 118: | Building C Fourth Floor Plumb and Line |
| 119: | Building C Fourth/Loft Floor Install Beams |
| 120: | Building C Fourth/Loft Floor Install Joists |
| 121: | Building C Fourth/Loft Floor Sheath Floor, Nailing Inspection |
| 122: | Building C Fourth Floor Install Hardware |
| 123: | Building C Fourth Floor Install Shear Panel 1st Side |
| 124: | Building C Fourth Floor Install Shear Panel 2nd Side |
| 125: | Building C Fourth Floor Pick Up and Blocking |
| 126: | Building C Fourth Floor Windows |
| 127: | Building C Loft Floor Layout, Plate and Detail |
| 128: | Building C Loft Floor Stand Walls |
| 129: | Building C Loft Floor Plumb and Line |
| 130: | Building C Loft Floor Install Hardware |
| 131: | Building C Loft Floor Install Shear Panel 1st Side |
| 132: | Building C Loft Floor Pick Up and Blocking |
| 133: | Building C Loft Floor Windows |
| 134: | Building C Low Roof Trusses |
| 135: | Building C Low Roof Sheath, Nailing Inspection |
| 136: | Building C Low Roof Pick Up, Crickets |
| 137: | Building C High Roof Trusses |
| 138: | Building C High Roof Sheath, Nailing Inspection |
| 139: | Building C High Roof Pick Up, Crickets |
| 140: | Building C First Floor Temp Stair Tread install |
| 141: | Building C Second Floor Temp Stair Tread install |
| 142: | Building C Third Floor Temp Stair Tread install |
| 143: | Building C Fourth Floor Temp Stair Tread install |
| 144: | Building C First Floor Hardware Material |
| 145: | Building C Second Floor Hardware Material |
| 146: | Building C Third Floor Hardware Material |
| 147: | Building C Fourth Floor Hardware Material |
| 148: | Recreation Building Siding Labor North Elevation |
| 149: | Recreation Building Siding Labor South Elevation |
| 150: | Recreation Building Siding Labor East Elevation |

Original Contract Amount: 3222000.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Larrabure Initial OCIP Deduct |
| 002: | Tie-Down Credit |
| 003: | Change in Floor Sheathing from 5/8" to 3/4" |
| 004: | Added Fur Wall to Accommodate Plumbing Lines in Units 143, 243, 343, 443 |
| 005: | Wood Screen at Rec Building |
| 006: | Add for Spreading Windows not Bought in Original Contract |
| 007: | Add for Change in RO Height at Barn Doors Due to Conflict in Plans |
| 008: | Additional Backing at ADA Bathroom Cabinets |
| 009: | Backcharges for Various Site Damage |
| 010: | Backcharge for Missing Rebar at Unit 102 - Bldg B Installed by Largo |
| 011: | Wood Backing at Clubhouse |
| 012: | Credit for Stair Treads done by Others |
| 013: | Credit for Wood Screen Not Installed at Rec Building |
| 014: | Backcharge for added Concrete Stops at Stair Landings |
| 015: | Change in Fire Extinguisher Cabinet Heights |
| 016: | Furring at Podium and Canopies |
| 017: | A2b and EB3 Framing Changes |
| 018: | R&R of Walls in B3 Bathroom for ADA Clearance |
| 019: | Bottom Plate Repa and Siding Credit |
| 020: | Reversal of Backcharge for added Concrete Stop at Stair Landings |
| 021: | Rework Entry at 44 Units Framing Error |
| 022: | Larrabure Framing Final OCIP Deduct |

Final Contract Amount with Change Orders: 3222000.0000

**Subcontractor Data, By Subcontractor**

**City-Wide Electronic Systems, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: City-Wide Electronic Systems, Inc.**TRADE: Low Voltage & Security System

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor has reviewed all drawings and is responsible for all design/build Low Voltage, Telephone, Data, Cable TV, Satellite TV, Telephone Entry System & Access Control, CCTV system, Area of Refuge, door management alarms, wireless access points, Audio Visual system and 1st floor units security system trade work in accordance with owner approved plans, specifications, state and local codes and all agencies having jurisdication. Unless noted otherwise in the contract documents Subcontractor shall be solely responsible for verifying with Contractor’s Superintendent that he has all the latest contract documents, plans and specifications prepared and approved for construction. |
| 003: | Subcontractor shall be responsible to set into the rough structure all keypads and all rough-ins correctly between the minimum and maximum heights from the finish floor elevations as reflected on the plans, ADA and code requirements. |
| 004: | Subcontractor shall be responsible for coordinating with and be available for all Electrical and Fire Life Safety, Fire Department, Elevator and Mechanical inspections as required. |
| 005: | Subcontractor shall layout and install all sleeves, "cans" or conduit for the purpose of installing all Low Voltage wiring through concrete slabs, decks and shotcrete & masonry walls. The framing Subcontractor shall layout and mark the wall locations. |
| 006: | Subcontractor shall have a representative present during all concrete pours to insure that all sleeves, pipes and all other embeds are not removed, broken or displaced during placement of the concrete. |
| 007: | Subcontractor shall be responsible for all costs incurred to core concrete decks and walls not "sleeved", "canned" or otherwise marked for coordination by this Subcontractor. |
| 008: | Subcontractor shall furnish and install all labor, material, tools, equipment and facilities to provide a complete design build Low voltage system to include voice, data and TV in accordance with approved design build plans, specifications, state and local codes and all agencies having jurisdiction. |
| 009: | All low voltage will be home run only, no daisy chain connections will be allowed. |
| 010: | Subcontractor shall construct low voltage system to run from designated MPOE (Main Point of Entry) to each apartment unit. |
| 011: | Subcontractor shall furnish and install low voltage systems for all common areas, office areas, gym, recreation room, fire panels, security panels, elevators and other misc. areas to provide a complete system in accordance with plans and specifications. |
| 012: | Subcontractor shall frunish and install all copper and fiber backbone cabling for the voice, data and TV systems in accordance with owner approved plans and specifications. |
| 013: | Subcontractor shall furnish and install a complete conduit system for all work associated with the scope of work being performed. |
| 014: | Subcontractor shall construct telephone system with no spliced connections behind walls. The Cat-5e cabling shall terminate in an approve punch down block from the MPOE to each floor level designated communication closet. All required cable, connectors, hardware, terminations, media boxes and testing are included for a complete system. |
| 015: | Subcontractor shall furnish and install telephone line to each room designated in the common areas as well as lines supplied to elevators, fire alarm cabinets,private water meter computer location, security systems and access control systems as selected by Contractor or Ownership. |
| 016: | Telephone wire shall be permanently labeled at each terminal with apartment unit number. |
| 017: | Subcontractor shall construct STV and CTV System with no spliced connections behind walls. The Cable TV cabling shall terminate in an approve splitter block from the MPOE to each floor level designated communication closet with approved cable. |
| 018: | Subcontractor shall Label each cable within 4 inches of each termination and tap, where it is accessible in a cabinet or junction or outlet box. Labels shall be preprinted or computer-printed type with printing area and font color that contrasts with cable jacket color. |
| 019: | Subcontractor shall produce a Cable Schedule and Post in prominent location in each equipment room and wiring closet. List incoming and outgoing cables and their designations, origins, and destinations. Protect with rigid frame and clear plastic cover. Furnish an electronic copy of the final comprehensive schedules for Project. |
| 020: | Subcontractor shall furnish and install all telephone trunk cabling. |
| 021: | Subcontractor shall furnish and install Telephone Entry and Access ControlSystem for 21 doors or gates, 3 elevator access points and 2 vehicle gates including all card reader controllers, proximity readers, wireless recievers, door strikes, mag locks, software, workstation computer, telephone entry systems and 778 wireless pushbutton transmitters with integrated proximity FOB. |
| 022: | Subcontractor shall furnish and install 29 super hi-res day/night color dome cameras, 2 hi-res day/night color weatherproof cameras, digital video recorder, power supply and all wire and misc. hardware to complete the project. |
| 023: | Subcontractor shall furnish and install Area of Refuge system with call stations at 28 locations including annunciator, enclousure, power supply, telephone access kit and all misc. wire and hardware to complete the project. |
| 024: | Subcontractor shall furnish and install at specified locations 3 ES-4200 door management alarms with steel door contacts including all cable and misc. hardware required to complete the project. |
| 025: | Subcontractor shall furnish and install a complete Wireless Access Point System at 5 outdoor locations and 1 indoor location including all wire and misc. hardware required to complete the project. |
| 026: | Subcontractor shall furnish and install a complete audio visual system for the Exercise Room in accordance with approved design build plans, specifications, state and local codes and all agencies having jurisdiction. System to consist of the following: |
| 027: | Club Room |
| 028: | 2 ea. 37" LCD 1080P 4 HDMI Wireless DNLA |
| 029: | 2 ea. Flat Panel Mount for Displays 26-47 |
| 030: | 2 ea. 55" Widescreen 1080p LED HDTV |
| 031: | 2 ea.Flat Panel Mount For Displays 37-63 |
| 032: | 4 ea 8" Deep Round Back Box with Extension Clips |
| 033: | 4 ea Speakercraft CRS8 Two in-ceiling speaker |
| 034: | 3 ea Guest link powerwave |
| 035: | Savant I Pad Docking Station Wired |
| 036: | Apple I Pad 2 16GB |
| 037: | Blu Ray Player Ultra Slim Built in WiFi |
| 038: | Multi Purpose Room |
| 039: | 55" Widescreen 1080p LED HDTV |
| 040: | Flat Panel Mount For Displays 37-63 |
| 041: | Guest link powerwave |
| 042: | Blu Ray Player Ultra Slim Built in WiFi |
| 043: | 4 ea 8" Deep Round Back Box with Extension Clips |
| 044: | 4 ea Speakercraft CRS8 Two in-ceiling speaker |
| 045: | Savant I Pad Docking Station Wired |
| 046: | Apple I Pad 2 16GB |
| 047: | Fitness Room |
| 048: | 46" Widescreen 1080p LED HDTV with Internet@TV |
| 049: | Mid Size Swing Arm Black |
| 050: | Guest link powerwave |
| 051: | Savant I Pad Docking Station Wired |
| 052: | Apple I Pad 2 16GB |
| 053: | 6 ea 8" Deep Round Back Box with Extension Clips |
| 054: | 6 ea Speakercraft CRS8 Two in-ceiling speaker |
| 055: | Leasing |
| 056: | 40" Pro 24/7 LCD Display w/ MagicInfo |
| 057: | 2 ea 8" Deep Round Back Box with Extension Clips |
| 058: | 2 ea Speakercraft CRS8 Two in-ceiling speaker |
| 059: | Manager's Office |
| 060: | 6" Deep Round Back Box with Extension Clips |
| 061: | Speakercraft Aim7 DT One Dual Tweeter In-Ceiling S |
| 062: | Savant I Pad Docking Station Wired |
| 063: | Apple I Pad 2 16GB |
| 064: | Apple I Pad 2 32GB WiFi + 3G |
| 065: | Assistant Manager |
| 066: | 6" Deep Round Back Box with Extension Clips |
| 067: | Speakercraft Aim7 DT One Dual Tweeter In-Ceiling S |
| 068: | Savant I Pad Docking Station Wired |
| 069: | Apple I Pad 2 16GB |
| 070: | Apple I Pad 2 32GB WiFi + 3G |
| 071: | Pool Area |
| 072: | All-Weather Outdoor LCD Television |
| 073: | 46" Tilt wall mount |
| 074: | 12 ea SpeakerCraft OG Three Outdoor Speaker |
| 075: | IN-WALL MEDIA DOCK |
| 076: | Savant I Pad Docking Station Wired |
| 077: | Apple I Pad 2 16GB |
| 078: | Electrical Room |
| 079: | Configured Audio/Video Enclosure |
| 080: | SAVANT SYSTEM 24 PROCESSOR |
| 081: | 2 ea SAVANT HOST CONTROLLER |
| 082: | ANALOG AUDIO INPUT MODULE |
| 083: | 2 ea 16 CHANNEL STEREO PREAMP OUTPUTS |
| 084: | 3 ea Savant RSC-0007 Controller |
| 085: | 12-Channel Power Amplifier |
| 086: | 2 ea Parasound Amplifier |
| 087: | Integra Multi-Platform Tuner |
| 088: | Logitech Squeezebox Duet WI-fi with internet radio |
| 089: | G5BLK APC AV 15 Amp Rackmount Power Filter, 1U, 12 |
| 090: | Customer to supply Cable Box for Music |
| 091: | 35 watt Line Audio Amplifier with AM/FM Tuner |
| 092: | Public Courtyards |
| 093: | 28 ea Outdoor Speaker, 70.7V, 16 Watt, White |
| 094: | 5600 ft. 14/2 Speaker Wire |
| 095: | Elevator Lobby |
| 096: | 8" 7.2 Watt 70.7V Round Ceiling Speaker |
| 097: | 8" Ceiling Speaker Mounting Ring |
| 098: | 200ft. 14/2 Speaker Wire |
| 099: | Samsung SyncMaster 320TSN-2 Black 32" Widescreen L |
| 100: | Flat Panel Mount for Displays 26-47 |
| 101: | Men's Bathroom First Floor |
| 102: | Speakercraft Aim7 DT One Dual Tweeter In-Ceiling S |
| 103: | 6" Deep Round Back Box with Extension Clips |
| 104: | Women's Bathroom First Floor |
| 105: | Speakercraft Aim7 DT One Dual Tweeter In-Ceiling S |
| 106: | 6" Deep Round Back Box with Extension Clips |
| 107: | Men's Bathroom Second Floor |
| 108: | Speakercraft Aim7 DT One Dual Tweeter In-Ceiling S |
| 109: | 6" Deep Round Back Box with Extension Clips |
| 110: | Women's Bathroom Second Floor |
| 111: | Speakercraft Aim7 DT One Dual Tweeter In-Ceiling S |
| 112: | 6" Deep Round Back Box with Extension Clips |
| 113: | Courtyard |
| 114: | 6 ea Speakercraft CRS8 Two in-ceiling speaker |
| 115: | 6 ea 8" Deep Round Back Box with Extension Clips |
| 116: | Elevator |
| 117: | Speakercraft Aim7 DT One Dual Tweeter In-Ceiling S |
| 118: | 6" Deep Round Back Box with Extension Clips |
| 119: | Subcontractor shall furnish and install all conduit, wiring, devices, panels, boxes, relays and all other miscellaneous hardware and devices required for complete systems installed by this subcontractor. |
| 120: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 121: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors ’s Superintendent. |
| 122: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 123: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittals & Design Plans |
| 002: | Building C 1st Floor Low Voltage Pre-Wire |
| 003: | Building C 2nd Floor Low Voltage Pre-Wire |
| 004: | Building C 3rd Floor Low Voltage Pre-Wire |
| 005: | Building C 4th Floor Low Voltage Pre-Wire |
| 006: | Building C 1st Floor Low Voltage Finish |
| 007: | Building C 2nd Floor Low Voltage Finish |
| 008: | Building C 3rd Floor Low Voltage Finish |
| 009: | Building C 4th Floor Low Voltage Finish |
| 010: | Building C 1st Floor MSDE |
| 011: | Building C 2nd Floor MSDE |
| 012: | Building C 3rd Floor MSDE |
| 013: | Building C 4th Floor MSDE |
| 014: | Telecom Conduit Building C |
| 015: | First Floor Security Systems @ Building C Pre-Wire |
| 016: | First Floor Security Systems @ Building C Finish |
| 017: | Telephone Trunk Cabling Building C |
| 018: | Building B 1st Floor Low Voltage Pre-Wire |
| 019: | Building B 2nd Floor Low Voltage Pre-Wire |
| 020: | Building B 3rd Floor Low Voltage Pre-Wire |
| 021: | Building B 4th Floor Low Voltage Pre-Wire |
| 022: | Building B 1st Floor Low Voltage Finish |
| 023: | Building B 2nd Floor Low Voltage Finish |
| 024: | Building B 3rd Floor Low Voltage Finish |
| 025: | Building B 4th Floor Low Voltage Finish |
| 026: | Building B 1st Floor MSDE |
| 027: | Building B 2nd Floor MSDE |
| 028: | Building B 3rd Floor MSDE |
| 029: | Building B 4th Floor MSDE |
| 030: | Telecom Conduit Building B |
| 031: | First Floor Security Systems @ Building B Pre-Wire |
| 032: | First Floor Security Systems @ Building B Finish |
| 033: | Telephone Trunk Cabling Building B |
| 034: | CCTV Conduit |
| 035: | CCTV System Complete Building C |
| 036: | CCTV System CompleteBuilding B |
| 037: | CCTV System DVR, Power Supplies, Monitor, Keyboards |
| 038: | Access Control Conduit |
| 039: | Building C & Pool area Access Control System |
| 040: | Building B Access Control System |
| 041: | Wireless Pushbutton Transformers 778Ea. |
| 042: | Area of Refuge Conduit |
| 043: | 3 ea. Door Alarm Panels |
| 044: | Wireless Access Points 6 ea. |
| 045: | Club Room 37" LCDTV's Samsung 37C550 Mounted 2 Locations |
| 046: | Club Room 55" LED Samsung 55C6800 2 Locations Mounted |
| 047: | Club Room Audio Visual Accessories |
| 048: | Multipurpose room 55" Samsung 55C6500 LED Mounted |
| 049: | Multi Purpose Room Audio Visual Accessories |
| 050: | Fitness Room 46" Samsung 46C6500 Mounted |
| 051: | Fitness Room Audio Visual Accessories |
| 052: | Leasing Office 40" Samsung Professional PRO 24/7 LED Display |
| 053: | Leasing Office Audio Visual Accessories |
| 054: | Managers Office Audio Visual Accessories |
| 055: | Assistant Managers Office |
| 056: | Pool Area LCD TV SunBrite 4610HD mounted |
| 057: | Pool Area Audio Visual Accessories |
| 058: | Electrical Room Accessories |
| 059: | Public Courtyards Audio Accessories |
| 060: | Elevator Lobby Samsung SyncAMaster 320TSN-2 32" Mounted |
| 061: | Elevator Lobby Audio Accessories |
| 062: | Men's & women's Bathroom 1st & 2nd Floors Audio Accessories |
| 063: | Courtyard Speakers |
| 064: | Elevator Speakers |
| 065: | Cable and HardwareAudio Visual Systems |
| 066: | Programming Audio Visual |
| 067: | Installation and Sales Tax Audio Visual |
| 068: | Background Music Conduit |
| 069: | Closeout Documents |

Original Contract Amount: 702737.5000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Owner Driven Low Voltage Upgrades |
| 002: | Telephone Wiring and Conduit per SDG&E Requirements. |
| 003: | Rec Building and Delta 19 Design Changes |
| 004: | Owner Add: Audio Visual Addition |
| 005: | City Wide Low Voltage Initial OCIP Deduct |
| 006: | Supply and Install WiFi in Model Unit 153 for Bldg C |
| 007: | Modify Access Control Systems at EB3 |
| 008: | Replacement Wi-Fi Access Point Due to Water Damage at Rec Building |
| 009: | Added Outdoor Television and iPads for Leasing |
| 010: | City-Wide Low Voltage Final OCIP Deduct |

Final Contract Amount with Change Orders: 702737.5000

**Subcontractor Data, By Subcontractor**

**Whirlpool Corp.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Whirlpool Corp.**TRADE: Appliances

**Project Specific Scope of Work**

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| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | Subcontractor agrees that manufacturer's paperwork shall be included with appliances. |
| 003: | Lead time for all appliances shall be approximately three (3) weeks. |
| 004: | DELIVERY & SPREADING |
| 005: | There shall be no minimum delivery and deliveries shall be made to the project by this Subcontractor. |
| 006: | All deliveries and storage of materials shall be approved and coordinated by the Project Superintendent. |
| 007: | Subcontractor shall deliver, spread, and uncrate all appliances. |
| 008: | All materials delivered to job site shall be immediately stocked into dwelling units the same day and installation shall commence that day or no later than the following day. All materials shall remain the property of this Subcontractor until installed and accepted by Contractor. |
| 009: | Subcontractor is responsible for any damage or theft prior to installation. |
| 010: | In the process of distribution of materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other subcontractor. |
| 011: | Subcontractor acknowledges that a manlift or elevator may not be accessible or operational at the time of delivery and appliances may have to be transported via the stairwell. |
| 012: | INSTALLATION |
| 013: | Subcontractor guarantees all work will be performed in a first class workmanship manner, by qualified workmen experienced in this trade. All appliances shall be set AND leveled. |
| 014: | Refrigerator install shall include all parts and hook up to manufacturer's plumbing, electrical and cabinetry specifications. Subcontractor shall clear all water lines from house supply of all debris prior to connection of appliance. |
| 015: | Subcontractor agrees to include any pigtails required to complete installations at no extra cost. |
| 016: | Subcontractor shall deliver garbage disposal with pigtail electrical attached to Plumbing Subcontractor for his installation. |
| 017: | Any defective or substandard material will not be installed by Subcontractor. If any such defective or substandard materials are installed, Subcontractor shall remove and reinstall at no extra charge. Any damage due to repairs or replacement of defective or substandard materials shall be at the sole expense of this Subcontractor. |
| 018: | PROTECTION OF ADJACENT SURFACES |
| 019: | Subcontractor acknowledges that their scope of work follow most of the other finish trades. Subcontractor will use the utmost care in protecting all the surrounding elements, including but not limited to, drywall, painted finishes, cabinets, countertops, resilient and carpet flooring. |
| 020: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 021: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor's Purchasing Department of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 022: | All appliances shall be Whirlpool Appliances. |
| 023: | All appliances shall be stainless steel. |
| 024: | RESIDENTIAL UNITS - ONE (1) EACH |
| 025: | The residential unit appliance package shall be as follows: |
| 026: | Garbage disposal: GU1000PE |
| 027: | Free standing gas range: WFG361LVS |
| 028: | Over-the-range microwave oven: WMH1163XVS |
| 029: | Dishwasher: Energy Star: DU850SWPS |
| 030: | Top-Freezer Refrigerator: W9RXXMFWS |
| 031: | RECREATION BUILDING KITCHEN |
| 032: | The recreation building appliances shall be as follows: |
| 033: | Garbage disposal: GU1000PE |
| 034: | Electric Cooktop: KECD807XSS |
| 035: | Dishwasher: ADA Height & Energy Star: GU3100XTVS |
| 036: | Oven/Microwave Combo: RMC305PVS |
| 037: | Refrigerator: GSF26C4EXY |
| 038: | LEASING KITCHEN |
| 039: | The leasing kitchen appliances shall be as follows: |
| 040: | Garbage disposal: GU1000PE |
| 041: | Top-Freezer Refrigerator: W9RXXMFWS |
| 042: | WARRANTY |
| 043: | All warranties for labor and material complete shall be one (1) year from date of install. |
| 044: | CLEAN UP |
| 045: | Subcontractor will leave job site clean of debris created by his work an put said debris in recycle/trash containers provided by Contractor |
| 046: | EXCLUSIONS |
| 047: | The following item(s) are excluded from this Subcontract: |
| 048: | Residential unit washers and dryers supplied and installed by others. |
| 049: | Garbage disposal shall be installed by others. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Unit Garbage Disposal GC1000PE |
| 002: | Unit Dishwasher DU850SWPS |
| 003: | Unit Dishwasher Power Cord 4317824 |
| 004: | Unit Dishwasher Install ICDW |
| 005: | Unit Range WFG361LVS |
| 006: | Unit Range Install ICRGG |
| 007: | Unit Microwave WMH1163XVS |
| 008: | Unit Microwave Install ICMWO |
| 009: | Unit Refrigerator W9RXXMFWS |
| 010: | Unit Refrigerator Install ICRFWW |
| 011: | Unit Refrigerator Icemaker ECKMF94 & Install ICIM |
| 012: | Rec Garage Disposal GC1000PE |
| 013: | Rec Dishwasher ADA GU3100XTVS |
| 014: | Rec Dishwasher Power Cord 4317824 |
| 015: | Rec Dishwasher Install ICDW |
| 016: | Rec Cooktop KECD807XSS |
| 017: | Rec Install Cooktop ICCTDDE |
| 018: | Rec Oven/MW Combo RMC305PVS |
| 019: | Rec Oven/MW Combo Install ICOV |
| 020: | Rec Refrigerator GSF26C4EXY |
| 021: | Rec Refrigerator Install ICRFWW |
| 022: | Leasing Garbage Disposal GC1000PE |
| 023: | Leasing Refrigerator W9RXXMFWS |
| 024: | Leasing Refrigerator Install ICRFWW |
| 025: | Leasing Refrigerator Ice Maker ECKMF94 |

Original Contract Amount: 724837.8100

**Change Orders**

|  |  |
| --- | --- |
| 001: | Appliance Upgrade |
| 002: | Credit for Rec Building Appliances Changes to Meile |
| 003: | Repair Water Damage to Flooring Unit 306 |
| 004: | Relocate Non-ADA Refrigerators |
| 005: | Backcharge for Damaged Flooring from Installing Appliances in Bldg C |
| 006: | Vinyl Planks Needed to Replace Scratched Floors in 2 Units |
| 007: | Replaced Vinyl Flooring in Unit 215 due to Flood Damage |
| 008: | Replaced Baseboards at Units 115 & 215 Due to Water Damage |
| 009: | Replacement Microwave for Unit B246 |
| 010: | Back Charge to Repaint Areas at Units B115 and B215 Due to Water Damage from Dishwasher Leak |

Final Contract Amount with Change Orders: 724837.8100

**Subcontractor Data, By Subcontractor**

**Sierra West Finish, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Sierra West Finish, Inc.**TRADE: Finish Carpentry, Hardware, Weatherstripping, Thresholds, Mailboxes, & Fire Extinguishers

**Project Specific Scope of Work**

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| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | Subcontractor shall construct all finish carpentry items plumb and true, square and properly fitted in accordance with the drawings and shall include all necessary materials including glue, sandpaper, nails, and all other miscellaneous items not specifically mentioned herein. |
| 003: | Defective or substandard materials and/or installation shall not be accepted. The Project Superintendent shall not accept any substandard materials or installations. Any defective materials and/or poor installation shall be removed and reinstalled by this Subcontractor at no extra charge to Contractor. Frames, jambs, and all doors shall be guaranteed against warping and de-lamination. Any defective material shall be replaced at no charge, F.O. B., jobsite. |
| 004: | All installation schedules shall be coordinated with the Contractor's Project Superintendent. |
| 005: | Subcontractor to install all finish hardware per schedule and is responsible for taking off correct quantities, delivery and storage, and ordering material in time to meet Contractor's schedule. |
| 006: | Subcontractor shall furnish and install all material mentioned in this contract, the plans and specifications, unless specifically noted otherwise. |
| 007: | Subcontractor is required to have materials delivered to the jobsite in a timely manner so as not to affect the production schedule. If Subcontractor does not have material delivered to the site in a schedule acceptable to the Contractor, the Contractor may order the Subcontractor to cover and pay any expedite fees to get the materials to the site. If Subcontractor is unable to get the material expedited, the Contractor reserves the right to offer Subcontractor's suppliers expedite fees, and/or find other vendors to deliver the material in a timely manner, at the sole cost of the Subcontractor. |
| 008: | Any substitution as a proposed "equal" must be approved by Contractor, Owner and Architect prior to proceeding. |
| 009: | All deliveries and storage of materials shall be approved and coordinated by the Project Superintendent. Starting date and completion date will be determined by Contractor. |
| 010: | Subcontractor shall be responsible for all delivery, handling and distribution of materials, with the exception of Sliding Glass Doors to be supplied by others. All handling, distribution and security of materials supplied under the Terms and Conditions of this contract agreement is the responsibility of this Subcontractor. In the process of distributing materials, the Subcontractor shall not store or stack his material in any manner that may hinder or increase the work of any other subcontractor. |
| 011: | Subcontractor shall furnish nad Install hollow metal jambs with anchors at concrete, shotcrete and masonry block walls. Subcontractor shall count, verify swings and deliver to site properly labeled jambs with the correct fire rating and the location of intended installation. |
| 012: | Subcontractor is responsible for coordinating all locations that require backing for finish hardware by the Rough Framing Subcontractor. |
| 013: | Subcontractor shall coordinate with Rough Framing subcontractor to verify all wood framed opening are correct for installation of this Subcontractor's contract work. Subcontractor shall walk the project at the time requested by the Contractor's Superintendent and produce a list of all deficient or out of square openings for correction by the Rough Framing subcontractor prior to production drywall. |
| 014: | Subcontractor shall furnish and install all exterior jambs into rough framing as a part of this contract. Exterior jambs will be properly flash papered with approved moldings and stops. |
| 015: | Subcontractor shall furnish and install hollow metal Jambs into rough framing as a part of this contract. Jamb shall be properly labeled with the correct fire rating as indicated on the plans or door schedule for that location. |
| 016: | Subcontractor shall supply jambs that are configured for positive pressure smoke seals at all exit paths of travel, stairs, egress or other locations shown on the plans or as specified in the door schedules. Positive pressure seals on fire rated doors are a part of this contract. |
| 017: | Finish woodwork shall be dressed and sanded, free from machine and tool marks, abrasions, raised grain or other defects on surfaces exposed to view in the finished work. |
| 018: | All nail heads in finished work shall be sunk with nail set. Screws in finished work shall be counter-sunk blind nail wherever possible. |
| 019: | Where wall or substrate construction is steel or concrete finish work shall be set with marine rated glue, blocked until set and excess materials sanded and ready for paint. |
| 020: | Subcontractor shall furnish and install all hinges, interconnecting entry locks, door closers, thresholds, weather-strip, smoke seals, viewers and etc. as needed for a complete unit entry door assembly per the plans and specifications. |
| 021: | Subcontractor shall install all doors as shown on the Door Schedule, with the exception of Aluminum Storefront Doors. |
| 022: | Subcontractor shall furnish and install prefit jambs at all apartment unit interior doors with paint grade hinges. |
| 023: | Subcontractor shall furnish and install all pre-fit interior doors with the specified butt hinges and trim, including but not limited to any utility frames, doors and hardware. |
| 024: | Subcontractor shall furnish all labor to install all hollow metal or timely frames in locations as specified by plans and Contractor. |
| 025: | Subcontractor shall furnish exterior doors per door schedule. The jamb edge of all doors shall be beveled and all edge faces shall be faced. All exterior doors are to be per plans and specifications on approved working drawings. |
| 026: | Subcontractors shall not set any doors that do not meet ADA requirements for access from handles or strike edges. Subcontractor shall notify the superintendent of conditions that msut be corrected prior to installing. |
| 027: | Subcontractor shall furnish and install interior mirrored wardrobe doors, to include floor guides, bumper jambs, rubber stops, finger pulls, tracks in accordance with plans and specifications. |
| 028: | Subcontractor shall furnish and install MDF # 623 style baseboard per owners specifications. Subcontractor shall furnish and install base at all Interiors of the Unit. |
| 029: | Subcontractor shall furnish and install Poplar baseboad in all corridors 3/4" x 7 1/4" eased edge profile. |
| 030: | Subcontractor shall furnish and install 3 1/2' MDF casing at all doors excluding mirrored SGD's per plans, and as approved by the Owner and Architect. |
| 031: | Subcontractor shall make certain all trim work is to be nailed solid with adequate size nails to insure proper attachment. |
| 032: | When nailing wood baseboard and door casings, Subcontractor agrees all nails will be staggered to hold base at floor and wall surfaces and top nailing at all miters. Baseboards will be nailed to bottom plate and wall studs 16" on center. Subcontractor agrees to hold baseboard back from seismic joints or elevator doors etc, if not in place at time of installation and complete base flush to these items at a later time per Project Superintendents direction. |
| 033: | Base shoe shall be furnished and installed in all kitchens, living rooms, laundry rooms, baths, entries and all other locations hard surface flooring in installed; miter cut, and loose tacked if installed prior to hard surface flooring. Prior to installation base shoe will be delivered to a location, as directed by the Project Superintendent for finshing by others. |
| 034: | Subcontractor shall furnish and install 12" Closemaid or Equal wire closet shelving at locations in accordance with plans and specifications. |
| 035: | Subcontractor shall furnish and install under counter trim at all kitchen counters after countertops are set. This trim will cover the drywall gap below countertops. Trim will be of similar design to the rooms case material but less than 1½ inch in profile. |
| 036: | Subcontractor shall furnish and install Special Low Temperature Rise Hollow Metal Doors at the stairways and all other locations in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. |
| 037: | Subcontractor shall furnish and install all Common Restroom Hardware per plans, specifications and all agencies having jurisdiction. |
| 038: | Subcontractor shall furnish and install thresholds and weatherstripping at all required openings and maintain all ADA requirements as per the plans, specifications and all agencies having jurisdiction. |
| 039: | Subcontractor shall furnish and install all common area hardware for all doors including but not limited to: locks, latches, hinges, viewers, closers, panic devices, door coordinators, auto flush bolts, thresholds, door boots, weatherstripping, smoke seals per plans, specifications and all agencies having jurisdiction. |
| 040: | Subcontractor shall furnish and install all apartment unit bath accessories including but not limited to; towel bars, toilet paper holders, medicine cabinets, curved shower curtain rods, door stops, grab bars at toilets and baths per plans and specifications. |
| 041: | Subcontractor shall furnish and install mailboxes per the plans and specifications, current codes and all agencies having jurisdiction to the correct standards of the United Stated Post office. |
| 042: | Subcontractor agrees to inspect the project prior to delivering materials to verify that all door jambs will fit all openings including 2 x 6 walls, shear panel walls, fire walls, double drywall conditions and etc. |
| 043: | Subcontractor shall furnish and install 113 fire extinguishers and cabinets for this projects. |
| 044: | Subcontractor shall furnish and install hollow metal borrowed lite window frame and firelite glass - Type A & B at stairs. |
| 045: | Subcontractor shall furnish and install Recreation/Leasing restrooms toilet partitions. Partitions figured as Global Partition color. |
| 046: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 047: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 048: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 049: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 050: | Entry Frame: Hollow Metal 16ga (Fire Rated) |
| 051: | Entry Door: Hollow Metal 18 ga (Fire Rated) (Flush) (Primed) |
| 052: | Patio Door Frame: For door type 2 hollow metal 16 guage with transom including glass |
| 053: | Patio Door: Type 2 figured as hollow metal with one lite insert |
| 054: | Interior Door Frame: Fiberboard or Equal (Primed) |
| 055: | Interior Door: Pre-Hung HC Flush Slab (Primed) unless otherwise noted per plan |
| 056: | Balcony Storage Door: N/A |
| 057: | Base Board: MDF #623 (Primed) |
| 058: | Door Casing: 5/8" X 3-1/2"" MDF (Primed) |
| 059: | All Other Unit Doors, Frames and Trim Refer to Architectural Plans" |
| 060: | Unit Hardware: |
| 061: | Unit Entry Door: Schlage S210 interconnect satin chrome finish |
| 062: | Unit Interior Doors: Schlage Elan F series satin chrome |
| 063: | Patio Door Hardware: Schlage passage and deadbolt satin chrome finish |
| 064: | Medicine Cabinet: Jensen 835P24WHD(Frameless) (recessed) |
| 065: | Bath Accessories: Donner or Equal Concealed Screw (Brush Chrome) |
| 066: | Fiberglass Tub/Shower Combinations: Moen Curved Rod (Brush Chrome) |
| 067: | Handrail at stairs Plan A4 9100 Poplar with satin chrome wall brackets with MDF skirt board at stair |
| 068: | Hinges: Satin Chrome at interior, entry and patio doors |
| 069: | Wall stops were required at patio doors. |
| 070: | Electric strikes as shown on plans |
| 071: | Vision Lites Figured as VSL slimline included glass-Firelite % Hansen per plan |

**Alternates**

|  |  |
| --- | --- |
| 001: | Gate Hardware $338.00 each. |
| 002: | Lamin Art Toilet Partitions in Lieu of global Partition Add $3209.00. |
| 003: | Deduct: Cal Royal Grade 1 hardeware at common areas and units. (-$75,968.00) |
| 004: | Deduct: Falcon Grade 1 passage levers at stairs in lieu of panic hardware. (-$18,328.00) |
| 005: | Supply and install shower grab bar and shower seat $394.00 each. |
| 006: | 5 1/4" MDF baseboard in lieu of #623 profile at units Add $26,856.00. |
| 007: | Additional Fire Extinguishers over the 113 units included add $175.00 each. |

**Exclusions**

|  |  |
| --- | --- |
| 001: | Elevator Hoistway Doors Elevator Hoistway Doors |
| 002: | Aluminum Storefort Systems |
| 003: | Roll up Doors |
| 004: | Access Doors, Hatches |
| 005: | Millwork in Common Stairwells |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittals |
| 002: | Basement A, Building B Frames |
| 003: | Basement A, Building B Doors |
| 004: | Basement A, Building B Hardware |
| 005: | Basement A, Building B Weather Strip |
| 006: | Basement A, Building B Fire Extinguishers |
| 007: | Basement B, Building B Frames |
| 008: | Basement B, Building B Doors |
| 009: | Basement B, Building B Hardware |
| 010: | Basement B, Building B Weather Strip |
| 011: | Basement B, Building B Fire Extinguishers |
| 012: | Ist Floor Common Area, Building B Frames |
| 013: | Ist Floor Common Area, Building B Doors |
| 014: | Ist Floor Common Area, Building B Hardware |
| 015: | Ist Floor Common Area, Building B Weather Strip |
| 016: | Ist Floor Common Area, Building B Fire Extinguishers |
| 017: | 2nd Floor Common Area, Building B Frames |
| 018: | 2nd Floor Common Area, Building B Doors |
| 019: | 2nd Floor Common Area, Building B Hardware |
| 020: | 2nd Floor Common Area, Building B Weather Strip |
| 021: | 2nd Floor Common Area, Building B Fire Extinguishers |
| 022: | 3rd Floor Common Area, Building B Frames |
| 023: | 3rd Floor Common Area, Building B Doors |
| 024: | 3rd Floor Common Area, Building B Hardware |
| 025: | 3rd Floor Common Area, Building B Weather Strip |
| 026: | 3rd Floor Common Area, Building B Fire Extinguishers |
| 027: | 4th Floor Common Area, Building B Frames |
| 028: | 4th Floor Common Area, Building B Doors |
| 029: | 4th Floor Common Area, Building B Hardware |
| 030: | 4th Floor Common Area, Building B Weather Strip |
| 031: | 4th Floor Common Area, Building B Fire Extinguishers |
| 032: | 5th Floor Common Area, Building B Frames |
| 033: | 5th Floor Common Area, Building B Doors |
| 034: | 5th Floor Common Area, Building B Hardware |
| 035: | 5th Floor Common Area, Building B Weather Strip |
| 036: | Mailboxes Buiding B |
| 037: | Basement A, Building C Frames |
| 038: | Basement A, Building C Doors |
| 039: | Basement A, Building C Hardware |
| 040: | Basement A, Building C Weather Strip |
| 041: | Basement A, Building C Fire Extinguishers |
| 042: | Basement B, Building C Frames |
| 043: | Basement B, Building C Doors |
| 044: | Basement B, Building C Hardware |
| 045: | Basement B, Building C Weather Strip |
| 046: | Basement B, Building C Fire Extinguishers |
| 047: | Ist Floor Common Area, Building C Frames |
| 048: | Ist Floor Common Area, Building C Doors |
| 049: | Ist Floor Common Area, Building C Hardware |
| 050: | Ist Floor Common Area, Building C Weather Strip |
| 051: | Ist Floor Common Area, Building C Fire Extinguishers |
| 052: | 2nd Floor Common Area, Building C Frames |
| 053: | 2nd Floor Common Area, Building C Doors |
| 054: | 2nd Floor Common Area, Building C Hardware |
| 055: | 2nd Floor Common Area, Building C Weather Strip |
| 056: | 2nd Floor Common Area, Building C Fire Extinguishers |
| 057: | 3rd Floor Common Area, Building C Frames |
| 058: | 3rd Floor Common Area, Building C Doors |
| 059: | 3rd Floor Common Area, Building C Hardware |
| 060: | 3rd Floor Common Area, Building C Weather Strip |
| 061: | 3rd Floor Common Area, Building C Fire Extinguishers |
| 062: | 4th Floor Common Area, Building C Frames |
| 063: | 4th Floor Common Area, Building C Doors |
| 064: | 4th Floor Common Area, Building C Hardware |
| 065: | 4th Floor Common Area, Building C Weather Strip |
| 066: | 4th Floor Common Area, Building C Fire Extinguishers |
| 067: | 5th Floor Common Area, Building C Frames |
| 068: | 5th Floor Common Area, Building C Doors |
| 069: | 5th Floor Common Area, Building C Hardware |
| 070: | 5th Floor Common Area, Building C Weather Strip |
| 071: | Mailboxes Buiding B |
| 072: | 1st Floor Units Building B Frames |
| 073: | 1st Floor Units Builidng B Doors |
| 074: | 1st Floor Units Building B Hardware |
| 075: | 1st Floor Units Building B Weather Strip |
| 076: | 1st Floor Units Builiding B Bath Accessories |
| 077: | 2nd Floor Units Building B Frames |
| 078: | 2nd Floor Units Builidng B Doors |
| 079: | 2nd Floor Units Building B Hardware |
| 080: | 2nd Floor Units Building B Weather Strip |
| 081: | 2nd Floor Units Builiding B Bath Accessories |
| 082: | 3rd Floor Units Building B Frames |
| 083: | 3rd Floor Units Builidng B Doors |
| 084: | 3rd Floor Units Building B Hardware |
| 085: | 3rd Floor Units Building B Weather Strip |
| 086: | 3rd Floor Units Builiding B Bath Accessories |
| 087: | 4th Floor Units Building B Frames |
| 088: | 4th Floor Units Builidng B Doors |
| 089: | 4th Floor Units Building B Hardware |
| 090: | 4th Floor Units Building B Weather Strip |
| 091: | 4th Floor Units Builiding B Bath Accessories |
| 092: | 1st Floor Units Building C Frames |
| 093: | 1st Floor Units Builidng C Doors |
| 094: | 1st Floor Units Building C Hardware |
| 095: | 1st Floor Units Building C Weather Strip |
| 096: | 1st Floor Units Builiding C Bath Accessories |
| 097: | 2nd Floor Units Building C Frames |
| 098: | 2nd Floor Units Builidng C Doors |
| 099: | 2nd Floor Units Building C Hardware |
| 100: | 2nd Floor Units Building C Weather Strip |
| 101: | 2nd Floor Units Builiding C Bath Accessories |
| 102: | 3rd Floor Units Building C Frames |
| 103: | 3rd Floor Units Builidng C Doors |
| 104: | 3rd Floor Units Building C Hardware |
| 105: | 3rd Floor Units Building C Weather Strip |
| 106: | 3rd Floor Units Builiding C Bath Accessories |
| 107: | 4th Floor Units Building C Frames |
| 108: | 4th Floor Units Builidng C Doors |
| 109: | 4th Floor Units Building C Hardware |
| 110: | 4th Floor Units Building C Weather Strip |
| 111: | 4th Floor Units Builiding c Bath Accessories |
| 112: | Rec./Leasing Center Frames |
| 113: | Rec./Leasing Center Doors |
| 114: | Rec./Leasing Center Hardware |
| 115: | Rec./Leasing Center Weatherstrip |
| 116: | Rec./Leasing Center Bath Accessories |
| 117: | Rec./Leasing Center Toilet Partitions |
| 118: | Closeout Documents |
| 119: | Hollow Metal Borrowed Lite Windows Building B |
| 120: | Hollow Metal Borrowed Lite Windows Buidling C |

Original Contract Amount: 1330829.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Bath Hardware upgrade not capture in Buyout |
| 002: | Sierra West Initial OCIP Deduct |
| 003: | Add for Wood Panel Drop Ceiling in Clubhouse |
| 004: | Replace Baseboard in Building C for Moisture Mitigation |
| 005: | Replace 2 Timely Jabs Painted over by Painter |
| 006: | Mailbox Changes |
| 007: | EB3 Changes |
| 008: | replace Frame and Door Due to Fire Rating Label Removal |
| 009: | Prep HMF to Cover Electric Strike |
| 010: | Rework 44 Unit Entry due to Framing Error |
| 011: | Change to Storefront Doors in Mailroom |
| 012: | Added Auto Door Bottoms at 10 Units Due to Frmaing Error |
| 013: | Saddle Thresholds in Restrooms REC |
| 014: | Saddle Threshold at EB3 & REC 2nd Floor |
| 015: | Increased Barn Door Size at the 3 Storefront Units |
| 016: | Residential Milwork Upgrades |
| 017: | Scratched Floors from Storing Baseboard in 308 & 408 |
| 018: | Surface Mounted Auto Door Bottoms at Entry Doors Bldg B |
| 019: | Drywall Repairs at Storage Room Door next to Unit 301 |
| 020: | Supply & Install Panic Devices and Lock Boxes |
| 021: | Thresholds at Entrance to Mailrooms - Missed Scope |
| 022: | Trade Damage to Multiple Items in Multiple Units |
| 023: | Remove and Replace Baseboard Behind Refridgerators |
| 024: | Replace Hardboard Door at Unit 334 in Building B Due to Water Damage |
| 025: | Replace Baseboard at Units 115 & 215 Due to Water Damage |
| 026: | Louvers at Laundry Rooms and Rec Building Changes |
| 027: | Sierra West Final OCIP Deduct |

Final Contract Amount with Change Orders: 1330829.0000

**Subcontractor Data, By Subcontractor**

**Richfield, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Richfield, Inc.**TRADE: Cabinets

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede W.I.C. written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturered materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 003: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. Subcontractor shall also verify if additional backing is needed to insure proper installation. All costs for sink and appliance cutouts are included and considered part of this Contract. |
| 004: | Subcontractor to coordinate with Contractor in writing at or before rough framing all required backing locations, which will be installed by others. |
| 005: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing is provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 006: | DELIVERY |
| 007: | Subcontractor shall deliver directly to and install in each unit, all required wall cabinets, base cabinets, bathroom cabinets, and linens, if applicable. Subcontractor shall be responsible for delivery F.O.B. the jobsite and storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractor. |
| 008: | FABRICATION |
| 009: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 010: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 011: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 012: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 013: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 014: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 015: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 016: | Contractor has determined that corbels are required at certain high bar locations, said corbels shall be screwed through the backs and down through plywood rough top. |
| 017: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 018: | All lower corner cabinets at kitchens shall have useable corners. |
| 019: | INSTALLATION |
| 020: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 021: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 022: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 023: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 024: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 025: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 026: | Finish: Melamine Chocolate Pear Tree |
| 027: | Type of Frame: European Frameless |
| 028: | Door Style: Flat Panel |
| 029: | Drawer Fronts: Flat Panel |
| 030: | Door & Drawer Pulls: Approx. 7" brushed steel barrel pull |
| 031: | Crown Molding: Approx. 3" square molding |
| 032: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others. |
| 033: | Bread Boards: Two (2) polyethylene plastic bread boards as required |
| 034: | Kitchen: Wall & base cabinets ( Rough top & granite by others). |
| 035: | Baths: Base cabinets (Rough top & granite by others). 21" standard |
| 036: | Hinges: Self-closing, concealed |
| 037: | Cabinet Interior Finish: Caramel maple melamine |
| 038: | Drawer Box & Guide: Metal side drawer box |
| 039: | Shelving: Adjustable upper, pantries, & lowers. Fixed shelves at corner cabinets. |
| 040: | Finished Backs: Caramel maple melamine at uppers, pantry, & linen cabinets only. |
| 041: | Above Refrigerator Cabinet: 24" Deep with finished side panel on open end only. |
| 042: | Island Base Cabinet: Finished backs |
| 043: | Rough top & rough top sink cut out: Included |
| 044: | Corbels at island countertops: As required |
| 045: | PLAN CHANGES AND CLARIFICATIONS |
| 046: | Appliances to be Whirlpool Appliances: www.insideadvantage.com |
| 047: | The residential unit appliance package shall be as follows: |
| 048: | Free standing gas range: WFG361LVS |
| 049: | Over-the-range microwave oven: WMH1163XVS |
| 050: | Dishwasher: Energy Star: DU850SWPS |
| 051: | Top-Freezer Refrigerator: W9RXXMFWS |
| 052: | PROTECTION OF WORK |
| 053: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 054: | PICK UP & CUSTOMER SERVICE |
| 055: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 056: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 057: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 058: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 059: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas broom clean and acceptable by Project Superintendent. |
| 060: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 061: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Installation of base shoe. |
| 003: | Granite countertops part of separate Subcontract. |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | Bldg B Segment A 1st Floor Delivery & Installation |
| 003: | Bldg B Segment A 1st Floor Pick Up |
| 004: | Bldg B Segment A 2nd Floor Delivery & Installation |
| 005: | Bldg B Segment A 2nd Floor Pick Up |
| 006: | Bldg B Segment A 3rd Floor Delivery & Installation |
| 007: | Bldg B Segment A 3rd Floor Pick Up |
| 008: | Bldg B Segment A 4th Floor Delivery & Installation |
| 009: | Bldg B Segment A 4th Floor Pick Up |
| 010: | Bldg B Segment B 1st Floor Delivery & Installation |
| 011: | Bldg B Segment B 1st Floor Pick Up |
| 012: | Bldg B Segment B 2nd Floor Delivery & Installation |
| 013: | Bldg B Segment B 2nd Floor Pick Up |
| 014: | Bldg B Segment B 3rd Floor Delivery & Installation |
| 015: | Bldg B Segment B 3rd Floor Pick Up |
| 016: | Bldg B Segment B 4th Floor Delivery & Installation |
| 017: | Bldg B Segment B 4th Floor Pick Up |
| 018: | Bldg C Segment A 1st Floor Delivery & Installation |
| 019: | Bldg C Segment A 1st Floor Pick Up |
| 020: | Bldg C Segment A 2nd Floor Delivery & Installation |
| 021: | Bldg C Segment A 2nd Floor Pick Up |
| 022: | Bldg C Segment A 3rd Floor Delivery & Installation |
| 023: | Bldg C Segment A 3rd Floor Pick Up |
| 024: | Bldg C Segment A 4th Floor Delivery & Installation |
| 025: | Bldg C Segment A 4th Floor Pick Up |
| 026: | Bldg C Segment B 1st Floor Delivery & Installation |
| 027: | Bldg C Segment B 1st Floor Pick Up |
| 028: | Bldg C Segment B 2nd Floor Delivery & Installation |
| 029: | Bldg C Segment B 2nd Floor Pick Up |
| 030: | Bldg C Segment B 3rd Floor Delivery & Installation |
| 031: | Bldg C Segment B 3rd Floor Pick Up |
| 032: | Bldg C Segment B 4th Floor Delivery & Installation |
| 033: | Bldg C Segment B 4th Floor Pick Up |
| 034: | Close out Documentation |

Original Contract Amount: 758260.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Richfield Cabinets Initial OCIP Deduct |
| 002: | Rec Building Resource Room Cabinets |
| 003: | Change in A3 Vanity Cabinets |
| 004: | Upgraded Cabinets |
| 005: | Richfield Cabinets Final OCIP Deduct |

Final Contract Amount with Change Orders: 758260.0000

**Subcontractor Data, By Subcontractor**

**Roger H. Proulx & Co.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Roger H. Proulx & Co.**TRADE: Waterproofing & Traffic Coating

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General Contractor). No costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor shall provide all necessary labor and materials to prepare all surfaces to receive waterproofing including any primers or preperation coats in accordance with the plans and specifications. |
| 003: | Subcontractor shall mask all adjacent surfaces that will not require waterproofing. |
| 004: | Subcontractor shall seal all drains and other deck or wall penetrations as required prior to applying waterproofing. |
| 005: | Subcontractor shall provide and Install all terminations as required by the Manufacturer's recommendations. |
| 006: | Subcontractor shall include minor patch and repairs necessary throughout the project duration. |
| 007: | Subcontractor shall furnish all mobilizations that are required to finish this scope of work. |
| 008: | Subcontractor shall furnish all testing in accordance with the plans, specifications, and Manufacturer's recommendations. |
| 009: | Subcontractor acknowledges that some of products are harmful and/or flammable and that said products must be handled properly. Subcontractor shall notify Contractor’s Superintendent regarding handling, storage, personal protection, health and environmental considerations. All Subcontractors’ employees shall acquaint themselves with the MSDS information prior to working with any potentially harmful material. |
| 010: | Subcontractor must pre-walk applicable areas a minimum of forty-eight (48) hours prior to the scheduled installation. Subcontractor is responsible for normal repair and/or cleaning of all substrates prior to installation including scraping, filling, and sweeping. Subcontractor must notify Contractor’s Superintendent if the concrete or plywood substrate is not acceptable to receive necessary application. Once Subcontractor commences his installation it is assumed that Subcontractor has accepted the substrate condition to receive said application. |
| 011: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. |
| 012: | Subcontractor shall furnish and install all waterproofing at Building 'B', Building 'C' and the Recreation Building in accordance with plans, specifications, manufacturer's recommendations. |
| 013: | Subterranean Areas: Subcontractor shall furnish and install Tremco Paraseal bentonite waterproofing with Tremdrain drainage mat at all below grade subterranean conditions to include but not limited to the following areas; Elevator Pits, Ramp Walls, and Below Grade Shotecrete walls. all work in accordance with plans, specifications, manufacturers recomendations, state and local codes and all agencies having jusridiction. |
| 014: | On-Grade Areas: Subcontractor shall furnish and install W.R. Meadows Sealmastic waterproofing with 1/4" Amocor PB4 protection board at all Site Retaining Wall and On Grade Planter Wall conditions to include but not limited to the following areas; Site Walls, Planter Walls, Stair Walls and all other miscellaneous walls requiring this system. all work in accordance with plans, specifications, manufacturers recomendations, state and local codes and all agencies having jusridiction. |
| 015: | Podium Deck & Planters Areas: Subcontractor shall furnish and install Trmco 201 (60 Mils) cold fluid applied waterproofing with Tremdrain drainage mat at all Exterior Podium Slab, Planters and Patio area conditions. All work shall be in accordance with plans, specifications, manufacturers recomendations, state and local codes and all agencies having jusridiction. Note; the landscape planter areas shall receive a total of 120 mils - 60 mils below the sloped concrete and 60 mils on top of the sloper planter bottoms. |
| 016: | Private Balcony & Public Walkway Areas: Subcontractor shall furnish and install Enduro-Kote or approved equal traffic coating to all conditions to include but not limited to the following areas; 2nd, 3rd, and 4th floor areas. all work in accordance with plans, specifications, manufacturers recomendations, state and local codes and all agencies having jusridiction. |
| 017: | Subcontractor shall schedule his waterproofing application with Contractor's Superintendent in coordinatation with Subcontractors installing the planter walls and concrete sloping within the planter area. |
| 018: | Subcontractor is responsible for minor patch and repair caused from minor construction damage. |
| 019: | Subcontractor shall leak test all planters after waterproofing installation. Subcontractor shall plug all drains and fill planter with water to waterproofing line. The test shall last as long as necessary for Owner and Contractor's satisfaction (Minimum of 24 hours). Subcontractor and Contractor shall walk all planters to ensure there are no leaks. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Sloping to drain |
| 002: | Metal flashing |
| 003: | Drains |
| 004: | French Drain System |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittals |
| 002: | Building B Elevator Pit EB1 |
| 003: | Building B Elevator Pit EB2 |
| 004: | Building B Elevator Pit EB3 |
| 005: | Building B Below Grade Level B Segment A |
| 006: | Building B Below Grade Level B Segment B |
| 007: | Building B Below Grade Level A Segment A |
| 008: | Building B Below Grade Level A Segment B |
| 009: | Building C Elevator Pit EC1 |
| 010: | Building C Elevator Pit EC2 |
| 011: | Building C Below Grade Level B Segment A |
| 012: | Building C Below Grade Level B Segment B |
| 013: | Building C Below Grade Level A Segment A |
| 014: | Building C Below Grade Level A Segment B |
| 015: | Building B Between Slab Podium Level Segment A |
| 016: | Building B Between Slab Podium Level Segment B |
| 017: | Building B Planters Interiors Podium Level Segment A |
| 018: | Building B Planters Interiors Podium Level Segment B |
| 019: | Building C Between Slab Podium Level Segment A |
| 020: | Building C Between Slab Podium Level Segment B |
| 021: | Building C Planters Interiors Podium Level Segment A |
| 022: | Building C Planters Interiors Podium Level Segment B |
| 023: | Building B Traffic Coatings 2nd Floor Segment A |
| 024: | Building B Traffic Coatings 2nd Floor Segment B |
| 025: | Building B Traffic Coatings 3rd Floor Segment A |
| 026: | Building B Traffic Coatings 3rd Floor Segment B |
| 027: | Building B Traffic Coatings 4th Floor Segment A |
| 028: | Building B Traffic Coatings 4th Floor Segment B |
| 029: | Building C Traffic Coatings 2nd Floor Segment A |
| 030: | Building C Traffic Coatings 2nd Floor Segment B |
| 031: | Building C Traffic Coatings 3rd Floor Segment A |
| 032: | Building C Traffic Coatings 3rd Floor Segment B |
| 033: | Building C Traffic Coatings 4th Floor Segment A |
| 034: | Building C Traffic Coatings 4th Floor Segment B |
| 035: | Recreation Building Elevator Pit |
| 036: | Recreation Building On Grade Planter Walls |
| 037: | Recreation Center 2nd Floor Decks |
| 038: | Civil Area On Grade Site Retaining Walls |
| 039: | Closeout Documents |

Original Contract Amount: 561566.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Add Total Drain System with Tremco Superstop in Lieu of Burrito Drain |
| 002: | Installation of Waterstop |
| 003: | Proulx Waterproofing Initial OCIP Deduct |
| 004: | Add Slope at Exterior Balcony Drains |
| 005: | Install Hot Rubberized Asphalt at Bldg C Courtyard Planters |
| 006: | Sweep and Mop 2nd and 3rd Floors after Waterproofing Installation |
| 007: | Additional Site Waterproofing |
| 008: | Backcharge for Damaged Flooring left by Waterproofing in Bldg C |
| 009: | Additional Owner Requested Waterproofing |
| 010: | Backcharge to Repaint Balconys in Bldg C Courtyard Stucco Areas |
| 011: | Caulk All Metal Patio Jambs at Stucco Joint |
| 012: | Vinyl Planks Needed to Replace Scratched Floors (2) Units |
| 013: | Application of Caulking at Siding |
| 014: | Coating of L Metal on all Building B |
| 015: | Caulking at REC Restrooms & Window Perimeters - Missed Scope |
| 016: | Backcharge for Balcony Rail Repair |
| 017: | Backcharge for Paint Touch up due to Waterproofing Damage |
| 018: | Backcharge for Resnapping Grade Lines due to Waterproofing Over Pour (2 occasions) |
| 019: | Proulx Final OCIP Deduct |

Final Contract Amount with Change Orders: 561566.0000

**Subcontractor Data, By Subcontractor**

**Stock Building Supply West (USA), Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Stock Building Supply West (USA), Inc.**TRADE: Windows - Supply only

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractor shall supply rough opening requirements for all window sizes for use by the Carpentry Subcontractor and shall verify the as-built condition prior to ordering and delivery of windows to jobsite. |
| 002: | Subcontractor shall adhere to the plans and provide all of the sizes and styles of windows listed for each window type, except changes submitted and approved in writing by Architect. |
| 003: | Subcontractor shall deliver and off load windows to an approved location, as designated by Project Superintendent for storage by others. Each window shall be clearly marked with its designated unit and/or room number. |
| 004: | Tempered glass shall be installed at all locations required by the Plans and Specifications, local governmental jurisdictions, and CBC Section 2406 for glazing subject to human impact. |
| 005: | WINDOW MATERIAL |
| 006: | Window Manufacturer: JeldWen |
| 007: | Frame Type: Vinyl |
| 008: | Window Frame Color: White |
| 009: | Glass Type: High performance low E dual glazed glass |
| 010: | STC rating: 30 |
| 011: | CERTIFICATION/LABELING |
| 012: | Subcontractor must meet or exceed all relevant requirements of the most recent versions of California's Energy Efficiency Standards for Residential Buildings (Title 24, Part 6) including the Mandatory Features and features specified by the CF-1R Form. |
| 013: | Subcontractor is responsible for conforming to all Title 24 energy requirements applicable to his work and products supplied. Subcontractor shall provide a temporary label on each window/sliding glass door listing certified U value, air leakage, security testing, class and grade, NFRC energy rating certification and a permanent label listing the U value, certifying organization, and manufacturer's information. The window or door is NOT considered certified unless the NFRC Energy Performance label is attached to the glass. |
| 014: | All windows and sliding doors shall at a minimum, in addition to the Title 24 mandatory measures, conform to: |
| 015: | AAMA/WDMA 101/I.S.2/NAFS-02 (or latest revision) requirements for structural performance, water penetration, forced entry, etc. and shall be labeled accordingly. |
| 016: | Tempered safety glazing shall meet Consumer Products Safety Council CFR-16 standards, at all locations required by U.B.C. and any local security codes. |
| 017: | QUALITY |
| 018: | Subcontractor shall provide window assemblies which will perform pursuant to specification sections without failure or deterioration. Failure includes the following: Excessive deflection, excessive water leakage, excessive air infiltration, glazing failure, etc. |
| 019: | Glass quality shall be as required for the particular use proposed. All glazing shall comply with Chapter 24 of the current U.B.C and pertinent recommendations in the Glass Association of North America, GANA, "Manual of Glazing." |
| 020: | All glazing subject to human impact shall comply with U.B.C. 24-2; each unit of tempered glass shall be permanently identified by means of etching or ceramic firing on the glass to be visible when the unit is glazed. |
| 021: | At time of delivery, all glass shall be whole, free from cracks, scratches, waviness, blemishes, and other imperfections. |
| 022: | The sliding vent of windows shall be equipped with locking device(s) which comply with all jurisdictional agencies' requirements and local security codes and ordinances. |
| 023: | Subcontractor shall be held responsible for broken glass due to deliveries. Subcontractor will be responsible for windows and/or glazing left on site due to incorrect delivery. |
| 024: | SCREENS & SCREEN INSTALLATION |
| 025: | Screen frames shall be fabricated from roll-formed aluminum alloy. Screen material shall be charcoal fiberglass mesh complying with FS RR-W-365, Type VII. |
| 026: | Screens shall be of the replaceable type and easily removed from the inside and outside. Patio door screens shall have adjustable stainless steel bottom rollers, safety latch, inside and outside pulls and vinyl insert closure at trailing edge, as a minimum. |
| 027: | Subcontractor shall deliver screens to jobsite for all vented openings, after windows have been cleaned by others, and as scheduled by Contractor's Superintendent. |
| 028: | At time of screen installation, all operable windows and doors shall be checked for proper function, all roller assemblies shall be lubricated if necessary, and windows shall be adjusted to seal properly in frame. |
| 029: | HACK-OUTS |
| 030: | Subcontractor shall coordinate with window manufacturer and supply labor and material to replace glazing damaged by others. Subcontractor shall coordinate & replace hack-outs upon written authorization by Contractor. |
| 031: | Subcontractor shall coordinate and/or complete standard hack-out replacements within ten (10) working days of written request by Contractor. |
| 032: | Emergency hack-out replacements shall be completed within seventy-two (72) hours of written request by Contractor. |
| 033: | SCHEDULE |
| 034: | Subcontractor shall coordinate deliveries and adhere to all schedules set forth by Contractor to complete the job in accordance with Project Schedule. |
| 035: | Subcontractor requires a four (4) week lead time in ordering and supplying windows. Subcontractor to coordinate deliveries with Project Superintendent. |
| 036: | EXCLUSIONS: |
| 037: | The following item(s) are excluded for this Subcontract: |
| 038: | Storefront windows by others |
| 039: | Fire-rated windows by others |
| 040: | A & AA type windows at the recreation building by others |
| 041: | Spreading & installation by others |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittals & Shop Drawings |
| 002: | Bldg B - 1st Floor Segment A |
| 003: | Bldg B - 1st Floor Segment B |
| 004: | Bldg B - 2nd Floor Segment A |
| 005: | Bldg B - 2nd Floor Segment B |
| 006: | Bldg B - 3rd Floor Segment A |
| 007: | Bldg B - 3rd Floor Segment B |
| 008: | Bldg B - 4th Floor Segment A |
| 009: | Bldg B - 4th Floor Segment B |
| 010: | Bldg C - 1st Floor Segment A |
| 011: | Bldg C - 1st Floor Segment B |
| 012: | Bldg C - 2nd Floor Segment A |
| 013: | Bldg C - 2nd Floor Segment B |
| 014: | Bldg C - 3rd Floor Segment A |
| 015: | Bldg C - 3rd Floor Segment B |
| 016: | Bldg C - 4th Floor Segment A |
| 017: | Bldg C - 4th Floor Segment B |
| 018: | Bldg B - 1st Floor Lock & Slide |
| 019: | Bldg B - 2nd Floor Lock & Slide |
| 020: | Bldg B - 3rd Floor Lock & Slide |
| 021: | Bldg B - 4th Floor Lock & Slide |
| 022: | Bldg C - 1st Floor Lock & Slide |
| 023: | Bldg C - 2nd Floor Lock & Slide |
| 024: | Bldg C - 3rd Floor Lock & Slide |
| 025: | Bldg C - 4th Floor Lock & Slide |
| 026: | Close out Documentation |

Original Contract Amount: 489851.8600

**Change Orders**

|  |  |
| --- | --- |
| 001: | Upgrade to Premium Vinyl Windows |
| 002: | Window Hackouts 4/12/12 |
| 003: | Jeld-Wen Hackouts Building B |

Final Contract Amount with Change Orders: 489851.8600

**Subcontractor Data, By Subcontractor**

**Richfield, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Richfield, Inc.**TRADE: Countertops

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor shall provide all labor, materials tools, supplies and equipment to unload material delivered to project site and distribute to units for installation. Any and all hoisting is Subcontractor's responsibility. Elevators will not be available for spreading of material. Subcontractor shall work with Contractor's Superintendent for coordination of delivery and Subcontractor's access requirements. |
| 003: | Contractor shall provide Subcontractor a reasonably secure area on site to store and/or stage subcontractors' materials, if needed. Subcontractor shall be responsible for the security of his materials and equipment. |
| 004: | Subcontractor is responsible for all materials until final installation and acceptance by Contractor. Any loss due to theft or breakage prior to acceptance by Contractor shall be replaced by Subcontractor at no additional cost to Contractor. |
| 005: | Subcontractor shall notify Contractor's Superintendent of any damage to base, walls, cabinets, doors, ceramic etc. prior to starting work. Exact damage must be noted on work order and Contractor's Superintendent's signature obtained. |
| 006: | Subcontractor shall verify areas to be installed by verifying his work order and finish floor plan and refer any discrepancies to Contractor's Superintendent. |
| 007: | Subcontractor shall not place tools or equipment on countertops, tubs, shower floors, water closets, vinyl or any finished surface. |
| 008: | Subcontractor shall verify the cabinets are installed plumb and true prior to installation. Subcontractor shall not install over poor craftsmanship. Subcontractor shall insure that the countertops shall be flat, level, and true. |
| 009: | Subcontractor shall coordinate electrical cut outs with the Electrical Subcontractor. All electrical cut outs are part of this contract. |
| 010: | Subcontractor shall order additonal stock material to allow for breakage that may occur during shipment or installation process. If there is breakage in excess of the additonal material, or if the material is not of acceptable quality, any additonal replacement material shall be obtained locally at no additional cost to Contractor. |
| 011: | GRANITE SHOP DRAWINGS |
| 012: | Subcontractor shall submit to Contractor shop drawings indicating granite countertop layout for each unit type. Shop drawings shall standardize seam locations. Subcontractor shall coordinate the shop drawings with the rough framing and the cabinet shop drawings. Subcontractor agrees to work closely with Contractor and the Cabinet Subcontractor to verify the countertop dimensions. |
| 013: | GRANITE MATERIAL APPROVALS |
| 014: | Subcontractor shall furnish Owner multiple 12 x 12 material samples to be selected and approved for installation. Upon Owner's approval of the selected material sample, Subcontractor shall locate the appropriate granite slabs in the required quantity to complete the project and forward Owner additional samples for final approval. |
| 015: | Deviation from approved material samples will be cause for potential rejection and replacement. Only minor color variations within each unit will be acceptable and where two pieces are installed next to each other, the grains shall be aligned. |
| 016: | Subcontractor shall provide mock up of butt joint for Owner's Approval. Said mock up shall serve as a minimal acceptable joint. Layout of joints shall be approved by Owner. |
| 017: | GRANITE INSTALLATION |
| 018: | Subcontractor shall furnish and install granite countertops and splashes at all kitchen and bathroom pullmans. |
| 019: | Subcontractor shall provide the necessary power needed if the building electricity has not been activated prior to the scheduled installation. |
| 020: | All granite shall be installed in accordance with standard practices. Seams shall be no greater than 1/8" in thickness and will be filled with matching seam filler and invisible to the eye. All edges shall be clean and straight. |
| 021: | At Subcontractor's discretion, certain segments shall be fabricated 2" longer and cut to fit but otherwise all segments are precut to size. However, there are countertops where Subcontractor and Contractor shall mutually agree that were there are finished edges on each end, we will have to "hold-to" certain dimensions. Subcontractor shall supply Contractor a list of these areas on the countertop shop drawings. In all other cases, any countertops fabricated too short will be rejected and replaced at the sole cost of this Subcontractor. |
| 022: | Subcontractor shall precut all sinks in the factory but perform final cut out shall be performed on the jobsite. Cut outs for the plumbing fixtures are part of this Subcontract Agreement. There shall be no cutting or grinding in the units. |
| 023: | Jointing at granite countertops to be mutually agreed upon prior to installation. |
| 024: | Contractor will inspect groups on installed units within one (1) week of Subcontractor's installation. Once Contractor deems the product and installation acceptable, Subcontractor shall cover work with adhesive plastic protection. |
| 025: | All countertop edges shall be manufactured to provide a smooth edge free of defects and blemishes. |
| 026: | Gaps between wall and backsplash shall be caulked in color to match granite. Additonal caulking shall be left with the Jobsite Superientendent for future maintenance. |
| 027: | All clean-up required due to countertop adjustment or repair shall be the responsibility of this Subcontractor. |
| 028: | PRODUCT & MATERIAL SPECIFICATIONS |
| 029: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Authorization to substitute products must be evidenced by a change order to this contract. |
| 030: | RESIDENTIAL UNITS |
| 031: | Material: Granite |
| 032: | Color: 50 % of units to receive Iced Kyanite and 50% to receive Kashmire White |
| 033: | Edge Profie: 1-1/2" thick flat polished edge detail at all exposed edges, except where edges butt with appliances. |
| 034: | Backsplash: 6" back splash at all kitchens, bar tops, and 4" at bath pullman countertops. All exposed edges of splash shall be flat polished |
| 035: | EXCLUSIONS |
| 036: | The following items are excluded from this Subcontract: |
| 037: | Common area millwork |
| 038: | Cabinets are part of separate subcontract. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | Bldg B Segment A 1st Floor Delivery & Installation |
| 003: | Bldg B Segment A 1st Floor Pick Up |
| 004: | Bldg B Segment A 2nd Floor Delivery & Installation |
| 005: | Bldg B Segment A 2nd Floor Pick Up |
| 006: | Bldg B Segment A 3rd Floor Delivery & Installation |
| 007: | Bldg B Segment A 3rd Floor Pick Up |
| 008: | Bldg B Segment A 4th Floor Delivery & Installation |
| 009: | Bldg B Segment A 4th Floor Pick Up |
| 010: | Bldg B Segment B 1st Floor Delivery & Installation |
| 011: | Bldg B Segment B 1st Floor Pick Up |
| 012: | Bldg B Segment B 2nd Floor Delivery & Installation |
| 013: | Bldg B Segment B 2nd Floor Pick Up |
| 014: | Bldg B Segment B 3rd Floor Delivery & Installation |
| 015: | Bldg B Segment B 3rd Floor Pick Up |
| 016: | Bldg B Segment B 4th Floor Delivery & Installation |
| 017: | Bldg B Segment B 4th Floor Pick Up |
| 018: | Bldg C Segment A 1st Floor Delivery & Installation |
| 019: | Bldg C Segment A 1st Floor Pick Up |
| 020: | Bldg C Segment A 2nd Floor Delivery & Installation |
| 021: | Bldg C Segment A 2nd Floor Pick Up |
| 022: | Bldg C Segment A 3rd Floor Delivery & Installation |
| 023: | Bldg C Segment A 3rd Floor Pick Up |
| 024: | Bldg C Segment A 4th Floor Delivery & Installation |
| 025: | Bldg C Segment A 4th Floor Pick Up |
| 026: | Bldg C Segment B 1st Floor Delivery & Installation |
| 027: | Bldg C Segment B 1st Floor Pick Up |
| 028: | Bldg C Segment B 2nd Floor Delivery & Installation |
| 029: | Bldg C Segment B 2nd Floor Pick Up |
| 030: | Bldg C Segment B 3rd Floor Delivery & Installation |
| 031: | Bldg C Segment B 3rd Floor Pick Up |
| 032: | Bldg C Segment B 4th Floor Delivery & Installation |
| 033: | Bldg C Segment B 4th Floor Pick Up |
| 034: | Close out Documentation |

Original Contract Amount: 404292.0000

**Change Orders**

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| --- | --- |
| 001: | Richfield Countertops Initial OCIP Deduct |
| 002: | Upgraded Countertops |
| 003: | Richfield Countertops Final OCIP Deduct |

Final Contract Amount with Change Orders: 404292.0000

**Subcontractor Data, By Subcontractor**

**Cell-Crete Corp**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Cell-Crete Corp**TRADE: Gypsum Underlayment & Lightweight Concrete

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General contractor). No additional costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor shall furnish and install all work as indicated on the approved plans and any variations or discrepancies noted shall be immediately brought to the attention of Contractor's Representative and resolved. No deviations regarding the design or structural integrity of the building are acceptable. |
| 003: | Subcontractor has reviewed all Structural and Architectural drawings and is responsible for all Lightweight Concrete, 1" Gypsum Underlayment, Acoustimat & Perimeter Isolation per the plans and specifications. |
| 004: | Subcontractor shall seal all cracks and holes prior to placing any concrete per the manufacturer recommendations. |
| 005: | Subcontractor shall furnish and install perimeter isolation strip at all areas receiving Acoustimat sound mat per the manufactures recommendations, plans, specifications, and all agencies having jurisdiction. |
| 006: | Subcontractor shall furnish and install all control strips and /or expansion joints as per the plans, specifications an all agencies have jurisdiction. Subcontractor has agreed to install sheet metal espansion joint and isolation at areas transitioning from gysum over Accoustimat to gypsum over plywood. |
| 007: | Subcontractor shall furnish and install approved latex glue over the Sub Floor prior to placement of concrete, in accordance with Manufacturer recommendations. |
| 008: | Subcontractor shall furnish and install 1" Gypcrete 2000 in all interior units, corridors and plywood stair landings carefully to a smooth flat finish with a tolerance of 1/8" in all areas where spans are less than 6'-0", and 1/4" per 10'-0" in all other areas. |
| 009: | Subcontractor shall furnish and install Acoustimat II 1/4" sound underlayment with perimeter isolation strips at all surface areas in 2nd, 3rd & 4th floor units except bedrooms and dens. Subcontractor acknowledges that the hard surface area has been increased to all other areas. |
| 010: | Subcontractor shall furnish and install 3-1/2" (maximum) lightweight concrete over Enkosonic Sound Mat at the A/C Pads on the roof. |
| 011: | Subcontractor has included all mobilizations as required for the installation of the gypsum underlayment and lightweight concrete as required for A/C pads, units and corridors. |
| 012: | Subcontractor shall use great care not to install any products over faulty workmanship. If they do any needed repairs shall be the sole responsibility of this Subcontractor pay for all the costs. |
| 013: | All gypsum underlayment at cabinet areas and door thresholds to be flat with no detectable high or low points that could prevent the proper installation of doors and cabinets. |
| 014: | Subcontractor to grind or fill gypsum areas below all metal doors, unit entry doors etc, to level prior to door hanging operations as scheduled by Contractor's superintendent. It is the Subcontractor's responsibility to create a smooth transition at all doorways. |
| 015: | Subcontractor shall repair any damage and/or cleaning of any residue caused by their operations. |
| 016: | Subcontractor shall patch or repair any flaws in the gypsum installation that could prevent the proper installation of vinyl, wood, or tile flooring. |
| 017: | Subcontractor shall remove and dispose of all debris generated by their operations on any adjacent surfaces. |
| 018: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 019: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 020: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 021: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittals |
| 002: | Building C Prelim Pour #1 |
| 003: | Building C Prelim Pour #2 |
| 004: | Building C Prelin Pour #3 |
| 005: | Building C, 2nd Floor, Pour #1 |
| 006: | Building C, 2nd Floor, Pour #2 |
| 007: | Building C, 2nd Floor, Pour #3 |
| 008: | Building C, 3rd Floor, Pour #1 |
| 009: | Building C, 3rd Floor, Pour #2 |
| 010: | Building C, 3rd Floor, Pour #3 |
| 011: | Building C, 4th Floor, Pour #1 |
| 012: | Building C, 4th Floor, Pour #2 |
| 013: | Building C, 4th Floor, Pour #3 |
| 014: | Building B Prelim Pour #1 |
| 015: | Building B Prelim Pour #2 |
| 016: | Building B Prelin Pour #3 |
| 017: | Building B, 2nd Floor, Pour #1 |
| 018: | Building B, 2nd Floor, Pour #2 |
| 019: | Building B, 2nd Floor, Pour #3 |
| 020: | Building B, 3rd Floor, Pour #1 |
| 021: | Building B, 3rd Floor, Pour #2 |
| 022: | Building B, 3rd Floor, Pour #3 |
| 023: | Building B, 4th Floor, Pour #1 |
| 024: | Building B, 4th Floor, Pour #2 |
| 025: | Building B, 4th Floor, Pour #3 |
| 026: | Building C A/C Pads |
| 027: | Building B A/C Pads |
| 028: | Closeout Documents |

Original Contract Amount: 398206.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Added Acoustimat |
| 002: | Increase Gypcrete to 1-1/2" in Units and 2" Hardrock in Corridors |
| 003: | Cell Crete Initial OCIP Deduct |
| 004: | Add Isolation Strips at 2nd and 3rd Floor of Building B |
| 005: | Backcharge for Building C Caulking due to Unlevel floor |
| 006: | Surface Mounted Auto Door Bottoms at Entry Doors Bldg B |
| 007: | Cell-Crete Final OCIP Deduct |

Final Contract Amount with Change Orders: 398206.0000

**Subcontractor Data, By Subcontractor**

**Masco Contractor Services of CA, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Masco Contractor Services of CA, Inc.**TRADE: Insulation

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. If required by General Contractor. No costs for overtime or premium time shall be allowed or accepted. |
| 002: | It is agreed and understood hereon by Subcontractor that the Contractor is required by the Federal Trade Commission to represent to the purchaser of the building, the type and thickness of insulation that are installed in the building. The installer agrees, if he installs insulation of types and thickness materially different from those stated above, he will indemnify and defend (including court costs and fees of attorneys and expert witnesses) the builder from any claims asserted against the builder as a result of such discrepancies by (a) private individuals or (b) the Federal Trade Commission. |
| 003: | Subcontractor agrees to install the R-value insulation per the plans, specifications Title 24 Energy Calculations and all STC requirements. |
| 004: | Subcontractor shall begin insulation installation within 48 hours after being notified by Contractor's superintendent. |
| 005: | All insulation materials shall be certified with the California quality standards for insulating materials. |
| 006: | Subcontractor shall supply and install all unfaced batts per plans and specifications. Unless otherwise noted, provide the following: |
| 007: | Subcontractor agrees to install all batt insulation behind electrical outlets in such a manner as to allow subsequent sub-trades to see outlets. This Subcontractor shall be responsible for any costs incurred to locate covered outlets. |
| 008: | Subcontractor shall install all batt insulation per the manufacturer's instructions and in accordance with industry standard practices. |
| 009: | Subcontractor shall install all insulation with full coverage, with no voids or skips in the insulation barrier. |
| 010: | Subcontractor shall install all batts in single, full layers, such that the R-value is fully visible. |
| 011: | Subcontractor agrees to stuff all framing holes and chases with insulation to provide draft stopping. |
| 012: | Subcontractor has included separate move-ins to install insulation behind all fiberglass tubs against exterior walls, behind shear panels, all exterior channels, and any other areas requiring pre-insulation. Subcontractor shall secure insulation with wire or plastic sheeting nailed against the studs at double walls and trusses. Subcontractor shall leave extra, unopened bags of each type of insulation with the project superintendent for use on pre-insulation tasks between subcontractors visits to the project. |
| 013: | Subcontractor shall use only approved manufacturers in accordance with plans and specifications, State & Local codes and all agencies having jurisdiction. |
| 014: | Subcontractor shall supply and install all insulation batts to meet sound dampening requirements. |
| 015: | Subcontractor shall furnish and install R-30 unfaced Batts at first floor metal structure with patio above at Leasing/Recreation Building |
| 016: | Subcontractor shall furnish and install R-30 unfaced Batts at Building B and C Roof trusses and roof joists |
| 017: | Subcontractor shall furnish and install R-13 Unfaced Batts at the exterior walls |
| 018: | Subcontractor shall furnish and install 4" Roxul safing installed at the Leasing/Recreation building per details 7/AD42 |
| 019: | Subcontractor shall furnish and install R-11 unfaced batts between floors at buildings B and C to meet STC 50 |
| 020: | Subcontractor shall furnish and install R-11 unfaced batts at the party walls 1 side in double wall stud wall |
| 021: | Subcontractor shall furnish and install R-11 unfaced batts at the corridor walls |
| 022: | Subcontractor to install mineral wool draft stop at 10 foot on center horizontal and vertical spacing in required locations per City and State Building code |
| 023: | Subcontractor shall install Polyseal Expandable Sealant to caulk and seal around all plumbing and electrical penetrations into the building envelope. Subcontractor further agrees to caulk and seal around all window and door frames and between wall sole plates and floors as well as between exterior wall panels. Subcontractor is not to Polyseal over dirt, sawdust and debris. He is to notify job superintendent if such conditions are found. It is the responsibility of the Subcontractor to clean all excess Polyseal from windows, doorframes, etc. |
| 024: | Supply bags of R-30 insulation for framer to install in AC roof pads prior to closing. |
| 025: | Subcontractor agrees to supply Contractor's representative with a completed Insulation Certification letter to be delivered one week after insulation of each building that had been completely insulated and Polysealed. |
| 026: | Subcontractor understands that Pre-lim and Production Insulation will be install within 72 hours of notification. Masco also understands that there may be an occasional need to epedite installation in which this contractor will need to be on site the following day from notification. If the subcontractor fails an inspection they will remedy the problem no later than the following day. |
| 027: |  |
| 028: | Alternates |
| 029: | Subcontractor shall furnish and install 3" mineral wool at the corridor walls if required at Building B for $22,738 and Building C for $22,012. |

**Alternates**

**Exclusions**

**Schedule of Values**

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| --- | --- |
| 001: | Submittal |
| 002: | Recreation/Leasing building |
| 003: | R-30 Insulation Delivered for AC Pads |
| 004: | Building B 1st floor Pre-lim |
| 005: | Building B 2nd floor Pre-lim |
| 006: | Building B 3rd floor Pre-lim |
| 007: | Building B 4th floor Pre-lim |
| 008: | Building C 1st floor Pre-lim |
| 009: | Building C 2nd floor Pre-lim |
| 010: | Building C 3rd floor Pre-lim |
| 011: | Building C 4th floor Prelim |
| 012: | Building B Segment A Production 1st floor |
| 013: | Building B Segment B Production 1st floor |
| 014: | Building B Segment A Production 2nd floor |
| 015: | Building B Segment B Production 2nd floor |
| 016: | Building B Segment A Production 3rd floor |
| 017: | Building B Segment B Production 3rd floor |
| 018: | Building B Segment A Production 4th floor |
| 019: | Building B Segment B Production 4th floor |
| 020: | Building C Segment A Production 1st floor |
| 021: | Building C Segment B Production 1st floor |
| 022: | Building C Segment A Production 2nd floor |
| 023: | Building C Segment B Production 2nd floor |
| 024: | Building C Segment A Production 3rd floor |
| 025: | Building C Segment B Production 3rd floor |
| 026: | Building C Segment A Production 4th floor |
| 027: | Building C Segment B Production 4th floor |
| 028: | Closeout Documents |

Original Contract Amount: 182691.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Masco Initial OCIP Deduct |
| 002: | Install 2nd Layer of R-11 at Party Walls |
| 003: | Backcharge for Drywall Repairs due to Late Installation of Polyseal |
| 004: | Balance of Party Wall R-11 Installation |
| 005: | Add to furnish and install R-30 Unfaced Batts at Exterior Soffits |
| 006: | Mineral Wool at B Building Storefront Glass |
| 007: | Added Insulation at the Rec Building Per Owner (PCCO 21) |
| 008: | Masco Final OCIP Deduct |

Final Contract Amount with Change Orders: 182691.0000

**Subcontractor Data, By Subcontractor**

**Gateway Plastering**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Gateway Plastering**TRADE: Lath & Plaster

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General Contractor). No costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor acknowledges this is a Type V rated building. It is the responsibility of the Subcontractor to use the proper construction techniques to complete all fire rated assembles built upon or around Subcontractor's work. |
| 003: | It is hereby understood that the structures covered herein are to be built as shown on the approved plans and any variations or discrepancies noted shall be immediately brought to the attention of Contractor's Representative and resolved. No deviations regarding the design or structural integrity of the building are acceptable. |
| 004: | Subcontractor shall furnish and install all OSHA approved scaffolding required to perform their work. |
| 005: | Subcontractor has included the cost for scaffolding building B, building C and the Recreation building completely as directed by Cobalt Construction. Scaffolding shall begin as rough framing and shall remain on project until all trades are complete and Cobalt Construction directs subcontractor to remove from project site. |
| 006: | Subcontractor shall furnish and install fabric on scaffolding to protect adjacent areas from rebound (if required by General Contractor) where property line, street parking or other finish work is closer than 25-feet from the work. Subcontractor shall drape fabric from the top to bottom of the scaffolding at no additional cost. Subcontractor shall roll up fabric at the end of the work day to prevent adverse wind loads on the scaffolding. |
| 007: | Subcontractor shall allow the use of the scaffolding with permission, a signed waiver, and any other conditions of use that will be required by this Subcontractor. |
| 008: | Subcontractor shall furnish and install Two (2) layers of 60 minute rated asphalt saturated organic felt paper weather resistive barrier (WRB) to all surfaces of the entire building. |
| 009: | Subcontractor shall furnish and install all galvanized and aluminum metal accessories including but not limited to expansion joint (XJ-15), casing bead (milcor), drip screed, drip molding, screeds, soffit vents, control joints and all other lathing metals in accordance with plans, specifications, state and local codes and industry standards to provide a complete watertight stucco system. |
| 010: | Subcontractor shall use a minimum of a 4-inch lap at all horizontal splices and 6-inch lap at all vertical splices in the application. Stagger vertical joints. |
| 011: | Subcontractor shall seal all penetrations including around nails, prior to the scratch coat with a manufacturer approved sealant. |
| 012: | Subcontractor shall furnish and install an approved Bituthane, Self Adhesive Type Product to all Recessed Windows, horizontal surfaces or projections and parapet walls two inches (2") or greater to provide additional protection. |
| 013: | Subcontractor shall seal with and approved Self Adhesive Bituthane type product at all areas that will have railings, eye brows and etc. prior to the lathing operation. |
| 014: | Subcontractor shall furnish and install Metal Lath under ASTM C847 Standard Specification for Expanded Metal Lath and provide Accessories under ASTM C1063, galvanized steel accessories. |
| 015: | Subcontractor shall furnish and install 3.4 diamond lath at all vertical surfaces, using a sutible fasteners in accordance with manufacturers recommendations and industry standards. Subcontractor shall furnish and install 3.4 Hi-Rib lath at all horizontal surfaces installed using a sutible fastener in accordance with manufacturers recommendations and industry standards. |
| 016: | Subcontractor shall furnish and install all Square Corner Aide at all the outside corners of the building. |
| 017: | Subcontractor shall furnish and install all control and expansion joints per the plans, specifications, industry standards, state and local codes and all agencies having jurisdiction. |
| 018: | Subcontractor shall use string lines from the top of the building to the bottom to set all corners plumb, straight and true. |
| 019: | Subcontractor shall use string lines and shims when installing all metal to insure that all finished surfaces are plumb, straight and true. |
| 020: | Subcontractor shall furnish and install Polymask to protect windows, doors, and all other finish surfaces from overspray as required. |
| 021: | Subcontractor shall furnish and install all additional masking to protect finishes installed proir to the lath and plaster system that may be required to insure that adjacent surfaces are thoroughly protected throughout the entire stucco process i.e. exterior siding, railings, decorative steel etc. |
| 022: | Subcontract shall maintain the masking and repair as needed before moving on to the next coat. |
| 023: | Subcontractor shall furnish and install a three (3) coat plaster system that conforms to the ASTM C 926, the PCA Portland Cement Plaster Manual, and the Lath and Plaster Information Bureau Manual, latest edition. |
| 024: | Subcontractor shall furnish and install the Scratch Coat and wait 48 hours before starting the Brown Coat in accordance with state and local codes, manufacturers recommendations and industry standards. |
| 025: | Subcontractor shall wait for seven (7) to ten (10) days between the Brown Coat and the Color Coat in accordance with state and local codes, manufacturers recommendations and industry standards. |
| 026: | Subcontractor shall furnish labor to spray water on the "Scratch" and "Brown" coats to help the curing process. |
| 027: | Subcontractor shall furnish and install all High Density foam material in shapes as approved by owner and architect and installed in accordance with plans, specifications, state and local codes, manufacturers recommendations and industry standards. |
| 028: | Subcontractor shall furnish and install 2 coat stucco system over CMU block at fireplace structure in accordance with L6.08, to be finished in accordance with L3.00 / M3. |
| 029: | Subcontractor shall furnish and install 2 coat stucco system over CMU block at BBQ structure in accordance with L6.07, to be finished in accordance with L3.00 / M4A. |
| 030: | Color Coat; shall be in accordance with plans and specifications. |
| 031: | Finish Texture; Texture shall be in accordance with plans and specifications (16/20 sand). |
| 032: | Subcontractor shall provide product data and a 4' X 4' mock-ups for approval by owner and architect at the project site. Mock-ups shall provided for approvals in the time frame designated by the General Contractor. Mock-ups to represent both color(s) and textures in accordance with plans and specifications. |
| 033: | Subcontractor shall remove all wire and paper debris generated by their work and place in trash bins provided by others. This is to be done prior to applying the Scratch Coat. |
| 034: | Subcontractor shall provide labor to pull the rebound three feet (3'-0") away from all walls to facilitate the clean up operation by others. |
| 035: | Subcontractor shall protect adjacent work from spoiling, splattering, moisture damage or other harmful effects of plaster applications. Subcontractor shall remove all rebound from the planks after Brown Coat. |
| 036: | Subcontractor shall remove all plaster material from private balcony patios and decks and locate debris in a area for pick up and removal by others. |
| 037: | Subcontractor shall use extra care when dropping down the rebound off the planks to protect the windows. |
| 038: | Subcontractor shall advise the Contractors Superintendent of any damaged windows prior to the start of any of Scratch, Brown, or Color operations. |
| 039: | Subcontractor shall remove all masking and place it in trash bins provided by others. Special care should be used when removing masking not to scratch the windows. |
| 040: | Subcontractor shall clean windows, window tracks, doors, sliding door tracks and all adjacent surfaces free of stucco or texture over spray and verify these are returned to correct opening or sliding operations upon the completion of this scope of work. |
| 041: | Subcontractor shall remove all tools, miscellaneous hardware and materials left over at the end of each phase of subcontractors operation. |
| 042: | Subcontractor shall furnish labor and material to patch areas after the scaffold anchors are removed. These patches shall blend with the surrounding surfaces in texture and color. |
| 043: | Subcontractor agrees to fix minor repairs, scratches and dings but excessive repairs will be back charged to the appropriate trade. |
| 044: | Subcontractor shall furnish labor and materials to patch areas where forms were striped, discoloration that occurred during construction, repair cracks that are in excess to the industry standard of best building practices, and fog coat as needed at no additional cost to the contract. |
| 045: | After completion of lath and plaster operations, Subcontractor shall perform a walkthrough with Project Superintendent and a representative from the painting company. All three parties must agree that the exterior is "ready for paint". Any defects in the lath and plaster as noted in this walkthrough must be corrected immediately to the satisfaction of the Project Superintendent and painting representative. |
| 046: | Subcontractor shall be responsible for creating and implementing his own punch list. Once the punch list work is completed, the Contractor's Superintendent shall create his own punch list. |

**Alternates**

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| 001: | Deduct for "paint grade" finish in lieu of intergal color; $ 7,418.00 |

**Exclusions**

**Schedule of Values**

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| --- | --- |
| 001: | Approved Submittals |
| 002: | Building B Scaffolding Install 1st Floor East Elevation |
| 003: | Building B Scaffolding Install 2nd Floor East Elevation |
| 004: | Building B Scaffolding Install 3rd Floor East Elevation |
| 005: | Building B Scaffolding Install 4th Floor East Elevation |
| 006: | Building B Scaffolding Install 1st Floor South Elevation |
| 007: | Building B Scaffolding Install 2nd Floor South Elevation |
| 008: | Building B Scaffolding Install 3rd Floor South Elevation |
| 009: | Building B Scaffolding Install 4th Floor South Elevation |
| 010: | Building B Scaffolding Install 1st Floor West Elevation |
| 011: | Building B Scaffolding Install 2nd Floor West Elevation |
| 012: | Building B Scaffolding Install 3rd Floor West Elevation |
| 013: | Building B Scaffolding Install 4th Floor West Elevation |
| 014: | Building B Scaffolding Install 1st Floor North Elevation |
| 015: | Building B Scaffolding Install 2nd Floor North Elevation |
| 016: | Building B Scaffolding Install 3rd Floor North Elevation |
| 017: | Building B Scaffolding Install 4th Floor North Elevation |
| 018: | Building B Scaffolding Install 1st Floor North Courtyard Elevations |
| 019: | Building B Scaffolding Install 2nd Floor North Courtyard Elevations |
| 020: | Building B Scaffolding Install 3rd Floor North Courtyard Elevations |
| 021: | Building B Scaffolding Install 4th Floor North Courtyard Elevations |
| 022: | Building B Scaffolding Install 1st Floor South Courtyard Elevations |
| 023: | Building B Scaffolding Install 2nd Floor South Courtyard Elevations |
| 024: | Building B Scaffolding Install 3rd Floor South Courtyard Elevations |
| 025: | Building B Scaffolding Install 4th Floor South Courtyard Elevations |
| 026: | Building B Lathing Install 1st Floor East Elevation |
| 027: | Building B Lathing Install 2nd Floor East Elevation |
| 028: | Building B Lathing Install 3rd Floor East Elevation |
| 029: | Building B Lathing Install 4th Floor East Elevation |
| 030: | Building B Lathing Install 1st Floor South Elevation |
| 031: | Building B Lathing Install 2nd Floor South Elevation |
| 032: | Building B Lathing Install 3rd Floor South Elevation |
| 033: | Building B Lathing Install 4th Floor South Elevation |
| 034: | Building B Lathing Install 1st Floor West Elevation |
| 035: | Building B Lathing Install 2nd Floor West Elevation |
| 036: | Building B Lathing Install 3rd Floor West Elevation |
| 037: | Building B Lathing Install 4th Floor West Elevation |
| 038: | Building B Lathing Install 1st Floor North Elevation |
| 039: | Building B Lathing Install 2nd Floor North Elevation |
| 040: | Building B Lathing Install 3rd Floor North Elevation |
| 041: | Building B Lathing Install 4th Floor North Elevation |
| 042: | Building B Lathing Install 1st Floor North Courtyard Elevations |
| 043: | Building B Lathing Install 2nd Floor North Courtyard Elevations |
| 044: | Building B Lathing Install 3rd Floor North Courtyard Elevations |
| 045: | Building B Lathing Install 4th Floor North Courtyard Elevations |
| 046: | Building B Lathing Install 1st Floor South Courtyard Elevations |
| 047: | Building B Lathing Install 2nd Floor South Courtyard Elevations |
| 048: | Building B Lathing Install 3rd Floor South Courtyard Elevations |
| 049: | Building B Lathing Install 4th Floor South Courtyard Elevations |
| 050: | Building B Scratch & Brown Install 1st Floor East Elevation |
| 051: | Building B Scratch & Brown Install 2nd Floor East Elevation |
| 052: | Building B Scratch & Brown Install 3rd Floor East Elevation |
| 053: | Building B Scratch & Brown Install 4th Floor East Elevation |
| 054: | Building B Scratch & Brown Install 1st Floor South Elevation |
| 055: | Building B Scratch & Brown Install 2nd Floor South Elevation |
| 056: | Building B Scratch & Brown Install 3rd Floor South Elevation |
| 057: | Building B Scratch & Brown Install 4th Floor South Elevation |
| 058: | Building B Scratch & Brown Install 1st Floor West Elevation |
| 059: | Building B Scratch & Brown Install 2nd Floor West Elevation |
| 060: | Building B Scratch & Brown Install 3rd Floor West Elevation |
| 061: | Building B Scratch & Brown Install 4th Floor West Elevation |
| 062: | Building B Scratch & Brown Install 1st Floor North Elevation |
| 063: | Building B Scratch & Brown Install 2nd Floor North Elevation |
| 064: | Building B Scratch & Brown Install 3rd Floor North Elevation |
| 065: | Building B Scratch & Brown Install 4th Floor North Elevation |
| 066: | Building B Scratch & Brown Install 1st Floor North Courtyard Elevations |
| 067: | Building B Scratch & Brown Install 2nd Floor North Courtyard Elevations |
| 068: | Building B Scratch & Brown Install 3rd Floor North Courtyard Elevations |
| 069: | Building B Scratch & Brown Install 4th Floor North Courtyard Elevations |
| 070: | Building B Scratch & Brown Install 1st Floor South Courtyard Elevations |
| 071: | Building B Scratch & Brown Install 2nd Floor South Courtyard Elevations |
| 072: | Building B Scratch & Brown Install 3rd Floor South Courtyard Elevations |
| 073: | Building B Scratch & Brown Install 4th Floor South Courtyard Elevations |
| 074: | Building B Foam & Color Install 1st Floor East Elevation |
| 075: | Building B Foam & Color Install 2nd Floor East Elevation |
| 076: | Building B Foam & Color Install 3rd Floor East Elevation |
| 077: | Building B Foam & Color Install 4th Floor East Elevation |
| 078: | Building B Foam & Color Install 1st Floor South Elevation |
| 079: | Building B Foam & Color Install 2nd Floor South Elevation |
| 080: | Building B Foam & Color Install 3rd Floor South Elevation |
| 081: | Building B Foam & Color Install 4th Floor South Elevation |
| 082: | Building B Foam & Color Install 1st Floor West Elevation |
| 083: | Building B Foam & Color Install 2nd Floor West Elevation |
| 084: | Building B Foam & Color Install 3rd Floor West Elevation |
| 085: | Building B Foam & Color Install 4th Floor West Elevation |
| 086: | Building B Foam & Color Install 1st Floor North Elevation |
| 087: | Building B Foam & Color Install 2nd Floor North Elevation |
| 088: | Building B Foam & Color Install 3rd Floor North Elevation |
| 089: | Building B Foam & Color Install 4th Floor North Elevation |
| 090: | Building B Foam & Color Install 1st Floor North Courtyard Elevations |
| 091: | Building B Foam & Color Install 2nd Floor North Courtyard Elevations |
| 092: | Building B Foam & Color Install 3rd Floor North Courtyard Elevations |
| 093: | Building B Foam & Color Install 4th Floor North Courtyard Elevations |
| 094: | Building B Foam & Color Install 1st Floor South Courtyard Elevations |
| 095: | Building B Foam & Color Install 2nd Floor South Courtyard Elevations |
| 096: | Building B Foam & Color Install 3rd Floor South Courtyard Elevations |
| 097: | Building B Foam & Color Install 4th Floor South Courtyard Elevations |
| 098: | Building C Scaffolding Install 1st Floor East Elevation |
| 099: | Building C Scaffolding Install 2nd Floor East Elevation |
| 100: | Building C Scaffolding Install 3rd Floor East Elevation |
| 101: | Building C Scaffolding Install 4th Floor East Elevation |
| 102: | Building C Scaffolding Install 1st Floor South Elevation |
| 103: | Building C Scaffolding Install 2nd Floor South Elevation |
| 104: | Building C Scaffolding Install 3rd Floor South Elevation |
| 105: | Building C Scaffolding Install 4th Floor South Elevation |
| 106: | Building C Scaffolding Install 1st Floor West Elevation |
| 107: | Building C Scaffolding Install 2nd Floor West Elevation |
| 108: | Building C Scaffolding Install 3rd Floor West Elevation |
| 109: | Building C Scaffolding Install 4th Floor West Elevation |
| 110: | Building C Scaffolding Install 1st Floor North Elevation |
| 111: | Building C Scaffolding Install 2nd Floor North Elevation |
| 112: | Building C Scaffolding Install 3rd Floor North Elevation |
| 113: | Building C Scaffolding Install 4th Floor North Elevation |
| 114: | Building C Scaffolding Install 1st Floor Courtyard Elevation |
| 115: | Building C Scaffolding Install 2nd Floor Courtyard Elevation |
| 116: | Building C Scaffolding Install 3rd Floor Courtyard Elevation |
| 117: | Building C Scaffolding Install 4th Floor Courtyard Elevation |
| 118: | Building C Lathing Install 1st Floor East Elevation |
| 119: | Building C Lathing Install 2nd Floor East Elevation |
| 120: | Building C Lathing Install 3rd Floor East Elevation |
| 121: | Building C Lathing Install 4th Floor East Elevation |
| 122: | Building C Lathing Install 1st Floor South Elevation |
| 123: | Building C Lathing Install 2nd Floor South Elevation |
| 124: | Building C Lathing Install 3rd Floor South Elevation |
| 125: | Building C Lathing Install 4th Floor South Elevation |
| 126: | Building C Lathing Install 1st Floor West Elevation |
| 127: | Building C Lathing Install 2nd Floor West Elevation |
| 128: | Building C Lathing Install 3rd Floor West Elevation |
| 129: | Building C Lathing Install 4th Floor West Elevation |
| 130: | Building C Lathing Install 1st Floor North Elevation |
| 131: | Building C Lathing Install 2nd Floor North Elevation |
| 132: | Building C Lathing Install 3rd Floor North Elevation |
| 133: | Building C Lathing Install 4th Floor North Elevation |
| 134: | Building C Lathing Install 1st Floor Courtyard Elevation |
| 135: | Building C Lathing Install 2nd Floor Courtyard Elevation |
| 136: | Building C Lathing Install 3rd Floor Courtyard Elevation |
| 137: | Building C Lathing Install 4th Floor Courtyard Elevation |
| 138: | Building C Scratch & Brown Install 1st Floor East Elevation |
| 139: | Building C Scratch & Brown Install 2nd Floor East Elevation |
| 140: | Building C Scratch & Brown Install 3rd Floor East Elevation |
| 141: | Building C Scratch & Brown Install 4th Floor East Elevation |
| 142: | Building C Scratch & Brown Install 1st Floor South Elevation |
| 143: | Building C Scratch & Brown Install 2nd Floor South Elevation |
| 144: | Building C Scratch & Brown Install 3rd Floor South Elevation |
| 145: | Building C Scratch & Brown Install 4th Floor South Elevation |
| 146: | Building C Scratch & Brown Install 1st Floor West Elevation |
| 147: | Building C Scratch & Brown Install 2nd Floor West Elevation |
| 148: | Building C Scratch & Brown Install 3rd Floor West Elevation |
| 149: | Building C Scratch & Brown Install 4th Floor West Elevation |
| 150: | Building C Scratch & Brown Install 1st Floor North Elevation |
| 151: | Building C Scratch & Brown Install 2nd Floor North Elevation |
| 152: | Building C Scratch & Brown Install 3rd Floor North Elevation |
| 153: | Building C Scratch & Brown Install 4th Floor North Elevation |
| 154: | Building C Scratch & Brown Install 1st Floor Courtyard Elevation |
| 155: | Building C Scratch & Brown Install 2nd Floor Courtyard Elevation |
| 156: | Building C Scratch & Brown Install 3rd Floor Courtyard Elevation |
| 157: | Building C Scratch & Brown Install 4th Floor Courtyard Elevation |
| 158: | Building C Foam & Color Install 1st Floor East Elevation |
| 159: | Building C Foam & Color Install 2nd Floor East Elevation |
| 160: | Building C Foam & Color Install 3rd Floor East Elevation |
| 161: | Building C Foam & Color Install 4th Floor East Elevation |
| 162: | Building C Foam & Color Install 1st Floor South Elevation |
| 163: | Building C Foam & Color Install 2nd Floor South Elevation |
| 164: | Building C Foam & Color Install 3rd Floor South Elevation |
| 165: | Building C Foam & Color Install 4th Floor South Elevation |
| 166: | Building C Foam & Color Install 1st Floor West Elevation |
| 167: | Building C Foam & Color Install 2nd Floor West Elevation |
| 168: | Building C Foam & Color Install 3rd Floor West Elevation |
| 169: | Building C Foam & Color Install 4th Floor West Elevation |
| 170: | Building C Foam & Color Install 1st Floor North Elevation |
| 171: | Building C Foam & Color Install 2nd Floor North Elevation |
| 172: | Building C Foam & Color Install 3rd Floor North Elevation |
| 173: | Building C Foam & Color Install 4th Floor North Elevation |
| 174: | Building C Foam & Color Install 1st Floor Courtyard Elevation |
| 175: | Building C Foam & Color Install 2nd Floor Courtyard Elevation |
| 176: | Building C Foam & Color Install 3rd Floor Courtyard Elevation |
| 177: | Building C Foam & Color Install 4th Floor Courtyard Elevation |
| 178: | Recreation Building Scaffolding Install |
| 179: | Recreation Building Lath Install |
| 180: | Recreation Building Scratch & Brown Install |
| 181: | Recreation Building Foam & Color Install |
| 182: | Fire Place Structure Complete |
| 183: | BBQ Structure Complete |
| 184: | Closeout Documents |

Original Contract Amount: 975960.0000

**Change Orders**

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| 001: | Water Wall Face Finish |
| 002: | Gateway Plastering Initial OCIP Deduct |
| 003: | Backcharge for Damaged Econo-Vents on Roof |
| 004: | Plastering Extras Due to Canopy Design Issues |
| 005: | Stucco Work at Courtyard EB3 Elevator |
| 006: | Backcharge for Balcony Rail Repair |
| 007: | Rework Stucco at Fireplace after Cutting Opening to Accommodate Added Television |
| 008: | Gateway Plastering Final OCIP Deduct |

Final Contract Amount with Change Orders: 975960.0000

**Subcontractor Data, By Subcontractor**

**Rockwell Drywall, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Rockwell Drywall, Inc.**TRADE: Drywall & Metal Stud Framing

**Project Specific Scope of Work**

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| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General Contractor to maintain construction schedule). No costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor shall furnish and install drywall and steel stud work at Building B, Building C and Recreation Building in accordance with plans, specifications, state and local codes and all agencies having jurisdictions. |
| 003: | Subcontractor acknowledges this is a Type V rated building. It is the responsibility of the Subcontractor to supply and install the correct thickness and type of drywall necessary at all fire rated walls and assemblies. All wall and shaft types, or ratings, are to be a part of this contract, even if not expressly noted on plans. Subcontractor shall facilitate the proper construction techniques to complete all fire rated assembles built upon or around Subcontractor's work. |
| 004: | Subcontractor shall furnish and install all drywall draft stop, draft stops at mansard roof areas and rated partitions for fire assemblies as needed in accordance with plans, specifications state and local codes, indusrty standards and all agencies having jurisdiction. |
| 005: | Subcontractor shall furnish and install 5/8" type X gypsum board typical throughout, unless noted otherwise. |
| 006: | Subcontractor shall furnish and install proprietary wallboard systems per plans and specifications. Where proprietary assemblies are to be used or called out for in the specifications, subcontractor is to use exact board materials, screws, etc., as required to meet those assembly requirements. Substitutions will be allowed only with both Architect and Building and Safety approval. |
| 007: | Subcontractor shall furnish and install fire rated acoustical caulking at all unit perimeter walls in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. |
| 008: | Subcontractor shall furnish and install either "bullnose" or "standard" cornerbead as selected by owner. All cornerbead shall be metal and installed plumb by the use of nails, screws or staples in accordance with industry standards. Windows and back of closets shall receive standard cornerbead. |
| 009: | Subcontractor shall furnish and install rated shaft wall systems for stairs, trash chutes, elevator MEP shafts, etc. For stair and stair platform sections and per plans and specifications. |
| 010: | Subcontractor shall furnish and install assemblies that meet the acoustical requirements as defined by the Title 24 reports, acoustical engineer, plans and specifications. |
| 011: | Subcontractor shall furnish and install all metal stud framing at walls and drop ceilings per the plans and specifications, to include all steel stud and drywall walls indicated below the podium level as indicated. |
| 012: | Subcontractor shall furnish and install metal stud soffits in kitchen, hallways, living room, laundry room, closets, bathrooms and bedrooms as needed in accordance with the plans and specifications. |
| 013: | Subcontractor shall construct all metal stud framing, soffits, drops, lids, walls, partitions, shafts, etc. using the construction methods detailed in the approved plans. |
| 014: | Subcontractor shall supply and install all metal stud framed soffits for ductwork and HVAC units in accordance with the specifications and in coordinated with Mechanical Subcontractors required layout and schedule. |
| 015: | Subcontractor shall furnish and install preliminary drywall at all bath tubs, fire rated spaces, elevators, trash chute, recessed lights, fresh air duct, bath exhaust, kitchen exhaust, laundry exhaust, plumbing or mechanical bays or shafts, electrical panels, ice maker box, tub traps, corridor ceilings and all other areas as required by state and local codes, plans, specifications, Contractors's Superintendent's direction and all agencies having jurisdiction. All fire taping of all preliminary drywall per the plans, specifications, and all agencies having jurisdiction. |
| 016: | Subcontractor shall furnish and install all exterior drywall in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. Subcontractor shall use Dens Glass Gold at all exterior conditions. Subcontractor shall have use of scaffolding to epedite the exterior drywall installation (scaffolding by others). |
| 017: | Subcontractor shall drywall mud all gaps between the HVAC Metal Registers and Fan Coil Units to provide a tight seal in accordance with LEED equivelency Requirements. |
| 018: | Subcontractor shall not stock any drywall that covers work or blocks the work of others. Should Subcontractor's materials block access to others from their required work this Subcontractor will move and restack his materials as a part of this contract. |
| 019: | Subcontractor shall furnish all labor and equipment to stock drywall and drywall materials throughout the project as directed by superintendent. Drywall production of the type V wood framing areas shall comence at the 1st floor and continue to the roof, subcontractor has included all costs associated with this operation. |
| 020: | if required, subcontractor shall provide temporary shoring for all stocked drywall stacks in accordance with industry standards. Subcontractor has included all labor to patch, tape, texture and finish all patched areas due to this operation. Patches shall be seamless and blend with the production drywall operation. |
| 021: | Subcontractor shall not stock any drywall that blocks halls, corridors or emergency egress Should Subcontractor's materials block access or egress, Subcontractor will move and restack his materials as a part of this contract. |
| 022: | Subcontractor shall protect drywall stacks, if required to do so from Inclement weather. |
| 023: | Subcontractor shall be responsible for stocking of all drywall materials in locations as directed by the Contractors Superintendent. |
| 024: | Subcontractor acknowledges that the drywall production operation (installation) of the type V wood framing areas shall comence at the 1st wood framing level and continue to the roof, subcontractor has included all costs associated with this operation. |
| 025: | Subcontractor shall take care not to damage the work of others. Subcontractor shall be responsible for any and all damage performed by his trade to the work of others. |
| 026: | Subcontractor shall mark stud walls and ceiling for "out of plumb" or "out of plane" conditions that may impact drywall finish prior to installation. Subcontractor shall not cover substandard work or conditions. |
| 027: | Subcontractor shall attach drywall by nailing the perimeter and screwing the field in acorrdance with industry standards, state and local codes, plans, specifications and in accordance with all agencies having jurisdiction. |
| 028: | Subcontractor shall horn over all openings to reduce cracking at doors and windows heads. No fill pieces over headers will be accepted. |
| 029: | Subcontractor shall install all drywall true, flat, and free of bumps, waves, or bulges. All joints shall be taped, filled with gypsum joint compound until all joints are smooth, feathered and free of defects in accordance with industry standards. |
| 030: | Subcontractor shall neatly fill with a suitable material all gaps or areas where gypsum board contacts adjacent surfaces including, but not limited to, window and door frames, stucco metals, under granite counters and other surfaces that abut or adjoin drywall. |
| 031: | Subcontractor shall furnish and install all drywall accessories to include; RC 1 & 2 Channels, L Metals, Hat Channels, RSIC-Clips and all other drywall accessories to provide a complete drywall system in accordance with plans, specifications, industry standards, state and local codes and all agencies having jurisdiction. |
| 032: | Subcontractor shall attach drywall to RC channel being careful not to screw the channel into the wood members supporting the channel. Note: Colored screws can help the inspection agencies insure that the proper attachment is achieved |
| 033: | Subcontractor shall furnish and install over drywall Hamiltons Prep-Coat or approved equal at all common areas, this is to reduce "highlighting" of taped joints after painting. |
| 034: | Subcontractor shall furnish for approval by owner and contractor samples of wall and ceiling texture finish prior to the texture operations . The level for the drywall finish shall be three (3), medium orange peel texture at walls and ceilings. |
| 035: | Subcontractor shall pick up, remove, load and haul off site ("scrap-out") all unused drywall after the preliminary drywall operation. Subcontractor shall provide all recycle certificates to General Contractor in accordance with the City of San Diego requirements. |
| 036: | Subcontractor shall pick up, remove, load and haul off site ("scrap-out") all unused drywall after the production drywall hanging operation. Subcontractor shall provide all recycle certificates to General Contractor in accordance with the City of San Diego requirements. |
| 037: | Subcontractor shall provide labor to scrape, sweep, pick up and haul off (industrial clean) all debris after the drywall texturing operation. |
| 038: | After completion of drywall operations, Subcontractor shall perform a walkthrough with Project Superintendent and a representative from the painting company. All three parties must agree that the gypsum board is "ready for paint". Any defects in the gypsum board as noted in this walkthrough must be corrected immediately to the satisfaction of the Project Superintendent and painting representative. |
| 039: | Subcontractor shall funish labor and material to provide 1st "pick-up" walk through and repairs after texturing operation |
| 040: | Subcontractor shall furnish labor and material to provide 2nd "pick-up" walk through and repairs after finish carpentry and cabinet installation. |
| 041: | Subcontractor shall furnish labor and material to provide 3rd "pick-up" walk through and repairs after hard surface flooring installation. |
| 042: | Subcontractor shall provide for a final walk through with the onsite superintendent for the purpose of "accepting " the final drywall for quality control. Subcontractor shall be responsible for creating and implementing their internal final punch list of repairs. Once the punch list work is completed, the Project Superintendent shall walk through project to inspect drywall for acceptance. |
| 043: | Subcontractor agrees to fix minor repairs, but excessive repairs will be charged back to the appropriate subcontractors. |
| 044: | Subcontractor agrees to replace all mold infected drywall as a part of the contract, but excessive mold repairs (more than 20 square feet per occurrence) caused by water damage shall be charged back to the appropriate subcontractors if applicable. |

**Alternates**

**Exclusions**

**Schedule of Values**

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| --- | --- |
| 001: | APPROVED SUBMITTALS |
| 002: | REC BLDG STEEL STUD 1ST FLOOR |
| 003: | REC BLDG STOCK 1ST FLOOR |
| 004: | REC BLDG HANG/TAPE 1ST FLOOR |
| 005: | REC BLDG TEXTURE 1ST FLOOR |
| 006: | REC BLDG STEEL STUD 2ND FLOOR |
| 007: | REC BLDG STOCK 2ND FLOOR |
| 008: | REC BLDG HANG/TAPE 2ND FLOOR |
| 009: | REC BLDG TEXTURE 2ND FLOOR |
| 010: | BLDG B GARAGE LEV B SEG A STEEL STUD |
| 011: | BLDG B GARAGE LEV B SEG A STOCK |
| 012: | BLDG B GARAGE LEV B SEG A NAIL |
| 013: | BLDG B GARAGE LEV B SEG A TEXTURE |
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| 168: | BLDG C COM AREA 4TH FLOOR SEG B NAIL |
| 169: | BLDG C COM AREA 4TH FLOOR SEG B TEXTURE |
| 170: | CLOSEOUT DOCUMENTS |

Original Contract Amount: 3247142.0000

**Change Orders**

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| --- | --- |
| 001: | Rockwell Drywall Initial OCIP Deduct |
| 002: | Installation of Mold Tough in Lieu of 5/8" Type X Drywall |
| 003: | Drywall Patch in Model Unit |
| 004: | Backcharges for Site Repairs and DelaTorre OCIP Deduct |
| 005: | Drywall Repairs Due to Late Installation of Polyseal |
| 006: | Change Metal Framing at 4th Floor B Units |
| 007: | Steel Stud Framing at Elevator Doors |
| 008: | Credit for Deleted Entry Soffits |
| 009: | Drywall R&R for Moisture Mitigation Building C |
| 010: | Rec Building Drywall Changes |
| 011: | A2b and EB3 Drywall Changes |
| 012: | Repair Water Damage to Flooring Unit 306 |
| 013: | Drywall Repairs at Unit Entry due to Framing Error |
| 014: | Added Mailroom Metal Framing |
| 015: | Drywall Repairs at A3 Vanity Cabinets |
| 016: | Drywall Repairs in Units 153, 253, 353 |
| 017: | Drywall Repairs at Replaced Storage Room Door next to Unit 301 |
| 018: | Drywall Repairs at (8) Corridor Walls next to Fire Doors |
| 019: | Drywall Repairs at (14) Units & REC Due to Plumbing Fixes |
| 020: | REC Room Drywall Repairs Due to Plumbing Leak |
| 021: | Various Site Drywall Repairs |
| 022: | Drywall Repair due to Framing Damage to Water Pipes |
| 023: | Installation of Beam in 4th Floor Units and Drywall Repairs due to Plumbing Leak |
| 024: | Site Drywall Changes at Superintendent Direction |
| 025: | Drywall Changes at Storefront and Repair at Storage Door at Unit 301 |
| 026: | Rockwell Drywall Final OCIP Deduct |
| 027: | Rockwell Drywall Budget Correction |

Final Contract Amount with Change Orders: 3247142.0000

**Subcontractor Data, By Subcontractor**

**Preferred Firestopping, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Preferred Firestopping, Inc.**TRADE: Firestopping

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by general contractor). No costs for overtime or premium time shall be accepted. |
| 002: | Subcontractor shall furnish and install a complete fire stopping system through all penetrations and fire rated assemblies. |
| 003: | All fire stopping systems shall be selected to maintain fire rating of the assembly in which it is used in accordance with the plans and specifications. |
| 004: | Subcontractor shall furnish and install all through penetration fire stopping systems for rated walls and floors that are required to resist spread of fire according to requirements indicated, resist passage of smoke and other gases per ASTM E814, but not less than that equaling or exceeding the fire resistance rating of constructions that are penetrated. |
| 005: | Subcontractor shall furnish and install fire stopping for all trades including but not limited to: Plumbing, Electrical, HVAC, Fire Sprinklers, Low Voltage, etc. through fire rated floor/ceiling assemblies, and all other locations indicated on the plans and in accordance with agencies having jurisdiction. |
| 006: | Subcontractor shall use only approved manufacturer per the plans and specifications. |
| 007: | Subcontractor shall clean out all openings prior to installing through penetration firestop systems to comply with written recommendations as provided by the system manufacturer. |
| 008: | Subcontractor shall furnish and install firestopping materials by a single manufacturer to provide a "approved system" that is consistant and uniformly installed throughout the entire project. |
| 009: | Subcontractor shall prevent through penetration firestop systems from contacting adjoining surfaces that will remain exposed at the completion of work. |
| 010: | Subcontractor shall furnish and install firestopping material at all rated wall conditions. |
| 011: | Subcontractor shall furnish and install firestopping at all fire rated wall joints for CMU and steel stud and drywall constructed walls at garage levels, to include all vertical joints of fire rated walls that interface with dissimilar surfaces. |
| 012: | Subcontractor shall furnish and install all fire stopping at wood and steel framed floors, walls, structural podium concrete deck, roof, and all other areas as required, in accordance with the plans and specifications. Excluded at the head and base of gyp. board & CMU walls. |
| 013: | Subcontractor shall provide experienced installers that are trained in the application of firestop systems similar to material, design, and extent to for this project. |
| 014: | Prior to installation, Subcontractor shall obtain approval from all jurisdictional code authorities for the fire stopping systems and applications proposed. |
| 015: | Subcontractor shall furnish and install only UL approved assemblies. Engineering judgement may be necessary, approval prior to installation as required. |
| 016: | All fire stopping is subject to testing. Subcontractor shall be sure that all fire stopping in compliance with the manufacturer's recommendations for the ratings required. |
| 017: | Subcontractor shall coordinate with all subcontractor trades for the construction of openings and penetrating items to insure that through penetration firestop systems are installed according to the specified requirements. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Acoustical Sealant at 2,3, & 4 A8.11 and 1 & 2 A10.1. |
| 002: | Inspections |
| 003: | Fireblocking/draftstopping |
| 004: | Head or Base of CMU Walls |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittals |
| 002: | Fire Stopping- Building B Garage |
| 003: | Fire Stopping-Building B 1st Floor |
| 004: | Fire Stopping- Building B 2nd Floor |
| 005: | Fire Stopping- Building B 3rd Floor |
| 006: | Fire Stopping- Building B 4th Floor |
| 007: | Fire Stopping- Building C Garage |
| 008: | Fire Stopping- Building C 1st Floor |
| 009: | Fire Stopping- Building C 2nd Floor |
| 010: | Fire Stopping- Building C 3rd Floor |
| 011: | Fire Stopping- Building C 4th Floor |
| 012: | Closeout |

Original Contract Amount: 73500.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Preferred Insulation Initial OCIP Deduct |
| 002: | Furnish and Install Fire Stopping at CMU Head of Wall Joints in Parking Structure |
| 003: | Fire Caulk CMU Joint Inside Mechanical Shaft |
| 004: | Escutcheon Rings for Fire Caulking |
| 005: | Install Caulking at Baseboards per Superintendent Direction |
| 006: | Preferred Insulation Final OCIP Deduct |

Final Contract Amount with Change Orders: 73500.0000

**Subcontractor Data, By Subcontractor**

**Azure Construction Co., Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Azure Construction Co., Inc.**TRADE: Pool, Spa, & Water Features

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | Subcontractor shall provide all labor, material, tools, equipment, layout, and facilities to construct one (1) swimming pool, one (1) spa, one (1) urn water feature, and one (1) water wall in accordance with plans, specifications, San Diego County Health Department and all agencies having jurisdiction. |
| 003: | Subcontractor shall provide all plans, permits, standard engineering, and secure San Diego County Health Department approvals for swimming pool, spa, and water features. A complete Health Department Submittal shall be delivered to Contractor for review prior to Health Department submittal. Subcontractor shall submit said package to Contractor within four (4) weeks of receipt of this Subcontract Agreement. |
| 004: | Subcontractor shall be responsible for coordinating Health Department Inspections in conjunction with Contractor's Superintendent. Subcontractor shall be available for all Health Department Inspections as required. |
| 005: | Subcontractor shall supply and install all necessary equipment, including, but not limited to, automatic pool filler, filter pumps, filters with backwashes, separation tanks, flow meters, pool heaters, spa heaters and venting as required, pool lights, timeclocks, directional fittings, drain covers, chlorinators, & hand rails in accordance with code requirements. |
| 006: | Subcontractor shall connect all gas, water, and electrical lines to pool and spa heaters. |
| 007: | Subcontractor shall furnish and install all conduit, wire, breakers and miscellaneous electrical from pool and spa to pool and spa equipment locations. |
| 008: | Subcontractor shall furnish and install electrical conduit, wiring and pool lights to all pool and spa lights. |
| 009: | Subcontractor shall furnish and install all reinforcing steel and gunite for the pool and spa in accordance with plans, specifications, state and local codes and agencies having jurisdiction. |
| 010: | Subcontractor shall furnish and install a spa-side emergency shut-off switch to all pumps in accordance with all agencies having jurisdiction. |
| 011: | POOL & SPA MATERIAL |
| 012: | Pursuant to all necessary approvals, Subcontractor shall supply and install the following materials: |
| 013: | Pool filter: Pentair SM series as required |
| 014: | Spa filter: Pentair SM Series as required |
| 015: | Pool heater: 405,000 btu x 2 |
| 016: | Spa heater: 405,000 btu |
| 017: | Spa jet booster pump: 3 hp |
| 018: | Precast bullnose coping: Handcrete with integral color, color TBD |
| 019: | Mastic manufacturer & color: Deck-O-Seal, color TBD |
| 020: | Waterline tile manufacturer & color: TBD & $12.00/SF Material Allowance |
| 021: | Waterline tile grout: White to match plaster basin |
| 022: | Waterline depth markers: per code |
| 023: | On deck depth markers: if required. Per California Code 3109.B.4.2 required if pool exceeds 20 feet in depth. |
| 024: | Pool & spa basin finish: White plaster |
| 025: | Steps & bench tile manufacturer & color: TBD |
| 026: | Steps & bench tile layout: Two rows 1" x 1" tile |
| 027: | Stainless steel handrail at pool: One (1) |
| 028: | Stainless steel handrail at spa: Two (2) |
| 029: | Stainless steel exit rail (ladder) at pool: If required. Per California Code 3110B.1 required if pool's depth is greater than 4-1/2" ft. |
| 030: | Subcontractor shall furnish and install two (2) ADA handicap lift anchors and one (1) ADA approved handicap lift or fully portable lift pursuant to approved submittal. |
| 031: | Subcontractor shall supply a complete set of safety signs. |
| 032: | Subcontractor shall furnish a complete maintenance and safety package including, but not limited to, an 18" curved nylon brush, telescopic pole, leaf skimmer net, water safety test kit, two (2) thermometers, life ring with rope, and body hook with pole. |
| 033: | WATER FEATURES |
| 034: | WATERWALL 5/L6.09 |
| 035: | Gunite shell & walls: Included |
| 036: | Waterproofing: Included |
| 037: | Ceramic Tile Mfg & Series: TBD & $12.00/SF material allowance |
| 038: | Wall Cap: Edinger Materials, WC 01-11 Color #34 Light Sandblast |
| 039: | Lighting: Sixteen (16) lights included. |
| 040: | WATER URN 4/L6.09 |
| 041: | Urn: Quickcrete |
| 042: | Waterproofing: Included |
| 043: | Ceramic Tile Mfg & Series: TBD & $12.00/SF material allowance |
| 044: | Cast-in-place concrete basin: Included |
| 045: | Lighting: Two (2) lights included |
| 046: | Subcontractor shall furnish, install and connect all water and electrical lines, time clock, and j-boxes necessary to complete water features. All returns, electronic autofill and overflow shall be included. |
| 047: | Subcontractor shall hook up water feature to disconnect but all other electricl supplied and installed by others. |
| 048: | Subcontractor shall run all lines and hook up water wall water feature into pool equipment room. |
| 049: | Subcontractor shall furnish and install all necessary water feature equipment, including, but not limited to, UL Approved vault assembly, pump, and filters. |
| 050: | CLEAN UP |
| 051: | Subcontractor shall clean up trade debris daily, or per Superintendent's direction.  If Subcontractor fails to clean up trade debris, Contractor will hire labor to clean up after Subcontractor.  Any and all charges incurred shall be passed on to Subcontractor. |
| 052: | START UP |
| 053: | Subcontractor shall start the fill of pool to be monitored by Contractor. Subcontractor shall provide start-up service of pools and spa, which includes all pool and spa chemicals and maintain PH/chlorine levels for sixty (60) days or until final approval by the Heath Department and Owner.  Pool to be turned over to Owner for maintenance of pool immediately after sign off. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Gas and plumbing stub outs by others |
| 003: | Removal/Hauling of dirt to offsite location |
| 004: | Coring or sawcutting |
| 005: | Electrical subpanels by others |
| 006: | Sewer stubbed into equipment room |
| 007: | Venting of heating units in pool equipment room |
| 008: | Pool decking and/or hardscape by others |
| 009: | Installation of deck mounted depth markers by others |
| 010: | Pool fencing by others |
| 011: | Hose bibs by others |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Pool & Spa - Approved Submittal |
| 002: | Pool & Spa - Steel reinforcing |
| 003: | Pool & Spa - Piping |
| 004: | Pool & Spa - Gunite |
| 005: | Pool & Spa - Coping & tile |
| 006: | Pool & Spa - Equipment set |
| 007: | Pool & Spa - Plaster |
| 008: | Pool & Spa - City acceptance |
| 009: | Water Wall - Approved Submittal |
| 010: | Water Wall - Steel reinforcing |
| 011: | Water Wall - Piping |
| 012: | Water Wall - Gunite |
| 013: | Water Wall - Coping & tile |
| 014: | Water Wall - Equipment set |
| 015: | Water Wall - Lighting |
| 016: | Water Wall - City acceptance |
| 017: | Urn - Approved Submittal |
| 018: | Urn - Basin |
| 019: | Urn - Feature & tile |
| 020: | Urn - Equipment set |
| 021: | Urn - Light Fixtures |
| 022: | Urn - City acceptance |
| 023: | Close out Documentation |

Original Contract Amount: 226483.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Haul Pool Dirt from Site |
| 002: | Azure Construction Initial OCIP Deduct |
| 003: | Change to Coping at Pool, Spa and Waterwall |
| 004: | Correction of Coping Credit |
| 005: | Added Pool Tiles at Rec Building |
| 006: | Azure Construction Final OCIP Deduct |

Final Contract Amount with Change Orders: 226483.0000

**Subcontractor Data, By Subcontractor**

**Tinco Sheet Metal**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Tinco Sheet Metal**TRADE: Sheet Metal, Expansion Joint, & Metal Roof

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. If required by General Contractor no costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor shall coordinate with all trades to accomplish all required preliminary sheet metal work including embed sheet metal items for any trades as needed or indicated on plans. |
| 003: | Subcontracotr shall furnish all labor, materials, tools, equipment and facilities to provide all Sheet Metal work in accordance with plans and specifications. |
| 004: | Subcontractor shall furnish and install all sheet metal trade work, including but not limited to the following; |
| 005: | All Roof Metals including Coping, 2 piece reglets, roof Scupper with Collar flashing, mechanical and boiler platforms, equipment platforms, Roof door threshhold flashings, saddle at parapet to walls. |
| 006: | Bilco Roof Hatches with ladder up safty post. |
| 007: | All Roof vents to be Econo-vent. (See alternate pricing for specified Skyvent Bristol Gravity Model 2222 in leiu of Econo vent). |
| 008: | Subcontractor shall furnish and install caulking and pre-paper moisture protection where sheet metal is installed at all stucco areas |
| 009: | Fire extinguisher or water must be present during any heat soldering |
| 010: | Supply and install all deck metal, including deck to wall, deck edge, slider door pan and threshold flashings. |
| 011: | Supply and install Ridge Rake, Valley, roof to wall, rake to wall flashings. |
| 012: | Supply and Install Rigid Insulation under metal roof at recreation center. |
| 013: | Supply and install all General Sheet Metal to include all mini gutters, L metal at cement siding transitions in accordance with plans and specifications. |
| 014: | Supply and install aluminum gutters and downspouts to include leaderheads at roofs and decks. |
| 015: | Supply and Install elevator shaft louver vents at Buildings B and C to include all access louvre vents at Rec room. |
| 016: | Supply and install expansion Joint Systems including joint covers, podium system, walls below grade and 3 hour fire barrier in accordance with plans, specifications, state & local codes and all agencies having jurisdictions. |
| 017: | Subcontractor shall furnish and install Standing Seam Roof complete with all soffit metal faxcia, hat channel, backer rod, sealant and rigid insulation and felt underlayments in accordance with plans and specifications. |
| 018: | Subcontractor shall insure that all roof penetrations and terminations are complete before any roofing begins. |
| 019: | Subcontractor shall install work with laps, joints and seams which will be permanently water tight and weatherproof. |
| 020: | Subcontractor shall furnish and install all fasteners, solder, mastic sealants flashing compound, roofing cement, electrometric sealants. All sealants, mastics and solders are to meet current SMACNA's Architectural Sheet Metal Manual standards. |
| 021: | Subcontractor agrees to ensure compatibility with all surrounding materials for each product used. Material product data sheets must be delivered to project superintendent prior the each materials use on project. |
| 022: | Galvanized steel to be commercial quality carbon complying with ASTM A 755/A 755M. The Zinc coated process shall be per ASTM 653A/653M. |
| 023: | Provide 24 gage minimum unless a heavier gage is noted on plans or code requirements for the use specified. |
| 024: | If materials are shown as pre finished in color, all finishes shall be factory applied unless noted otherwise on plans. All finish colors will be selected by owner/ architect. |
| 025: | Copings and Parapet caps shall be installed using no exposed fasteners. Use clip and cleat method of fasteners. Ensure that no water will pond on surface and there is a positive drainage to roof areas, so that no drip marks will stain the stucco or wall faces. |
| 026: | Subcontractor agrees to conceal all fasteners where possible, use same metal as flashing/sheet metal or other corrosion resistant metal as recommended by manufacturer, match finish of exposed heads with material being fastened. |
| 027: | Where specific details are not shown, fabricate according to applicable SMACNA “Architectural Sheet Metal Manual” criteria.  Field measure site conditions prior to fabrication. |
| 028: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 029: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractor's Superintendent. |
| 030: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 031: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |

**Alternates**

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| --- | --- |
| 001: | Optional Add for Skyvent Bristol Gravity Model 2222 in leiu of Grevity vent approzimately 569ea. @ $124,511.00 |

**Exclusions**

|  |  |
| --- | --- |
| 001: | Trash Chute and Flashings |
| 002: | Mechanical Shaft Lining. |
| 003: | Aluminum Awnings |
| 004: | PVC termination bar at waterproofing below grade walls. |

**Schedule of Values**

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| --- | --- |
| 001: | Submittals |
| 002: | Expansion Joint System Garage Level B |
| 003: | Expansion Joint System Garage Level A |
| 004: | Expansion Joint Covers |
| 005: | Sheet Metal Building B Roof Level |
| 006: | Sheet Metal Building C Roof Level |
| 007: | Pre-Finished Metal Roofing Building B |
| 008: | Pre-Finished Metal Roofing Building C |
| 009: | Pre-Finished Metal Roofing Recreation Building |
| 010: | Rigid Insulation at Pre-Finished Metal Roofing Recreation Building |
| 011: | Sheet Metal Building B Podium Level |
| 012: | Sheet Metal Building B 2nd Floor |
| 013: | Sheet Metal Building B 3rd Floor |
| 014: | Sheet Metal Building B 4th Floor |
| 015: | Sheet Metal Building C Podium level |
| 016: | Sheet Metal Building C 2nd Floor |
| 017: | Sheet Metal Building C 3rd Floor |
| 018: | Sheet Metals Building C 4th Floor |
| 019: | Deck and General Metals Rec Building |
| 020: | Soffit Panels Recreation Building |
| 021: | Soffit Panels Building B |
| 022: | Soffit Panels Building C |
| 023: | Gutters and Downspouts Building B |
| 024: | Gutters and Downspouts Building C |
| 025: | Gutters and Downspouts Recreation Building |
| 026: | Closeout Documents |

Original Contract Amount: 452615.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Initial OCIP Deduct |
| 002: | Add for High Density Foam Under L-Metal at Podium |
| 003: | Added Sheet Metal Jamb Flashing Per Christian Wheeler |
| 004: | Credit for Gutters Removed per ASI 12 |
| 005: | Roof Underlayment Change |
| 006: | Sheet Metal Changes per Delta 17 |
| 007: | Replace Broken/Damaged Econo-Vents on the Roof |
| 008: | Concrete Stops at Stair Landings |
| 009: | EB3 Changes |
| 010: | Flat Metal at Rec Building for Cabinet Backing |
| 011: | Added Flashing at Rec Building Step Lights |
| 012: | Seismic Joint Revisions |
| 013: | Added Sheet Metal per Christian Wheeler and Delta 17 |
| 014: | Added Sheet Metal Extras due to Design Changes |
| 015: | (19) Econo Vent Caps Bldg B & C / Sheet Metal both Courtyards & Bldg B |
| 016: | Added Sheet Metal Flashing and Z Coping at Building B |
| 017: | Tinco Final OCIP Deduct |

Final Contract Amount with Change Orders: 452615.0000

**Subcontractor Data, By Subcontractor**

**Hale Glass, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Hale Glass, Inc.**TRADE: Storefront & Window Wall

**Project Specific Scope of Work**

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| --- | --- |
| 001: | Subcontractor shall provide and install an aluminum storefront system that is designed to provide for expansion and contraction of the component materials resulting from a surface temperature range of 180 degrees F without buckling, failure of joint seals, undue stress on structural elements damaging loads on fasteners, reduction of performance, stress on glass, of other detrimental effects. Entrance doors shall function normally over the specified temperature range. |
| 002: | Subcontractor shall design all storefront systems to withstand the design pressures from wind loads, deflection of framing members, seismic episodes, story drift, air infiltration, water penetration thermal movements, and thermal conductance in accordance with the plans, specifications, and all agencies having jurisdiction. |
| 003: | Subcontractor shall design all storefront systems to meet or exceed the ASTM ratings. |
| 004: | QUALITY |
| 005: | Subcontractor shall install all storefront metal plumb and true with no visible gaps between the storefront metal and the adjacent surfaces. |
| 006: | Subcontractor shall provide exposed surfaces free of scratches and other serious blemishes. Upon installation of storefront system, Subcontractor shall provide signs |
| 007: | Subcontractor shall furnish and install aluminum with non-staining, non-ferrous shims for aligning system components. |
| 008: | INSTALLATION - FRAMING |
| 009: | Subcontractor shall field measure all openings prior to fabrication and notify Contractor’s Superintendent of any major discrepancies or variation from the approved plans. |
| 010: | Subcontractor shall attach storefront systems to building structures in accordance with the Manufacture’s written recommendations and any other agencies having jurisdictions. |
| 011: | Subcontractor shall install all storefront metal plumb and level with no visible gaps between storefront metal and adjacent surfaces. System shall be attached to building structures in accordance with manufacturer's recommendations and all other agencies having jurisdictions. |
| 012: | Subcontractor shall furnish and install a backer rod and a suitable caulking where gaps occur between adjacent surfaces and storefront metal. |
| 013: | Subcontractor shall provide framing members that provide alloy and temper as recommended by product manufacturer for strength and application of required finish, complying with ASTM B221 for extrusions and ASTM B 209 for sheet or plate. |
| 014: | INSTALLATION – GLAZING |
| 015: | Subcontractor shall set sill members and other members in gaskets to provide weather-tight construction. |
| 016: | FINISH |
| 017: | Subcontractor shall furnish and install all storefront systems with clear anodized aluminum class II factory finish or approved equal unless indicated below. |
| 018: | GLAZING |
| 019: | Glazing shall be free from bubbles, smoke vanes, air holes, scratches, and other defects. |
| 020: | Subcontractor shall furnish glazing as specifed. lazing shall be installed and sealed with a continuous gasket, to provide a watertight installation in accordance with the manufacturer's recommendations. |
| 021: | HARDWARE |
| 022: | Subcontractor shall furnish and install all hardware associated with this scope of work including but not limited to: hinges, coordinators, mounting brackets, drop plates, door stops, electric strikes/hinges, exit devices, door pulls, rollers, closers, fasteners, tracks, shims, screws, pivot pins, thresholds, weatherstripping, door sweeps, etc. |
| 023: | Subcontractor shall NOT use exposed fasteners except for installing hardware. For installation of hardware use machine screws that match the finish of the hardware being installed. |
| 024: | Subcontractor shall provide retaining cap fasteners complying with ASTM A193, Series 300 stainless steel screws, and type as recommended by manufacturer. |
| 025: | STOREFRONT MATERIALS |
| 026: | Manufacturer: Arcadia Aluminum Products |
| 027: | Assembly: 2" x 4-1/2" front glazed aluminum system with steel reinforcements to meet wind load requirements. |
| 028: | Assembly at Recreation Building Exterior: 2" x 4-1/2" center glazed aluminum system |
| 029: | Breakmetal included at storefront locations per detail 10/AD53 |
| 030: | STOREFRONT/WINDOW WALL OPERATIONS |
| 031: | BUILDING B WEST ELEVATION |
| 032: | Storefront System with integrated casement windows at Unit B2 & B3 Units - See Sheet A2.28 for enlarged elevations . |
| 033: | RECREATION BUILDING |
| 034: | A Type Awnings |
| 035: | AA Type Awnings |
| 036: | B Type fixed windows above Nano Wall by others |
| 037: | C1 Type Storefront & Pair of Doors |
| 038: | D Type Storefront |
| 039: | E Type Storefront |
| 040: | F Type Storefront & Pair of Doors |
| 041: | G Type Interior Storefront |
| 042: | H Type Interior Storefront |
| 043: | K Type Storefront |
| 044: | RECREATION BUILDING DOOR TYPES & HARDWARE |
| 045: | The following doors shall all receive overhead concealed closers, continuous hinges, 4" wide threshold, 10" ADA bottom rail, & 3-point lock. |
| 046: | Door #1 @ Leasing Center: Pair 6' x 8' w/ overhead concealed closers, continuous hinges, 4" W threshold, 10" ADA bottom rail, and 3-point lock. |
| 047: | Door #2 @ Fitness Center: Pair of 6' x 8' w/ overhead concealed closers, continuous hinges, 4" W threshold, 10" ADA bottom rail, and 3-point lock. |
| 048: | Door #4 @ Leasing Center: Single 3' x 8' w/ overhead concealed closer, continuous hinges, 4" W threshold, 10" ADA bottom rail, and 3-point lock. |
| 049: | Door #5 @ Office: Single 3' x 8' w/ overhead concealed closer, continuous hinges, 4" W threshold, 10" ADA bottom rail, and 3-point lock. |
| 050: | Door #6 @ Office: Single 3' x 8' w/ overhead concealed closer, continuous hinges, 4" W threshold, 10" ADA bottom rail, and 3-point lock. |
| 051: | Door #14 @ Multi-purpose Room: Pair 6' x 8' w/ overhead concealed closer, continuous hinges, 4" W threshold, 10" ADA bottom rail, and 3-point lock. |
| 052: | Door #19 @ Fitness Center: Pair 6' x 8' w/ overhead concealed closer, continuous hinges, 4" W threshold, 10" ADA bottom rail, and 3-point lock. |
| 053: | Door #21 @ Club Room: Pair 6' x 8' w/ overhead concealed closer, continuous hinges, 4" W threshold, 10" ADA bottom rail, and 3-point lock. |
| 054: | Door #15 @ Multi-purpose room to Fitness: Single 4'8" x 8' center hung double acting "All Glass" Herculite door with overhead concealed closers, 4" threshold, 2 x CRL 24LPBS straight style ladder pull handles, and bottom locks |
| 055: | OPTIONS |
| 056: | The following item(s) are options to this Subcontract: |
| 057: | Upgrade Type G interior storefront system to brushed stainless custom clad system $4,853.00 |
| 058: | Install SF-01 Lumicor metal panel system to Type G Interior storefront system $15,307.00 |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this scope of work: |
| 002: | Vinyl windows & patio doors |
| 003: | Hollow metal frames |
| 004: | Fire-rated glass |
| 005: | Mirrors |
| 006: | Rec Bldg. sliding glass system - Type B |
| 007: | Rec Bldg. exterior stainless steel and glazing system |
| 008: | Wrought iron railing at sound wall locations |
| 009: | Glass gates at pool |
| 010: | Sound Wall Glazing & attachment |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal / Deposit |
| 002: | Bldg B 1st Floor Frames/Mullions |
| 003: | Bldg B 1st Floor Glazing |
| 004: | Bldg B 1st Floor Pick Up |
| 005: | Bldg B 2nd Floor Frames/Mullions |
| 006: | Bldg B 2nd Floor Glazing |
| 007: | Bldg B 2nd Floor Pick Up |
| 008: | Bldg B 3rd Floor Frames/Mullions |
| 009: | Bldg B 3rd Floor Glazing |
| 010: | Bldg B 3rd Floor Pick Up |
| 011: | Bldg B 4th Floor Frames/Mullions |
| 012: | Bldg B 4th Floor Glazing |
| 013: | Bldg B 4th Floor Floor Pick Up |
| 014: | Rec Bldg 1st Floor Frames/Mullions |
| 015: | Rec Bldg 1st Floor Glazing |
| 016: | Rec Bldg 1st Floor Pick Up |
| 017: | Rec Bldg 2nd Floor Frames/Mullions |
| 018: | Rec Bldg 2nd Floor Glazing |
| 019: | Rec Bldg 2nd Floor Pick Up |
| 020: | Rec Bldg G Type Interior Wall Frames/Mullion |
| 021: | Rec Bldg G Type Interior Wall Glazing |
| 022: | Rec Bldg G type Interior Wall Pick Up |
| 023: | Rec Bldg H Type Interior Wall & Doors |
| 024: | Rec Bldg Awning Windows |
| 025: | Rec Bldg Type A Type Herculite Door |
| 026: | Club Room C Type Pair of Doors |
| 027: | Multi-Purpose A Type Pair of Doors |
| 028: | Fitness Room B Type Pair of Doors |
| 029: | Fitness Room F Type Pair of Doors |
| 030: | Close Out Documentation |

Original Contract Amount: 320083.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Rec Building Store Front Glass Upgrade |
| 002: | Stiffeners Needed at Outrigger Beams at Clubhouse |
| 003: | Delta 20 Storefront Glass Changes |
| 004: | Hale Glass Initial OCIP Deduct |
| 005: | A2b Change, Rec Building Mail Slot Add, and JJ Zam OCIP Deduct |
| 006: | 2nd Floor Spandrel Glass |
| 007: | Break Metal Expansion Joint at Rec Building |
| 008: | Additional Caulking at Curtain wall Perimeter |
| 009: | Added Brake Metal at Curtain Wall |
| 010: | Supply & Install Brake Metal Toe Cap at REC |
| 011: | Added Tinting to Rec Building Interior Glass |
| 012: | Hale Glass Storefront Final OCIP Deduct |

Final Contract Amount with Change Orders: 320083.0000

**Subcontractor Data, By Subcontractor**

**Design Masonry, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Design Masonry, Inc.**TRADE: Masonry - Non Structural

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | Subcontractor shall furnish and install labor, materials, tools, equipment and facilities to provide all Orco Brown Burnished CMU walls with matching cap on the Podium Level and on grade per the plans and specifications. |
| 003: | Subcontractor shall furnish and Install all CMU wall reinforcing steel as required and in accordance with the plans and specification over waterproofing by other where it occurs. Planter concrete slab over reinforcing by others on podium deck. |
| 004: | Subcontractor shall furnish and install all wall footing at on grade conditions. |
| 005: | Subcontractor shall furnish and install labor, materials, tools, equipment and facilities to provide east Orco Burnished CMU Property Line wall including stair walls with matching cap in accordance with the plans, specifications. Concrete stairs by others. |
| 006: | Subcontractor shall furnish and install the concrete foundation associated with the Property Line wall, including all layout, excavation of footings, structrual footing backfill, steel reinforcing, grouting and structural concrete. Footing spoils to remain onsite but placed in a location as directed by superintendent. |
| 007: | Subcontractor shall coordinate with survey team. Subcontractor shall be provided construction staking (by others) for the following; top off footing, top of wall, face of wall as necessary to properly construct the Property Line wall. |
| 008: | Subcontractor shall furnish and install labor, materials, tools, equipment and facilities to provide CMU Plinth Structures with precast concrete cap to match brown burnished CMU. |
| 009: | Subcontractor shall furnish and install the concrete foundation associated with the Plinth Structures, including all layout, excavation of footings, structrual footing backfill, steel reinforcing, grouting and structural concrete. Footing spoils to remain onsite but placed in a location as directed by superintendent. |
| 010: | Subcontractor shall furnish and install labor, materials, tools, equipment and facilities to provide CMU walls at exterior stairs. Includes all stairs from garage level A to grade and from podium level to grade. Stair walls may be shown as shotcrete or CMU on plans. Concrete or steel stairs by others. |
| 011: | Subcontractor shall furnish and install the concrete foundation associated with Precission gray CMU walls at exterior stairs including all layout, excavation of footings, structrual footing backfill, steel reinforcing, grouting and structural concrete. Footing spoils to remain onsite but placed in a location as directed by superintendent. |
| 012: | Subcontractor shall furnish and install labor, materials, tools, equipment and facilities to provide two (2) CMU BurnushedBrown transformer enclosures with matching cap. |
| 013: | Subcontractor shall furnish and install the concrete foundation associated with the the transformer enclosures including all layout, excavation of footings, structrual footing backfill, steel reinforcing, grouting and structural concrete. Footing spoils to remain onsite but placed in a location as directed by superintendent. Concrete slab by others. |
| 014: | Subcontractor shall furnish and install all grouting at all CMU walls per the plans and specifications. Grout color to be submit to owner for approval at Burnished wall locations. |
| 015: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 016: | Subcontractor shall provide wash out bins as required for the work above. |
| 017: | BBQ Structure L6.07 |
| 018: | Outdoor Fireplace Structure L6.08 |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | BBQ structure countertop and hardware |
| 002: | Fireplace structure stucco, counter top and hardware |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittals |
| 002: | Podium Level CMU walls; Install CMU Block Building B L3.11 |
| 003: | Podium Level CMU walls; Install CMU Block Building C L3.12 |
| 004: | Podium Level CMU walls; Grout and Wall Cap Building B L3.11 |
| 005: | Podium Level CMU walls; Grout and Wall Cap Building C L3.12 |
| 006: | CMU Plinth Structure |
| 007: | Property Line Wall; Foundation Complete |
| 008: | Property Line Wall; Install CMU Block |
| 009: | Property Line Wall; Grout and Wall Cap |
| 010: | Transformer Enclosure North Side |
| 011: | Transformer Enclosure South Side |
| 012: | CMU Stair Walls Garage Level A to Grade |
| 013: | CMU Stair Walls Podium to Grade |
| 014: | Fireplace Structure |
| 015: | BBQ Structure |
| 016: | Closeout Documents |

Original Contract Amount: 285398.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Design Masonry Initial OCIP Deduct |
| 002: | Waterproof and Backfill East PL Retaining Wall |
| 003: | Transformer Enclosure Covers |
| 004: | Credit for Transformer Enclosure Covers not Installed |
| 005: | East PL Wall Changes |
| 006: | Back charge for Repair Broken Irrigation Line 9-27-11 |
| 007: | Scope Change to Include Fireplace Finish Items |
| 008: | BBQ Countertop Change |
| 009: | Block Repair After Plumbing Penetrations |
| 010: | BBQ Countertop Change |
| 011: | Design Masonry Final OCIP Deduct |

Final Contract Amount with Change Orders: 285398.0000

**Subcontractor Data, By Subcontractor**

**West Coast Drywall & Company, Inc. dba West Coast Drywall & Paint**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: West Coast Drywall & Company, Inc. dba West Coast Drywall & Paint**TRADE: Painting

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | All prep and painting materials shall be of the name-brand manufacturer designated herein or by subsequent written notification, and shall be stored, mixed, prepared and applied per the manufacturer's specifications. In this Scope of Work, "Paint" shall refer to any material applied by Subcontractor (ie. Undercoat, caulk, spackle, stain, sealers, etc.). |
| 002: | Subcontractor understands that he shall apply a sufficient number of coats to achieve a uniform finish intended for the material used in accordance with specifications. The coat quantity specified in this contract shall be understood by both parties to be the minimum required. |
| 003: | Subcontractor understands that all materials used by Subcontractor shall be fully approved for use in the area where work is being performed. Subcontractor shall be responsible for eliminating the use of any specified material which may become prohibited during the course of this contract, and (after discussion of viable options with Contractor) for substituting a viable alternative. |
| 004: | Subcontractor understands that specific items such as doors, siding, drywall, wood, wood composite, siding, stucco, synthetic material, or any other manufactured items must be prepped, finished, caulked, etc. pursuant to manufacturer's written finishing instructions with proper applicators and techniques. Subcontractor shall be responsible for requesting and reviewing said instructions prior to execution of this contract. |
| 005: | Subcontractor shall be responsible for supplying and maintaining all equipment required for his operation. |
| 006: | All paint shall be delivered to the jobsite in new, unopened cans as packaged by the manufacturer. Any unapproved substitutions or cutting of such paints is unacceptable. |
| 007: | Subcontractor shall paint all surfaces in accordance with plans and specifications and subsequent revisions through the date of this contract and project completion. |
| 008: | QUALITY |
| 009: | Any unacceptable painting application, included but not limited to: holidays, runs, improper prep work, shall either be corrected during the scope of the painting operations or during pick-up, depending on the magnitude of the problem and Contractor's Superintendent's discretion. |
| 010: | Any touch-up that does not match the existing paint application shall result in Subcontractor repainting the entire area to the nearest acceptable breaking point. |
| 011: | Painting Subcontractor must achieve dry film thickness as recommended by the manufacturer. |
| 012: | PREPARATION AND PROTECTION |
| 013: | The Subcontractor warrants that prior to commencing work, all previously completed work and pre-existing conditions are properly prepared to receive paint. If these conditions do not exist, Subcontractor shall notify the Superintendent. Failure to do so will constitute acceptance of conditions, making the Subcontractor responsible for the finish thereof and the cost of any resulting repairs. |
| 014: | All surfaces to be covered shall be properly prepared, ie. Spackled, sanded, sealed, steel-wooled, puttied, caulked, etc. as necessary. |
| 015: | This includes, but is not limited to, caulking at the following locations if applicable, ceiling line at cabinets, between drywall and window frame, at medicine cabinets, between drywall and wood, between drywall and finish carpentry, between base and base-shoe if applicable. These and any other remedial treatments shall be performed by this Subcontractor. |
| 016: | Subcontractor shall be responsible for protecting all surfaces not receiving paint. All necessary masking (no staples shall be used) is included in contract price. Subcontractor shall be held accountable or any cost incurred to repair damage to a masked surface which is caused by paint or masking tape not being removed in a timely manner. |
| 017: | Special care is to be taken in preparation and/or painting of areas where finished surfaces are susceptible to damages. Drop cloths, plastic, protective shoe coverings (booties) must be used to cover finish surfaces ie. flooring. Any damages resulting from negligence on the Subcontractors' part will be at this Subcontractor's cost. |
| 018: | All paint accessories, pumps, buckets, rollers, guns, etc. shall be used, with proper provisions to insure against spillages. |
| 019: | INTERIOR PAINTING |
| 020: | All Units will be swept by Contractor prior to spraying undercoat and prior to spraying enamel. Sufficient notice must be provided to Contractor to insure a clean (free of dirt) paint job or the Subcontractor will be responsible for his own sweeps. |
| 021: | All interior doors are to receive one (1) coat of undercoat and one (1) coats of enamel on ALL 6 SIDES. |
| 022: | Paint grade door-trim, casings, base, base-shoe, etc., are to receive 1-coat of undercoat and 1-coat of enamel. If necessary, nail holes shall be filled and sanded prior to applying paint. |
| 023: | All heating and air vents are to be blacked-out (spray painted black) prior to finish HVAC being installed. All air register grills to be caulked by painting contractor |
| 024: | Closet wall and ceiling surface shall receive one (1) coat of flat paint to cover. |
| 025: | COMMON AREA |
| 026: | At all garage levels, Subcontractor shall furnish and apply paint to walls and ceilings of the elevator lobbies and any other drywall finished areas. |
| 027: | At residential levels 1-4, Subcontractor shall furnish and install painting to all walls and ceilings of elevator lobbies, offices, community rooms, restrooms, trash/recycling rooms, corridors, and stairwell sections as required. |
| 028: | Subcontractor shall paint all piping at stairwells to match adjacent surfaces. |
| 029: | EXTERIOR PAINTING |
| 030: | All exterior painting operations, ie. facia, common area doors, sheet metal, stucco, pop outs or trim, wrought iron railing, etc. shall be performed pursuant to the Exterior Color Schedule. |
| 031: | Subcontractor shall not paint over, exposed staples and/or nails that should have been removed and/or installed correctly. |
| 032: | All exterior surfaces to receive paint shall be inspected and accepted by Subcontractor prior to starting his work. All normal painting pre-work is included. |
| 033: | All exterior doors shall be primed on all six sides within forty-eight (48) hours of installation. Paint peeling off any surfaces will not be accepted. |
| 034: | ROOFING RELATED AREAS |
| 035: | Subcontractor shall prep, prime and paint for all items including but not limited to the following: roof flashings, edge metals, water tables, chimney chase covers, furnace and/or HVAC ducts, metal panels, T.V. and telephones covers, dormer vents, gable vents and all other exterior metals, including but not limited to sheet metal flashings, and scupper extensions to receive sufficient coatings pursuant to specifications listed below to match adjoining surface unless otherwise specified on Exterior Color Schedule. |
| 036: | MATERIAL SPECIFICATIONS |
| 037: | The preferred paint manufacturer on this project is Sherwin Williams or Frazee Paint Co. |
| 038: | PAINTING OPERATIONS |
| 039: | EXTERIOR BUILDING |
| 040: | Exterior stucco body color & accent colors |
| 041: | Exterior cladding board |
| 042: | Wrought iron fencing & gates |
| 043: | Balcony & podium level guardrails |
| 044: | G.I. Sheet Metal, bollards, caps, coping, etc. |
| 045: | Sheet metal caps at roof parapet walls |
| 046: | Downspouts |
| 047: | Wood screen at Recreation Building |
| 048: | Trellis and trash enclosures |
| 049: | Exterior grade gypsum board behind sprandral glass locations - Detail 3 & 6/AD52 |
| 050: | PARKING - LEVEL A & B |
| 051: | All drywall walls and ceilings |
| 052: | Parking stall pipe bollards |
| 053: | Iron bars at airwell - keynote #9 |
| 054: | Residential sliding gates |
| 055: | INTERIOR - GENERAL |
| 056: | Drywall ceilings & walls |
| 057: | Doors, jambs, Baseboard and casing |
| 058: | Subcontractor shall mask the common area door hinges and Residential unit entry doors. Subcontractor shall paint all other hinges. |
| 059: | Metal Stairs, guard rails, & hand rails: Included - all four sides |
| 060: | EXTERIOR COLORS PURSUANT TO APPROVED COLOR SCHEDULE |
| 061: | BUILDING B |
| 062: | Stucco Body Color: Sherwin Williams SW2844 Roycroft Mist Gray |
| 063: | Accent #1: Sherwin Williams SW 2813 Downing Straw |
| 064: | Accent #2: Sherwin Williams SW 6375 Honeycomb |
| 065: | Accent #3: Sherwin Williams SW 6321 Red Bay |
| 066: | Accent #4: Sherwin Williams SW 7076 Cyberspace |
| 067: | Accent #5: Sherwin Williams SW 2811 Rockwood Blue Green |
| 068: | BUILDING C |
| 069: | Stucco Body Color: Sherwin Williams SW 7010 White Duck |
| 070: | Accent #1: Sherwin Williams SW 2813 Downing Straw |
| 071: | Accent #2: Sherwin Williams SW 6120 Believable Buff |
| 072: | Accent #3: Sherwin Williams SW 6321 Red Bay |
| 073: | Accent #4: Sherwin Williams SW 6403 Escapade Gold |
| 074: | Accent #5: Sherwin Williams SW 7020 Black Fox |
| 075: | RECREATION BUILDING |
| 076: | #1: Sherwin Willaims SW6403 Escapade Gold |
| 077: | #2: Sherwin Williams SW2813 Downing Straw |
| 078: | #3: Sherwin Willaims SW 2811 Rockwood Blue Green |
| 079: | #4: Sherwin Williams SW 7020 Black Fox |
| 080: | RESIDENTIAL UNITS |
| 081: | Ceilings & walls: Sherwin Williams SW 7004 Snow Bound |
| 082: | Doors & trim: Sherwin Willaims SW 7044 Amazing Gray |
| 083: | COMMON AREA INTERIOR COLORS PURSUANT TO ID DRAWINGS |
| 084: | PT-01: Sherwin Williams SW7015 Repose Gray |
| 085: | PT-02: Sherwin Williams SW 7006 Extra White |
| 086: | PT-03: Sherwin Williams ME708 Nickel Mettallic |
| 087: | PT-04: Sherwin Williams SW6408 Wheat Grass |
| 088: | PT-05: Sherwin Williams SW6222 Riverway |
| 089: | PT-06: Sherwin Williams SW6423 Ryegrass |
| 090: | PT-07: Sherwin Williams SW7025 Backdrop |
| 091: | PT-08: Sherwin Williams 2844 Roycroft Mist Gray |
| 092: | PT-09: Sherwin Willaims SW7020 Black Fox |
| 093: | PT-10: Sherwin Willaims SW6488 Grand Canal |
| 094: | PT-11: Sherwin Willaims SW6403 Escapade Gold |
| 095: | PICK UP AND TOUCH UP |
| 096: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 097: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors ’s Superintendent. |
| 098: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights, covers or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 099: | Subcontractor shall complete touch-ups as directed by the Superintendent at no additional costs unless otherwise agreed upon. There shall be no extras for normal trade damage and or late door or other finish carpentry trim installations. |
| 100: | Subcontractor shall touch up after the carpet is installed, per list generated after the walk through with the superintendent and per the list generated at the time the units are turned over to the Owner's Representative. |
| 101: | Subcontractor is responsible for all paint items noted on Owner's Punch List. |
| 102: | SCHEDULE |
| 103: | Subcontractor shall adhere to all schedules set forth by the Contractor and shall provide qualified and sufficient manpower to complete the job in accordance with Project Schedule. |
| 104: | Subcontractor shall commence painting operations within forty-eight (48) hours of finish carpentry and millwork (stair-rail, etc) installation, unless superseded in this scope of work. |
| 105: | Exterior door operations shall commence within twenty-four (24) hours of hanging, last coat shall be applied after stucco. |
| 106: | It is specifically understood that all move-ins and paint operations shall be as scheduled by Contractor's Superintendent. |
| 107: | Subcontractor shall not apply his materials during inclement weather which may be detrimental to application or drying as specified by the manufacturer, or when the sub-surface is not thoroughly cured and dry. Subcontractor shall consult with Contractor's Superintendent regarding concerns as to any sub-surface, temperature, humidity or other problems which conflict with manufacturer's recommendations and shall re-schedule as agreed by both parties. |
| 108: | CLEAN UP |
| 109: | Subcontractor shall dispose of toxic materials off the jobsite per approved methods. Products which require EPA disposal shall not be left in trash bins. |
| 110: | Subcontractor shall be responsible to remove any excessive paint overspray on windows, landscaping, concrete, stucco, etc. |
| 111: | OPTIONS |
| 112: | Subcontractor's price to paint baseboards PRIOR to installation $27,630.00 |
| 113: | Subcontractor's price to upgrade all wall finishes to one (1) prime and two (2) coats of eggshell and one (1) prime and one (1) coat of flat paint to ceiling $194,906.00 |
| 114: | Subcontractor's price to mask floors at all residential units $9,581.00 |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Residential unit cabinets by others. |
| 003: | Amenity room casework by others |
| 004: | Rubber base by others |
| 005: | Residential unit mirrored wardrobe doors by others |
| 006: | Aluminum storefront prefinished by others |
| 007: | Electrical work, ie. Switchgear, panel boards, etc. |
| 008: | Windows & sliding glass doors prefinished by others |
| 009: | Intumescent paint at recreation building structural steel |
| 010: | Prep coat |
| 011: | Garage walls, columns & ceilings |
| 012: | Scaffolding by others |
| 013: | Transformer structure |
| 014: | Gas Meters |
| 015: | Sealers or epoxy at garage floors |
| 016: | Wall coverings |
| 017: | Signage, striping, and traffic markings |
| 018: | T-bar ceilings |
| 019: | Crown molding, window casing, & stool/apron |
| 020: | Aluminum Canopies prefinished by others |
| 021: | Storefront or motorized sliding door systems |
| 022: | Closet wire shelving prefinished by others |
| 023: | Recreation Building Stainless steel railing handrail & guardrail system |
| 024: | Wood ceiling at Leasing & Resource Room prefinished by others |
| 025: | Metal Roof prefinished by others |
| 026: | Bicycle parking stalls prefinished by others |
| 027: | Mechanical work, ie. exposed metal piping, hangers, supports, etc. |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal Package |
| 002: | Garage - Subterranean Level |
| 003: | Garage - Ground Level |
| 004: | Site Perimeter Fencing |
| 005: | Bldg B Decorative Railings - North Elevation |
| 006: | Bldg B Decorative Railings - East Elevation |
| 007: | Bldg B Decorative Railings - South Elevation |
| 008: | Bldg B Decorative Railings - West Elevation |
| 009: | Bldg C Decorative Railings - North Elevation |
| 010: | Bldg C Decorative Railings - East Elevation |
| 011: | Bldg C Decorative Railings - South Elevation |
| 012: | Bldg C Decorative Railings - West Elevation |
| 013: | Bldg B Exterior Stucco Body & Accent - North Elevation |
| 014: | Bldg B Exterior Stucco Body & Accent - East Elevation |
| 015: | Bldg B Exterior Stucco Body & Accent - South Elevation |
| 016: | Bldg B Exterior Stucco Body & Accent - West Elevation |
| 017: | Bldg C Exterior Stucco Body & Accent - North Elevation |
| 018: | Bldg C Exterior Stucco Body & Accent - East Elevation |
| 019: | Bldg C Exterior Stucco Body & Accent - South Elevation |
| 020: | Bldg C Exterior Stucco Body & Accent - West Elevation |
| 021: | Bldg B 1st Floor Unit Prime |
| 022: | Bldg B 1st Floor Unit Paint |
| 023: | Bldg B 1st Floor Unit Touch Up |
| 024: | Bldg B 1st Floor Common Area/Corridor Prime |
| 025: | Bldg B 1st Floor Common Area/Corridor Paint |
| 026: | Bldg B 1st Floor Common Area/Corridor Touch Up |
| 027: | Bldg B 2nd Floor Unit Prime |
| 028: | Bldg B 2nd Floor Unit Paint |
| 029: | Bldg B 2nd Floor Unit Touch Up |
| 030: | Bldg B 2nd Floor Common Area/Corridor Prime |
| 031: | Bldg B 2nd Floor Common Area/Corridor Paint |
| 032: | Bldg B 2nd Floor Common Area/Corridor Touch Up |
| 033: | Bldg B 3rd Floor Unit Prime |
| 034: | Bldg B 3rd Floor Unit Paint |
| 035: | Bldg B 3rd Floor Unit Touch Up |
| 036: | Bldg B 3rd Floor Common Area/Corridor Prime |
| 037: | Bldg B 3rd Floor Common Area/Corridor Paint |
| 038: | Bldg B 3rd Floor Common Area/Corridor Touch Up |
| 039: | Bldg B 4th Floor Unit Prime |
| 040: | Bldg B 4th Floor Unit Paint |
| 041: | Bldg B 4th Floor Unit Touch Up |
| 042: | Bldg B 4th Floor Common Area/Corridor Prime |
| 043: | Bldg B 4th Floor Common Area/Corridor Paint |
| 044: | Bldg B 4th Floor Common Area/Corridor Touch Up |
| 045: | Bldg C 1st Floor Unit Prime |
| 046: | Bldg C 1st Floor Unit Paint |
| 047: | Bldg C 1st Floor Unit Touch Up |
| 048: | Bldg C 1st Floor Common Area/Corridor Prime |
| 049: | Bldg C 1st Floor Common Area/Corridor Paint |
| 050: | Bldg C 1st Floor Common Area/Corridor Touch Up |
| 051: | Bldg C 2nd Floor Unit Prime |
| 052: | Bldg C 2nd Floor Unit Paint |
| 053: | Bldg C 2nd Floor Unit Touch Up |
| 054: | Bldg C 2nd Floor Common Area/Corridor Prime |
| 055: | Bldg C 2nd Floor Common Area/Corridor Paint |
| 056: | Bldg C 2nd Floor Common Area/Corridor Touch Up |
| 057: | Bldg C 3rd Floor Unit Prime |
| 058: | Bldg C 3rd Floor Unit Paint |
| 059: | Bldg C 3rd Floor Unit Touch Up |
| 060: | Bldg C 3rd Floor Common Area/Corridor Prime |
| 061: | Bldg C 3rd Floor Common Area/Corridor Paint |
| 062: | Bldg C 3rd Floor Common Area/Corridor Touch Up |
| 063: | Bldg C 4th Floor Unit Prime |
| 064: | Bldg C 4th Floor Unit Paint |
| 065: | Bldg C 4th Floor Unit Touch Up |
| 066: | Bldg C 4th Floor Common Area/Corridor Prime |
| 067: | Bldg C 4th Floor Common Area/Corridor Paint |
| 068: | Bldg C 4th Floor Common Area/Corridor Touch Up |
| 069: | Bldg B Anti-graffiti Paint |
| 070: | Bldg C Anti-grafitti Paint |
| 071: | Recreation Building Interior - 1st Floor |
| 072: | Recreation Building Interior - 2nd Floor |
| 073: | Recreation Building Exterior Complete |
| 074: | Close out Docuementation |

Original Contract Amount: 609380.0400

**Change Orders**

|  |  |
| --- | --- |
| 001: | Seal Coat Over Beams at Rec Building |
| 002: | Paint Baseboard After Flooring Installation |
| 003: | Overtime for Model Unit Paint |
| 004: | Backcharge for Timely Jambs Painted over by Painter |
| 005: | Repaint Units from Drywall Moisture Removal |
| 006: | Dry Utilities Backcharge for Clearing Painter Rags from Bocked Sewer Line |
| 007: | Paint at EB3 Garage Lobby |
| 008: | Reapir Water Damage to Flooring Unit 306 |
| 009: | Repaint Base Behind Fridges |
| 010: | Repaint Areas After Fire Caulking Fix |
| 011: | Repaint Unit Entries due to Framing Error |
| 012: | Paint Rec Building Ceiling per Delta 14 Changes |
| 013: | Accent Paint at Model Unit |
| 014: | Repaint Walls after A3 Vanity Cabinet Change |
| 015: | Backcharge to Re-paint Balconys at Bldg C Courtyard Stucco Areas |
| 016: | Backcharge to Clean Bldg 'C' Units |
| 017: | Backcharge for Seal at Hardie Siding Performed by Proulx Waterproofing |
| 018: | Added Sealant to Exterior Patio Hollow Metal Doors - Backcharge |
| 019: | Repaint of Water Damaged Areas at Rec |
| 020: | Backcharge for Application of Caulking at Siding |
| 021: | Backcharge for Balcony Rail Repair |
| 022: | Various Site Painting Extras |
| 023: | Paint Columns at EB3 Elevator Area of Garage Level A |
| 024: | Paint Columns at EB3 Elevator Area of Garage Level A |
| 025: | West Coast Paint Initial OCIP Deduct |
| 026: | Repaint Areas at Units B115 and B215 Due to Water Damage |
| 027: | West Coast Drywall & Paint Final OCIP Deduct |

Final Contract Amount with Change Orders: 609380.0400

**Subcontractor Data, By Subcontractor**

**Landscape Development Inc**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Landscape Development Inc**TRADE: Landscape & Irrigation

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | If required, working hours to perform this Subcontract are as follows: Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | Subcontractor shall furnish and install a complete landscaping and irrigation system in accordance with latest approved Landscape plans and specifications. |
| 003: | Subcontractor acknowledges this is a design / build complete landscape system, to include approvals from the City of San Diego and shall comply with all state and local codes, industry standard, best practices and all agencies having jurisdiction. |
| 004: | Work shall proceed in areas designated by Contractor’s Superintendent. |
| 005: | Subcontractor has completely read and understands drawings and specifications and is familiar with the jobsite conditions. |
| 006: | Subcontractor is liable for all damage done to Contractor’s property by his employees, subcontractors, suppliers, or equipment. |
| 007: | Subcontractor is responsible for contacting Underground Service Alert as required or applicable prior to digging. |
| 008: | Subcontractor shall provide necessary measures to protect Subcontractor’s work force and others on the project as well as existing improvements and structures. |
| 009: | Subcontractor shall provide dust control measures, covering the specified area of work under this contract throughout the Subcontractor’s course of construction. |
| 010: | Subcontractor shall be responsible for erosion control measures necessary to protect his scope of work, and is solely responsible for damages caused by rains and any necessary remedial measures until such time the work is accepted by Contractor. |
| 011: | Subcontractor shall coordinate his delivery with Superintendent and shall point out any corrections that may be required of other trades necessary prior to commencing his work. |
| 012: | LANDSCAPE ARCHITECT REGISTRATION |
| 013: | Landscape Architects are regulated by The State of California. Any questions concerning a Landscape Architect may be referred to the Landscape Architects Technical Committee at: Landscape Architects Technical Committee 2420 Del Paso Rd., #105 Sacramento, CA 95834, (916) 575-7230. |
| 014: | LANDSCAPE ARCHITECT HOURLY RATE |
| 015: | Landscape Architect shall invoice Contractor at the hourly rate of $105.00 against the Landscape Design Services line item In the schedule of values for work as described below. |
| 016: | LANDSCAPE ARCHITECT CONSTRUCTION DOCUMENT SERVICES |
| 017: | Subcontractor has "redlined" current approved IMA Desgin Drawings dated 5/22/08 including: |
| 018: | Irrigation plan, legend, details, and notes with system layouts. |
| 019: | Planting plan and legend, details and notes with species, sizes, locations and planting details. |
| 020: | Reviewed the LEED calculations by LEED certified professional. |
| 021: | Subcontractor has sought County/Governing Agency approval for proposed material changes. |
| 022: | Approved Landscape and Irrigations plans are dated 11-23-2010. |
| 023: | LANDSCAPE ARCHITECT MEETINGS |
| 024: | Subcontractor's Design Services includes forty-eight (48) hours of meetings, including but not limited to, the following: |
| 025: | On site preconstruction meeting with Project Management team and Subcontractor. |
| 026: | Tree taging at nursery. |
| 027: | Periodic site inspection visits during installation of landscaping and irrigation work. |
| 028: | Review and approval of IMA Design Landscape Construction components, including but not limited to, pool and spa, concrete flatwork and pavers, planter wall, metal fenching, water features, etc. submittal packages by other Subcontractors. |
| 029: | Owner punch list walk. |
| 030: | VALUE ENGINEERING CHANGES |
| 031: | Pursuant to meetings with Contractor and Ownership's representative, the proposed changes have been reviewed and Ownership has directed Subcontractor to seek City of San Diego approval for the following changes to the approved IMA drawings. Said changes are as follows: |
| 032: | IRRIGATION CHANGES |
| 033: | Replace (1) A - Rainbird ESP 40 Station Controller with (1) ACC 99 w/ flow sensor |
| 034: | Replace (1) B - Rainbird ESP 40 Station Controller with (64) Decoders ICD 100 |
| 035: | Replace (1) Griswold 2" 2230 rcv with (1) Hunter 2" globe valve |
| 036: | Replace (25) Rainbird 1" PESB rcv with (25) Hunter PGVV 1" valve |
| 037: | Replace (210) Rainbird 1806 Sam PRS with (210) Hunter 6" Pro Spray w/ check valve |
| 038: | Replace (301) root watering system with (301) perforated pipe and 1401 |
| 039: | Replace (18500 lf) Pilot #14 UF wire and associted wire with (2500) Hunter 2 wire and associated wire |
| 040: | MATERIAL PLANTING CHANGES |
| 041: | Replace (20) 25' BTH Washington Robusta Skinned Palms with (20) 16' BTH Queen Palms in podium planter areas |
| 042: | Replace (6) 96" Ficus Retusa Green Gem with (6) 72" Ficus Retusa Green Gem at recreation/leasing area |
| 043: | Replace (3) 72" Phoenix Reclinata with (3) 48" box Multi King palms at recreation/leasing area |
| 044: | Reduce (4086) 5g Hemerocallis hybrids with (1000), increase spacing and add (600) 5g Buxus & (3086) 1g Hemerocalis hybrids |
| 045: | Reduce (832) 5g Ligustrum to (416) 5g Ligustrum and add (600) 5g Buxus |
| 046: | Root barriers are installed as Century root barrier rolls 24" x 20' ILO deep root panels |
| 047: | LANDSCAPING OPERATIONS |
| 048: | Subcontractor shall furnish and install all planting material in accordance with latest City approved plans and specifications.  All tree material shall be tagged by Landscape Architect prior to delivery and installation. Subcontractor shall coordinate yard locations with Landscape Architect and provide adequate notice for him to perform said task and not delay Contractor’s schedule. |
| 049: | Subcontractor shall furnish labor and material for all soil preparation.  Prior to soil preparation, a soil sample shall be tested by Landscape Architect or other independent laboratory to ensure the proper soil mixture. |
| 050: | Subcontractor shall provide plans and planting material that meets or exceed specifications of Federal, State, and County laws requiring inspection for plant disease or insect control. |
| 051: | Subcontractor shall provide quality and size confirming to current edition of “Horticultural Standards” for number one nursery stock as adopted by the American Association of Nurserymen. |
| 052: | Subcontractor has included all fine grading of landscaping areas, including mounding of planter areas as shown on plans. |
| 053: | Subcontractor shall provide plants that are true to name. Tag one of each bundle or lot with the name and size of plants in accordance with the standards of practice of the American Association of Nurserymen. |
| 054: | Qualities and type: Subcontractors shall furnish plant materials in the quantities and/or spacing as shown or noted for each location and shall be of the species, kinds, sizes, etc. as symbolized and/or described in the Plant List, and as indicated on the Drawings. |
| 055: | Verification of dimensions and quantities: All scaled dimensions are approximate. Prior to proceeding with any work, Subcontractor shall carefully check and verify all dimensions and quantities and immediately inform the Project Architect of any discrepancy between the drawings and/or Specifications and actual conditions. No work shall be performed in any area where there is any such discrepancy until approval has been granted by Contractor. |
| 056: | Subcontractor shall deliver fertilizer or soil amendments to site in original unopened containers bearing manufacturer’s guaranteed chemical analysis, name and label. Subcontractor shall protect material from damage or breakage and immediately remove empty containers from site. |
| 057: | Subcontractor shall deliver all plants with legible identification labels, shall store plant materials in shade and protect from weather or injury, and shall maintain all plants in a healthy, vigorous condition. Architect may at any time reject plant material not maintained in this condition. |
| 058: | Handling: Subcontractor shall not drop plants or pick up container plants by their stems or trunks. |
| 059: | Contractor reserves the right to take and analyze samples of materials for conformity to Specifications at any time. Subcontractor shall furnish samples upon request by Contractor. Rejected materials hall be immediately removed from the site at Subcontractor’s expense. Subcontractor shall pay cost of testing of materials not meeting specifications. |
| 060: | Subcontractor shall double stake all trees as indicated on Detail 2/L10.01. |
| 061: | Subcontractor shall immediately replace materials found to be dead, missing, or in poor condition during the establishment period. The Architect shall be the sole judge as to the condition of material. Material to be replaced during the warranty period shall be replaced by Subcontractor within fifteen (15) days of written notification by Contractor. |
| 062: | Subcontractor shall furnish and install all the following items in accordance with the plans and specifications: |
| 063: | Ground cover including turf & annual cover |
| 064: | Bark Mulch |
| 065: | Decomposed Granite (DG) |
| 066: | Lightweight soil |
| 067: | Sleeving |
| 068: | Precast concrete rings - detail 1/L6.03 |
| 069: | 4' x 8' tree grates by Urban Accessories |
| 070: | PT-1 & PT-2 Pottery by Quick Crete products & jardinier system |
| 071: | REMOVAL & REPLACEMENT OF TREES/PALMS |
| 072: | Subcontractor shall remove and dispose of four (4) Red Leaf Plum trees "Prunus cerasifera" as indicated on Sheet L8.00 on Lightwave Ave. |
| 073: | Subcontractor shall remove and dispose, one (1) Queen Palm "Syagrus romanzoffianum as indicated on Sheet L8.00. |
| 074: | Subcontractor shall replace eight (8) 20' BTH Queen Palm "Syagrus romanzoffianum as indicated on Sheet L8.00. These palms were previously removed under PO #51. Replaced material shall be field grown. |
| 075: | IRRIGATION |
| 076: | Irrigation system shall have 100% uniform coverage and shall be balanced to maintain the required soil content. Irrigation shall not wet the buildings in anyway and shall be adjusted to the satisfaction of Contractor & Landscape Architect. |
| 077: | Subcontractor shall furnish and install all low voltage irrigation wiring from valves to controllers, power to controllers by others.  Subcontractor is responsible to furnish and install wiring and final hook up. |
| 078: | All material shall be stored, installed and spliced as per manufacturer’s instructions and specifications; material shall be compatible when two or more products are used in conjunction. i.e. pipe and glue. |
| 079: | Subcontractor shall supply and install reduced pressure backflow preventors and all backflows shall be tested by a certified backflow inspector. |
| 080: | Subcontractor shall bore under sidewalks or walls if required to complete his operations. |
| 081: | Subcontractor shall include all hand watering or manual irrigation control until such time as automatic irrigation system is fully functional, unless this period of time is considered excessive and the reason there is no power is due to issues outside of this Subcontractor’s control, ie. no power, etc. |
| 082: | Subcontractor specifically understands that the irrigation system shall be flushed and pressure tested prior to backfill of the trenches. |
| 083: | Subcontractor shall restore all grades and drainage after irrigation operations. |
| 084: | All excess spoils not required for backfill will be spread by Subcontractor neatly in areas as directed by Contractor’s Superintendent. |
| 085: | Subcontractor is responsible for both on-grade and on-podium planter atrium drain, perforated drain pipe, filter fabric, gravel and soil. |
| 086: | MAINTENANCE |
| 087: | Subcontractor shall provide ninety (90) days of landscape maintenance.  Landscape Architect to issue a Letter of Release and Acceptance in order to trigger the start of the landscape maintenance period.  Subcontractor shall request in writing, five (5) days in advance of the completion of his work, a walk-through inspection of the landscaped areas to ensure all plant material is healthy and growing. |
| 088: | Five (5) days towards the end of the 90 day maintenance period, Subcontractor shall schedule a final walk through with Owner’s Representative and Contractor and perform all items on Contractor’s or Owner’s Representative’s punch list prior to the release of maintenance responsibility. |
| 089: | Scope of maintenance operations shall include the following as well as all the plan and specifications call-outs: Fertilizing, weed and pest control, pruning, thinning and trimming of all trees and shrubs, adjustment and/or replacement of sprinkler heads (heads shall never be allowed to spray onto adjacent buildings), repair of leaks, general clean up, sweeping, cleaning out of area drains, edging and mowing if applicable, replacement of dead or unhealthy sod or plants. |
| 090: | Subcontractor shall perform all services during hours and times and in a manner which will not interfere with the normal lifestyle of the local residents, as well as times scheduled by Contractor or Property Management. |
| 091: | WARRANTY |
| 092: | Warranty:  all irrigation and plant material (15 gallon and larger) shall be guaranteed for a period not less than one (1) year from the date of maintenance acceptance letter.  All plant material (5 gallon and smaller) shall be guaranteed for no less than 120 days from the date of the maintenance acceptance letter unless the cause is negligence by others. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following items are excluded from this Subcontract: |
| 002: | Concrete flatwork and/or paving stones |
| 003: | Waterproofing and drainage mats |
| 004: | Copper pipe attached to or hanging from podium |
| 005: | Cutting, patching, boring, coring, or drilling through podium |
| 006: | Planter area drains and clean out by others |
| 007: | All sleeves or embedded items in walls or foundations |
| 008: | Masonry or planters walls |
| 009: | Wrought iron fencing and gates |
| 010: | Sloping in planters |
| 011: | Pool and spa |
| 012: | Trellis structures |
| 013: | BBQ structure |
| 014: | Fireplace structure |
| 015: | Waterfall water feature |
| 016: | Traffic control |
| 017: | Water Features |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittals |
| 002: | Design Services - City Approval |
| 003: | Design Services - Submittal Approvals & Punch list |
| 004: | Landscaping - On Grade Bldg B |
| 005: | Landscaping - On Grade Bldg C |
| 006: | Landscaping - On Podium Bldg B |
| 007: | Landscaping - on Podium Bldg C |
| 008: | Lightweight Soil - Building B |
| 009: | Lightweight Soil - Building C |
| 010: | Irrigation - On Grade Bldg B |
| 011: | Irrigation - On Grade Bldg C |
| 012: | Irrigation - On Podium Bldg B |
| 013: | Irrigation - On Podium Bldg C |
| 014: | Pottery - PT1 |
| 015: | Pottery - PT2 |
| 016: | Concrete Tree Rings - Building B |
| 017: | Concrete Tree Rings - Building C |
| 018: | Crane for Tree Rings |
| 019: | Tree grates |
| 020: | Courtyard Drainage - Building B |
| 021: | Courtyard Drainage - Building C |
| 022: | Maintenance - Month #1 |
| 023: | Maintenance - Month #2 |
| 024: | Maintenance - Month #3 |
| 025: | Close Out Documentation |

Original Contract Amount: 730448.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Tree Removal OCIP Deduct |
| 002: | Palm and Pear Tree Stump Removal (Lightwave) |
| 003: | Desilting Basins |
| 004: | LDI February 1 to March 1 Erosion Control |
| 005: | Main Contract OCIP Deduct |
| 006: | SWPPP for Site October 2011 |
| 007: | Building C Courtyard Landscape Redesign Coordination |
| 008: | Additional Fine Grading |
| 009: | March 2011 Erosion Control |
| 010: | Additional Grading Work Requested by Superintendent |
| 011: | Pool Area Drain Scope Change |
| 012: | Fine Grading at Direction of Field Superintendent |
| 013: | Added Deck Drains in Courtyard |
| 014: | Fine Grade Site at REC |
| 015: | Sand & Hydroseed at Turblock & Sod at Parkways |
| 016: | Fine Grading Allowance Not to Exceed |
| 017: | Water Harvesting Tank Design Coordination |
| 018: | Additional Fine Grading on Top of PCO 683 - Not To Exceed |
| 019: | Added Grading and Mulch at Southwest Drive Aisle |
| 020: | Change in Plant Material at Various Locations |
| 021: | Landscape Development Final OCIP Deduct (Includes Subcontractors) |
| 022: | Landscape Development Budget Corrections |

Final Contract Amount with Change Orders: 730448.0000

**Subcontractor Data, By Subcontractor**

**PBC Commercial, Inc**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: PBC Commercial, Inc**TRADE: Site Concrete, Hardscape & Pavers

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. Overtime pay must be approved in writing by the Construction Manager prior to work being performed. |
| 002: | Subcontractor shall furnish and install labor, materials, tools, equipment and facilities to provide all curb, gutter, sidewalk, integral color concrete, steps, interlocking pavers, flagstone paving, concrete landings, pip walls & circular planters with pre-cast cap, Tufftack grass road pavers, tree grate curbs, HC ramps & truncated domes, expansion joints & caulking, slip dowels, reinforcement, cement treated base, base, paver footings, flagstone sub base, formwork, color, sealers, dowels, dobes, wire mesh, sand. and any other items to complete the scope of work. |
| 003: | Subcontractor is responsible for all site move-ons as needed in order to complete the scope of work. Subcontractor understands that curb and gutter will be installed as soon as the wet utilities are completed. Areas of work will broken into zones and scheduled for phasing of buildings B,C, clubhouse, pavers, turftrack, curb & gutter and on grade hardscape. |
| 004: | Subcontractor will coordinate with electrician and landscaper any sleeving or conduits that may will be required. |
| 005: | All colored concrete and natural colored concrete shall be poured and finished in accordance with plans and specifications and City standard specifications. |
| 006: | Subcontractor shall furnish all labor, material, and tools, to provide saw-cut and score lines in accordance with plans and specifications and Contractor's approval. |
| 007: | Subcontractor shall furnish and install all handicap ramps with truncated domes. Ramps shall maintain sloping and clearances in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. |
| 008: | Subcontractor shall provide concrete pumps to facilitate the placing of concrete flatwork. |
| 009: | Subcontractor shall receive all grades at plus or minus .10' from Contractor. Minor grading and sloping with Subcontractor's sand layer included. Back filling behind finish curbs after installation with native soil included. Excludes any import of soil. |
| 010: | All form lumber shall be supplied by Subcontractor. All form lumber shall be stripped and hauled away by Subcontractor. |
| 011: | Subcontractor shall furnish and install any and all ties, wire, strong backs, fasteners, expansion joints, zip strips, caulking or any other material or accessory required to complete his scope of work. |
| 012: | Hardscape areas must have adequate slope as to appease all drainage and ADA requirements. All concrete work to be true and straight with no areas of ponding water. |
| 013: | Subcontractor shall place and finish all concrete without visible defects or depressions. Concrete shall be sloped to drain in accordance with plans and specifications. |
| 014: | Any cracked concrete not acceptable by Owner shall be immediately replaced. Contractor acknowledges that minor hairlines cracks are normal. Hairline cracks are cracks that are a "dime" thick or less. No spalding or uplifting shall be accepted. |
| 015: | Subcontractor is responsible for all concrete pumping, including washout pits. Subcontractor shall haul away all concrete waste from washout area. |
| 016: | Subcontractor shall provide flagman during his curb and gutter operations if required. |
| 017: | Subcontractor shall furnish and install 19" of cement treated base under Tufftack Grass and Ackerstone pavers. 6" cement treated base is to be installed under 60mm paver at pedestrian areas. |
| 018: | Subcontractor has included pavers at drive entrance at Spectrum Center Blvd. and sidewalk shown on L3.01 & L3.02 west side outside of limit of work. |
| 019: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 020: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Scarification & Compaction of Sub Grade. |
| 002: | Location of Utilities. |
| 003: | Traffic Control Plan |
| 004: | Construction Water |
| 005: | Permits, Bonds, Deputy Inspectors, X-ray Slabs. |
| 006: | Survey |
| 007: | Lithocrete |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittal |
| 002: | P1 - 4" Thick Walks over Sand |
| 003: | P2 - Integral Color Concrete on Grade |
| 004: | P2 - Integral Color Concrete Steps on Grade |
| 005: | Topping Slab |
| 006: | P3 - 4"-5" Integral Color Concrete on Structure Building B |
| 007: | P3 - Integral Color Concrete at Patios on Structure Building C |
| 008: | P3 - Integral Color Concrete at Patios on Structure Building B |
| 009: | P4 - 80mm Ackerstone Pavers on Grade |
| 010: | P5 - 80mm Ackerstone Pavers Soldier Course |
| 011: | P4 - 19" Cement Treated Base |
| 012: | P5 - Footing Under Pavers |
| 013: | P5 - Mortar Set Pavers at Footing |
| 014: | P6 - Integral Color Concrete at Pool Deck |
| 015: | P6 - Pool Deck Reinforcement |
| 016: | P7 - Random Flagstone Paving - Southland Stone China Multi Color |
| 017: | P7 - Sub Base for Flagstone Pavers |
| 018: | P6 - Reinforcement of Sub Base |
| 019: | P10 - 60mm Ackerstone Pavers at Pedestrian Areas |
| 020: | P11 - 60mm Ackerstone Pavers Soldier Course |
| 021: | P10 - 6" Cement Treated Base at Pavers |
| 022: | P11- Footing Under Pedestrian Pavers |
| 023: | P11 - Mortar Setting of Pedestrian Pavers at Footing |
| 024: | Battered Steps on Grade Natural Color |
| 025: | Concrete Landings on Grade |
| 026: | WC1 - PIP Integral Color Planter Walls |
| 027: | WC1 Precast Cap for PIP Planter Walls |
| 028: | WC1 - PIP Circular Planters |
| 029: | 4B - Tufftrack Model TT-24 |
| 030: | 4B - 19" Cement Treated Base for Tufftrack |
| 031: | 4B - Footing at Tufftrack |
| 032: | 4B - Mortar Set Tufftrack at Footing |
| 033: | Topping Slab Inside Planters Building B |
| 034: | Topping Slab Inside Planters Building C |
| 035: | Curbs for Tree Grates |
| 036: | 6" Curb per RSD G-1 |
| 037: | 6" Curb and Gutter per RSD G-2 |
| 038: | 13 ea handicap Ramps with Truncated Domes |
| 039: | Expansion Joints and Caulking |
| 040: | Topping Slab |
| 041: | Washout Bins |
| 042: | Closeout |

Original Contract Amount: 693696.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | R&R of Pavers on Spectrum Center Blvd |
| 002: | PBC Commericail Initial OCIP Deduct |
| 003: | Add for Approaches on Lightwave and Spectrum Center |
| 004: | Additional Site Concrete Work |
| 005: | Credit for Aggregate Base Change from 19" to 12" |
| 006: | Set Sidewalk Forms |
| 007: | R&R Concrete at Edison Vault and East Entrance |
| 008: | Sawcut, Wetset and Pour Concrete for Channel Drain |
| 009: | Change to Coping at Pool, Spa and Waterwall |
| 010: | Pool, Spa, and Waterwall Coping Change |
| 011: | Correction of Coping Credit |
| 012: | Costs for Various Work Performed by PBC at Direction of Superintendent |
| 013: | PBC Commercial Final OCIP Deduct |

Final Contract Amount with Change Orders: 693696.0000

**Subcontractor Data, By Subcontractor**

**Commercial Door Co Inc**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Commercial Door Co Inc**TRADE: Overhead Coling Doors

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General Contractor). No additional costs for overtime or premium time shall be allowed. |
| 002: | Subcontractor shall furnish and install all work as indicated on the approved plans and any variations or discrepancies noted shall be immediately brought to the attention of Contractor's Representative and resolved. No deviations regarding the design or structural integrity of the building are acceptable. |
| 003: | Subcontractor has reviewed all plans specified in the contract and is responsible for all Subcontractor’s trade related work included in said plans and specifications. |
| 004: | Subcontractor shall be solely responsible for verifying with Contractor’s Superintendent that he has all the latest contract documents, plans and specifications prepared and approved for construction |
| 005: | Subcontractor shall design overhead coiling doors, including engineering analysis by a qualified professional engineer if required to install two (2) 6'-0" x 8'0"Cookson FD fire rated roll up service doors in accordance with the plans, specifications and all agencies having jurisdiction. Subcontractor shall furnish and install each FDO-A type fire door with an automatic reset feature in the event of alarm or power outage. |
| 006: | Subcontractor shall install overhead coiling door complete with hood & Barrel, protection for all moving parts and saftey edge. |
| 007: | Subcontractor shall furnish and install Fire-Rated Door Assemblies that are listed and labeled by a qualified testing agency for the fire-protection ratings indicated on the plans |
| 008: | Subcontractor shall furnish and install Fire-Rated Doors with Automatic-Closing Devices that have a governor units complying with NFPA 80 and an easily tested and reset release mechanism designed to be activated by the Buildings fire-detection and alarm systems. |
| 009: | Subcontractor shall pre-test that each door will close when activated by detector or alarm-connected fire-release system before Fire Life Safety inspection. Door mechanisms to be reset after testing. |
| 010: | Subcontractor shall be responsible for coordinating with and be available for all Electrical and Fire Life Safety, Fire Department, and Mechanical inspections as required to verify the correct operation of the Fire-Rated Door Assemblies. |
| 011: | Subcontractor shall investigate each opening for correct opening size and verify they are correct and ready for installation. |
| 012: | Subcontractor shall coordinate layout with all Concrete, Electrical, Low Voltage, Alarm or other subcontractors to ensure correctly operating doors. |
| 013: | Subcontractor shall furnish and install overhead doors and operating equipment complete with necessary hardware, anchors, inserts, hangers, guide rails and equipment supports; according to manufacturer's written instructions and as specified in plans and specifications. |
| 014: | Subcontractor shall furnish a factory-authorized service representative to perform startup service to test and adjust controls and safeties, replace damaged and malfunctioning controls and equipment. |
| 015: | Subcontractor shall furnish all the personnel to train the owner’s representative how to operate, maintain, reset, any equipment installed by this Subcontractor. |
| 016: | Subcontractor shall repair any damage and/or cleaning of any residue caused by their operations. |
| 017: | Subcontractor shall remove and dispose of all debris generated by their operations on any adjacent surfaces. |
| 018: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors ’s Superintendent. |
| 019: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights, covers or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 020: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Electrical or Low Voltage Final Connections |
| 002: | Custom Powder Coat Finish |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittals |
| 002: | Building B Door installed |
| 003: | Building C Door installed |
| 004: | Building B Automatic Reset |
| 005: | Buidling C Automatic Reset |
| 006: | Fire Department Sign off Building B |
| 007: | Fire Department Sign off Building C |
| 008: | Closeout Documents |

Original Contract Amount: 11223.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Commerical Door - Initial OCIP Deduct |
| 002: | Supply & Install All Wiring at Fire Doors |
| 003: | Commercial Door Final OCIP Deduct |

Final Contract Amount with Change Orders: 11223.0000

**Subcontractor Data, By Subcontractor**

**Custom Components Co., LLC dba US Railing**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Custom Components Co., LLC dba US Railing**TRADE: Aluminum Canopies

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. Subcontract has agreed to suppllement labor to ensure schedlule in liue of Saturday work. No overtime or premium time shall be allowed or paid to acheive the schedule. |
| 002: | Subcontractor shall fabricate, furnish, and install all Aluminum Canopies including wall connections per plan elevations A2.11-A2.14, details AD51 and specifications at Buildings B and C. Subcontractor shall provide engineered drawings for attachment to the structure for review. |
| 003: | Subcontractor shall furnish and install all bolts as required per plans, specifications and approved shop drawings for erection of all work covered by this scope after plaster installation. |
| 004: | Subcontractor shall indicate on all shop and erection drawings profiles, sizes, spacing, locations, attachments and fasteners. |
| 005: | Subcontractor shall furnish and install powder coated aluminum in color to be determinned by the Architect. |
| 006: | Subcontactor shall furnish and install all anchors required to attach the canopies per plans and specifications. |
| 007: | Subcontractor shall provide one mobilization for each building as required to achieve occupancy. |
| 008: | Subcontractor shall furnish and install all unloading and hoisting as required for installation. |
| 009: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 010: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 011: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for the cost of replacement by others. |
| 012: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Field Testing |
| 002: | Protective Film |
| 003: | Final Cleaning |
| 004: | Bond |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittals |
| 002: | Aluminum Canopies A2.11 |
| 003: | Aluminum Canopies A2.13 |
| 004: | Aluminum Canopies A2.14 |
| 005: | Closeout |

Original Contract Amount: 181110.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Additional Canopies for Building B Missed in Original Buyout |
| 002: | Additional Canopy at Bldg B Stair #4 |
| 003: | Powder Coat Upgrade for REC Building Glass Railing System |
| 004: | Added Base Shoe Support @ REC Stair 2 |
| 005: | Additional Canopy Support Material |
| 006: | Custom Components Aluminum Canopies Final OCIP Deduct |
| 007: | Custom Components OCIP Deduct Correction |

Final Contract Amount with Change Orders: 181110.0000

**Subcontractor Data, By Subcontractor**

**Cal Roofing, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Cal Roofing, Inc.**TRADE: Roofing

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | Subcontractor shall be authorized, certified and/or licensed by approved roofing system manufacturer to install said product. |
| 003: | Subcontractor shall coordinate with all applicable product manufacturers and coordinate delivery and storage of said materials until scheduled for installation by Project Superintendent. |
| 004: | Subcontractor is responsible for all materials until final installation and acceptance by Contractor. Any loss due to theft or breakage prior to acceptance by Contractor shall be replaced by Subcontractor at no additional cost or backcharged to the offending Subcontractor. |
| 005: | PRE-INSTALLATION MEETING |
| 006: | At least one (1) week prior to the start of work, Subcontractor shall coordinate a pre-job meeting with Contractor's Superintendent and roofing manufacturer to system application, including not limited to, drawings, specifications, installation instructions, etc. and coordination with other trades. |
| 007: | EXAMINATION |
| 008: | Subcontractor shall inspect all roofing areas prior to installation of roofing material. Any defects to substrate shall be brought to the attention to the superintendent for correction prior to installation of the roofing system. |
| 009: | Subcontractor shall verify that all substrates are visibly dry and free of moisture and notify Contractor's Superintendent in writing of any deficient areas. |
| 010: | Subcontractor shall verify that wood cants, blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations. |
| 011: | PREPARATION |
| 012: | Subcontractor shall verify the substrate is clean and free of all dust and debris in accordance to the roofing Manufacturer's written installation instructions. Subcontractor shall lightly broom clean substrate if required. |
| 013: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 014: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. |
| 015: | Fire Rating - UL Class A System |
| 016: | Warranty: 10 Year |
| 017: | Built-up Roofing Material Manufacturer & System: GAF |
| 018: | Base Flashing - Sheathing paper flashing membrane |
| 019: | Base Sheet - PERMAPLY 28 |
| 020: | Ply Sheets (2 Plys) - GLASPLY PREMIER |
| 021: | Cap Sheet - GLASKAP |
| 022: | Cap Sheet Color: White granule |
| 023: | Cant Strips - 3" Fiber cants shaped to the profiles indicated. |
| 024: | Title 24 Elastomeric Coating: Included and applied 30-60 days upon completion of roofing operations |
| 025: | Adhesives - SBS modified asphalt complying with ASTM D 312 Type IV |
| 026: | INSTALLATION AT FLAT ROOF AREAS |
| 027: | Subcontractor shall furnish and install complete SBS-modified bitumen membrane roofing system pursuant to project specifications. |
| 028: | Subcontractors shall comply with Manufacturer's instructions for installation, using Manufacturer's recommended accessories. |
| 029: | Subcontractor shall install flashings, provided by others, concurrently with roofing membrane as the work progresses in accordance with the roofing membrane manufacturer's instructions. |
| 030: | Subcontractor shall furnish and install complete roofing membrane at equipment platforms |
| 031: | Subcontractor shall wrap parapet walls a minimum 8" with roofing membrane |
| 032: | Subcontractor shall furnish and install mastic and install pursuant to manufacturer's written instructions. |
| 033: | Subcontractor shall install the following components, materials furnished by others: |
| 034: | Attic vents |
| 035: | Roof hatches |
| 036: | Pipe flashings |
| 037: | Lead roof jacks bent into vent pipes |
| 038: | If required, Subcontractor shall fill any pitch pockets with approved materials per the plans and specifications and manufacturer's written procedures. |
| 039: | Subcontractor shall not leave any visible hot asphalt but shall cover those areas with the final cap sheet. |
| 040: | Subcontractor shall paint all pipe projections, paint supplied by others. |
| 041: | WALK PADS AT BUILT UP ROOFING APPLICATION |
| 042: | At Contractor's direction and schedule, Subcontractor shall provide walkpads in a "path of travel" location between roof top mechanical equipment and stair enclosures. |
| 043: | WATER TEST OF BUILT-UP ROOFING APPLICATION |
| 044: | At Contractor's direction, Subcontractor shall perform water test on the built-up roof assembly to provide a measure of confidence and verify watertight integrity. Subcontractor to flood test as is practical and if leaks are present provide a written report documenting water test procedures, findings, and necessary proposed corrective repairs. |
| 045: | SAFETY |
| 046: | Special care shall be taken in the placement of roofing materials around all combustibles and roof vents in accordance with City of Los Angeles code requirements. |
| 047: | Subcontractor shall provide best practices methods to control any fires the may occur, at their kettle, or elsewhere during the roofing process. |
| 048: | Subcontractor shall coordinate and schedule hot asphalt kettle locations with Contractor's Superintendent prior to the commencement of his operations as to not interfere with other trades or material deliveries. |
| 049: | Subcontractor shall protect all horizontal and vertical finish surfaces and paths of travel to and from roof access locations. |
| 050: | 3RD PARTY INSPECTIONS |
| 051: | Project Owner may decide to hire a 3rd Party Inspector to verify the quality of Subcontractor's work. Said Inspector may submit remedial work reports that Subcontractor is responsible for performing at no extra charge to Contractor. |
| 052: | WARRANTY |
| 053: | Subcontractor shall furnish and install a Manufacturer's 10 Year warranty for the built up roofing portion of work. |
| 054: | Effective as of date of Substantial Completion, submit executed copy of Roofing Manufacturer's limited service warranty agreement, including flashing endorsement, signed by Manufacturer's authorized representative, on Manufacturer's approved form. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) shall be excluded from this Subcontract: |
| 002: | Roof hatches provided by others |
| 003: | Attic vents provided by others |
| 004: | Roof access ladder provided by others |
| 005: | Expansion joints installed by others |
| 006: | Pipe and vent flashings provided by others |
| 007: | Lead sheet at roof drains supplied by others |
| 008: | Valley metal, edge metal, & tile plan by others |
| 009: | Gutters and downspouts by others |
| 010: | Scuppers by others |
| 012: | Paint for pipe projects furnished by others |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | Bldg B - Segment A Load Materials |
| 003: | Bldg B - Segment A Installation |
| 004: | Bldg B - Segment A Lead Flashing at drains |
| 005: | Bldg B - Segment A Title 24 Application |
| 006: | Bldg B - Segment A Install Walk Pads |
| 007: | Bldg B - Segment B Load Materials |
| 008: | Bldg B - Segment B Installation |
| 009: | Bldg B - Segment B Lead Flashing at drains |
| 010: | Bldg B - Segment B Title 24 Application |
| 011: | Bldg B - Segment B Install Walk Pads |
| 012: | Bldg C - Segment A Load Materials |
| 013: | Bldg C - Segment A Installation |
| 014: | Bldg C - Segment A Lead flashing at drains |
| 015: | Bldg C - Segment A Title 24 Application |
| 016: | Bldg C - Segment A Install Walk Pads |
| 017: | Bldg C - Segment B Load Materials |
| 018: | Bldg C - Segment B Installation |
| 019: | Bldg C - Segment B Lead flashing at drains |
| 020: | Bldg C - Segment B Title 24 Application |
| 021: | Bldg C - Segment B Install Walk Pads |
| 022: | Close out Documentation |

Original Contract Amount: 426000.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Tie into Roof Boxes After Roof is Complete |
| 002: | Rec Building and EB3 Added Roofs |
| 003: | Backcharges for Broken Vents and Material not Cleaned from Roof |
| 004: | Cal Roofing Initial OCIP Deduct |
| 005: | Reversal of Backcharge on Line 1 in SCO 39-003 for Broken Vents |
| 006: | Cal Roofing Final OCIP Deduct |

Final Contract Amount with Change Orders: 426000.0000

**Subcontractor Data, By Subcontractor**

**Shaw Contract Flooring dba Spectra Contract Flooring**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Shaw Contract Flooring dba Spectra Contract Flooring**TRADE: Bldg B & C Carpet, Plank, & Unit Tile Flooring

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractor shall coordinate with all applicable product manufacturers and coordinate delivery and storage of said materials until scheduled for delivery and installation by Project Superintendent. |
| 002: | Subcontractor is responsible for all materials until final installation and acceptance by Contractor. Any loss due to theft or breakage prior to acceptance by Contractor shall be replaced by Subcontractor at no additional cost to Contractor. |
| 003: | Subcontractor must pre-walk applicable areas a minimum of forty-eight (48) hours prior to the scheduled flooring installation. Subcontractor is responsible for normal repair of all floors prior to installation of resilient, VCT, carpet, including sanding, squeaks, creaks, scraping, filling and sweeping. Subcontractor must notify the Project Superintendent if the concrete slab, gyp-crete and/or wood subfloor are not acceptable to receive flooring. Once Subcontractor commences flooring installation it is assumed that Subcontractor has accepted the substrate condition to receive flooring material. |
| 004: | Subcontractor shall notify Contractor's Project Superintendent of any damage to base, walls, cabinets, doors, ceramic etc. prior to starting work. Exact damage must be noted on work order and Contractor's Project Superintendent's signature obtained. |
| 005: | Subcontractor shall evaluate the job site and subfloor for potential moisture problems. Subcontractor shall visually inspect the slab for signs of moisture, dampness, alkali, and refer any such conditions to Contractor's Project Superintendent. |
| 006: | Subcontractor shall verify areas to be installed by verifying his work order and finish floor plan and refer any discrepancies to Contractor's Project Superintendent. Subcontractor shall verify he has adequate material by measuring layout before cutting material and starting installation. |
| 007: | Subcontractor shall not place tools, base shore or tack strips on countertops, tubs, shower floors, water closets, vinyl or any finished surface. |
| 008: | INSTALLATION |
| 009: | Subcontractor shall provide the necessary power needed if the building electricity has not been activated prior to the scheduled installation. |
| 010: | Subcontractor shall perform minor floor prep prior to the installation of flooring. Floor prep may include labor and material to perform light sanding and filling as necessary for a smooth and acceptable finish. Should floor prep be deemed as excessive by both parties, Subcontractor shall submit a Change Order to Contractor for approval prior to commencing work. |
| 011: | CARPET ACCESSORIES |
| 012: | Subcontractor shall provide accessories recommended by carpet manufacturer. |
| 013: | Subcontractor shall use manufacturer's recommended water-resistant adhesive manufactured for use with this type of carpet and substrates indicated, and comply with fire performance requirements indicated for carpet. |
| 014: | Subcontractor shall use hot-melt adhesive tape or similar products recommended by carpet manufacturer for taping seams and butting cut edges at backing to form secure seams and to prevent pile loss at seams. |
| 015: | Subcontractor shall use non-paper tape as recommended by pad manufacturer. |
| 016: | CARPET |
| 017: | Subcontractor shall remove coatings, including curing compounds, and other substrates that are incompatible with adhesives and that contain soap, wax, oil, or silicone, without using solvents. |
| 018: | Subcontractor shall broom clean substrates to be covered immediately before installing carpet. After cleaning, examine substrate for moisture, alkaline salts, carbonation, or dust. Subcontractor shall proceed with installation only after unsatisfactory conditions have been corrected. |
| 019: | Subcontractor shall inspect each piece of carpeting prior to installation and is not to install material with visible defects. Discrepancies in quantity received are to be reported to Contractor PRIOR to carpet install by Subcontractor. |
| 020: | Subcontractor shall perform installation in accordance with manufacturer's instructions, except where more stringent requirements are shown or specified, and except where project conditions require extra precautions or provisions to ensure satisfactory performance of the work. |
| 021: | Subcontractor shall continue carpet into recessed spaces such as closets and underneath spaces with open bases. |
| 022: | Subcontractor shall follow manufacturer's instructions for cutting carpet, using tools designed to cut type of carpet materials being installed. |
| 023: | Subcontractor shall install all carpet in one direction. Seams shall be placed toward the primary light sources whenever possible. Carpet seams shall not be placed in traffic areas when at all possible. All seams shall be trimmed as needed and all carpet edges next to walls shall be tucked. All seams shall be as inconspicuous as possible, flat, no puckers and completely free from glue on exposed surface. Exposed seams and quarter turns are not acceptable. |
| 024: | Subcontractor shall comply with CRI 104, Section 8, "Direct Glue-Down Installation," for all carpets in areas referenced on the plans to receive glue-down application. |
| 025: | Subcontractor shall comply with CRI 104, Section 11, "Stretch-In Installation," for all carpets in areas referenced on the plans to receive stretch-in application. |
| 026: | Subcontractor shall apply an even layer of adhesive to substrate, using trowel or carpet manufacturer's recommended notch size. |
| 027: | Subcontractor shall cut and fit carpet to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosing. Bind or seal cut edges as recommended by carpet manufacturer. |
| 028: | Subcontractor shall not bridge building expansion joints with carpet. |
| 029: | Subcontractor shall provide noncombustible carpet separator wherever carpet materials are to be installed on both sides of a fire door. |
| 030: | Install edge guards at exposed carpet seams unless indicated otherwise; provide secure attachments to substrate. |
| 031: | Subcontractor shall roll up remaining, usable pieces of carpet, upon completion of installation for future use by Owner and place in designated area as directed by Contractor's Project Superintendent. |
| 032: | LUXURY PLANK, VCT FLOORING, AND RUBBER BASE |
| 033: | Subcontractor is responsible for all floor preparation and shall fill all cracks, holes and depressions to level floor to 1/4" in 10' (Subcontractor not responsible to level irregular slabs greater than 3/16"). No resilient flooring is to be laid over unleveled or otherwise unacceptable concrete or wood sub floors. If vinyl is installed under these conditions, Subcontractor is responsible for removal and reinstallation of new resilient flooring at no extra cost after the floor has been repaired. |
| 034: | Subcontractor shall use manufacturer recommended adhesives, seam sealers and floor patch, trowel sizes and installation procedures. Vinyl sealer shall be as required by manufacturer and of the highest quality and of non-yellowing material. |
| 035: | Subcontractor shall extend resilient flooring under legs of dishwasher and stove and shall extend vinyl completely through doorways/arches. |
| 036: | There are to be no bubbles, bumps, dips or ridges in flooring and seams in high traffic areas are to be avoided whenever possible. |
| 037: | Subcontractor shall install resilient flooring prior to toilet installation. |
| 038: | Subcontractor shall apply rubber base securely in locations indicated, using maximum lengths available. |
| 039: | All products shall be delivered in manufacturer's unopened containers with grade seals unbroken and labels intact. |
| 040: | Subcontractor shall blend tiles, for tiles exhibiting color variations at project site prior to installation. |
| 041: | Subcontractor shall lay tile in a grid pattern unless otherwise indicated. Align joints when adjoining tiles on floor, base, walls, and trim are same size. Lay out tile work and center tile fields in both directions in each space or wall area. Adjust to minimize tile cutting and provide uniform joint widths, unless otherwise indicated. |
| 042: | Tile installation shall be straight, smooth, plumb, level, or properly sloped as applicable. Subcontractor shall set field tiles straight and square with equal grout lines and will keep deficiencies to a minimum. |
| 043: | Subcontractor shall be responsible for any defect or defects due to faulty materials and/or workmanship and shall repair/replace at Subcontractor's cost. |
| 044: | MATERIALS - CERAMIC TILE |
| 045: | Expanded Metal Lath shall be 2.5 pound flat expanded type, complying with ANSI A42.4. |
| 046: | Portland Cement: Type I or II, conforming to ASTM C-150, in its proper proportion. |
| 047: | Grout shall comply with requirements of ANSI A108.10 unless otherwise indicated. |
| 048: | Sand shall conform to ASTM C-144 in its proper proportion. |
| 049: | Water clear and potable, taken from a supply for domestic use. |
| 050: | Metal Transition Trim – Ceramic Tile to Carpet and/or Hardwood shall be Schluter Schiene M150 Or Approved Equal |
| 051: | PRE-INSTALLATION & PROTECTION - CERAMIC TILE |
| 052: | Subcontractor shall protect floor sheeting when using water saws on the project. All saws shall be placed into a water proof tub or a protective floor covering may be used to prevent water damage to the OSB plywood. |
| 053: | Subcontractor shall remove coatings, including curing compounds that contain soap, wax, oil, or silicone, that are incompatible with tile-setting materials. |
| 054: | Subcontractor shall clean all surfaces scheduled to receive tile prior to the start of his tile operations. |
| 055: | Subcontractor shall fill cracks, holes, and depressions with trowelable leveling and patching compound according to tile-setting material manufacturer’s written instructions. |
| 056: | Subcontractor shall remove protrusions, bumps, and ridges by sanding or grinding. |
| 057: | INSTALLATION/GENERAL - CERAMIC TILE |
| 058: | Products shall be compatible and each shall be installed in accordance with both the manufacturer’s specifications and the stipulations and recommendations of the other components of the tile operation, including but not limited to tiling, mixing, grouting, reinforcement, methods, types, etc. of mortar, grout, trowels, etc. In general, Subcontractor shall adhere to all guidelines set forth by the Tile Council of America’s (TCA) Handbook for Ceramic Tile Installation.” |
| 059: | All products shall be delivered in manufacturer’s unopened containers with grade seals unbroken and labels intact. |
| 060: | Subcontractor shall blend tiles, for tiles exhibiting color variations at project site prior to installation. |
| 061: | Subcontractor shall lay tile in a grid pattern unless otherwise indicated. Align joints when adjoining tiles on floor, base, walls, and trim are same size. Lay out tile work and center tile fields in both directions in each space or wall area. Adjust to minimize tile cutting and provide uniform joint widths, unless otherwise indicated. |
| 062: | Tile installation shall be straight, smooth, plumb, level, or properly sloped as applicable. Subcontractor shall set field tiles straight and square with equal grout lines and will keep deficiencies to a minimum. All wall tiles shall be installed plumb and level. |
| 063: | Subcontractor shall be responsible for any defect or defects due to faulty materials and/or workmanship and shall repair/replace at Subcontractor’s cost. |
| 064: | All mortar shall be cleaned from tile as work progresses and before it sets. Mortar which may be protruding up into the joints shall be removed. |
| 065: | Subcontractor shall immediately remove and replace tile where cracks show at grouting stage. |
| 066: | All grouting shall be completed the day after the tile is set. |
| 067: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 068: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. |
| 069: | All materials subject to Architect's and Owner's Approval. |
| 070: | Each floor shall receive the following layouts: |
| 071: | 1st floor = "LIGHT" color scheme with LVP throughout entire living unit and CT in baths only. |
| 072: | 2nd & 3rd floor = "DARK" color scheme with LVP throughout with carpet in bedrooms and CT in baths. |
| 073: | 4th floor = dark color scheme with LVP throughout entire living unit, carpet on stairs and mezzanine and CT in baths only |
| 074: | UNIT FLOORING |
| 075: | Carpet: Shaw / Northern Parkway / Color 109 / Field Khaki |
| 076: | Carpet Pad: Reliance Carpet Cushion/Embassy |
| 077: | Ceramic Tile: Interceramic / High Density Ceramic Floor Tile / Bruselas / Bone / 13" x 13" |
| 078: | Ceramic Tile Grout: Custom Building Products / Linen / 122 |
| 079: | LVP - Light: Konecto / Prestige Collection / Mist / 80019 |
| 080: | LVP - Dark: Konecto / Custom / Match Ebony Hybrid |
| 081: | CORRIDOR CARPET TILES |
| 082: | CPI-05: Milliken Carpet / Sound & Fury - Intensity / IN308 Modulation (Field Carpet |
| 083: | CPI-06: Milliken Carpet / Paste Up - Art Crime / 214 Luminous Umbra (Bldg B Accent) |
| 084: | CPI-07: Milliken Carpet / Paste Up - Art Crime / 210 Guerrilla Garden ( Bldg C Accent) |
| 085: | STORAGE/UTILITY/IDF CLOSETS/TRASH ROOMS |
| 086: | VCT: Armstrong / Standard Excelon Imperial Texture / 51868 Smokey Brown |
| 087: | RB: Complement Above |
| 088: | CLEAN UP |
| 089: | Subcontractor shall be responsible for all clean up and removal of debris resulting from his work. All excess glue, seam sealer, or grout shall be cleaned up from floors, walls, fixtures or any areas affected. Sinks, tubs, showers and toilets are not to be used for washout or tool clean up by any flooring trade. |
| 090: | Subcontractor shall remove product remnants that are not usable and comply with Owner's instructions for final disposition of said remnants. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Wood baseboard by others |
| 003: | Precast stair treads at public stairwells by others |
| 004: | Attic Stock |
| 005: | Countertops by others |
| 006: | Ceramic tile at public areas by others |
| 007: | Millwork by others |
| 008: | Ceramic tile at elevator floor by others |
| 009: | All Recreation Building Flooring |
| 010: | Ceramic tile at Building B & C Mail rooms |
| 011: | Baseshoe supply & installation |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal Package |
| 002: | Bldg B Segment A - 1st Floor Corridor Carpet Complete |
| 003: | Bldg B Segment A - 2nd Floor Corridor Carpet Complete |
| 004: | Bldg B Segment A - 3rd Floor Corridor Carpet Complete |
| 005: | Bldg B Segment A - 4th Floor Corridor Carpet Complete |
| 006: | Bldg B Segment B - 1st Floor Corridor Carpet Complete |
| 007: | Bldg B Segment B - 2nd Floor Corridor Carpet Complete |
| 008: | Bldg B Segment B - 3rd Floor Corridor Carpet Complete |
| 009: | Bldg B Segment B - 4th Floor Corridor Carpet Complete |
| 010: | Bldg C Segment A - 1st Floor Corridor Carpet Complete |
| 011: | Bldg C Segment A - 2nd Floor Corridor Carpet Complete |
| 012: | Bldg C Segment A - 3rd Floor Corridor Carpet Complete |
| 013: | Bldg C Segment A - 4th Floor Corridor Carpet Complete |
| 014: | Bldg C Segment B - 1st Floor Corridor Carpet Complete |
| 015: | Bldg C Segment B - 2nd Floor Corridor Carpet Complete |
| 016: | Bldg C Segment B - 3rd Floor Corridor Carpet Complete |
| 017: | Bldg C Segment B - 4th Floor Corridor Carpet Complete |
| 018: | Bldg B Segment A - 1st Floor Bath CT Complete |
| 019: | Bldg B Segment A - 2nd Floor Bath CT Complete |
| 020: | Bldg B Segment A - 3rd Floor Bath CT Complete |
| 021: | Bldg B Segment A - 4th Floor Bath CT Complete |
| 022: | Bldg B Segment B - 1st Floor Bath CT Complete |
| 023: | Bldg B Segment B - 2nd Floor Bath CT Complete |
| 024: | Bldg B Segment B - 3rd Floor Bath CT Complete |
| 025: | Bldg B Segment B - 4th Floor Bath CT Complete |
| 026: | Bldg C Segment A - 1st Floor Bath CT Complete |
| 027: | Bldg C Segment A - 2nd Floor Bath CT Complete |
| 028: | Bldg C Segment A - 3rd Floor Bath CT Complete |
| 029: | Bldg C Segment A - 4th Floor Bath CT Complete |
| 030: | Bldg C Segment B - 1st Floor Bath CT Complete |
| 031: | Bldg C Segment B - 2nd Floor Bath CT Complete |
| 032: | Bldg C Segment B - 3rd Floor Bath CT Complete |
| 033: | Bldg C Segment B - 4th Floor Bath CT Complete |
| 034: | Bldg B Segment A - 2nd Floor Carpet Complete |
| 035: | Bldg B Segment A - 3rd Floor Carpet Complete |
| 036: | Bldg B Segment A - 4th Floor Carpet Complete |
| 037: | Bldg B Segment B - 2nd Floor Carpet Complete |
| 038: | Bldg B Segment B - 3rd Floor Carpet Complete |
| 039: | Bldg B Segment B - 4th Floor Carpet Complete |
| 040: | Bldg C Segment A - 2nd Floor Carpet Complete |
| 041: | Bldg C Segment A - 3rd Floor Carpet Complete |
| 042: | Bldg C Segment A - 4th Floor Carpet Complete |
| 043: | Bldg C Segment B - 2nd Floor Carpet Complete |
| 044: | Bldg C Segment B - 3rd Floor Carpet Complete |
| 045: | Bldg C Segment B - 4th Floor Carpet Complete |
| 046: | Bldg B Segment A - 1st Floor Luxury Plank Complete |
| 047: | Bldg B Segment A - 2nd Floor Luxury Plank Complete |
| 048: | Bldg B Segment A - 3rd Floor Luxury Plank Complete |
| 049: | Bldg B Segment A - 4th Floor Luxury Plank Complete |
| 050: | Bldg B Segment B - 1st Floor Luxury Plank Complete |
| 051: | Bldg B Segment B - 2nd Floor Luxury Plank Complete |
| 052: | Bldg B Segment B - 3rd Floor Luxury Plank Complete |
| 053: | Bldg B Segment B - 4th Floor Luxury Plank Complete |
| 054: | Bldg C Segment A - 1st Floor Luxury Plank Complete |
| 055: | Bldg C Segment A - 2nd Floor Luxury Plank Complete |
| 056: | Bldg C Segment A - 3rd Floor Lurxury Plank Complete |
| 057: | Bldg C Segment A - 4th Floor Luxury Plank Complete |
| 058: | Bldg C Segment B - 1st Floor Luxury Plank Complete |
| 059: | Bldg C Segment B - 2nd Floor Luxury Plank Complete |
| 060: | Bldg C Segment B - 3rd Floor Lurxury Plank Complete |
| 061: | Bldg C Segment B - 4th Floor Luxury Plank Complete |
| 062: | Bldg B - VCT/RB Complete |
| 063: | Bldg C - VCT/RB Complete |
| 064: | Close out Documentation |

Original Contract Amount: 1478700.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Backsplash Tile Upgrade |
| 002: | Repair Water Damage to Flooring Unit 306 |
| 003: | Flooring Repairs in Building C |
| 004: | Carpet Material Cost Increase and OCIP Deducts |
| 005: | Replacement of Scratched and Damaged Planks in Building C Segment A |
| 006: | Flooring Repairs due to Framing Error |
| 007: | Building C, Segment B Flooring Repairs due to Trade Damage |
| 008: | Backcharge For Scratched Flooring Bldg 'C' Seg A & B |
| 009: | Attic Stock and Replacement Planks for B308 and B408 |
| 010: | Replaced Vinly Flooring in Unit 215 due to Flood Damage |
| 011: | Spectra Flooring Reversal of Initial OCIP |
| 012: | Spectra Flooring Final OCIP Deduct |

Final Contract Amount with Change Orders: 1478700.0000

**Subcontractor Data, By Subcontractor**

**Andrew Lauren Interiors**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Andrew Lauren Interiors**TRADE: Recreation Building Flooring, Countertops, & Public Ceramic Tile

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractor shall coordinate with all applicable product manufacturers and coordinate delivery and storage of said materials until scheduled for delivery and installation by Project Superintendent. |
| 002: | All products shall be delivered in manufacturer's unopened containers with grade seals unbroken and labels intact. |
| 003: | Contractor shall provide Subcontractor a reasonably secure area on site to store and/or stage subcontractors' materials, if needed. Subcontractor shall be responsible for the security of his materials and equipment. |
| 004: | Subcontractor shall provide all labor, materials tools, supplies and equipment to unload material delivered to project site and distribute to units for installation. Any and all hoisting is Subcontractor's responsibility. Elevators will not be available for spreading of material. Subcontractor shall work with Contractor's Superintendent for coordination of delivery and Subcontractor's access requirements. |
| 005: | Subcontractor is responsible for all materials until final installation and acceptance by Contractor. Any loss due to theft or breakage prior to acceptance by Contractor shall be replaced by Subcontractor at no additional cost to Contractor. |
| 006: | Subcontractor must pre-walk applicable areas a minimum of forty-eight (48) hours prior to the scheduled flooring installation. Subcontractor is responsible for normal repair of all floors prior to installation of resilient, VCT, carpet, including sanding, squeaks, creaks, scraping, filling and sweeping. Subcontractor must notify the Project Superintendent if the concrete slab, gyp-crete and/or wood subfloor are not acceptable to receive flooring. Once Subcontractor commences flooring installation it is assumed that Subcontractor has accepted the substrate condition to receive flooring material. |
| 007: | Subcontractor shall notify Contractor's Project Superintendent of any damage to base, walls, cabinets, doors, ceramic etc. prior to starting work. Exact damage must be noted on work order and Contractor's Project Superintendent's signature obtained. |
| 008: | Subcontractor shall evaluate the job site and subfloor for potential moisture problems. Subcontractor shall visually inspect the slab for signs of moisture, dampness, alkali, and refer any such conditions to Contractor's Project Superintendent. |
| 009: | Subcontractor shall verify areas to be installed by verifying his work order and finish floor plan and refer any discrepancies to Contractor's Project Superintendent. Subcontractor shall verify he has adequate material by measuring layout before cutting material and starting installation. |
| 010: | Subcontractor shall not place tools, base shore or tack strips on countertops, tubs, shower floors, water closets, vinyl or any finished surface. |
| 011: | Subcontractor shall verify the cabinets are installed plumb and true prior to installation. Subcontractor shall not install over poor craftsmanship. Subcontractor shall insure that the countertops shall be flat, level, and true. |
| 012: | Subcontractor shall coordinate electrical cut outs with the Electrical Subcontractor. All electrical cut outs are part of this contract. |
| 013: | Subcontractor shall order additonal stock material to allow for breakage that may occur during shipment or installation process. If there is breakage in excess of the additonal material, or if the material is not of acceptable quality, any additonal replacement material shall be obtained locally at no additional cost to Contractor. |
| 014: | INSTALLATION |
| 015: | Subcontractor shall provide the necessary power needed if the building electricity has not been activated prior to the scheduled installation. |
| 016: | Subcontractor shall perform minor floor prep prior to the installation of flooring. Floor prep may include labor and material to perform light sanding and filling as necessary for a smooth and acceptable finish. Should floor prep be deemed as excessive by both parties, Subcontractor shall submit a Change Order to Contractor for approval prior to commencing work. Subcontractor shall deliver the substrate at 1/4" in 10' minimum. |
| 017: | CARPET ACCESSORIES |
| 018: | Subcontractor shall provide accessories recommended by carpet manufacturer. |
| 019: | Subcontractor shall use manufacturer's recommended water-resistant adhesive manufactured for use with this type of carpet and substrates indicated, and comply with fire performance requirements indicated for carpet. |
| 020: | Subcontractor shall use hot-melt adhesive tape or similar products recommended by carpet manufacturer for taping seams and butting cut edges at backing to form secure seams and to prevent pile loss at seams. |
| 021: | Subcontractor shall use non-paper tape as recommended by pad manufacturer. |
| 022: | CARPET |
| 023: | Subcontractor shall remove coatings, including curing compounds, and other substrates that are incompatible with adhesives and that contain soap, wax, oil, or silicone, without using solvents. |
| 024: | Subcontractor shall broom clean substrates to be covered immediately before installing carpet. After cleaning, examine substrate for moisture, alkaline salts, carbonation, or dust. Subcontractor shall proceed with installation only after unsatisfactory conditions have been corrected. |
| 025: | Subcontractor shall inspect each piece of carpeting prior to installation and is not to install material with visible defects. Discrepancies in quantity received are to be reported to Contractor PRIOR to carpet install by Subcontractor. |
| 026: | Subcontractor shall perform installation in accordance with manufacturer's instructions, except where more stringent requirements are shown or specified, and except where project conditions require extra precautions or provisions to ensure satisfactory performance of the work. |
| 027: | Subcontractor shall continue carpet into recessed spaces such as closets and underneath spaces with open bases. |
| 028: | Subcontractor shall follow manufacturer's instructions for cutting carpet, using tools designed to cut type of carpet materials being installed. |
| 029: | Subcontractor shall install all carpet in one direction. Seams shall be placed toward the primary light sources whenever possible. Carpet seams shall not be placed in traffic areas when at all possible. All seams shall be trimmed as needed and all carpet edges next to walls shall be tucked. All seams shall be as inconspicuous as possible, flat, no puckers and completely free from glue on exposed surface. Exposed seams and quarter turns are not acceptable. |
| 030: | Subcontractor shall comply with CRI 104, Section 8, "Direct Glue-Down Installation," for all carpets in areas referenced on the plans to receive glue-down application. |
| 031: | Subcontractor shall comply with CRI 104, Section 11, "Stretch-In Installation," for all carpets in areas referenced on the plans to receive stretch-in application. |
| 032: | Subcontractor shall apply an even layer of adhesive to substrate, using trowel or carpet manufacturer's recommended notch size. |
| 033: | Subcontractor shall cut and fit carpet to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosing. Use edge guards to bind or seal cut edges as recommended by carpet manufacturer. |
| 034: | Subcontractor shall roll up remaining, usable pieces of carpet, upon completion of installation for future use by Owner and place in designated area as directed by Contractor's Project Superintendent. |
| 035: | ENGINEERED WOOD PRODUCT |
| 036: | Subcontractor is responsible for all floor preparation and shall fill all cracks, holes and depressions to level floor to 1/4" in 10' (Subcontractor not responsible to level irregular slabs greater than 3/16"). No resilient flooring is to be laid over unleveled or otherwise unacceptable concrete or wood sub floors. If vinyl is installed under these conditions, Subcontractor is responsible for removal and reinstallation of new resilient flooring at no extra cost after the floor has been repaired. |
| 037: | Subcontractor shall use manufacturer recommended adhesives, seam sealers and floor patch, trowel sizes and installation procedures. Vinyl sealer shall be as required by manufacturer and of the highest quality and of non-yellowing material. |
| 038: | Subcontractor shall extend resilient flooring under legs of dishwasher and stove and shall extend vinyl completely through doorways/arches. |
| 039: | There are to be no bubbles, bumps, dips or ridges in flooring and seams in high traffic areas are to be avoided whenever possible. |
| 040: | Tile installation shall be straight, smooth, plumb, level, or properly sloped as applicable. Subcontractor shall set field tiles straight and square with equal grout lines and will keep deficiencies to a minimum. |
| 041: | MATERIALS - CERAMIC TILE |
| 042: | Expanded Metal Lath shall be 2.5 pound flat expanded type, complying with ANSI A42.4. |
| 043: | Portland Cement: Type I or II, conforming to ASTM C-150, in its proper proportion. |
| 044: | Grout shall comply with requirements of ANSI A108.10 unless otherwise indicated. |
| 045: | Sand shall conform to ASTM C-144 in its proper proportion. |
| 046: | Water clear and potable, taken from a supply for domestic use. |
| 047: | Metal Transition Trim – Ceramic Tile to Carpet and/or Hardwood shall be Schluter DILEX-EBHK11 or Approved Equal |
| 048: | Elastomeric Crack Isolation Membrane: Merkrete Fracture Guard 5000 or approved equal. |
| 049: | Waterproofing Membrane: Red Guard |
| 050: | Waterproofing Application at Exterior Showers: Ali One-step waterproofing system |
| 051: | Grout Sealant: 511 Sealer |
| 052: | PRE-INSTALLATION & PROTECTION - CERAMIC TILE |
| 053: | Subcontractor shall protect floor sheeting when using water saws on the project. All saws shall be placed into a water proof tub or a protective floor covering may be used to prevent water damage to the OSB plywood. |
| 054: | Subcontractor shall remove coatings, including curing compounds that contain soap, wax, oil, or silicone, that are incompatible with tile-setting materials. |
| 055: | Subcontractor shall clean all surfaces scheduled to receive tile prior to the start of his tile operations. |
| 056: | Subcontractor shall fill cracks, holes, and depressions with trowelable leveling and patching compound according to tile-setting material manufacturer’s written instructions. |
| 057: | Subcontractor shall remove protrusions, bumps, and ridges by sanding or grinding. |
| 058: | INSTALLATION/GENERAL - CERAMIC TILE |
| 059: | Products shall be compatible and each shall be installed in accordance with both the manufacturer’s specifications and the stipulations and recommendations of the other components of the tile operation, including but not limited to tiling, mixing, grouting, reinforcement, methods, types, etc. of mortar, grout, trowels, etc. In general, Subcontractor shall adhere to all guidelines set forth by the Tile Council of America’s (TCA) Handbook for Ceramic Tile Installation.” |
| 060: | Subcontractor shall blend tiles, for tiles exhibiting color variations, at project site prior to installation. |
| 061: | Subcontractor shall inspect each piece of tile prior to installation for consistency of glazIng. No tile shall be installed that has voids or dimples in the glazing. |
| 062: | Subcontractor shall install all floor tile on FractureGuard 5000 elastomeric crack isolation membrane or approved equal. |
| 063: | Subcontractor shall apply waterproofing membrane at all wet locations. |
| 064: | Subcontractor shall lay tile in a grid pattern unless otherwise indicated. Align joints when adjoining tiles on floor, base, walls, and trim are same size. Lay out tile work and center tile fields in both directions in each space or wall area. Adjust to minimize tile cutting and provide uniform joint widths, unless otherwise indicated. |
| 065: | Tile installation shall be straight, smooth, plumb, level, or properly sloped as applicable. Subcontractor shall set field tiles straight and square with equal grout lines and will keep deficiencies to a minimum. All wall tiles shall be installed plumb and level. |
| 066: | Subcontractor shall be responsible for any defect or defects due to faulty materials and/or workmanship and shall repair/replace at Subcontractor’s cost. |
| 067: | All mortar shall be cleaned from tile as work progresses and before it sets. Mortar which may be protruding up into the joints shall be removed. |
| 068: | Subcontractor shall immediately remove and replace tile where cracks show at grouting stage. |
| 069: | All grouting shall be completed the day after the tile is set. |
| 070: | All grout to be sealed pursuant to manufacturer's written instructions. |
| 071: | EXTERIOR CERAMIC TILE APPLICATION AT 2ND LEVEL DECK |
| 072: | Subcontractor shall install ceramic tile as indicated on the Catalina Design Group drawings, Delta 20, dated 12/22/2012 using approved materials and details. Subcontractor is also responsible for the expansion joints, caulking, and schluter. Mortar set build up, wire lath, & sawcutting to be performed by others. |
| 073: | HARD SURFACE/CORIAN SHOP DRAWINGS & MATERIAL APPROVALS |
| 074: | Subcontractor shall field measure all countertops and submit to Contractor shop drawings indicating countertop layout for each area. Subcontractor agrees to work closely with Contractor and the Cabinet Subcontractor to verify the countertop dimensions. |
| 075: | Deviation from approved material samples will be cause for potential rejection and replacement. Only minor color variations within each unit will be acceptable and where two pieces are installed next to each other, the grains shall be aligned. |
| 076: | COUNTERTOP INSTALLATION |
| 077: | All countertops shall be installed in accordance with standard practices. Seams shall be no greater than 1/8" in thickness and will be filled with matching seam filler and invisible to the eye. All edges shall be clean and straight. |
| 078: | Contractor will inspect countertops within one (1) week of Subcontractor's installation. Once Contractor deems the product and installation acceptable, Subcontractor shall cover work with adhesive plastic protection. |
| 079: | All countertop edges shall be manufactured to provide a smooth edge free of defects and blemishes. |
| 080: | Gaps between wall and backsplash shall be caulked in color to match granite. Additonal caulking shall be left with the Jobsite Superientendent for future maintenance. |
| 081: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 082: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. |
| 083: | All materials subject to Interior Designers and Owner's Approval. |
| 084: | RECREATION BUILDING FLOORING |
| 085: | CPI-01: Shaw Contract / Tru Colors Tile / Calypso 68890 |
| 086: | CPI-02: Shaw Contract / Tru Colors Tile / Clear Red 60735 |
| 087: | CPI-03: Shaw Contract / Tru Colors Tile / Citrus 59368 |
| 088: | T-01: Dal Tile / Keystone Shapes / D317 Arctic White / 1-1/4" x 1-1/4" Hexagon |
| 089: | T-02: Dal Tile / 0190 White / 4-1/4" x 4-1/4" |
| 090: | T-03 Dal Tile / 0190 White / 4-1/4" x 4-1/4" Cove Base |
| 091: | T-04: Emser / Pietra Del Nord Maine 12" x 24" |
| 092: | Elevator Floor @ Bldgs: Ann Sacks / Savoy Penny Round Mosaic / Metallic Ibushi Field |
| 093: | Bldg B & C Mail Room Lobby: Arizona Tile / Misingi / Suber / 8" x 32" |
| 094: | WD-01: Lauzon 5" Engineered Designer Elements / Maple Bianco set straight |
| 095: | RECREATION BUILDING COUNTERTOPS |
| 096: | CTR-01: Corian / Designer White / High Gloss |
| 097: | CTR-02: Corian / Nocturne Ploished Black with Fuse Joint |
| 098: | BBQ Counter: 3CM / Caesarstone /Color TBD |
| 099: | CLEAN UP |
| 100: | Subcontractor shall be responsible for all clean up and removal of debris resulting from his work. All excess glue, seam sealer, or grout shall be cleaned up from floors, walls, fixtures or any areas affected. Sinks, tubs, showers and toilets are not to be used for washout or tool clean up by any flooring trade. |
| 101: | Subcontractor shall remove product remnants that are not usable and comply with Owner's instructions for final disposition of said remnants. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Attic Stock |
| 003: | Ceramic Tile at unit interiors by others |
| 004: | Millwork by others |
| 005: | Rough tops by others |
| 006: | Restroom countertop supports by others |
| 007: | Mortar set build up at Rec Building Deck by others |
| 008: | Saw cutting of mortar set build up at Rec Building Deck by others |
| 009: | Waterproofing and protection board at Rec Building Deck by others |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | WD-01 Lauzon @ resource & utility room |
| 002: | WD-01 Lauzon - 1st Floor |
| 003: | WD-01 Lauzon - 2nd Floor |
| 004: | T-01 Dal Tile |
| 005: | Red Guard Waterproofing |
| 006: | Mudset Pool Restroom floors |
| 007: | T-04 Emser 12x24 |
| 008: | Men's Pool Restroom Wainscot |
| 009: | Women's Pool Restroom Wainscot |
| 010: | Exterior Shower |
| 011: | Men's Club Restroom Wainscot |
| 012: | Women's Club Restroom Wainscot |
| 013: | Bldg B Mailroom lobby |
| 014: | Bldg C Mailroom lobby |
| 015: | Bldg B Elevators |
| 016: | Bldg C Elevators |
| 017: | CPI-01, 02, & 03 |
| 018: | CTR-01 @ Men's Pool Restroom |
| 019: | CTR-02 @ Women's Pool Restroom |
| 020: | CTR-01 @ Resource Room |
| 021: | CTR-01 @ Manager's Office |
| 022: | CTR-01 @ Assistant Manager's Office |
| 023: | CTR-01 @ Men's Club Restroom |
| 024: | CTR-01 @ Women's Club Restroom |
| 025: | CTR-02 @ Kitchen Counter |
| 026: | CTR-04 @ BBQ Counter |
| 027: | VCT @ Electrical Room |

Original Contract Amount: 153475.4000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Additional Flooring Prep Work Due to Poor Installation by Cell-Crete |
| 002: | Add for Tile at Rec Building Stairs and Landings |
| 003: | Deduct of BBQ Countertop |
| 004: | Clubhouse Flooring Changes |
| 005: | Andrew Lauren Initial OCIP Deduct |
| 006: | Clubhouse Flooring Changes |
| 007: | Replace Clubroom Restroom Countertops |
| 008: | Andrew Lauren Final OCIP Deduct |

Final Contract Amount with Change Orders: 153475.4000

**Subcontractor Data, By Subcontractor**

**Loti Enterprises, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Loti Enterprises, Inc.**TRADE: Sliding Glass Door System

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractor shall provide and install a sliding door system that is designed to provide for expansion and contraction of the component materials resulting from a surface temperature range of 180 degrees F without buckling, failure of joint seals, undue stress on structural elements damaging loads on fasteners, reduction of performance, stress on glass, of other detrimental effects. |
| 002: | Subcontractor shall design all systems to meet or exceed the ASTM ratings. |
| 003: | Subcontractor shall install all materials plumb and true with no visible gaps between the sliding door system and the adjacent surfaces. Subcontractor requires a mininum 1/4" gap at head/jambs for expansion and shimming. |
| 004: | Subcontractor shall field measure all openings prior to placing material order with sliding door manufacturer and notify Contractor’s Superintendent of any major discrepancies or variation from the approved plans. |
| 005: | Subcontractor shall attach sliding door systems to building structures in accordance with the Manufacturer’s written recommendations. |
| 006: | Subcontractor shall provide exposed surfaces free of scratches and other serious blemishes. |
| 007: | Glazing shall be free from bubbles, smoke vanes, air holes, scratches, and other defects. |
| 008: | Subcontractor shall furnish glazing as specifed. Glazing shall be installed and sealed with a continuous gasket, to provide a watertight installation in accordance with the manufacturer's recommendations. |
| 009: | HARDWARE |
| 010: | Subcontractor shall furnish and install all hardware associated with this scope of work including but not limited to: hinges, coordinators, mounting brackets, drop plates, door stops, electric strikes/hinges, exit devices, door pulls, rollers, closers, fasteners, tracks, shims, screws, pivot pins, thresholds, weatherstripping, door sweeps, etc. |
| 011: | Subcontractor shall NOT use exposed fasteners except for installing hardware. For installation of hardware use machine screws that match the finish of the hardware being installed. |
| 012: | MATERIALS: |
| 013: | Type B Sliding Door System at Recreation Building |
| 014: | Type D Sliding Door System at Recreation Building |
| 015: | Manufacturer: Western Window Systems |
| 016: | Series: Multi-slide Door System Series 600 - 5 panel |
| 017: | Finish: Getty White |
| 018: | Glazing: Dual Glazed Low-E Clear Tempered |
| 019: | Threshold: 3/4" Flush sill with 1-1/4" pan |
| 020: | Rollers: 3" |
| 021: | Four (4) sets of extra handle set in Getty White |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this scope of work: |
| 002: | Storefront system |
| 003: | Screens |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal & Shop Drawings |
| 002: | Type B - 173.5 x 96.75 |
| 003: | Type B - 173.5 x 96.75 |
| 004: | Type B - 173.5 x 96.75 |
| 005: | Type D - 163 x 96.75 |
| 006: | Close out Docuentation |

Original Contract Amount: 50889.6600

**Change Orders**

|  |  |
| --- | --- |
| 001: | Increase in Size of Rec Building Door System |
| 002: | Loti Doors Initial OCIP Deduct |

Final Contract Amount with Change Orders: 50889.6600

**Subcontractor Data, By Subcontractor**

**Mirrors, Showers & Wardrobes Inc**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Mirrors, Showers & Wardrobes Inc**TRADE: Mirrors

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractor shall field measure all bathrooms prior to shop sizing of mirrors, and per starting date and completion date furnished by the project superintendent, in the proper unit sequence schedule. |
| 002: | Subcontractor fully understands that the sizes of mirrors called out on plans and size schedule in this agreement are approximate only. Field measurements after cabinet installation shall prevail and when these measurements are confirmed, production mirror sizes will be standardized. |
| 003: | If required, Subcontractor shall provide cut outs for light boxes, switches, and plugs as required. Plug and switch covers shall have a mirror finish to match. |
| 004: | Subcontractor agrees to immediately report to the project superintendent any out-of-square conditions due to walls or pullmans that are not level. |
| 005: | Subcontractor shall inspect surfaces prior to installations to alleviate the need for mirror replacements. |
| 006: | Subcontractor shall verify all deliveries and installs are complete and a list of any back ordered items shall be delivered to Project Superintendent at the end of the work day. |
| 007: | MIRROR INSTALLATION & ATTACHMENTS |
| 008: | Installations shall be performed by an experienced installer who has completed mirrored glass installations similar in material, design, and extent of project and whose work has resulted in construction with a record of successful in-service performance. |
| 009: | All mirror installations shall be straight, plumb and true and are subject to approval by Contractor's Project Superintendent. |
| 010: | All mirrors shall be flush with the countertop when no back-splash exists. Mirrors are to be set at a true centerline of the sink if pullman measurement is longer than the width of the mirror. |
| 011: | All mirrors shall be installed in a "first class" workmanship manner with sufficient fasteners. Any defects such as chips, scratches, black spots, cat-eyes, rough-cut edges, scratched metal, and holidays shall not be accepted. Subcontractor shall replace any blemished or broken mirrors. |
| 012: | Subcontractor shall fasten mirrors with correctly formulated mastics, in the correct amounts to guarantee a permanent bond to all surfaces and not to bleed through or discolor the reflective surfaces and set in chrome J channel full length at bottom of mirror. |
| 013: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 014: | All mirror material shall be ASTM C1036, 3/16" plate glass and manufacturer's standard organic coating applied to minimum average dry film thickness mills. |
| 015: | Subcontractor shall provide pencil polished edges |
| 016: | MIRROR LOCATIONS |
| 017: | The Subcontract includes mirrors at the following locations: |
| 018: | All plan types, except Plan B3 master listed below, vanity mirror width to match vanity countertop. |
| 019: | Plan B3 Master bath to receive 24"w x 36" mirror at each sink location - two (2) total |
| 020: | Club House fitness room - two walls as indicated on Interior Design Plans Sheet 01 & included two (2) plug cut outs and mirrored plug plates. |
| 021: | Club House men's pool restroom - One (1) 90" x 42" & including cut outs for two (2) light fixtures |
| 022: | Club House women's pool restroom - One (1) 90" x 42" & including cut outs for two (2) light fixtures |
| 023: | QUALITY ASSURANCE |
| 024: | Subcontractor shall adhere to NAAMM's, "Mirrors, Handle with Extreme Care - Tips for the Professional on the Care and Handling of Mirrors" guidelines. |
| 025: |  |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Medicine cabinets by others |
| 003: | LTI-11 Illuminated mirrors at Recreation Building Club Restrooms |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | Bldg B Segment A 1st Floor Complete |
| 003: | Bldg B Segment A 2nd Floor Complete |
| 004: | Bldg B Segment A 3rd Floor Complete |
| 005: | Bldg B Segment A 4th Floor Complete |
| 006: | Bldg B Segment B 1st Floor Complete |
| 007: | Bldg B Segment B 2nd Floor Complete |
| 008: | Bldg B Segment B 3rd Floor Complete |
| 009: | Bldg B Segment B 4th Floor Complete |
| 010: | Bldg C Segment A 1st Floor Complete |
| 011: | Bldg C Segment A 2nd Floor Complete |
| 012: | Bldg C Segment A 3rd Floor Complete |
| 013: | Bldg C Segment A 4th Floor Complete |
| 014: | Bldg C Segment B 1st Floor Complete |
| 015: | Bldg C Segment B 2nd Floor Complete |
| 016: | Bldg C Segment B 3rd Floor Complete |
| 017: | Bldg C Segment B 4th Floor Complete |
| 018: | Club House - Fitness Walls |
| 019: | Club House - Men's & Women's Pool Restroom |
| 021: | Close out Documentation |

Original Contract Amount: 23569.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Added Mirror Wall In Rec Building |
| 002: | MSW Initial OCIP Deduct |
| 003: | Millwork Adds for Rec Building |
| 004: | Mirrors, Showers, & Wardrobes Final OCIP Deduct |

Final Contract Amount with Change Orders: 23569.0000

**Subcontractor Data, By Subcontractor**

**Vista Interior Products, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Vista Interior Products, Inc.**TRADE: Window Treatments

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractor shall field measure all window and door openings prior to starting work. Subcontractor has reviewed the approved plans and agrees that there are no omissions that may hinder the completion of his work under this contract. All measurements to be taken after completion of drywall, Subcontractor shall inspect the project prior to delivering materials and installing blinds to ensure a quality installation. |
| 002: | Prior to final inspection by Contractor, it shall be the responsibility of Subcontractor's Foreman to walk the job, inspect and correct any discrepancies or omissions in his scope of work. Subcontractor agrees that his Foreman will inspect all work and make any necessary corrections. |
| 003: | All delivery dates and any storage of materials on site shall be approved and coordinated by the Project Superintendent. |
| 004: | Subcontractor shall install blinds level, plumb, and aligned with adjacent units according to manufacturer's written instructions. Subcontractor shall install intermediate support as required to prevent deflection in head rail and allow for clearances between adjacent blinds and for operating window hardware. |
| 005: | All material referenced in this contract shall be supplied and installed by this Subcontractor unless specifically noted otherwise |
| 006: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 007: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 008: | RESIDENTIAL UNITS ONLY |
| 009: | Windows: Vista Star 2" width faux wood horizontal blind, Standard Color TBD |
| 010: | French Doors: Vista Star 1" width PVC horizontal blinds with metal head & bottom rail, Standard Color TBD |
| 011: | B2 & B3 Unit Type Storefront Window Systems: Vista Star 3-1/2" width PVC vertical blinds up to 9Ft |
| 013: | CLEAN UP |
| 014: | Subcontractor shall remove and place in an onsite trash bin all debris generated by their operation and wear protective footwear if flooring has been installed. |
| 015: | Subcontractor shall clean all blind surfaces after installation, according to manufacturer's written instructions. |
| 016: | Subcontractor shall replace damaged blinds that cannot be repaired, in a manner approved by Architect, before time of Substantial Completion. |
| 017: | Subcontractor acknowledges that their scope of work will follow most of the other finish trades. Subcontractor will use the utmost care in protecting all the surrounding elements, especially the painted walls and carpeted floors. |
| 018: | Subcontractor shall inspect and report and any areas that have not been left clean by the other trades prior to starting their work. |
| 019: | Subcontractor will be held responsible for all cleaning that may be required after they leave the units. |
| 020: | Subcontractor shall do all their un-wrapping and all preparations to install, outside the living areas to insure that the areas will be left entirely clean. |
| 022: | Subcontractor shall use slip on shoe covers to protect the carpet at all times. If Subcontractor needs to leave the carpeted areas and reenter the unit, they shall change their slip-ons to insure that the carpet remains perfectly clean. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Stairwell windows |
| 003: | Club house storefront & windows |
| 004: | Motorized operation of window treatments |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | Bldg B Segment A 1st Floor Complete |
| 003: | Bldg B Segment A 2nd Floor Complete |
| 004: | Bldg B Segment A 3rd Floor Complete |
| 005: | Bldg B Segment A 4th Floor Complete |
| 006: | Bldg B Segment B 1st Floor Complete |
| 007: | Bldg B Segment B 2nd Floor Complete |
| 008: | Bldg B Segment B 3rd Floor Complete |
| 009: | Bldg B Segment B 4th Floor Complete |
| 010: | Bldg C Segment A 1st Floor Complete |
| 011: | Bldg C Segment A 2nd Floor Complete |
| 012: | Bldg C Segment A 3rd Floor Complete |
| 013: | Bldg C Segment A 4th Floor Complete |
| 014: | Bldg C Segment B 1st Floor Complete |
| 015: | Bldg C Segment B 2nd Floor Complete |
| 016: | Bldg C Segment B 3rd Floor Complete |
| 017: | Bldg C Segment B 4th Floor Complete |
| 019: | Close out Documentation |

Original Contract Amount: 130000.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Vista Initial OCIP Deduct and Rec Building Shades |
| 002: | Hauled Away Window Blind Boxes Bldg B |
| 003: | Added Blinds at Rec Center |

Final Contract Amount with Change Orders: 130000.0000

**Subcontractor Data, By Subcontractor**

**Stevens Cresto Engineering, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Stevens Cresto Engineering, Inc.**TRADE: Construction Staking

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Move-ins required to perform the staking will be in accordance with Contractor's construction schedule. Contractor to provide one (1) week notice to Engineer/Surveyor for the initial staking request at the beginning of the project and two (2) business days minimum advance notice for each subsequent required staking visit. Contractor to provide 1-week notice to Engineer/Surveyor for the initial staking |
| 002: | One set of stakes will be provided for each of the items listed above. Staking for pipelines and curbs will be provided at fifty foot (50') intervals on straight sections, twenty-five foot (25') intervals on curves, together with angle points and structures. |
| 003: | It is understood that coordination of Surveying with related contractors will occur through the Project Superintendent. |
| 004: | Any re-staking or staking of items not included in the Scope of Services will be Additional Services and be subject to additional charges. Additional Services will be performed on an hourly basis per the rate schedule in affect at the time of Additional Services; |
| 005: | Only those items listed above are included in the Base Contract Amount. Any other items called for in the specifications or otherwise required by Contractor (if any) will be provided as Additional Services. |
| 006: | Cut slopes stakes are set at the top of slope. Fill slope stakes are set at an offset to the toe of slope. |
| 007: | Cut/fill information relates to finished floor, top of curb, finished surface. They are not given to sub-grade or sub-base. |
| 008: | Dry utilities structures will only be staked based on precise locational information provided by others. |
| 009: | Staking for joint trench (electric, gas, phone, cable) will be provided in the form of curb stakes or finish grade stakes along the trench route and or in proximity to structures. |
| 010: | Field time expended in performance of Additional Services (if any) will be acknowledged by the Project Superintendent on an Extra Staking Ticket for each occurrence and copies will be provided with each monthly billing. |
| 011: | SITE WORK STAKING, LOTS 1, 2, & 4 |
| 012: | Office calculations. |
| 013: | Provide cut sheets and a plan showing the location of stakes set. |
| 014: | Establish and maintain secondary horizontal and vertical control. |
| 015: | Clear and grub staking along the northerly, southerly and westerly project property lines, every 50' or at angle points. The easterly project property line is already defined by improvements on the adjacent property. |
| 016: | Rough grade staking for lot I parking structure excavation. This is staking the ramp and the cut slope around the perimeter of the building. Stakes to be set at top of cut slope or at an offset for fill slopes. |
| 017: | Fine grade staking for lot I parking structure excavation. This is staking for fine grading the building pad and setting curb stakes for fine grading the roads to the east and west of the building. |
| 018: | Rough grade staking for lots 2 and 4. |
| 019: | Fine grade staking for lots 2 and 4. |
| 020: | Pad certification for lot I excavation & Lots 2 & 4 pads. |
| 021: | Sewer staking. |
| 022: | Storm drain staking. |
| 023: | Water and fire mains staking. This includes fire hydrants and staking curbs for the setting of water meters. All other fire and water appurtenances are excluded. |
| 024: | Joint Trench and Electric structures. See condition below. |
| 025: | Retaining wall along the easterly property line. |
| 026: | Staking retaining walls and storm drain around the pool area. |
| 027: | Curb stakes. |
| 028: | PARK SITE, LOT 3 |
| 029: | Rough grade staking and pad certification. |
| 030: | Public Storm Drain staking from Lightwave thru Park. |
| 031: | Water line staking from Lightwave to NW corner of Park. |
| 032: | BUILDINGS & PARKING STRUCTURE, LOT 1 |
| 033: | Stakes for the parking structure control are to be set in the ground or on a horizontal concrete surface, not on the vertical face of the building walls. If this is required it will be done on an hourly basis. |
| 034: | Parking Structure staking in the following three areas. |
| 035: | Area 1: North / South grid lines 1, 3, 5, 7, 9, 11, & 14 |
| 036: | Area 1: East/ West grid lines A, C, F, G, J & M. |
| 037: | Area 2: North / South grid lines 13,15, 16, 18, 20 & 22 |
| 038: | Area 2: East/ West grid lines A, B, C and E. |
| 039: | Area 3: North / South grid lines 21, 24, 26, 28, 30, 33 & 34 |
| 040: | Area 3: East/ West grid lines A, C, F, G, J and M. |
| 041: | One set of grid fine stakes as listed above, at the basement level, around the perimeter of the building set outside the building walls. |
| 042: | One set of grid fine stakes as listed above, at the basement level, around the perimeter of the building set inside the building walls for the parking structure. |
| 043: | One set of grid line stakes as listed above, on the top of the podium for timber construction. |
| 044: | For the 3 items above, it is intended that each area to be staked in one visit for each set of stakes. Additional visits for the same scope of work will be done subject to additional charges on an hourly basis for the additional travel and set up time. |
| 045: | Leasing building, grid lines R1, R3, R4, R5, R6, R7, R9, and RA, RB, RC. |
| 046: | D. Podium, Lot I |
| 047: | Staking for Podium storm drain catch basins |
| 048: | Staking for the Podium planter walls. |
| 049: | EXHIBIT "A" |
| 050: | Stevens Crespo Engineering, Inc. Standard Fee Schedule is attached herein and made a part hereto as Exhibit "A" to Contract Purchase Order. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this scope of work: |
| 002: | Staking for the pool and the flatwork around the pool |
| 003: | Staking for Podium flatwork |
| 004: | Staking for any concrete flatwork, pool, wheelchair ramps, landscape areas/features, irrigation lines, and open trench as-built surveys |
| 005: | Setting blue tops for final pad grading |
| 006: | Staking for remedial grading (removal and recompaction), or setting of grade stakes due to same. |
| 007: | Verification of stockpile quantities |
| 008: | Overall/general site grading Certification |
| 009: | Staking for City Park Improvements on Lot 3 |
| 010: | Additional surveying/staking for removal and recompaction limits (if any) |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Construction Staking |

Original Contract Amount: 55400.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Added Survey for Elevator Pits |
| 002: | Additional Survey Staking |
| 003: | Additional Survey for Fence Encroaching on East PL |
| 004: | Additional Staking Requested by Superintendent |
| 005: | Additional Survey Required on Site |
| 006: | Survey to Re-Stake Water Feature and Curbs |
| 007: | Additional Survey at Rec Center |
| 008: | Additional Staking for Cathc Basins @ REC |
| 009: | Credit for Proposed Future Survey Not Used |

Final Contract Amount with Change Orders: 55400.0000

**Subcontractor Data, By Subcontractor**

**Landscape Development Inc**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Landscape Development Inc**TRADE: Remove Queen Palms

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Remove nineteen (19) Queen Palms and stump grind |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Remove Queen Palms |

Original Contract Amount: 8645.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Credit for Tree not Removed and Stumps not Ground |
| 002: | Sleeving and Irrigation Repair |

Final Contract Amount with Change Orders: 8645.0000

**Subcontractor Data, By Subcontractor**

**Elliott Drilling Services, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Elliott Drilling Services, Inc.**TRADE: Shoring

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Shoring |
| 002: | Subcontractor shall furnish all labor, material, tools, supplies equipment, transportation and facilities to complete the temporary shoring system in accordance with plans and specifications by Flores Lund Consultants, soils report, governing codes, industry standards and all agencies having jurisdiction. |
| 003: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 004: | Subcontractor shall comply with all OSHA requirements including, OSHA permit when applicable, and a letter of notification on file with OSHA and have a safety program on file at the construction office for this project. |
| 005: | Subcontractor shall furnish and install OSHA approved safety railing along the tops of the shoring system. Railing to be maintained by others once in place and approved. |
| 006: | Subcontractor shall inspect the project site prior to starting the work to insure that the site is ready and acceptable for work. If the site is found not ready for work to start it shall be the subcontractor's responsibility to notify the superintendent of the condition and reschedule. |
| 007: | Subcontractor shall have knowledge of all construction techniques, procedures, standards, state and local codes and all other governing authorities and shall perform the work in accordance with these standards. |
| 008: | All dirt spoils generated by the shoring operation shall be handled and removed by others. |
| 009: | Subcontractor shall furnish and install complete per plan approximately 2000 sq. ft. W21x44 beam and 3x12 timber lagged. Includes all slurry required at beams. Shoring to be left in place. |
| 010: | Subcontractor shall furnish and install all slurry backfill behind shoring system in 5'-0" max. lifts As required. |
| 011: | Civil Engineer shall be responsible for all layout of the shoring system. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Subcontractor shall exclude the following; |
| 002: | Inspections and testing fees, bonds and permits |
| 003: | Site access and drilling benches. |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Temporary Shoring Installed Complete |

Original Contract Amount: 68225.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Initial OCIP Deduct2/15/2011 |

Final Contract Amount with Change Orders: 68225.0000

**Subcontractor Data, By Subcontractor**

**Cobalt Engineering Co**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Cobalt Engineering Co**TRADE: Storm, Water, Sewer, & Improvements

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | The Subcontractor has included all traffic control measures including but not limited to City approvals, flagmen, barricades, delineators, signage and steel traffic plates. Traffic shall be kept flowing in both directions during the work, unless stoppage has been approved by the City of Los Angeles. For all off-site work, the Subcontractor shall install steel trench plates and asphalt patch material over the work area at the end of the day. |
| 003: | Subcontractor shall furnish all dust control for the total duration of this scope of work. per the plans and specifications and all other governing agencies having jurisdiction. |
| 004: | Subcontractor shall furnish and install all Storm Drain, Sewer and Water services per approved plans, specifications, delta's and all jurisdictions. Subcontractor is aware of the soils condition and has allowed for it in this contract. Subcontractor is aware of the conditions in the field regarding existing conditions and has allow for this in this contract. |
| 005: | Demolition, excavation, trenching, shoring, placement, inspection, shading, backfill and compaction to complete all of the off-site/on-site wet utility work for water, sanitary sewer, storm drain with catch basins, along with all necessary connections to the on-site Building tie-ins. |
| 006: | Subcontractor understands that all bedding, shading, and backfill for on-site and off-site work shall be placed in lifts, using placement and compaction techniques used and approved by the Soils Engineer and all City agencies. |
| 007: | Subcontractor shall haul-off all concrete and asphalt spoils generated to complete his work. |
| 008: | Sanitary Sewer includes, but is not limited to the mainline, manholes, manholes with covers, laterals, connections, concrete encasements, cleanouts, cushioning materials where crossing lines touch. Cleanouts will be capped and held at 18" -24" below finish grade and raised to finish grade once established at a later date, which is included. |
| 009: | All tie-ins to existing Sanitary Sewer are included, as well as, reworking existing manholes or facilities as noted on the plans. |
| 010: | Subcontractor shall be responsible to shore trenches as required by Cal OSHA. |
| 011: | Subcontractor shall maintain the erosion control measures during his portion of the work. In the event of wet weather, protective measures shall be paid by Contractor on a time and material basis. |
| 012: | Subcontractor is responsible to prevent surface water from flowing into excavations and from flooding project site and surrounding area. Do not allow water to accumulate in excavations. Remove water to prevent softening of trench bottoms, undercutting footings, and soil changes detrimental to stability of subgrades and foundations. |
| 013: | Subcontractor shall be responsible for maintaining “Dig Alert” during his portion of the work. This entails calling to renew every two weeks. |
| 014: | Existing Utilities: Subcontractor is responsible for calling for locates and checking with all local utility companies for existing off-site/on-site underground and/or overhead utilities. If damage shall occur, Subcontractor will be responsible for repair costs. Subcontractor shall locate and expose, at his expense, all existing utilities that may interfere with his work and shall furnish top of pipe and invert elevations to the Civil Engineer prior to excavation. Subcontractor shall pot hole and expose existing utilities at all crossings and points of tie-in; then contact the civil engineer so the elevation of existing facilities can be verified. Repair damaged utilities to the satisfaction of the utility owner. |
| 015: | Subcontractor shall Furnish and install per C6 onsite sewer PVC pipe & cleanouts including raising to grade and final POC connections to the building. |
| 016: | Subcontractor shall Furnish and install per C6 onsite storm drain HDPE & SDR pipe, cleanouts including raising to grade, Precast CB's with filter and concrete apron, CDS unit, SDMH including raising to grade. |
| 017: | Subcontractor shall Furnish and install per C6 onsite water C900 CL 200 pipe, gate valves, fire hydrant assembly, RPDA w.FDC, air vac, blow off and raise valve cans to grade. |
| 018: | Subcontractor shall Furnish and install per C3 pool area drainage PVC SDR 35 pipe, precast CB's pool deck drains, POC's to building and cleanouts including raising to grade. |
| 019: | Subcontractor shall Furnish and install per 4-D & 6D offsite sewer house connection and cleanouts. |
| 020: | Subcontractor shall Furnish and install per 4-D & 6D offsite water service including fire service, domestic water service with manifolds and RP's, single domestic water service, airvac, fire hydrant assembly. Remove air vac station 229 lot 1. |
| 021: | Subcontractor shall Furnish and install per 5D, 6D, 8D, 9D storm drain HDPE & SDR piping, concrete plug,SDMH's,CB's curb inlet with filter's and CDS. |
| 022: | Subcontractor shall Furnish and install lot 2,3 & 4 sewer SDR piping, house connection, manholes including raising to grade. |
| 023: | Subcontractor shall Furnish and install Lot 2,3 & 4 storm drain RCP piping, curb inlet with filter. |
| 024: | Subcontractor shall Furnish and install Lot 2,3 &4 water RPDA device, fire service, air vac, service to park for future RP, schedule 80 PVC and C900 CL200 PVC. |
| 025: | Subcontractor shall complete all demo required for the completion of the work above including disposal of material. |
| 026: | Subcontractor shall cap and seal existing RCP at manhole. |
| 027: | Subcontractor shall remove and dispose of HDPE pipe as shown on 5D. |
| 028: | Subcontractor shall remove and dispose of all utility spoils. |
| 029: | Subcontractor shall include all mobilization necessary to complete the above work. Subcontractor is aware the multiple move ins are required. |
| 030: | Subcontractor shall remove AC trench sections as required. |
| 031: | Subcontractor shall R&R concrete sidewalk and pavers where required for completion of this work. |
| 032: | Subcontractor shall Furnish and install concrete underlay below AC patch, cold plane AC, AC Cap & slurry seal AC as required. |
| 033: | Subcontractor shall pothole existing utilities to verify location and depth. |
| 034: | Subcontractor shall Furnish and install all trench safety as directed for the completion of this work. |
| 035: | Subcontractor shall backfill and compact all trenches. Slurry backfill where required is included in this contract. |
| 036: | Subcontractor shall video sewer and storm drain systems. |
| 037: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 038: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 039: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 040: | Subcontractor shall be responsible for all tests as required by the City and County. The cost of these tests if required by others. |
| 041: | Subcontractor shall be responsible for scheduling all tap connections with the approval of appropriate governmental agencies. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Wet Taps, Kill Services, Cut & Plug,Cut and Abandon Services per notes 1-29 Sheets 34408-1-D Through 34408-11-D. |
| 002: | Restriping |
| 003: | Repair of Traffic Loops |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Mobilization |
| 002: | Remove AC (Trench Section) |
| 003: | Concrete Underlay (Below AC Patch in Street) |
| 004: | Cold Plane AC |
| 005: | 1" AC Cap |
| 006: | Slurry Seal AC |
| 007: | R&R Concrete SW |
| 008: | R&R Pavers |
| 009: | Traffic Control |
| 010: | Pothole POC's & Existing Utilities |
| 011: | Trench Safety |
| 012: | Video Sewer and Storm Drain |
| 013: | C6 Onsite Sewer 8" SDR 35 PVC |
| 014: | C6 Onsite Sewer 6" SDR 35 PVC |
| 015: | C6 Onsite Sewer Sewer SSCO |
| 016: | C6 Onsite Sewer Raise SSCO to Grade |
| 017: | C6 Onsite Sewer POC - connect to building stub |
| 018: | C6 Onsite Storm Drain 18" HDPE WT |
| 019: | C6 Onsite Storm Drain 15" HDPE WT |
| 020: | C6 Onsite Storm Drain 12" HDPE WT |
| 021: | C6 Onsite Storm Drain 8" SDR 35 PVC |
| 022: | C6 Onsite Storm Drain 6" SDR 35 PVC |
| 023: | C6 Onsite Storm Drain SDCO |
| 024: | C6 Onsite Storm Drain Raise SDCO to Grade |
| 025: | C6 Onsite Storm Drain 24" x 24" Precast CB w/ filter & conc apron |
| 026: | C6 Onsite Storm Drain CDS Unit model 20-15 (9 ft Deep) |
| 027: | C6 Onsite Storm Drain SDMH (Type A-4 CO) |
| 028: | C6 Onsite Storm Drain Raise SDMH to Grade |
| 029: | C3 Pool Area 6" PVC SDR 35 |
| 030: | C3 Pool Area 12" x 12" Precast CB |
| 031: | C3 Pool Area Pool Deck Drains |
| 032: | C3 Pool Area POC - Connect to building stub |
| 033: | C3 Pool Area SDCO |
| 034: | C3 Pool Area Raise SDCO to Grade |
| 035: | C6 Onsite Water 8" C900 CL 200 |
| 036: | C6 Onsite Water 4" C900 CL 200 |
| 037: | C6 Onsite Water 8" Gate Valves |
| 038: | C6 Onsite Water 6" Gate Valves |
| 039: | C6 Onsite Water Fire Hydrant Assembly |
| 040: | C6 Onsite Water 8" RPDA w/ FDC |
| 041: | C6 Onsite Water 2"Airvac |
| 042: | C6 Onsite Water 1" Blowoff |
| 043: | C6 Onsite Water Raise Valve Cans to Grade |
| 044: | 4d & 6D Offsite Sewer 8" SS House Connection |
| 045: | 4d & 6D Offsite Sewer Cleanouts |
| 046: | 4D & 6D Offsite Water 8" Fire Service |
| 047: | 4D & 6D Offsite Water 2" Domestic Service w/ manifold & 2" RP's |
| 048: | 4D & 6D Offsite Water 2" Single Dom Water Svc w/RP |
| 049: | 4D & 6D Offsite Water 1" Air Vac |
| 050: | 4D & 6D Offsite Water Remove 2" Air Vac Sta Note 29 (Included) Lot 1 |
| 051: | 4D & 6D Offsite Water Fire Hydrant Assembly |
| 052: | 5D, 6D, 8D, 9D Storm Drain 30" HDPE WT |
| 053: | 5D, 6D, 8D, 9D Storm Drain 24" HDPE WT |
| 054: | 5D, 6D, 8D, 9D Storm Drain 18" HDPE WT |
| 055: | 5D, 6D, 8D, 9D Storm Drain 15" HDPE WT |
| 056: | 5D, 6D, 8D, 9D Storm Drain 12" HDPE WT |
| 057: | 5D, 6D, 8D, 9D Storm Drain 8" SDR 35 |
| 058: | 5D, 6D, 8D, 9D Storm Drain 15" HDPE Concrete Plug |
| 059: | 5D, 6D, 8D, 9D Storm Drain SDMH (Type A-4 CO) |
| 060: | 5D, 6D, 8D, 9D Storm Drain 18" x 18" Precast CB |
| 061: | 5D, 6D, 8D, 9D Storm Drain Curb Inlet Type C w/ Filter |
| 062: | 5D, 6D, 8D, 9D Storm Drain Curb Inlet Type C w/ Filter Modified delta 3 |
| 063: | 5D, 6D, 8D, 9D Storm Drain CDS Model 20-15 (12 ft Deep) |
| 064: | Lot 2, 3 & 4 R&R Concrete SW |
| 065: | Lot 2, 3 & 4 Traffic Control |
| 066: | Lot 2, 3 & 4 Pothole POC's & Existing Utilities |
| 067: | Lot 2, 3 & 4 Trench Safety |
| 068: | Lot 2, 3 & 4 Sewer 8" SDR 35 |
| 069: | Lot 2, 3 & 4 Sewer6" SDR 35 PVC |
| 070: | Lot 2, 3 & 4 Sewer8" SS House Connection |
| 071: | Lot 2, 3 & 4 SewerRaise MH to Grade |
| 072: | Lot 2, 3 & 4 SewerSS Manhole One offsite, one onsite |
| 073: | Lot 2,3 & 4 Storm Drain 18" RCP 1350 D |
| 074: | Lot 2,3 & 4 Storm Drain Curb Inlet Type G w/ Filter |
| 075: | Lot 2,3 & 4 Storm Drain SDMH (Type A-4 CO) |
| 076: | Lot 2,3 & 4 Storm Drain 60" Manhole Type A7 |
| 077: | Lot 2,3 &4 Water 8" RPDA Device |
| 078: | Lot 2,3 &4 Water 8" Fire Service |
| 079: | Lot 2,3 &4 Water 2" Air Vac |
| 080: | Lot 2,3 &4 Water 2" Service to the Park for Future RP |
| 081: | Lot 2,3 &4 Water 2" Sch 80 PVC |
| 082: | Lot 2,3 &4 Water 8" C900 CL 200 PVC |
| 083: | Demo Concrete Drainage Ditch and dispose |
| 084: | Demo 18" RCP and Dispose |
| 085: | Demo CMP Drainage Inlet |
| 086: | Abandon 18" Storm Drain Lateral in Street |
| 087: | Cap and Seal Existing RCP at Manhole |
| 088: | Remove and Dispose of 18" HDPE (Sht 5D) |
| 089: | Export Utility Spoils |

Original Contract Amount: 1262014.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Deduct for R&R of Pavers on Spectrum Center Blvd. |
| 002: | Delta 9 Plan Changes to Water System |
| 003: | LNA Concrete Structures Initial OCIP Deduct |
| 004: | Gas and Electric Underground Installation |
| 005: | Fire Line Changes per Plan Check Correction to Delta 9 Plans |
| 006: | Installation of CATV and Phone Trenching and Conduit |
| 007: | Added Drain Lines at East Wall PL and Bracing Fence for Excavation |
| 008: | Relocate East Drive Fire Hydrant and Pothole for Telco |
| 009: | Various Utility Work |
| 010: | Park Site Utilities Credit |
| 011: | LNA Concrete Structures OCIP Deduct Revision |
| 012: | Credit for Fire Hydrant and Blowoffs Not Installed |
| 013: | Added 2" Airvac |
| 014: | Credit for Pool Area Drain Work Not Performed |
| 015: | Trench and Backfill for Rec Building Fire Service |
| 016: | Credit for AC Work Not Performed |
| 017: | Site Work Performed at the Direction of Field Team |
| 018: | Grinding of Adjacent Property Driveway for Underground Utilities |
| 019: | Fine Grading at Bottom of Excavation after Plumbing Operations |
| 020: | Precise Grading for Hardscape Improvements |

Final Contract Amount with Change Orders: 1262014.0000

**Subcontractor Data, By Subcontractor**

**Warehouse Discount Center**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Warehouse Discount Center**TRADE: Appliances - Laundry

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | Subcontractor agrees that manufacturer's paperwork shall be included with appliances. |
| 003: | Lead time for all appliances shall be approximately three (3) weeks. |
| 004: | DELIVERY & SPREADING |
| 005: | There shall be no minimum delivery and deliveries shall be made to the project by this Subcontractor. |
| 006: | All deliveries and storage of materials shall be approved and coordinated by the Project Superintendent. |
| 007: | Subcontractor shall deliver, spread, and uncrate all appliances. |
| 008: | All materials delivered to job site shall be immediately stocked into dwelling units the same day and installation shall commence that day or no later than the following day. All materials shall remain the property of this Subcontractor until installed and accepted by Contractor. |
| 009: | Subcontractor is responsible for any damage or theft prior to installation. |
| 010: | In the process of distribution of materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other subcontractor. |
| 011: | Subcontractor acknowledges that a manlift or elevator may not be accessible or operational at the time of delivery and appliances may have to be transported via the stairwell. |
| 012: | INSTALLATION |
| 013: | Subcontractor guarantees all work will be performed in a first class workmanship manner, by qualified workmen experienced in this trade. All appliances shall be set AND leveled. |
| 014: | Refrigerator install shall include all parts and hook up to manufacturer's plumbing, electrical and cabinetry specifications. Subcontractor shall clear all water lines from house supply of all debris prior to connection of appliance. |
| 015: | Subcontractor agrees to include any pigtails required to complete installations at no extra cost. |
| 016: | Any defective or substandard material will not be installed by Subcontractor. If any such defective or substandard materials are installed, Subcontractor shall remove and reinstall at no extra charge. Any damage due to repairs or replacement of defective or substandard materials shall be at the sole expense of this Subcontractor. |
| 017: | PROTECTION OF ADJACENT SURFACES |
| 018: | Subcontractor acknowledges that their scope of work follow most of the other finish trades. Subcontractor will use the utmost care in protecting all the surrounding elements, including but not limited to, drywall, painted finishes, cabinets, countertops, resilient and carpet flooring. |
| 019: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 020: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor's Purchasing Department of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 021: | All appliances shall be Frigidaire. |
| 022: | All appliances shall be white |
| 023: | RESIDENTIAL UNITS - ONE (1) EACH |
| 024: | Frigidaire Electric Washer: FAFW3801LW |
| 025: | Frigidaire Gas Dryer: FAQG7001LW |
| 026: | Side Exhaust Kit: 5305514872 |
| 027: | Stack Kit: STACKIT4X |
| 028: | Only the twelve (12) B3 plans receive the units installed side by side. All other plans are to receive the units installed with the stack kit. |
| 029: | WARRANTY |
| 030: | All warranties for labor and material complete shall be one (1) year from date of install. |
| 031: | CLEAN UP |
| 032: | Subcontractor will leave job site clean of debris created by his work and haul off his debris to approved recycling facility and supply Contractor recycling receipts for record. |
| 033: | EXCLUSIONS |
| 034: | The following item(s) are excluded from this Subcontract: |
| 035: | kitchen appliances supplied and installed by others. |
| 036: | Garbage disposal shall be supplied and installed by others. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Frigidaire Washer FAFW3801LW |
| 002: | Frigidaire Dryer FAQG7001LW |
| 003: | Frigidaire Stack Kit STACKKIT4X |
| 004: | Frigidaire Side Vent Kit 5305514872 |

Original Contract Amount: 425265.5400

**Change Orders**

|  |  |
| --- | --- |
| 001: | Warehouse Discount Center Initial OCIP Deduct |
| 002: | Upgrade to Miele Appliances at Rec Building |
| 003: | Uninstall and Reinstall Laundry for Water Meter Installation |
| 004: | Cost to Uninstall and Reinstall Washer and Dryer for Meter Installation at 26 Additional Units |
| 005: | Warehouse Discount Center Final OCIP Deduct |

Final Contract Amount with Change Orders: 425265.5400

**Subcontractor Data, By Subcontractor**

**TNTruss Components, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: TNTruss Components, Inc.**TRADE: Lumber & Truss Material

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by General contractor). No additional costs for overtime or premium time shall be allowed or accepted. |
| 002: | Subcontractor shall furnish all lumber, labor, equipment and facilities as required to deliver panelized wall systems and all other accociated lumber materials required, to jobsite for the installation by others of a complete rough carpentry system in accordance with plans, specifications, industry standards, state and local codes and all agencies having jurisdiction. |
| 003: | Subcontractor shall manage all lumber from delivery to installation. If it becomes necessary to move any lumber or materials during construction, it will be the responsibility of the Subcontractor to do so. |
| 004: | Subcontractor shall panelize walls offsite and deliver to jobsite pre assembled to expidite the framing process. |
| 005: | This is a Type V wood structure, subcontractor shall facilitate the proper construction techniques to complete all fire rated assembles in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. |
| 006: | Subcontractor shall be responsible for correct rough opening sizes for windows, doors, equipment, medicine cabinets, fire extinguisher cabinets and other misc. equipment. Rough openings to be provided by others prior to production framing start. |
| 007: | Subcontractor shall adhere to tolerances in framing of + or - 1/4" within 10' for walls, and + or - 1/4" within 10' for ceiling joist. |
| 008: | Subcontractor shall deliver materials for solid backing for drywall, stair handrails; grab bars, handrail in corridors, plumbing fixtures, light fixtures, drop ceilings, fiberglass tubs, 2 hour walls, 4 hour walls (if required), handicap rails, fire extinguisher cabinets, entry system cabinets, medicine cabinets, pot shelves, bath accessories, expansion joints, under stucco control joints, furring at exterior siding and flashings as required. Backing requirements to be provided by others prior to production framing. |
| 009: | Subcontractor shall install veneer plywood at all exterior deck locations sloped to drain and OSB at all other locations in sizes and thicknesses as specified. Subcontractor shall use 5/8" thick OSB as all roofing substrate to minimize deflection. |
| 010: | Subcontractor shall furnish all draft stop backing per plans and specifications. |
| 011: | Subcontractor shall furnish all roof crickets to properly drain roof. |
| 012: | Subcontractor agrees to coordinate with the Structural Engineer and to complete the Structural Engineer's corrections prior to the Structural Engineer's next scheduled structural observation. |
| 013: | Subcontractor shall furnish all Cement Cladding Board System at Building B, Building C and Recreation Building to include cement board spacers, fasteners and moisture barrier at all areas indicated. Cladding material to be determined, subcontractor shall submit alternates to owner and architect for approvals prior to production framing. |
| 014: | Subcontractor shall furnish lumber materials for all wood trellises, arbors, patio covers, pergolias and landscape structures in accordance with plans and specifications. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Building B Siding Materials South Elevation |
| 002: | Building B Siding Materials East Elevation |
| 003: | Building B Siding Materials West Elevation |
| 004: | Building B Siding Materials Courtyard 1 Elevation |
| 005: | Building B Siding Materials Courtyard 2 Elevation |
| 006: | Building B First Floor Lumber Material |
| 007: | Building B Second Floor Lumber Material |
| 008: | Building B Third Floor Lumber Material |
| 009: | Building B Fourth Floor Lumber Material |
| 010: | Building B Roof Trusses/Material |
| 011: | Building C First Floor Lumber Material |
| 012: | Building C Second Floor Lumber Material |
| 013: | Building C Third Floor Lumber Material |
| 014: | Building C Fourth Floor Lumber Material |
| 015: | Building C Roof Trusses/Material |
| 016: | Recreation Building Siding Materials North Elevation |
| 017: | Recreation Building Siding Materials South Elevation |
| 018: | Recreation Building Siding Materials East Elevation |

Original Contract Amount: 2593000.0000

**Change Orders**

**Subcontractor Data, By Subcontractor**

**Mark Company**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Mark Company**TRADE: A/C Paving

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. Overtime pay must be approved in writing by the Construction Manager prior to work being performed. |
| 002: | Subcontractor shall furnish and install labor, materials, tools, equipment and facilities to furnish and install all 3.5" AC Paving over 8" aggregate base any other items necessary to complete the scope of work. Subcontractor to return to furnish and install a 2" AC cap. 3 Move ins are included for 3.5" AC over Base and 1 move in for AC Cap. Bid is based on soils report dated 7/25/06 and supplemented pavement section recommendations by Southwest Inspections $ Testing dated 7/16/11. |
| 003: | Subcontractor understands that curb & gutter and CTB at paver locations will be installed by others. Subcontracotr will install up to curb & gutter and pave thorugh CTB at paver sections with 3 1/2" AC, No cap. |
| 004: | Subcontractor shall receive all grades at plus or minus .10' from Contractor. Subcontractor to cooridinate with the Grading Subcontractor. Excludes any import or export of soil. Alternate pricing provided to regrade from .5'. |
| 005: | Paving areas must have adequate slope as to appease all drainage and the City of San Diego requirements per plans and specifications. |
| 006: | Subcontractor is responsible for all clean up and removal of debris after completion of his work. |
| 007: | Subcontractor shall provide flagmen for any trucking operations as required. Traffic controls systems or permits are by others. |
| 008: | Subcontractor shall repair or replace and erosion control materials damaged by their work. Set up of erosion control items are by others. |
| 009: | Pricing is a lump sum, fixed price per plans and specifications. Prices are good through 12/31/2011. If work is not schedule prior to this date, 30 days advance notice shall be provided by the Subcontractor if there are any changes . If notice is not provided the contract price will not be increased. |
| 010: | Subcontractor has provided for 2" AC cap including light wash and tack coat at AC areas. |
| 011: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 012: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |

**Alternates**

|  |  |
| --- | --- |
| 001: | Balance Streets Within Curb Lines +/-.5 to +/-.1' @ LS $12,370.00 |
| 002: | 6" Scarify, Moisture condition, Recompact and Fine Grade @ LS $16,788.00 |

**Exclusions**

|  |  |
| --- | --- |
| 001: | Signage and striping. |
| 002: | Adjsutments to manholes and valve covers. |
| 003: | Engineering, surveying, plan preparation, soils testing, deputy inspections and material testing. |
| 004: | Water. |
| 005: | Base under curb and gutter. |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittal |
| 002: | Base and A/C Paving West Side - North Half Including Pave Thorugh at Pavers |
| 003: | Base and A/C Paving West Side - South Half Including Pave Through at Pavers |
| 004: | Base and AC Paving East Side Including Pave Though at Pavers |
| 005: | 2" AC Cap - One Move in |
| 006: | Closeout |

Original Contract Amount: 194078.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Rework Base Areas due to Rain Damage |
| 002: | Mark Company Initial OCIP Deduct |
| 003: | Added Concrete Bases for Bollard Fixtures |
| 004: | R&R Asphalt Paving Missed Work |
| 005: | R&R Asphalt Paving Missed Work |
| 006: | Asphalt Paving and Break Out Boulder |
| 007: | Split Cap Pave into 2 Moves |
| 008: | Additional Crew Hours to Grade & Pour (21) Light Bollards - Missed Scope |
| 009: | Overlay Trench 1/4" AC and Traffic Control |
| 010: | Additional Paving Move-On |
| 011: | Additional Crew Hours to Grade & Pour Footings for (21) Light Bollards. Missed Scope |
| 012: | Correction for Duplicate SCO #5 |
| 013: | Mark Co. Final OCIP Deduct |

Final Contract Amount with Change Orders: 194078.0000

**Subcontractor Data, By Subcontractor**

**Cosco Fire Protection, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Cosco Fire Protection, Inc.**TRADE: Fire Sprinklers

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. Saturday 7:00 a.m. to 3:30 p.m. (if required by General Contractor) shall be considered overtime work. If subcontractor falls behind the construction schedule due to lack of their own performance, no additional costs shall be paid for overtime work. |
| 002: | Subcontractor shall coordinate layout with the underground fire water service provider to stub fire water line inside the building line. Subcontractor shall make the connection between underground fire water line and fire sprinkler piping within the building line. |
| 003: | Subcontractor to verify water pressure by conducting a current water flow test for use in hydraulic calculations to ensure proper pipe sizing and available pressure on entire system. |
| 004: | Subcontractor shall assume an 8" service pipe to supply the fire sprinkler system. Subcontractor shall notify general contractor if system calculations reduce the 8" service to a 6" service. |
| 005: | Subcontractor shall furnish and install a complete design and build fire sprinkler system for the following; Building 'B', Building 'C' and the Recreation Building. The Fire Sprinkler Design for these buildings will be designed, approved and constructed so all buildings can operate independently from one another. Design of the Automatic Fire Sprinkler System shall be based on architectural and structural plans, NFPA 13, City of San Diego Fire, state and local codes and all agencies having jurisdiction. |
| 006: | Subcontractor's fire sprinkler design is to accomodate the ability for each building (Bldg B, C & Recreation) to be approved for occupancy separate from one another. General Contractor has separate building permits for each building to facilitate occupancy. |
| 007: | Where "I" joist or "TJI" joist are specified Subcontractor shall provide approved hangers. |
| 008: | Subcontractor shall submit the completed design and build plans to the appropriate agencies for approval. All costs for plan check and permit fees shall be paid for by others. |
| 009: | Subcontractor shall provide and install Viking, or approved equal, Brass Upright or pendent heads in all Garage areas. |
| 010: | Subcontractor shall furnish and install steel piping in garage areas and CPVC Piping for all wood framed in accordance with the state local codes, and all agencies having jurisdiction. |
| 011: | Subcontractor shall provide and install Viking, or approved equal, White, Semi Recessed sprinkler heads in all areas with finished ceilings. |
| 012: | Subcontractor shall design and install sprinkler heads to coordinate with lighting fixture placement. |
| 013: | Subcontractor shall design system to drain to an existing drainage receptacle provided and installed by others. Do not drain the system accross visible surfaces. If drain receptacke location is further than 5'-0" from stand pipe location, subcontractor shall provide additional costs to install fire sprinkler drain piping to the closest existing drainage receptacle location. |
| 014: | The sprinkler system is to be designed and installed so that all piping, heads, and all miscellaneous apparatus fit within the allowed concealed spaces and chases. No added soffits or drops to be assumed without RFI approval. Additional soffits by others if required. |
| 015: | Subcontractor excludes underground fire water service piping from city supply into the building including specifications for Fire Department Connections, thrust blocks, PIV valves if required, R.P. valves. |
| 016: | Subcontractor shall supply and install tamper switches and flow switches, check valves, Identification Signage, Alarm Bell, Pressure gauges, sprinkler heads, bells etc., in accordance with the plans, specifications, state and local codes and all agencies having jurisdiction. Subcontractor excludes conduit and low voltage wire for monitoring purposes. |
| 017: | Subcontractor shall furnish and install all Seismic Bracing in accordance with the plans, specifications, state and local codes and all agencies having jurisdiction. |
| 018: | Subcontractor shall furnish and install sprinkler piping, and connections to fire sprinkler heads in the trash chutes. Sprinkler heads in chutes by others. |
| 019: | Subcontractor shall provide fire sprinkler head guards on sprinkler heads in the elevator equipment room, storage areas, trash room, recycling room, etc., as required. |
| 020: | Subcontractor shall be responsible for installing pipes to conform to actual building conditions, offsetting to clear structural members, other systems, trades and all finishes. |
| 021: | Subcontractor shall review and make every attempt to accept and utilize the existing pipe sleeves, cans or embeds for the purpose of installing the fire sprinkler system through concrete slabs or decks. If existing pipe sleeves, cans or embeds can not be used, subcontractor shall xray and core concrete at additional cost. |
| 022: | Subcontractor shall coordinate layout with all Concrete, Rough Framing, MEP or other subcontractors. |
| 023: | Subcontractor will be given a 24 hour notice in writing or verbal, to have a representative present during all concrete pours to insure that all sleeves, pipes and all other embeds are not removed, broken or displaced during placement of the concrete. |
| 024: | Subcontractor shall furnish all cutting, notching, and drilling of structural and non-structural wood members to facilitate the Fire Sprinkler installation inaccordance with structural engineers approvals. All cutting and notching shall be carefully and neatly performed in accordance with code. |
| 025: | Subcontractor shall furnish access to all valves by installing all vaults, vault lids, grates, access panels or fire rated access panels to maintain access to the Subcontractor work. |
| 026: | Subcontractor shall pressurize (per floor) all fire sprinkler lines prior to drywall installation to expose any leaks. |
| 027: | Subcontractor shall furnish Lead Flashings for installation by Roofing Subcontractor |
| 028: | Subcontractor shall complete all roof penetrations during the rough-in period of the production schedule and prior to roof dry-in or Subcontractor shall be responsible for the cost of roof patching and repair. |
| 029: | Subcontractor shall furnish and install in the Fire Control Room a wall mounted storage box containing spare heads and wrench to remove and install fire sprinkler heads. |
| 030: | Subcontractor shall be responsible for assuring that the finished work shall present a neat and workmanlike appearance. Escutcheons for fire sprinkler heads will be set flat and true to drywall surfaces. |
| 031: | Subcontractor shall set heads in drop ceilings to the correct final measurements |
| 032: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 033: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. All major leaks shall be repaired within 2 hours. |
| 034: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 035: | During start up period, Subcontractor shall remove red plastic caps from all sprinkler heads and check for signs of rust or deterioration. Any heads that show signs of rust or deterioration shall be removed and replaced. |
| 036: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to General Contractor. |

**Alternates**

**Exclusions**

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| --- | --- |
| 001: | FM Global inspection requirements |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Plan Design - Original Submittal |
| 002: | Plan Design - Corrected Submittal |
| 003: | Recreation Building Rough-In |
| 004: | Recreation Building Material |
| 005: | Recreation Building Finish |
| 006: | Building B - Lower Garage Fab Segment A |
| 007: | Building B - Lower Garage Fab Segment B |
| 008: | Building B - Lower Garage Rough-In Segment A |
| 009: | Building B - Lower Garage Rough-In Segment B |
| 010: | Building B - Lower Garage Finish Segment A |
| 011: | Building B - Lower Garage Finish Segment B |
| 012: | Building B - Upper Garage Fab Segment A |
| 013: | Building B - Upper Garage Fab Segment B |
| 014: | Building B - Upper Garage Rough-In Segment A |
| 015: | Building B - Upper Garage Rough-In Segment B |
| 016: | Building B - Upper Garage Finish Segment A |
| 017: | Building B - Upper Garage Finish Segment B |
| 018: | Building B - 1st Floor Segment A - Rough-In |
| 019: | Building B - 1st Floor Segment A - Material |
| 020: | Building B - 2nd Floor Segment A - Rough-In |
| 021: | Building B - 2nd Floor Segment A - Material |
| 022: | Building B - 3rd Floor Segment A - Rough-In |
| 023: | Building B - 3rd Floor Segment A - Material |
| 024: | Building B - 4th Floor Segment A - Rough-In |
| 025: | Building B - 4th Floor Segment A - Material |
| 026: | Building B - 1st Foor Segment A - Finish |
| 027: | Building B - 2nd Foor Segment A - Finish |
| 028: | Building B - 3rd Foor Segment A - Finish |
| 029: | Building B - 4th Foor Segment A - Finish |
| 030: | Building B - 1st Floor Segment B - Rough-In |
| 031: | Building B - 1st Floor Segment B - Material |
| 032: | Building B - 2nd Floor Segment B - Rough-In |
| 033: | Building B - 2nd Floor Segment B - Material |
| 034: | Building B - 3rd Floor Segment B - Rough-In |
| 035: | Building B - 3rd Floor Segment B - Material |
| 036: | Building B - 4th Floor Segment B - Rough-In |
| 037: | Building B - 4th Floor Segment B - Material |
| 038: | Building B - 1st Foor Segment B - Finish |
| 039: | Building B - 2nd Foor Segment B - Finish |
| 040: | Building B - 3rd Foor Segment B - Finish |
| 041: | Building B - 4th Foor Segment B - Finish |
| 042: | Building C - Lower Garage Fab Segment A |
| 043: | Building C - Lower Garage Fab Segment B |
| 044: | Building C - Lower Garage Rough-In Segment A |
| 045: | Building C - Lower Garage Rough-In Segment B |
| 046: | Building C - Lower Garage Finish Segment A |
| 047: | Building C - Lower Garage Finish Segment B |
| 048: | Building C - Upper Garage Fab Segment A |
| 049: | Building C - Upper Garage Fab Segment B |
| 050: | Building C - Upper Garage Rough-In Segment A |
| 051: | Building C - Upper Garage Rough-In Segment B |
| 052: | Building C - Upper Garage Finish Segment A |
| 053: | Building C - Upper Garage Finish Segment B |
| 054: | Building C - 1st Floor Segment A - Rough-In |
| 055: | Building C - 1st Floor Segment A - Material |
| 056: | Building C - 2nd Floor Segment A - Rough-In |
| 057: | Building C - 2nd Floor Segment A - Material |
| 058: | Building C - 3rd Floor Segment A - Rough-In |
| 059: | Building C - 3rd Floor Segment A - Material |
| 060: | Building C - 4th Floor Segment A - Rough-In |
| 061: | Building C - 4th Floor Segment A - Material |
| 062: | Building C - 1st Foor Segment A - Finish |
| 063: | Building C - 2nd Foor Segment A - Finish |
| 064: | Building C - 3rd Foor Segment A - Finish |
| 065: | Building C - 4th Foor Segment A - Finish |
| 066: | Building C - 1st Floor Segment B - Rough-In |
| 067: | Building C - 1st Floor Segment B - Material |
| 068: | Building C - 2nd Floor Segment B - Rough-In |
| 069: | Building C - 2nd Floor Segment B - Material |
| 070: | Building C - 3rd Floor Segment B - Rough-In |
| 071: | Building C - 3rd Floor Segment B - Material |
| 072: | Building C - 4th Floor Segment B - Rough-In |
| 073: | Building C - 4th Floor Segment B - Material |
| 074: | Building C - 1st Foor Segment B - Finish |
| 075: | Building C - 2nd Foor Segment B - Finish |
| 076: | Building C - 3rd Foor Segment B - Finish |
| 077: | Building C - 4th Foor Segment B - Finish |
| 078: | Close Out Documents/As-builts |

Original Contract Amount: 930000.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Add for Attic/Roof Truss Fire Sprinklers |
| 002: | Cosco Fire Initial OCIP Deduct |
| 003: | Fire Sprinkler Head Changes due to 4th Floor Soffit Changes |
| 004: | Penhall Core Drilling for Fire Sprinklers Paid by Cobalt |
| 005: | Added Rec Building Fire Sprinklers |
| 006: | Added Fire Sprinklers at Elevator Lobbies |
| 007: | Backcharge for Coredrilling Paid by Cobalt |
| 008: | EB# Garage Fire Sprinkler Change |
| 009: | New Underground Fire Service and Rec Building Sprinkler Rerouting |
| 010: | Fire Sprinkler Credit |
| 011: | Back Charge for Cobalt Costs Due to Leak in B434 |
| 012: | Cosco Fire Final OCIP Deduct |

Final Contract Amount with Change Orders: 930000.0000

**Subcontractor Data, By Subcontractor**

**Custom Spray Systems**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Custom Spray Systems**TRADE: Recreation Building Intumescent Painting

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractor shall maintain all required fire ratings. |
| 002: | Subcontractor shall protect all adjacent surfaces when applying fireproofing materials. |
| 003: | Subcontractor shall provide natural ventilation during and after application as required to properly dry the fireproofing application and maintain a non-toxic unpolluted environment. |
| 004: | Subcontractor’s use of sprayed fireproofing materials shall not result in asbestos exposure to personnel or building occupants exceeding the US OSHA Action Level 29 CFR 1926.55© at any time during or subsequent to application. |
| 005: | Subcontractor shall furnish and install 1 hour fire proofing at all first floor columns - partial height. Per Keynote 11 on Sheet A9.12, interior columns wrapped in Type X gypsum board from finish floor up to 8'0 1/2" (UNO). Fire proofing material shall underlap the drywall by at least 1'. |
| 006: | Subcontractor shall furnish and install 1 hour fire proofing at all first floor beams. |
| 007: | PRODUCTS |
| 008: | Subcontractor shall furnish Carboline A/D FIREFILM III X641 and A/D COLORCOAT or Approved equal at columns |
| 009: | Subcontractor shall furnish Carboline A/D FIREFILM III, D941 and A/D COLORCOAT or Approved equal at beams. |
| 010: | PREPARATION |
| 011: | Subcontractor shall furnish protective coverings to prevent over-spray on finished surfaces and on surfaces to receive additional finish materials or treatment. |
| 012: | Subcontractor shall close off and seal ductwork in areas where fireproofing is being supplied. |
| 013: | Subcontractor shall verify all surfaces to receive fireproofing are ready and notify Contractor's Superintendent if primer or other product exists that would cause incompatibility issues with fireproofing product. Subcontractor prefers bare steel without any pre-applied shop primer. |
| 014: | Subcontractor shall confirm capability of surfaces to receive fireproofing materials. |
| 015: | Subcontractor shall verify that clips, hangers, supports, sleeves and other items required to penetrate fireproofing are in place. |
| 016: | Subcontractor shall coordinate fireproofing application with the work of other sections to minimize subsequent damage to the fireproofing. |
| 017: | INSTALLATION |
| 018: | Subcontractor shall apply sprayed on fireproofing in accordance with the manufacturer’s written installation instructions and in accordance with the approved fire rated assemblies to obtain the hourly fire ratings scheduled. |
| 019: | Subcontractor shall apply sprayed fireproofing in the thickness and densities not less than those required to achieve fire resistance ratings designated for each condition. |
| 020: | Subcontractor shall coat substrates with adhesive before applying fire resistive material where required to achieve fire resistance ratings or as recommended in writing by sprayed fire resistive material manufacturer for material and application indicated. |
| 021: | Subcontractor shall extend fire resistive material in full thickness over entire area of each substrate to be protected. Unless otherwise recommended in writing by the manufacturer. |
| 022: | Subcontractor shall spray apply the fire resistive materials to the maximum extent possible. |
| 023: | CLEAN UP / PROTECTION |
| 024: | Immediately after completing spraying operations in each containable area of the project, remove material over spray and fallout from surfaces of other construction and clean exposed surfaces to remove evidence of soiling. |
| 025: | Protect sprayed fire resistive material according to the advice of the product manufacture and installer, from damage resulting from construction operations or other causes, so fire protection will be without damage or deterioration at the time of substantial completion. |
| 026: | REPAIRS |
| 027: | Subcontractor shall remove and replace applications of sprayed fire resistive where test results indicate that it does not comply with the specified requirements for cohesion, and adhesion, for density and/or both. |
| 028: | Subcontractor shall apply additional sprayed fire resistive material per manufacture’s written instructions where test results indicate that the thickness does not comply with the specified requirements. |
| 029: | Subcontractor shall repair and replace work that has not been successfully protected at no additional cost to the contract. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract Agreement: |
| 002: | 2nd floor columns & beams |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | Partial Columns Complete |
| 003: | Beams Complete |
| 004: | Close Out Documentation |

Original Contract Amount: 38733.0000

**Change Orders**

|  |  |
| --- | --- |
| 002: | Additional Intumescent Spray per Owner Request |
| 003: | Custom Spray Systems Initial OCIP Deduct |
| 004: | Custom Spray Systems Final OCIP Deduct |

Final Contract Amount with Change Orders: 38733.0000

**Subcontractor Data, By Subcontractor**

**Custom Components Co., LLC dba US Railing**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Custom Components Co., LLC dba US Railing**TRADE: Recreation Building Glass Guardrail & Handrail System

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | Subcontractor shall field measure all locations prior to fabrication and notify Contractor’s Superintendent of any major discrepancies or variations from the approved plans. |
| 003: | Subcontractor shall be responsible for the layout and said layout shall conform to those physical dimensions as shown on the plans. |
| 004: | Subcontractor shall protect his work until final acceptance by Contractor. |
| 005: | Subcontractor shall fabricate, furnish, and install the following: |
| 006: | Custom Components Series 700 surface mount with base shoe application. |
| 007: | Code required 42" high from finish floor to top of guardrail. |
| 008: | Glass thickness: 1/2" clear tempered glass with polished eges. |
| 009: | Segmented glass at deck with curved glazing at stair 2. |
| 010: | Glass guardrail at deck & stair 2. |
| 011: | Aluminum powder coated handrail & brackets at stair 1 & 2. |
| 012: | Aluminum powder coated 2" x 4" base shoe. |
| 013: | All aluminum components to have a powder coated finish in Getty White per AAMA-2605 specifications. Subcontractractor to provide finish samples for approval prior to powdercoating application. |
| 014: | SHOP DRAWINGS |
| 015: | Subcontractor shall indicate all shop and erection details including cuts, penetrations for pipes and ducts, profiles, sizes, spacing, locations of structural members, openings, attachments, fasteners, and welds. |
| 016: | Subcontractor shall prepare Shop Drawings for submittal to the Engineer of Record for approval. |
| 017: | Subcontractor shall identify all welded connections, both shop and field, with AWS A 2.4 welding symbols for welding and Non-Destructive Testing. |
| 018: | Subcontractor shall provide full height mock up as part of his submittal requirements. |
| 019: | GLAZING |
| 020: | Glazing shall be to be fastened securely onto railing system pursuant to approved shop drawings and details using approved non-shrink grout. |
| 021: | Subcontractor shall provide exposed surfaces free of scratches and other serious blemishes. |
| 022: | All exposed glass corners shall be 90 degrees with 1/16" chamfer. |
| 023: | FABRICATION & INSTALLATION |
| 024: | Subcontractor shall fabricate items with joints tightly fitted and secured. |
| 025: | Subcontractor shall grind exposed joints flush and smooth with adjacent finish surface. Ease exposed edges to small uniform radius. |
| 026: | Exposed Mechanical Fastenings: Flush countersunk screws or bolts; unobtrusively located; consistent with design of component, except where specifically noted otherwise. |
| 027: | Subcontractor shall supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise. |
| 028: | Subcontractor shall install items plumb and level, accurately fitted, free from distortion or defects. |
| 029: | Subcontractor shall provide for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments. |
| 030: | Subcontractor shall field weld, if applicable, all components as indicated on drawings. |
| 031: | Subcontractor to perform field welding in accordance with AWS D1.1. Please send AWS D1.1 for review. |
| 032: | Subcontractor to obtain approval prior to site cutting or making adjustments not scheduled or indicated on drawings. |
| 033: | QUALITY |
| 034: | Subcontractor shall wipe down aluminum railing and glazing system upon erection and buff any scratches or abrasions or apply touch up paint as necessary. |
| 035: | Subcontractor shall ensure all welding procedures are followed for all material as required as a part of the contract. |
| 036: | PICK UP |
| 037: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 038: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractor's Superintendent. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this subcontract agreement: |
| 002: | Deferred submittals and any affiliated costs |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Shop Drawings, Submittals, & Mock Up Sample |
| 002: | Base shoe at deck |
| 003: | Base shoe at stair #2 |
| 004: | Handrail at deck |
| 005: | Handrail at stair #1 |
| 006: | Handrail at stair #2 |
| 007: | Glazing at deck |
| 008: | Glazing at stair #2 |
| 009: | Close out documentation |

Original Contract Amount: 92796.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Custom Components Initial OCIP Deduct |
| 002: | Additional Support at Rec Building Stair #2 |
| 003: | Custom Components Rec Bldg Glass Rail Final OCIP Deduct |
| 004: | Custom Components OCIP Deduct Correction |

Final Contract Amount with Change Orders: 92796.0000

**Subcontractor Data, By Subcontractor**

**Hale Glass, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Hale Glass, Inc.**TRADE: Glass Sound Screen at Patio/Deck Guardrails

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Architect has identified required areas to receive said glazing on Elevation Sheets A2.11 & A2.13 |
| 002: | Subcontractor shall install glass sound screen into metal guardrail fabricated and installed by others pursuant to approved submittal and shop drawings. |
| 003: | Subcontractor shall field measure all locations prior to fabrication and notify Contractor’s Superintendent of any major discrepancies or variations from the approved plans. |
| 004: | Glazing shall be to be fastened securely onto steel railing. |
| 005: | Subcontractor shall provide exposed surfaces free of scratches and other serious blemishes. |
| 006: | Glazing shall be 3/8" tempered clear glass with polished edges installed into aluminum U-channel provided by Subcontractor. |
| 007: | Subcontractor shall provide and install 1-1/2" deep dry glaze u-channel at top and 1" deep glaze u-channel at bottom. |
| 008: | U-Channel and aluminum angle to have pre-finished painted finish to match adjacent railing system. See Exterior Color schedule for applicable color. |
| 009: | Subcontractor shall provide and install aluminum angel pursuant to approved details and fasten to steel fins. |
| 010: | Glazing shall be free from bubbles, smoke vanes, air holes, scratches, and other defects. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this scope of work: |
| 002: | Silicone sealant per 12/AD43 shall be installed by sheet metal subcontractor. |
| 003: | L angle brackets per 17/AD43 |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal / Deposit |
| 002: | Bldg C East Elevation 1st Floor Sound Wall |
| 003: | Bldg C East Elevation 2nd Floor Sound Wall |
| 004: | Bldg C East Elevation 3rd Floor Sound Wall |
| 005: | Bldg C East Elevation 4th Floor Sound Wall |
| 006: | Bldg C West Elevation 1st Floor Sound Wall |
| 007: | Bldg C West Elevation 2nd Floor Sound Wall |
| 008: | Bldg C West Elevation 3rd Floor Sound Wall |
| 009: | Bldg C West Elevation 4th Floor Sound Wall |
| 010: | Bldg C North Elevation 1st Floor Sound Wall |
| 011: | Bldg C North Elevation 2nd Floor Sound Wall |
| 012: | Bldg C North Elevation 3rd Floor Sound Wall |
| 013: | Bldg C North Elevation 4th Floor Sound Wall |
| 014: | Bldg B West Elevation 1st Floor Sound Wall |
| 015: | Bldg B West Elevation 2nd Floor Sound Wall |
| 016: | Bldg B West Elevation 3rd Floor Sound Wall |
| 017: | Bldg B West Elevation 4th Floor Sound Wall |
| 018: | Close Out Documentation |

Original Contract Amount: 190196.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Hale Glass Sound Screen Final OCIP Deduct |

Final Contract Amount with Change Orders: 190196.0000

**Subcontractor Data, By Subcontractor**

**Architectural Sign Identity, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Architectural Sign Identity, Inc.**TRADE: Code Compliant Signage

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractor agrees to prepare plans and/or all documentation to receive approval from all agencies having jurisdiction regarding all required code signage. |
| 002: | Prior to final inspection by Contractor, it shall be the responsibility of the Subcontractor's Foreman to "walk the job", inspect and correct any discrepancies or omissions in his scope of work. Subcontractor agrees that his Foreman will inspect all work and make any necessary corrections. |
| 003: | All delivery dates and any storage of materials on site shall be approved and coordinated by the Project Superintendent. |
| 004: | Subcontractor shall provide at no additional cost to contractor electrical, meter (gas & electric), generator, mechanical, storage, trash rooms as well as maintenance and IDF closet signage if required by any and all agencies having jurisdiction. |
| 005: | Subcontractor shall provide at no additional cost to contractor "temporary signage" in lieu of permanent signs in order for contractor to obtain certificate of occupancy for temporary C of O from all agencies having jurisdiction. |
| 006: | Subcontractor shall communicate and coordinate with local agency for final approval of signage and exit paths. |
| 007: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 008: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Product number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. Subcontractor has provided for an intermediate package in relation to materials and graphics, but should the client choose to upgrade materials then a change order shall be issued to this subcontractor. |
| 009: | Subcontractor shall install ADA and Title 24 code compliant signage at the following locations: |
| 010: | ADDRESS SIGNAGE |
| 011: | Three (3) 12" H X 1/2" Flat cut acrylic individual letters metallic paint pursuant to required Contractor, City, County, Fire Marshall, USPS and any other governing agencies having jurisdiction. |
| 012: | BUILDING SIGNAGE |
| 013: | Two (2) Private property, no tresspassing, parking accessibility, and Prop 65 |
| 014: | Two (2) Garage - Hanging Clearance Notice & Bar |
| 015: | Four (4) Illuminated site map - 30" x 40" cabinet LED Illumination Post mounted at driveway entries, Electrical service provided by others to within 5ft of sign locations. This Subcontractor shall coordinate locations with Electrical Subcontractor |
| 016: | Forty-Seven (47) Evacuation map stairs & elevator |
| 017: | Fifty (50) Stair level Identification |
| 018: | Forty-six (46) Corridor stair identification |
| 019: | Four (4) Not an exit sign |
| 020: | One hundred & twenty-eight (128) Exit route |
| 021: | Sixteen (16) Exit sign |
| 022: | Eight (8) HC Accessibility Symbol |
| 023: | Four (4) Restrooms |
| 024: | Four (4) Occupany Signs |
| 025: | Three hundred seventy-nine (379) Resident Numbers |
| 026: | One hundred & sixty-one (161) Room Identification |
| 027: | One (1) Spa Rules & notice |
| 028: | One (1) Spa Shut-off |
| 029: | One (1) Pool Rules & notice |
| 030: | One (1) Pool Hours on gate |
| 031: | Twenty-four (24) Wayfinding site maps |
| 032: | One (1) Fitness Center rules |
| 033: | One (1) Centrum identification at rec building entry doors |
| 034: | Six (6) Reserved future resident parking |
| 035: | One (1) Leasing Center idenification from street |
| 036: | One (1) Drop slot sign |
| 037: | PICK UP |
| 038: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 039: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors ’s Superintendent. |
| 040: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Garage - HC Parking Regular & Van |
| 003: | "Doors to remained unlocked during business hours" at Storefront Doors |
| 005: | Project Monument Signage |
| 006: | Electrical service for illuminated signage |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal Package |
| 002: | Building Address Numbers |
| 003: | Site & Garage Signage |
| 004: | Bldg B - 1st Floor Installed |
| 005: | Bldg B - 2nd Floor Installed |
| 006: | Bldg B - 3rd Floor Installed |
| 007: | Bldg B - 4th Floor Installed |
| 008: | Bldg C - 1st Floor Installed |
| 009: | Bldg C - 2nd Floor Installed |
| 010: | Bldg C - 3rd Floor Installed |
| 011: | Bldg C - 4th Floor Installed |
| 012: | Pool Area Signage |
| 013: | Rec/Leasing Bldg Installed |
| 014: | Close Out Documentation |

Original Contract Amount: 80842.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | ASI Initial OCIP Deduct |
| 002: | ASI Final OCIP Deduct |

Final Contract Amount with Change Orders: 80842.0000

**Subcontractor Data, By Subcontractor**

**Pacific Striping Co.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Pacific Striping Co.**TRADE: Garage Striping & Signage

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | Subcontractor shall install all striping and numbers per plans, striping to be 4" wide at parking stalls and handicap stalls. Paint to be "Highway White" traffic grade for standard stalls, compact stalls, and "Traffic Line Blue" at handicap stalls. |
| 003: | Subcontractor shall include, without limitation: |
| 004: | Furnish and install double-line parking stall striping and handicap stall striping |
| 005: | Furnish and install 12" high stall numbers at parking spaces |
| 006: | 12" high stenciled "no parking" signs |
| 007: | Walkway and HC hashing and striping |
| 008: | 4' concrete wheel stops installed with epoxy at locations as shown on plans. |
| 009: | HC stencils |
| 010: | Wall and pole mounted HC stall signs with base plate |
| 011: | Handicap entrance sign |
| 012: | Stenciled "STOP" with underline, "RESIDENT PARKING", "GUEST PARKING" & Directions aroows at locations shown on the plans. |
| 013: | Includeds 2 coats and 5 move ins. |
| 014: | Subcontractor shall furnish and install four (4) Stop signs with poles at exits to the main streets per Sheet C2. (Please provide cost for these signs) |

**Alternates**

|  |  |
| --- | --- |
| 001: | Red Curb Painting at $0.65/LF |

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Submittals |
| 002: | Building C Garage |
| 003: | Building B Garage |
| 004: | Four (4) Stop Signs |
| 005: | Closeout |

Original Contract Amount: 26460.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Ref. Stencil 'Stop' w/ Limit & Yellow Lines - Revised - All Work Required by City |
| 002: | Pacific Striping Initial OCIP Deduct |
| 003: | Pacific Striping Final OCIP Deduct |

Final Contract Amount with Change Orders: 26460.0000

**Subcontractor Data, By Subcontractor**

**Tahiti Cabinets, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Tahiti Cabinets, Inc.**TRADE: Clubhouse Millwork

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede W.I.C. written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturered materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 002: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. |
| 003: | Subcontractor to coordinate with Contractor in writing at or before rough framing all required backing locations, which will be installed by others. |
| 004: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing is provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 005: | DELIVERY |
| 006: | Subcontractor shall deliver directly to and install to the jobsite and storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractor. |
| 007: | FABRICATION |
| 008: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 009: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 010: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 011: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 012: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 013: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 014: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 015: | INSTALLATION |
| 016: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 017: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 018: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 019: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 020: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 021: | Subcontractor shall coordinate with Interior Designer for clarification and approval of all necessary details and accessories. |
| 022: | Finish: Lacquer finish |
| 023: | Type of Frame: European Frameless |
| 024: | Door Style: Flat Panel |
| 025: | Drawer Fronts: Flat Panel |
| 026: | Door & Drawer Pulls: TBD |
| 027: | Crown Molding: Approx. 3" square molding |
| 028: | Hinges: Self-closing, concealed |
| 029: | Drawer Box & Guide: Soft close |
| 030: | Drawer Box & Guide at Office filing cabinets: Heavy duty |
| 031: | Cabinet Interior Finish: White |
| 032: | Shelving: Adjustable at upper & lowers. |
| 033: | PLAN CLARIFICATIONS |
| 034: | The casework included in this scope of work is as follows: |
| 035: | CGI-01 Leasing Center Amoeba Genius Bar / White & Red Lacquer Finish with millwork pony wall supports |
| 036: | CGI-02 Leasing Offices Built-in Desks / White Lacquer w/ grommets |
| 037: | CGI-04 Built-in Cubbies at Fitness room / White Lacquer |
| 038: | CGI-05 Kitchen Cabinets & Appliance Wall / Black Lacquer including 3/4" glass countertop & stainless steel supports |
| 039: | CGI-06 Media Unit at Clubroom / White Lacquer with rolling "garage" doors & locks |
| 040: | Support, structure, & 5/8" rough top for clubroom restroom counters |
| 041: | Support, structure, & 5/8" rough top for pool restroom counters |
| 042: | PROTECTION OF WORK |
| 043: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 044: | PICK UP & CUSTOMER SERVICE |
| 045: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 046: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 047: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 048: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 049: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas clean and acceptable by Project Superintendent. |
| 050: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 051: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Granite & solid surface countertops by others |
| 003: | Resource room casework by others |
| 004: | Rough & finish plumbing |
| 005: | Rough & finish electrical |
| 006: | Ceramic tile |
| 007: | Appliances |
| 008: | TV power pole at clubroom media unit by others |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | CGI-01 Genius Bar Amoeba Table |
| 002: | CGI-02 Managers Office |
| 003: | CGI-02 Assistant Manager's Office |
| 004: | CGI-04 Fitness Room Cubbies |
| 005: | CGI-05 Clubroom Kitchen support structure |
| 006: | CGI-05 Clubroom Kitchen Island |
| 007: | CGI-05 Clubroom Kitchen Appliance Wall |
| 008: | CGI-06 Clubroom Media |
| 009: | Support structure & rough top for Pool Restrooom counters |
| 010: | Support structure & rough top for Club Restrooom counters |

Original Contract Amount: 58838.2300

**Change Orders**

|  |  |
| --- | --- |
| 001: | Custom Millwork Upgrades. |
| 002: | Credit for Deleted Items from Rec Building Design |
| 003: | Tahiti Cabinets Initial OCIP Deduct |
| 004: | Sub Tops and Plumbing Guard at Rec Building |
| 005: | Rework (2) Drawers at Club room Island |
| 006: | Supply & Install (2) Bar Pulls at Clubroom Island Refer/Freezer |
| 007: | Club House Paint Adjustment and Kitchen Island Rough Tops |
| 008: | Added Cabinet and Countertop at Leasing Entry |
| 009: | Tahiti Cabinets Final OCIP Deduct |

Final Contract Amount with Change Orders: 58838.2300