**Subcontractor Data, By Subcontractor**

**Larrabure Framing**

**Project Name: Long Beach Burnett Apartments**

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

**Project Specific Scope of Work**

**Alternates**

|  |  |
| --- | --- |
| 001: | Hardi-Board Siding |
| 002: | Install plywood under kitchen bar tops |
| 003: | Deduct window and Slider installation |
| 004: | Furnish and install special non catalog hardware |

**Exclusions**

**Schedule of Values**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Budget Code |
| 001: | Mobilization | 3290.0000 | 06010000 |
| 002: | Pre Snap 1st Floor Units | 3290.0000 | 06010000 |
| 003: | Pre Snap Podium 2nd Floor | 3290.0000 | 06010000 |
| 004: | First Floor Layout, Plate and Detail | 9870.0000 | 06010000 |
| 005: | First Floor Stand Walls | 14805.0000 | 06010000 |
| 006: | First Floor Plumb and Line | 4935.0000 | 06010000 |
| 007: | First Floor Install Beams | 4935.0000 | 06010000 |
| 008: | First Floor Install Joists | 14805.0000 | 06010000 |
| 009: | First Floor Sheath Floor, Nailing Inspection | 4935.0000 | 06010000 |
| 010: | First Floor Install Hardware | 2467.5000 | 06010000 |
| 011: | First Floor Install Shear Panel 1st Side | 4935.0000 | 06010000 |
| 012: | First Floor Install Shear Panel 2nd Side | 2467.5000 | 06010000 |
| 013: | First Floor Pick Up and Blocking | 7402.5000 | 06010000 |
| 014: | Second Floor Layout, Plate and Detail | 9870.0000 | 06010000 |
| 015: | Second Floor Stand Walls | 14805.0000 | 06010000 |
| 016: | Second Floor Plumb and Line | 4935.0000 | 06010000 |
| 017: | Second Floor Install Beams | 4935.0000 | 06010000 |
| 018: | Second Floor Install Joists | 14805.0000 | 06010000 |
| 019: | Second Floor Sheath Floor, Nailing Inspection | 4935.0000 | 06010000 |
| 020: | Second Floor Install Hardware | 2467.5000 | 06010000 |
| 021: | Second Floor Install Shear Panel 1st Side | 4935.0000 | 06010000 |
| 022: | Second Floor Install Shear Panel 2nd Side | 2467.5000 | 06010000 |
| 023: | Second Floor Pick Up and Blocking | 7402.5000 | 06010000 |
| 024: | Third Floor Layout, Plate and Detail | 9870.0000 | 06010000 |
| 025: | Third Floor Stand Walls | 14805.0000 | 06010000 |
| 026: | Third Floor Plumb and Line | 4935.0000 | 06010000 |
| 027: | Third Floor Install Beams | 4935.0000 | 06010000 |
| 028: | Third Floor Install Joists | 14805.0000 | 06010000 |
| 029: | Third Floor Sheath Floor, Nailing Inspection | 4935.0000 | 06010000 |
| 030: | Third Floor Install Hardware | 2467.5000 | 06010000 |
| 031: | Third Floor Install Shear Panel 1st Side | 4935.0000 | 06010000 |
| 032: | Third Floor Install Shear Panel 2nd Side | 2467.5000 | 06010000 |
| 033: | Third Floor Pick Up and Blocking | 7402.5000 | 06010000 |
| 034: | Fourth Floor Layout, Plate and Detail | 9870.0000 | 06010000 |
| 035: | Fourth Floor Stand Walls | 14805.0000 | 06010000 |
| 036: | Fourth Floor Plumb and Line | 4935.0000 | 06010000 |
| 037: | Fourth Floor Install Beams | 4935.0000 | 06010000 |
| 038: | Fourth Floor Install Joists | 14805.0000 | 06010000 |
| 039: | Fourth Floor Sheath Floor, Nailing Inspection East | 4935.0000 | 06010000 |
| 040: | Fourth Floor Install Hardware | 2467.5000 | 06010000 |
| 041: | Fourth Floor Install Shear Panel 1st Side | 4935.0000 | 06010000 |
| 042: | Fourth Floor Install Shear Panel 2nd Side | 2467.5000 | 06010000 |
| 043: | Fourth Floor Pick Up and Blocking | 7402.5000 | 06010000 |
| 044: | Stack Low Roof | 4935.0000 | 06010000 |
| 045: | Stack High Roof | 4935.0000 | 06010000 |
| 046: | Roof Sheathing Low Roof | 3290.0000 | 06010000 |
| 047: | Roof Sheathing High Roof | 3290.0000 | 06010000 |
| 048: | Rip Strips Low Roof | 3290.0000 | 06010000 |
| 049: | Rip Strips High Roof | 3290.0000 | 06010000 |
| 050: | Sheathing over Rip Strips Low Roof | 3290.0000 | 06010000 |
| 051: | Sheathing over Rip Strips High Roof | 3290.0000 | 06010000 |
| 052: | Shop Drawings Pre-Fab Walls | 3290.0000 | 06010000 |
| 053: | 2nd Floor Lumber Material | 75140.0000 | 06010000 |
| 054: | 3rd Floor Lumber Material | 48620.0000 | 06010000 |
| 055: | 4th Floor Lumber Material | 48620.0000 | 06010000 |
| 056: | Low Roof Material | 59500.0000 | 06010000 |
| 057: | High Roof Material | 59500.0000 | 06010000 |
| 058: | 1st Floor Hardware Material | 19800.0000 | 06010000 |
| 059: | 3rd Floor Hardware Material | 19800.0000 | 06010000 |
| 060: | 4th Floor Hardware Material | 19800.0000 | 06010000 |
| 061: | Spread and Install Windows | 12000.0000 | 08050200 |
| 062: | 1st Floor Lumber Material | 48620.0000 | 06010000 |
| 063: | 2nd Floor Hardware Material | 30600.0000 | 06010000 |

Original Contract Amount: 771000.0000

**Change Orders**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Status |
| 001: | Change in OSB for Roof | 4460.8600 | 01 - Approved |
| 002: | Back Charge for Damaged AR Window | -795.2300 | 01 - Approved |

Final Contract Amount with Change Orders: 771000.0000

**Subcontractor Data, By Subcontractor**

**Larrabure Framing**

**Project Name: 2700 S Figueroa**

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

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | SPECIFIC - ROUGH CARPENTRY |
| 002: | Subcontractor shall furnish all labor, lumber, fire rated lumber, misc. framing material, tools, hardware, Equipment and facilities as required to complete the rough carpentry complete in accordance with plans, specifications, state and local codes 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 furnish a temporary tower crane with operator through the roof sheating plus 60 days thereafter. The tower crane shall be for the purpose of expiditing the rough carpentry schedule by unloading delivery trucks and spreading Subcontractor's lumber or materials to all levels under construction. |
| 005: | Subcontractor shall furnish and install structural Hardware, including all HD bolts, rods, systems, Nuts, Cut Washers, Catalog Hardware etc. per plans and specifications. Hold Down System to be manufacutured by Zone 4, no substitutions without Architect and Structural Engineers approvals. |
| 006: | 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. |
| 007: | No waxed, oil 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 III 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. Prior to production framing, General Contractor shall provide rough opening sizes for all written requests from Subcontractor. |
| 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 all 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, handicap rails, roof tile, fire extinguisher cabinets, entry system cabinets, medicine cabinets, pot shelves, bath accessories, expansion joints, under stucco control joints and install all 1 x 6 backing for z-bar flashing etc. Prior to production framing, General Contractor shall provide Backing information for all written requests from Subcontractor. |
| 014: | Subcontractor shall install plywood at all exterior locations unless specific approval is given by Contractor's Representative to use OSB board at decks or roofs. |
| 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 for positive drainage at substrate. |
| 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. |
| 021: | Subcontractor shall provide layout for all walls on podium shoring by snapping both sides of all walls, |
| 022: | Subcontractor shall furnish the layout for all doors and windows. |
| 023: | Subcontractor shall clearly Mark all shear walls and both anchor and hold down bolts associated with them. Clearly locate and center 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 furnish a representative with authority to make decision to walk with the Structural Engineer of for 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 site visit. |
| 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 accommodate other trades as required to allow their work in a timely and safe manner. |
| 028: | Subcontractor shall employ skilled Mechanics to do all cutting and framing of wood members, heading-out for toilets, tubs, shafts, chases, access holes, water heater and FAU 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. |
| 029: | Subcontractor shall furnish and install ¾" Fire Rated plywood backboards as required for cable, telephone, etc. |
| 030: | Subcontractor shall install elevator hoist beams provided by others. |
| 031: | Subcontractor agrees to coordinate with other trades before completing double shear walls. |
| 032: | Subcontractor shall furnish and install all skid walls for 2 hour shafts as required. |
| 033: | Subcontractor shall provide damming for lightweight concrete pours, including prelim pours at stair landings, under rooftop equipment and under tub areas. |
| 034: | 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. |
| 035: | Subcontractor shall receive, unload, spread to all openings and 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. |
| 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 plumb and true, stacked to openings directly above and below. Subcontractor shall install windows using General Contractor approved flasing materials. |
| 038: | 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. |
| 039: | Subcontractor shall furnish and install all wood trellises, arbors, patio covers, pergolias and landscape structures in accordance with plans and specifications. |
| 040: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 041: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 042: | Stud straightening will be done only when approved by Contractors's Superintendent and not prior. |
| 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. |
| 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. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Budget Code |
| 001: | Mobilization | 6653.0000 | 06010000 |
| 002: | Pre Snap Third Floor Units | 6653.0000 | 06010000 |
| 003: | Pre Snap Podium Third Floor | 6653.0000 | 06010000 |
| 004: | Third Floor Layout, Plate and Detail | 13138.0000 | 06010000 |
| 005: | Third Floor Stand Walls | 19708.0000 | 06010000 |
| 006: | Third Floor Plumb and Line | 6570.0000 | 06010000 |
| 007: | Third Floor Install Beams | 6570.0000 | 06010000 |
| 008: | Third Floor Install Joists | 19708.0000 | 06010000 |
| 009: | Third Floor Sheath Floor, Nailing Inspection | 6570.0000 | 06010000 |
| 010: | Third Floor Install Hardware | 3284.0000 | 06010000 |
| 011: | Third Floor Install Shear Panel 1st Side | 12639.0000 | 06010000 |
| 012: | Third Floor Install Shear Panel 2nd Side | 6339.0000 | 06010000 |
| 013: | Third Floor Pick Up and Blocking | 9854.0000 | 06010000 |
| 014: | Third Floor Windows | 5400.0000 | 08050000 |
| 015: | Fourth Floor Layout, Plate and Detail | 26806.0000 | 06010000 |
| 016: | Fourth Floor Stand Walls | 40210.0000 | 06010000 |
| 017: | Fourth Floor Plumb and Line | 13403.0000 | 06010000 |
| 018: | Fourth Floor Install Beams | 13403.0000 | 06010000 |
| 019: | Fourth Floor Install Joists | 40209.0000 | 06010000 |
| 020: | Fourth Floor Sheath Floor, Nailing Inspection | 13403.0000 | 06010000 |
| 021: | Fourth Floor Install Hardware | 6701.0000 | 06010000 |
| 022: | Fourth Floor Install Shear Panel 1st Side | 13293.0000 | 06010000 |
| 023: | Fourth Floor Install Shear Panel 2nd Side | 6667.0000 | 06010000 |
| 024: | Fourth Floor Pick Up and Blocking | 20105.0000 | 06010000 |
| 025: | Fourth Floor Windows | 5400.0000 | 08050000 |
| 026: | Fifth Floor Layout, Plate and Detail | 26807.0000 | 06010000 |
| 027: | Fifth Floor Stand Walls | 40209.0000 | 06010000 |
| 028: | Fifth Floor Plumb and Line | 13403.0000 | 06010000 |
| 029: | Fifth Floor Install Beams | 13403.0000 | 06010000 |
| 030: | Fifth Floor Install Joists | 40209.0000 | 06010000 |
| 031: | Fifth Floor Sheath Floor, Nailing Inspection | 13403.0000 | 06010000 |
| 032: | Fifth Floor Install Hardware | 6701.0000 | 06010000 |
| 033: | Fifth Floor Install Shear Panel 1st Side | 13293.0000 | 06010000 |
| 034: | Fifth Floor Install Shear Panel 2nd Side | 6667.0000 | 06010000 |
| 035: | Fifth Floor Pick Up and Blocking | 20105.0000 | 06010000 |
| 036: | Fifth Floor Windows | 5400.0000 | 08050000 |
| 037: | Sixth Floor Layout, Plate and Detail | 26807.0000 | 06010000 |
| 038: | Sixth Floor Stand Walls | 40209.0000 | 06010000 |
| 039: | Sixth Floor Plumb and Line | 13403.0000 | 06010000 |
| 040: | Sixth Floor Install Beams | 13403.0000 | 06010000 |
| 041: | Sixth Floor Install Joists | 40209.0000 | 06010000 |
| 042: | Sixth Floor Sheath Floor, Nailing Inspection East | 13403.0000 | 06010000 |
| 043: | Sixth Floor Install Hardware | 6701.0000 | 06010000 |
| 044: | Sixth Floor Install Shear Panel 1st Side | 13293.0000 | 06010000 |
| 045: | Sixth Floor Install Shear Panel 2nd Side | 6667.0000 | 06010000 |
| 046: | Sixth Floor Pick Up and Blocking | 20105.0000 | 06010000 |
| 047: | Sixth Floor Windows | 5400.0000 | 08050000 |
| 048: | Seventh Floor Layout, Plate and Detail | 26807.0000 | 06010000 |
| 049: | Seventh Floor Stand Walls | 40209.0000 | 06010000 |
| 050: | Seventh Floor Plumb and Line | 13403.0000 | 06010000 |
| 051: | Seventh Floor Install Beams | 13403.0000 | 06010000 |
| 052: | Seventh Floor Install Joists | 40210.0000 | 06010000 |
| 053: | Seventh Floor Sheath Floor, Nailing Inspection East | 13403.0000 | 06010000 |
| 054: | Seventh Floor Install Hardware | 6701.0000 | 06010000 |
| 055: | Seventh Floor Install Shear Panel 1st Side | 13293.0000 | 06010000 |
| 056: | Seventh Floor Install Shear Panel 2nd Side | 6667.0000 | 06010000 |
| 057: | Seventh Floor Pick Up and Blocking | 20105.0000 | 06010000 |
| 058: | Seventh Floor Windows | 5400.0000 | 08050000 |
| 059: | Stack Low Roof | 15718.0000 | 06010000 |
| 060: | Stack High Roof - Mansard | 5240.0000 | 06010000 |
| 061: | Roof Sheathing Low Roof | 10479.0000 | 06010000 |
| 062: | Roof Sheathing High Roof - Mansard | 3493.0000 | 06010000 |
| 063: | Rip Strips Roof - low & high | 13972.0000 | 06010000 |
| 064: | Sheathing over Rip Strips Low Roof | 13972.0000 | 06010000 |
| 065: | Shop Drawings Pre-Fab Walls | 6986.0000 | 06010000 |
| 066: | Third Floor Lumber Material | 205200.0000 | 06010000 |
| 067: | Fourth Floor Lumber Material | 205200.0000 | 06010000 |
| 068: | Fifth Floor Lumber Material | 205200.0000 | 06010000 |
| 069: | Sixth Floor Lumber Material | 205200.0000 | 06010000 |
| 070: | Seventh Floor Lumber Material | 205200.0000 | 06010000 |
| 071: | Roof Material | 115000.0000 | 06010000 |
| 072: | Third Floor Hardware Material | 72000.0000 | 06010000 |
| 073: | Fourth Floor Hardware Material | 72000.0000 | 06010000 |
| 074: | Fifth Floor Hardware Material | 72000.0000 | 06010000 |
| 075: | Sixth Floor Hardware Material | 72000.0000 | 06010000 |
| 076: | Seventh Floor Hardware Material | 72000.0000 | 06010000 |
| 077: | Crane - 1st Month | 20000.0000 | 06010000 |
| 078: | Crane - 2nd Month | 20000.0000 | 06010000 |
| 079: | Crane - 3rd Month | 20000.0000 | 06010000 |
| 080: | Crane - 4th Month | 20000.0000 | 06010000 |
| 081: | Crane - 5th and 6th Month | 20000.0000 | 06010000 |

Original Contract Amount: 2599000.0000

**Change Orders**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Status |
| 001: | Change to a Dry Floor Joist | 22000.0000 | 01 - Approved |
| 002: | 1 crane operator at 2700 S. Figueroa and 1 Crane rental from 5/19/10 to 7/16/10 | 33012.5000 | 01 - Approved |
| 003: | 1 crane operator for 2700 S Figueroa from 7/12/10 to 7/22/10 | 4862.5000 | 01 - Approved |
| 004: | framing of window seat at the pot shelf in the living room in 6 units. | 7210.0000 | 01 - Approved |
| 005: | Framing in new entry door at F units | 2340.0000 | 01 - Approved |
| 006: | Frame in new window location on the 4th, 5th and 6th floors in the A units. | 3605.0000 | 01 - Approved |
| 007: | Frame in new doors at F units, Material | 250.0000 | 01 - Approved |
| 008: | Frame for two windows over the cupola | 896.0000 | 01 - Approved |
| 009: | Expansion Joints Improvement and Blocking for Tie Offs | 16398.5400 | 01 - Approved |
| 010: | Crane Usage | 7831.2500 | 01 - Approved |

Final Contract Amount with Change Orders: 2599000.0000

**Subcontractor Data, By Subcontractor**

**Cobalt Construction Co**

**Project Name: Not Available**

**SUBCONTRACTOR: Cobalt Construction Co**TRADE: Prime Contract

**Project Specific Scope of Work**

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Budget Code |
| 002: | Bond | 166562.0000 | 00160210 |
| 003: | Insurance | 212992.0000 | 00170200 |
| 004: | General Conditions | 1138373.0000 | 01000000 |
| 005: | SWPPS Implementation and Maintain | 10000.0000 | 02000001 |
| 006: | Grading and Excavating | 329901.0000 | 02060101 |
| 007: | Sewer System | 50250.0000 | 02130000 |
| 008: | Water System | 34895.0000 | 02140000 |
| 009: | Dry Utilities | 5000.0000 | 02140800 |
| 010: | Pavement Markings, Signage & Barriers | 5000.0000 | 02171000 |
| 011: | Onsite Street Improvements | 8780.0000 | 02170000 |
| 012: | Landscaping, Irrigation and 90 Day Maintenance | 337000.0000 | 02190000 |
| 013: | Swimming Pool | 75000.0000 | 02210100 |
| 014: | Spas | 45000.0000 | 02210101 |
| 015: | Rough and Final Clean | 150000.0000 | 02999910 |
| 016: | Decorative Paving | 271000.0000 | 03010900 |
| 017: | Foundations/Structural Concrete | 1379595.0000 | 03020000 |
| 018: | Lightweight Concrete & Acoustimat | 244099.0000 | 03070000 |
| 019: | Non-Structural Masonry | 175000.0000 | 04020000 |
| 020: | Brick Veneer | 165000.0000 | 04040700 |
| 021: | Balcony Rails, Stair Rails, and Entry Gates | 251800.0000 | 05060300 |
| 022: | Pool Fence | 25670.0000 | 05060310 |
| 023: | Rough Carpentry | 3276760.0000 | 06010000 |
| 024: | Finish Carpentry | 1023600.0000 | 06020000 |
| 025: | Cabinets | 421320.0000 | 06040000 |
| 026: | Stone Countertops | 216000.0000 | 06060000 |
| 027: | Deck Coating | 53807.0000 | 07010100 |
| 028: | Elevator Pits | 13500.0000 | 07010104 |
| 029: | Insulation | 152485.0000 | 07020000 |
| 030: | Roofing | 392700.0000 | 07060000 |
| 031: | General Sheet Metal | 208096.0000 | 07080000 |
| 032: | Gutters and Downspouts | 43000.0000 | 07100000 |
| 033: | Trash Chutes | 52117.0000 | 07080110 |
| 034: | Windows - Vinyl | 220000.0000 | 08050200 |
| 035: | Mirrors | 13900.0000 | 08081000 |
| 036: | Lath and Plaster | 509614.0000 | 09010000 |
| 037: | Fypon Exterior Trim | 166509.0000 | 09010810 |
| 038: | Drywall | 1734339.0000 | 09020000 |
| 039: | Common Area Ceramic Tile | 89800.0000 | 09030000 |
| 040: | Flooring Package | 510000.0000 | 09080000 |
| 041: | Painting | 400263.0000 | 09130000 |
| 042: | Striping, Bumpers, and Handicap Signs | 2500.0000 | 10013300 |
| 043: | Fireplaces | 23982.0000 | 10040000 |
| 044: | Fireplace Mantles - Paint Grade | 7695.0000 | 10040200 |
| 045: | Barbeques | 4100.0000 | 10040500 |
| 046: | Code Signage | 46000.0000 | 10060300 |
| 047: | Fire Extinguishers | 3200.0000 | 10070000 |
| 048: | Sectional Garage Doors | 115000.0000 | 10080410 |
| 049: | Sectional Garage Doors at Trash Rooms | 17890.0000 | 10080411 |
| 050: | Mailboxes | 15000.0000 | 10090100 |
| 051: | Toilet Partitions | 2500.0000 | 10130000 |
| 052: | Smoke Doors at Elevators | 50400.0000 | 10110000 |
| 053: | Appliances | 565000.0000 | 11030000 |
| 054: | Window Treatments - Units | 60000.0000 | 12030000 |
| 055: | Elevators | 450000.0000 | 14020000 |
| 056: | Plumbing | 1659500.0000 | 15040000 |
| 057: | Fire Sprinklers | 539600.0000 | 15060100 |
| 058: | HVAC Residential Units | 832698.0000 | 15070000 |
| 059: | Electrical - Units, Common Areas, Carports | 1074000.0000 | 16000100 |
| 060: | Telephone Pre-Wire | 65779.0000 | 16010300 |
| 061: | Cable TV Wiring | 65000.0000 | 16010400 |
| 062: | Entry System Intercom - Telephone | 40500.0000 | 16010810 |
| 063: | Fire Alarm | 129427.0000 | 16010900 |
| 064: | Electrical Fixtures | 335000.0000 | 16020300 |
| 065: | Prime Contractor's Fee | 918066.0000 | 17000000 |

Original Contract Amount: 21601564.0000

**Change Orders**

**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**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Budget Code |
| 001: | Building B Wall design | 22080.0000 | 06010000 |
| 002: | Building B Pre Snap Podium | 22080.0000 | 06010000 |
| 003: | Building B First Floor Panelized Walls | 22080.0000 | 06010000 |
| 004: | Building B First Floor Layout, Plate and Detail | 33520.0000 | 06010000 |
| 005: | Building B First Floor Stand Walls | 100000.0000 | 06010000 |
| 006: | Building B First Floor Plumb and Line | 10000.0000 | 06010000 |
| 007: | Building B First Floor Install Beams | 10000.0000 | 06010000 |
| 008: | Building B First Floor Install Joists | 60000.0000 | 06010000 |
| 009: | Building B First Floor Sheath Floor, Nailing Inspection | 40400.0000 | 06010000 |
| 010: | Building B First Floor Install Hardware | 4000.0000 | 06010000 |
| 011: | Building B First Floor Install Shear Panel 1st Side | 6000.0000 | 06010000 |
| 012: | Building B First Floor Install Shear Panel 2nd Side | 3080.0000 | 06010000 |
| 013: | Building B First Floor Pick Up and Blocking | 6000.0000 | 06010000 |
| 014: | Building B First Floor Windows | 3000.0000 | 06010000 |
| 015: | Building B Second Floor Panelized Walls | 22080.0000 | 06010000 |
| 016: | Building B Second Floor Layout, Plate and Detail | 10000.0000 | 06010000 |
| 017: | Building B Second Floor Stand Walls | 79360.0000 | 06010000 |
| 018: | Building B Second Floor Plumb and Line | 10000.0000 | 06010000 |
| 019: | Building B Second Floor Install Beams | 10000.0000 | 06010000 |
| 020: | Building B Second Floor Install Joists | 60000.0000 | 06010000 |
| 021: | Building B Second Floor Sheath Floor, Nailing Inspection | 40400.0000 | 06010000 |
| 022: | Building B Second Floor Install Hardware | 4000.0000 | 06010000 |
| 023: | Building B Second Floor Install Shear Panel 1st Side | 6000.0000 | 06010000 |
| 024: | Building B Second Floor Install Shear Panel 2nd Side | 3080.0000 | 06010000 |
| 025: | Building B Second Floor Pick Up and Blocking | 6000.0000 | 06010000 |
| 026: | Building B Second Floor Windows | 3000.0000 | 06010000 |
| 027: | Building B Third Floor Panelized Walls | 22080.0000 | 06010000 |
| 028: | Building B Third Floor Layout, Plate and Detail | 10000.0000 | 06010000 |
| 029: | Building B Third Floor Stand Walls | 79360.0000 | 06010000 |
| 030: | Building B Third Floor Plumb and Line | 10000.0000 | 06010000 |
| 031: | Building B Third Floor Install Beams | 10000.0000 | 06010000 |
| 032: | Building B Third Floor Install Joists | 50000.0000 | 06010000 |
| 033: | Building B Third Floor Sheath Floor, Nailing Inspection | 40400.0000 | 06010000 |
| 034: | Building B Third Floor Install Hardware | 4000.0000 | 06010000 |
| 035: | Building B Third Floor Install Shear Panel 1st Side | 6000.0000 | 06010000 |
| 036: | Building B Third Floor Install Shear Panel 2nd Side | 3080.0000 | 06010000 |
| 037: | Building B Third Floor Pick Up and Blocking | 6000.0000 | 06010000 |
| 038: | Building B Third Floor Windows | 3000.0000 | 06010000 |
| 039: | Building B Fourth/Loft Panelized Walls | 22080.0000 | 06010000 |
| 040: | Building B Fourth Floor Layout, Plate and Detail | 8000.0000 | 06010000 |
| 041: | Building B Fourth Floor Stand Walls | 74000.0000 | 06010000 |
| 042: | Building B Fourth Floor Plumb and Line | 8000.0000 | 06010000 |
| 043: | Building B Fourth/Loft Floor Install Beams | 2000.0000 | 06010000 |
| 044: | Building B Fourth/Loft Floor Install Joists | 6000.0000 | 06010000 |
| 045: | Building B Fourth/Loft Floor Sheath Floor, Nailing Inspection | 2000.0000 | 06010000 |
| 046: | Building B Fourth Floor Install Hardware | 4000.0000 | 06010000 |
| 047: | Building B Fourth Floor Install Shear Panel 1st Side | 6000.0000 | 06010000 |
| 048: | Building B Fourth Floor Install Shear Panel 2nd Side | 1000.0000 | 06010000 |
| 049: | Building B Fourth Floor Pick Up and Blocking | 6000.0000 | 06010000 |
| 050: | Building B Fourth Floor Windows | 3000.0000 | 06010000 |
| 051: | Building B Loft Floor Layout, Plate and Detail | 1360.0000 | 06010000 |
| 052: | Building BLoft Floor Stand Walls | 6000.0000 | 06010000 |
| 053: | Building B Loft Floor Plumb and Line | 2000.0000 | 06010000 |
| 054: | Building B Loft Floor Install Hardware | 500.0000 | 06010000 |
| 055: | Building B Loft Floor Install Shear Panel 1st Side | 780.0000 | 06010000 |
| 056: | Building B Loft Floor Pick Up and Blocking | 500.0000 | 06010000 |
| 057: | Building B Loft Floor Windows | 300.0000 | 06010000 |
| 058: | Building B Low Roof Trusses | 28333.0000 | 06010000 |
| 059: | Building B Low Roof Sheath, Nailing Inspection | 28333.0000 | 06010000 |
| 060: | Building B Low Roof Pick Up, Crickets | 28334.0000 | 06010000 |
| 061: | Building B High Roof Trusses | 9000.0000 | 06010000 |
| 062: | Building B High Roof Sheath, Nailing Inspection | 9000.0000 | 06010000 |
| 063: | Building B High Roof Pick Up, Crickets | 7400.0000 | 06010000 |
| 064: | Building B First Floor Temp Stair Tread install | 1875.0000 | 06010000 |
| 065: | Building B Second Floor Temp Stair Tread install | 1875.0000 | 06010000 |
| 066: | Building B Third Floor Temp Stair Tread install | 1875.0000 | 06010000 |
| 067: | Building B Fourth Floor Temp Stair Tread install | 1875.0000 | 06010000 |
| 068: | Building B Siding Labor South Elevation | 30000.0000 | 06010000 |
| 069: | Building B Siding Labor EastElevation | 70000.0000 | 06010000 |
| 070: | Building B Siding Labor West Elevation | 40000.0000 | 06010000 |
| 071: | Building B Siding Labor Courtyard 1 Elevation | 30000.0000 | 06010000 |
| 072: | Building B Siding Labor Courtyard 2 Elevation | 30000.0000 | 06010000 |
| 073: | Building B First Floor Hardware Material | 100000.0000 | 06010000 |
| 074: | Building B Second Floor Hardware Material | 92334.0000 | 06010000 |
| 075: | Building B Third Floor Hardware Material | 92333.0000 | 06010000 |
| 076: | Building B Fourth Floor Hardware Material | 92333.0000 | 06010000 |
| 077: | Building C Wall design | 22080.0000 | 06010000 |
| 078: | Building C Pre Snap Podium | 22080.0000 | 06010000 |
| 079: | Building C First Floor Panelized Walls | 22080.0000 | 06010000 |
| 080: | Building C First Floor Layout, Plate and Detail | 33520.0000 | 06010000 |
| 081: | Building C First Floor Stand Walls | 100000.0000 | 06010000 |
| 082: | Building C First Floor Plumb and Line | 10000.0000 | 06010000 |
| 083: | Building C First Floor Install Beams | 10000.0000 | 06010000 |
| 084: | Building C First Floor Install Joists | 60000.0000 | 06010000 |
| 085: | Building C First Floor Sheath Floor, Nailing Inspection | 40400.0000 | 06010000 |
| 086: | Building C First Floor Install Hardware | 4000.0000 | 06010000 |
| 087: | Building C First Floor Install Shear Panel 1st Side | 6000.0000 | 06010000 |
| 088: | Building C First Floor Install Shear Panel 2nd Side | 3080.0000 | 06010000 |
| 089: | Building C First Floor Pick Up and Blocking | 6000.0000 | 06010000 |
| 090: | Building C First Floor Windows | 3000.0000 | 06010000 |
| 091: | Building C Second Floor Panelized Walls | 22080.0000 | 06010000 |
| 092: | Building C Second Floor Layout, Plate and Detail | 10000.0000 | 06010000 |
| 093: | Building C Second Floor Stand Walls | 79360.0000 | 06010000 |
| 094: | Building C Second Floor Plumb and Line | 10000.0000 | 06010000 |
| 095: | Building C Second Floor Install Beams | 10000.0000 | 06010000 |
| 096: | Building C Second Floor Install Joists | 60000.0000 | 06010000 |
| 097: | Building C Second Floor Sheath Floor, Nailing Inspection | 40400.0000 | 06010000 |
| 098: | Building C Second Floor Install Hardware | 4000.0000 | 06010000 |
| 099: | Building C Second Floor Install Shear Panel 1st Side | 6000.0000 | 06010000 |
| 100: | Building C Second Floor Install Shear Panel 2nd Side | 3080.0000 | 06010000 |
| 101: | Building C Second Floor Pick Up and Blocking | 6000.0000 | 06010000 |
| 102: | Building C Second Floor Windows | 3000.0000 | 06010000 |
| 103: | Building C Third Floor Panelized Walls | 22080.0000 | 06010000 |
| 104: | Building C Third Floor Layout, Plate and Detail | 10000.0000 | 06010000 |
| 105: | Building C Third Floor Stand Walls | 79360.0000 | 06010000 |
| 106: | Building C Third Floor Plumb and Line | 10000.0000 | 06010000 |
| 107: | Building C Third Floor Install Beams | 10000.0000 | 06010000 |
| 108: | Building C Third Floor Install Joists | 50000.0000 | 06010000 |
| 109: | Building C Third Floor Sheath Floor, Nailing Inspection | 40400.0000 | 06010000 |
| 110: | Building C Third Floor Install Hardware | 4000.0000 | 06010000 |
| 111: | Building C Third Floor Install Shear Panel 1st Side | 6000.0000 | 06010000 |
| 112: | Building C Third Floor Install Shear Panel 2nd Side | 3080.0000 | 06010000 |
| 113: | Building C Third Floor Pick Up and Blocking | 6000.0000 | 06010000 |
| 114: | Building C Third Floor Windows | 3000.0000 | 06010000 |
| 115: | Building C Fourth/Loft Panelized Walls | 22080.0000 | 06010000 |
| 116: | Building C Fourth Floor Layout, Plate and Detail | 8000.0000 | 06010000 |
| 117: | Building C Fourth Floor Stand Walls | 74000.0000 | 06010000 |
| 118: | Building C Fourth Floor Plumb and Line | 8000.0000 | 06010000 |
| 119: | Building C Fourth/Loft Floor Install Beams | 2000.0000 | 06010000 |
| 120: | Building C Fourth/Loft Floor Install Joists | 6000.0000 | 06010000 |
| 121: | Building C Fourth/Loft Floor Sheath Floor, Nailing Inspection | 2000.0000 | 06010000 |
| 122: | Building C Fourth Floor Install Hardware | 4000.0000 | 06010000 |
| 123: | Building C Fourth Floor Install Shear Panel 1st Side | 6000.0000 | 06010000 |
| 124: | Building C Fourth Floor Install Shear Panel 2nd Side | 1000.0000 | 06010000 |
| 125: | Building C Fourth Floor Pick Up and Blocking | 6000.0000 | 06010000 |
| 126: | Building C Fourth Floor Windows | 3000.0000 | 06010000 |
| 127: | Building C Loft Floor Layout, Plate and Detail | 1360.0000 | 06010000 |
| 128: | Building C Loft Floor Stand Walls | 6000.0000 | 06010000 |
| 129: | Building C Loft Floor Plumb and Line | 2000.0000 | 06010000 |
| 130: | Building C Loft Floor Install Hardware | 500.0000 | 06010000 |
| 131: | Building C Loft Floor Install Shear Panel 1st Side | 780.0000 | 06010000 |
| 132: | Building C Loft Floor Pick Up and Blocking | 500.0000 | 06010000 |
| 133: | Building C Loft Floor Windows | 300.0000 | 06010000 |
| 134: | Building C Low Roof Trusses | 28333.0000 | 06010000 |
| 135: | Building C Low Roof Sheath, Nailing Inspection | 28333.0000 | 06010000 |
| 136: | Building C Low Roof Pick Up, Crickets | 28334.0000 | 06010000 |
| 137: | Building C High Roof Trusses | 9000.0000 | 06010000 |
| 138: | Building C High Roof Sheath, Nailing Inspection | 9000.0000 | 06010000 |
| 139: | Building C High Roof Pick Up, Crickets | 7400.0000 | 06010000 |
| 140: | Building C First Floor Temp Stair Tread install | 1875.0000 | 06010000 |
| 141: | Building C Second Floor Temp Stair Tread install | 1875.0000 | 06010000 |
| 142: | Building C Third Floor Temp Stair Tread install | 1875.0000 | 06010000 |
| 143: | Building C Fourth Floor Temp Stair Tread install | 1875.0000 | 06010000 |
| 144: | Building C First Floor Hardware Material | 100000.0000 | 06010000 |
| 145: | Building C Second Floor Hardware Material | 92334.0000 | 06010000 |
| 146: | Building C Third Floor Hardware Material | 92333.0000 | 06010000 |
| 147: | Building C Fourth Floor Hardware Material | 92333.0000 | 06010000 |
| 148: | Recreation Building Siding Labor North Elevation | 13500.0000 | 06010000 |
| 149: | Recreation Building Siding Labor South Elevation | 9000.0000 | 06010000 |
| 150: | Recreation Building Siding Labor East Elevation | 22500.0000 | 06010000 |

Original Contract Amount: 3222000.0000

**Change Orders**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Status |
| 001: | Larrabure Initial OCIP Deduct | -32220.0000 | 01 - Approved |
| 002: | Tie-Down Credit | -1105.9600 | 01 - Approved |
| 003: | Change in Floor Sheathing from 5/8" to 3/4" | 39320.8000 | 01 - Approved |
| 004: | Added Fur Wall to Accommodate Plumbing Lines in Units 143, 243, 343, 443 | 2096.9000 | 01 - Approved |
| 005: | Wood Screen at Rec Building | 15000.0000 | 01 - Approved |
| 006: | Add for Spreading Windows not Bought in Original Contract | 28050.0000 | 01 - Approved |
| 007: | Add for Change in RO Height at Barn Doors Due to Conflict in Plans | 3200.0000 | 01 - Approved |
| 008: | Additional Backing at ADA Bathroom Cabinets | 2900.0000 | 01 - Approved |
| 009: | Backcharges for Various Site Damage | -1023.3000 | 01 - Approved |
| 010: | Backcharge for Missing Rebar at Unit 102 - Bldg B Installed by Largo | -349.0000 | 01 - Approved |
| 011: | Wood Backing at Clubhouse | 5900.0000 | 01 - Approved |
| 012: | Credit for Stair Treads done by Others | -15000.0000 | 01 - Approved |
| 013: | Credit for Wood Screen Not Installed at Rec Building | -15000.0000 | 01 - Approved |
| 014: | Backcharge for added Concrete Stops at Stair Landings | -2112.5000 | 01 - Approved |
| 015: | Change in Fire Extinguisher Cabinet Heights | 2676.7900 | 01 - Approved |
| 016: | Furring at Podium and Canopies | 30175.4800 | 01 - Approved |
| 017: | A2b and EB3 Framing Changes | 10323.2100 | 01 - Approved |
| 018: | R&R of Walls in B3 Bathroom for ADA Clearance | 3034.2700 | 01 - Approved |
| 019: | Bottom Plate Repa and Siding Credit | -68841.5000 | 01 - Approved |
| 020: | Reversal of Backcharge for added Concrete Stop at Stair Landings | 2112.5000 | 01 - Approved |
| 021: | Rework Entry at 44 Units Framing Error | -7332.5000 | 01 - Approved |
| 022: | Larrabure Framing Final OCIP Deduct | -340.2500 | 01 - Approved |

Final Contract Amount with Change Orders: 3222000.0000

**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**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Budget Code |
| 001: | Building B Siding Materials South Elevation | 25500.0000 | 06010000 |
| 002: | Building B Siding Materials East Elevation | 59500.0000 | 06010000 |
| 003: | Building B Siding Materials West Elevation | 34000.0000 | 06010000 |
| 004: | Building B Siding Materials Courtyard 1 Elevation | 25500.0000 | 06010000 |
| 005: | Building B Siding Materials Courtyard 2 Elevation | 25500.0000 | 06010000 |
| 006: | Building B First Floor Lumber Material | 300000.0000 | 06010000 |
| 007: | Building B Second Floor Lumber Material | 257169.0000 | 06010000 |
| 008: | Building B Third Floor Lumber Material | 257166.0000 | 06010000 |
| 009: | Building B Fourth Floor Lumber Material | 257165.0000 | 06010000 |
| 010: | Building B Roof Trusses/Material | 125000.0000 | 06010000 |
| 011: | Building C First Floor Lumber Material | 300000.0000 | 06010000 |
| 012: | Building C Second Floor Lumber Material | 257169.0000 | 06010000 |
| 013: | Building C Third Floor Lumber Material | 257166.0000 | 06010000 |
| 014: | Building C Fourth Floor Lumber Material | 257165.0000 | 06010000 |
| 015: | Building C Roof Trusses/Material | 125000.0000 | 06010000 |
| 016: | Recreation Building Siding Materials North Elevation | 9000.0000 | 06010000 |
| 017: | Recreation Building Siding Materials South Elevation | 6000.0000 | 06010000 |
| 018: | Recreation Building Siding Materials East Elevation | 15000.0000 | 06010000 |

Original Contract Amount: 2593000.0000

**Change Orders**

**Subcontractor Data, By Subcontractor**

**Cal Coast Construction**

**Project Name: Not Available**

**SUBCONTRACTOR: Cal Coast Construction**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, lumber, 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: | 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. |
| 007: | 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. |
| 008: | 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. |
| 009: | 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. |
| 010: | Subcontractor shall adhere to tolerances in framing of + or - 1/4" within 10' for walls, and + or - 1/4" within 10' for ceiling joist. |
| 011: | 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. |
| 012: | 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. |
| 013: | 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. |
| 014: | Subcontractor shall furnish and install all draft stop backing per plans and specifications. |
| 015: | Subcontractor shall supply and install approved waterproofing under all plant on items as required per plans. |
| 016: | Subcontractor shall furnish and install all roof crickets to properly drain roof. |
| 017: | 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. |
| 018: | Subcontractor shall coordinate layout with all concrete, MEP or other subcontractors. |
| 019: | Subcontractor shall locate electrical wiring and mark double shear walls as to not damage electrical wiring when installing double shear panels. |
| 020: | Subcontractor shall layout all walls on podium shoring by snapping both sides of all walls (pre-deck). |
| 021: | Subcontractor shall furnish the layout for all doors and windows. |
| 022: | 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. |
| 023: | Subcontractor shall furnish representatives to observe concrete pours and assist in maintaining the correct placement of the anchor and hold down bolts. |
| 024: | 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. |
| 025: | 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. |
| 026: | 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. |
| 027: | 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. |
| 028: | Subcontractor shall furnish and install Siding System to include cement board spacers, fasteners and moisture barrier at all areas indicated. |
| 029: | Subcontractor shall install ¾" Fire Rated plywood backboards as required for cable, telephone, etc. |
| 030: | Subcontractor shall install elevator hoist beams provided by others. |
| 031: | Subcontractor agrees to coordinate with other trades before completing double shear walls. |
| 032: | Subcontractor shall furnish and install all skid walls for fire rated shafts as required. |
| 033: | Subcontractor shall provide damming for lightweight or gypsum concrete pours, including prelim pours at stair landings, under rooftop equipment and under tub areas. |
| 034: | 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. |
| 035: | 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. |
| 036: | 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. |
| 037: | Subcontractor shall install all windows plumb and true, stacked to openings directly above and below. |
| 038: | 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. |
| 039: | Subcontractor shall furnish and install all wood trellises, arbors, patio covers, pergolias and landscape structures in accordance with plans and specifications. |
| 040: | 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. |
| 041: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 042: | 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. |
| 043: | 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 |
| 044: | Subcontractor shall furnish and install temporary treads at steel staris. |

**Alternates**

|  |  |
| --- | --- |
| 001: | Alternate Option to Subcontract Agreement: Upgrade 1/2" roof sheathing to 5/8" T&G Add: $ 2,800.00 |

**Exclusions**

**Schedule of Values**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Budget Code |
| 001: | Approved Submittals | 2500.0000 | 06010000 |
| 002: | Shop Drawings Pre-Fab Walls & Trusses | 9600.0000 | 06010000 |
| 003: | Pre Snap 1st Floor Units | 1536.0000 | 06010000 |
| 004: | Pre Snap Podium 2nd Floor | 2688.0000 | 06010000 |
| 005: | 1st Floor Load Materials | 14400.0000 | 06010000 |
| 006: | 1st Floor Layout, Plate and Detail | 5184.0000 | 06010000 |
| 007: | 1st Floor Stand Walls | 19584.0000 | 06010000 |
| 008: | 1st Floor Plumb and Line | 3456.0000 | 06010000 |
| 009: | 1st Floor Install Beams | 6144.0000 | 06010000 |
| 010: | 1st Floor Install Joists | 9984.0000 | 06010000 |
| 011: | 1st Floor Sheath Floor, Nailing Inspection | 3072.0000 | 06010000 |
| 012: | 1st Floor Install Hardware | 2304.0000 | 06010000 |
| 013: | 1st Floor Install Shear Panel 1st Side | 4224.0000 | 06010000 |
| 014: | 1st Floor Install Shear Panel 2nd Side | 1536.0000 | 06010000 |
| 015: | 1st Floor Pick Up and Blocking | 48000.0000 | 06010000 |
| 016: | 1st Floor Windows Installed | 3645.0000 | 06010000 |
| 017: | 1st Floor Temporary Stair Treads | 600.0000 | 06010000 |
| 018: | 2nd Floor Load Materials | 14400.0000 | 06010000 |
| 019: | 2nd Floor Layout, Plate and Detail | 10560.0000 | 06010000 |
| 020: | 2nd Floor Stand Walls | 29568.0000 | 06010000 |
| 021: | 2nd Floor Plumb and Line | 6912.0000 | 06010000 |
| 022: | 2nd Floor Install Beams | 9600.0000 | 06010000 |
| 023: | 2nd Floor Install Joists | 19968.0000 | 06010000 |
| 024: | 2nd Floor Sheath Floor, Nailing Inspection | 5760.0000 | 06010000 |
| 025: | 2nd Floor Install Hardware | 4608.0000 | 06010000 |
| 026: | 2nd Floor Install Shear Panel 1st Side | 5760.0000 | 06010000 |
| 027: | 2nd Floor Install Shear Panel 2nd Side | 3840.0000 | 06010000 |
| 028: | 2nd Floor Pick Up and Blocking | 100800.0000 | 06010000 |
| 029: | 2nd Floor Windows Installed | 3645.0000 | 06010000 |
| 030: | 2nd Floor Temporary Stair Treads | 600.0000 | 06010000 |
| 031: | 3rd Floor Load Materials | 14400.0000 | 06010000 |
| 032: | 3rd Floor Layout, Plate and Detail | 6720.0000 | 06010000 |
| 033: | 3rd Floor Stand Walls | 24000.0000 | 06010000 |
| 034: | 3rd Floor Plumb and Line | 4800.0000 | 06010000 |
| 035: | 3rd Floor Install Beams | 7680.0000 | 06010000 |
| 036: | 3rd Floor Install Joists | 17280.0000 | 06010000 |
| 037: | 3rd Floor Sheath Floor, Nailing Inspection | 4800.0000 | 06010000 |
| 038: | 3rd Floor Install Hardware | 3840.0000 | 06010000 |
| 039: | 3rd Floor Install Shear Panel 1st Side | 4800.0000 | 06010000 |
| 040: | 3rd Floor Install Shear Panel 2nd Side | 1920.0000 | 06010000 |
| 041: | 3rd Floor Pick Up and Blocking | 77712.0000 | 06010000 |
| 042: | 3rd Floor Windows Installed | 3645.0000 | 06010000 |
| 043: | 3rd Floor Temporary Stair Treads | 600.0000 | 06010000 |
| 044: | 4th Floor Load Material | 14400.0000 | 06010000 |
| 045: | 4th Floor Layout, Plate and Detail | 3840.0000 | 06010000 |
| 046: | 4th Floor Stand Walls | 16320.0000 | 06010000 |
| 047: | 4th Floor Plumb and Line | 2400.0000 | 06010000 |
| 048: | 4th Floor Install Beams | 3840.0000 | 06010000 |
| 049: | 4th Floor Install Joists | 13440.0000 | 06010000 |
| 050: | 4th Floor Sheath Floor, Nailing Inspection East | 3840.0000 | 06010000 |
| 051: | 4th Floor Install Hardware | 3360.0000 | 06010000 |
| 052: | 4th Floor Install Shear Panel 1st Side | 2400.0000 | 06010000 |
| 053: | 4th Floor Install Shear Panel 2nd Side | 1152.0000 | 06010000 |
| 054: | 4th Floor Pick Up and Blocking | 57600.0000 | 06010000 |
| 055: | 4th Floor Window Installed | 3645.0000 | 06010000 |
| 056: | 4th Floor Temporary Stair Treads | 600.0000 | 06010000 |
| 057: | Exterior Siding Installed Vermont Elevation | 14311.0000 | 06010000 |
| 058: | Exterior Siding Installed Alley Elevation | 14311.0000 | 06010000 |
| 059: | Exterior Siding Installed 49th Street Elevation | 9542.0000 | 06010000 |
| 060: | Exterior Siding Installed 50th Street Elevation | 9542.0000 | 06010000 |
| 061: | Exterior Siding Installed Coutyard Elevation(s) | 9538.0000 | 06010000 |
| 062: | Stack Low Roof | 12288.0000 | 06010000 |
| 063: | Stack High Roof | 6720.0000 | 06010000 |
| 064: | Roof Sheathing Low Roof | 8290.0000 | 06010000 |
| 065: | Roof Sheathing High Roof | 8640.0000 | 06010000 |
| 066: | Rip Strips Low Roof | 8640.0000 | 06010000 |
| 067: | Rip Strips High Roof | 9600.0000 | 06010000 |
| 068: | Sheathing over Rip Strips Low Roof | 12480.0000 | 06010000 |
| 069: | Sheathing over Rip Strips High Roof | 17280.0000 | 06010000 |
| 070: | 1st Floor Lumber Material | 72068.0000 | 06010000 |
| 071: | 2nd Floor Lumber Material | 144136.0000 | 06010000 |
| 072: | 3rd Floor Lumber Material | 61250.0000 | 06010000 |
| 073: | 4th Floor Lumber Material | 56068.0000 | 06010000 |
| 074: | Low Roof Material | 10818.0000 | 06010000 |
| 075: | High Roof Material | 16000.0000 | 06010000 |
| 076: | 1st Floor Hardware Material | 19741.0000 | 06010000 |
| 077: | 2nd Floor Hardware Material | 32386.0000 | 06010000 |
| 078: | 3rd Floor Hardware Material | 21231.0000 | 06010000 |
| 079: | 4th Floor Hardware Material | 15722.0000 | 06010000 |
| 080: | Siding Material | 27500.0000 | 06010000 |
| 081: | Truss Material | 6381.0000 | 06010000 |
| 082: | Close Out Documents | 1500.0000 | 06010000 |

Original Contract Amount: 1279495.0000

**Change Orders**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Status |
| 001: | Delta 2, Framing for Relocated Boilers Platform S-206 (RFI 12) | 1981.0000 | 01 - Approved |
| 002: | Delta 2 Framing Changes Add | 6767.0000 | 01 - Approved |
| 003: | Roof Sheating Update to 5/8" per Subcontract Option | 2800.0000 | 01 - Approved |
| 004: | Delta 1 Rough Carpentry | 6000.0000 | 01 - Approved |
| 005: | Delta 3 Changes in Framing and Cement Board Siding Add | -316.1000 | 01 - Approved |
| 006: | Change to Framing per RFI 56 | 4534.0000 | 01 - Approved |
| 007: | Move Walls to Allow for Elevator Equipment per RFI 77 | 551.2000 | 01 - Approved |
| 008: | Fur Wall per RFI 79 | 689.0000 | 01 - Approved |
| 009: | Revised Inside Corner Trim for Siding per RFI 90 | 3504.0000 | 01 - Approved |
| 010: | Shift a Hold Down per RFI 96 | 1489.0000 | 01 - Approved |
| 011: | Add a Hold Down per Structural Observation at Unit 410 | 1571.0000 | 01 - Approved |
| 012: | Additional Framing to Raise 2nd thru 4th Floors by 2" | 19873.0000 | 01 - Approved |
| 013: | Metal Corner Covers at Siding | 2425.0000 | 01 - Approved |
| 014: | 10% Deduction for Early Retention Release to Cal Coast | -6656.3600 | 01 - Approved |

Final Contract Amount with Change Orders: 1279495.0000

**Subcontractor Data, By Subcontractor**

**Framing by Superior, Inc.**

**Project Name: LB + Anaheim The Annex**

**SUBCONTRACTOR: Framing by Superior, Inc.**TRADE: Rough Carpentry

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Work Hours at the jobsite are Monday through Friday 7:00 a.m. to 5:00 p.m. (Saturday 7:00 a.m. to 3:30 p.m. only if required by general contractor to maintain the construction schedule). No additional costs for overtime or premium time shall be allowed or accepted. |
| 002: | This is a “Prevailing Wage” Project. Subcontractor has fully explored the requirements of this project and has included all labor costs associated with those findings. Labor Costs shall include but are not limited to, hourly rates, vacation rates, apprentice training programs, penalties assessed for improper record keeping, etc. |
| 003: | Ownership is seeking LEED Compliance on this project. Refer to LEED NC Version 2.2 Checklist information on Sheets A00.00 for any items that may pertain to your specific trade. All accociated LEED costs are included in this subcontract agreement. |
| 004: | 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. |
| 005: | Subcontractor shall furnish and install all ADA blocking and backing as required. |
| 006: | 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. |
| 007: | Subcontractor shall furnish all lifting machinery with operator for the duration of the rough carpentry operation for the purpose of unloading delivery trucks and spreading Subcontractor's lumber or materials to all levels of construction. |
| 008: | Subcontractor shall furnish all labor, lumber, fire rated lumber, exterior fiber cement siding, exterior fiber cement panels, exterior siding accessories, Tamlyn trim accessories, wood furring strips, 3/8" metal furring strips, water resistive barrier, misc. framing material, tools, hardware, equipment and facilities as required to complete the rough carpentry complete in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. |
| 009: | Subcontractor shall furnish and install structural Hardware, including hold down system nuts, cut or plate washers, catalog hardware, fire rated attachment hardware and all other structural hardware in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. |
| 010: | 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. |
| 011: | No waxed, oil greased, or gasoline soaked nails shall be permitted. All nailing shall be in accordance with the City of Long Beach Building Department specifications and all other governing agencies, and in full conformity with the approved nailing schedule. |
| 012: | This is a Type III 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. |
| 013: | 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. |
| 014: | Subcontractor shall be responsible for correct rough opening sizes for windows, doors, equipment, medicine cabinets, fire extinguisher cabinets and all other misc. equipment or apparatus. |
| 015: | Subcontractor shall adhere to tolerances in framing of + or - 1/4" within 10' for walls, and + or - 1/4" within 10' for ceiling joist. |
| 016: | Subcontractor shall furnish all labor and materials necessary to glue and nail sub-floor with an approved type fastener 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 to eliminate deflection and future floor squeaks. |
| 017: | Subcontractor shall provide solid backing for drywall, stair handrails, grab bars, handrail in corridors, plumbing fixtures, light fixtures, drop ceilings, fiberglass tubs, rated walls, handicap rails, roof tile, fire extinguisher cabinets, entry system cabinets, medicine cabinets, pot shelves, bath accessories, expansion joints, under stucco and cememnt siding and panel control joints and all others in accordance with plans, specifications and all other agencies having jurisdiction. |
| 018: | Subcontractor shall furnish and install all draft stop backing per plans and specifications. |
| 019: | Subcontractor shall supply and install approved water resistive barrier and self adhered flashings under all fiber cement siding and paneling items as required in accordance with plans, specifications and all other agencies having jurisdiction. |
| 020: | Subcontractor shall furnish and install all roof crickets to properly drain roof. |
| 021: | Subcontractor has included all ripping of joists, sloping of decks, breezeways, exterior corridors, roofs, crickets, etc. as required for positive drainage at substrate. |
| 022: | Subcontractor shall coordinate layout with all concrete, MEP or other subcontractors. |
| 023: | Subcontractor shall locate electrical wiring and mark double shear walls as to not damage electrical wiring when installing double shear. |
| 024: | Subcontractor shall provide layout for all walls on podium shoring by snapping both sides of all walls. |
| 025: | Subcontractor shall clearly Mark all shear walls and both anchor and hold down bolts associated with them. Clearly locate and center all bolts. |
| 026: | Subcontractor shall furnish representatives to "observe" concrete pours and if required assist in maintaining the correct placement of the anchor and hold down bolts. |
| 027: | Subcontractor shall furnish a competent, knowledgeable and capable representative with authority to make decision during structural observations with the structural engineer. |
| 028: | Subcontractor agrees to coordinate all work to complete the rough carpentry structural corrections prior to the Structural Engineer's next scheduled site visit. |
| 029: | 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 accommodate other trades as required to allow their work in a timely and safe manner. |
| 030: | Subcontractor shall employ skilled Mechanics to do all cutting and framing of wood members, heading-out for toilets, tubs, shafts, chases, access holes, water heater and FAU 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. |
| 031: | Subcontractor shall install ¾" Fire Rated plywood backboards as required for cable, telephone, etc. |
| 032: | Subcontractor shall install elevator hoist beams provided by others. |
| 033: | Subcontractor agrees to coordinate with other trades before completing double shear walls. |
| 034: | Subcontractor shall furnish and install all skid walls for 2 hour shafts if required, unless constructed by others. |
| 035: | Subcontractor shall provide damming for lightweight concrete pours, including prelim pours at stair landings, under rooftop equipment and under tub areas. |
| 036: | 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. |
| 037: | Subcontractor shall receive, unload, spread to all openings and 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. |
| 038: | 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. |
| 039: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 040: | Subcontractor shall tighten all bolts prior to closing up walls walls per plans and specifications with Contractors 's Superintendent's verification. |
| 041: | 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. |
| 042: | Subcontractor shall install all windows plumb and true, stacked to openings directly above and below. Subcontractor shall install windows using General Contractor approved flasing materials. |
| 043: | 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. |
| 044: | Subcontractor shall furnish and install all wood trellises, arbors, patio covers, pergolias and landscape structures in accordance with plans and specifications. |
| 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: | Stud straightening will be done only when approved by Contractors's Superintendent and not prior. |
| 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 furnish and install temporary wood treads at steel stair. Treads shall be removed by others. |

**Alternates**

|  |  |
| --- | --- |
| 001: | Alternate Add: Include 2nd sole plate in accordance with plans, but not required. $1,077.00 |
| 002: | Alternate Add: Material change from OSB Panel to CDX plywood at shear walls in accordance with plans: $3,927.00 |
| 003: | Alternate Add: Material change from T&G OSB Panel to T&G CDX plywd at floor sheathing in accordance with plans: $2,593.00 |

**Exclusions**

|  |  |
| --- | --- |
| 001: | Non-catalog hardware, anchor bolts and hold-down bolts |
| 002: | Metal stud framing and soffits |
| 003: | Exterior scaffolding |
| 004: | Structural strapping of cuts made by or for others |

**Schedule of Values**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Budget Code |
| 001: | Submittals Approved | 2500.0000 | 06010000 |
| 002: | Building C Level 3 Zone 7 & 8 Pre Snap Podium | 10000.0000 | 06010000 |
| 003: | Building C Level 3 Zone 7 & 8 Layout, Plate and Detail | 32705.0000 | 06010000 |
| 004: | Building C Level 3 Zone 7 & 8 Stand Walls | 24525.0000 | 06010000 |
| 005: | Building C Level 3 Zone 7 & 8 Plumb and Line | 13080.0000 | 06010000 |
| 006: | Building C Level 3 Zone 7 & 8 Install Beams | 9810.0000 | 06010000 |
| 007: | Building C Level 3 Zone 7 & 8 Install Joists | 19620.0000 | 06010000 |
| 008: | Building C Level 3 Zone 7 & 8 Sheath Floor, Nailing Inspection | 24525.0000 | 06010000 |
| 009: | Building C Level 3 Zone 7 & 8 Install Hardware | 12880.0000 | 06010000 |
| 010: | Building C Level 3 Zone 7 & 8 Install Shear Panel 1st Side | 12880.0000 | 06010000 |
| 011: | Building C Level 3 Zone 7 & 8 Install Shear Panel 2nd Side | 10000.0000 | 06010000 |
| 012: | Building C Level 3 Zone 7 & 8 Pick Up and Blocking | 3500.0000 | 06010000 |
| 013: | Building C Level 3 Zone 7 & 8 Unload, Spread & Install Windows | 4453.0000 | 06010000 |
| 014: | Building C Level 4 Zone 7 & 8 Layout, Plate and Detail | 24400.0000 | 06010000 |
| 015: | Building C Level 4 Zone 7 & 8 Stand Walls | 14625.0000 | 06010000 |
| 016: | Building C Level 4 Zone 7 & 8 Plumb and Line | 9700.0000 | 06010000 |
| 017: | Building C Level 4 Zone 7 & 8 Install Beams | 6100.0000 | 06010000 |
| 018: | Building C Level 4 Zone 7 & 8 Install Joists | 14650.0000 | 06010000 |
| 019: | Building C Level 4 Zone 7 & 8 Sheath Floor, Nailing Inspection | 14625.0000 | 06010000 |
| 020: | Building C Level 4 Zone 7 & 8 Install Hardware | 12200.0000 | 06010000 |
| 021: | Building C Level 4 Zone 7 & 8 Install Shear Panel 1st Side | 12200.0000 | 06010000 |
| 022: | Building C Level 4 Zone 7 & 8 Install Shear Panel 2nd Side | 10000.0000 | 06010000 |
| 023: | Building C Level 4 Zone 7 & 8 Pick Up and Blocking | 3500.0000 | 06010000 |
| 024: | Building C Level 4 Zone 7 & 8 Unload, Spread & Install Windows | 4453.0000 | 06010000 |
| 025: | Building C Level 5 Zone 7 & 8 Layout, Plate and Detail | 20435.0000 | 06010000 |
| 026: | Building C Level 5 Zone 7 & 8 Stand Walls | 11880.0000 | 06010000 |
| 027: | Building C Level 5 Zone 7 & 8 Plumb and Line | 8135.0000 | 06010000 |
| 028: | Building C Level 5 Zone 7 & 8 Install Beams | 5305.0000 | 06010000 |
| 029: | Building C Level 5 Zone 7 & 8 Install Joists | 12253.0000 | 06010000 |
| 030: | Building C Level 5 Zone 7 & 8 Sheath Floor, Nailing Inspection | 11880.0000 | 06010000 |
| 031: | Building C Level 5 Zone 7 & 8 Install Hardware | 10656.0000 | 06010000 |
| 032: | Building C Level 5 Zone 7 & 8 Install Shear Panel 1st Side | 10656.0000 | 06010000 |
| 033: | Building C Level 5 Zone 7 & 8 Install Shear Panel 2nd Side | 7500.0000 | 06010000 |
| 034: | Building C Level 5 Zone 7 & 8 Pick Up and Blocking | 3500.0000 | 06010000 |
| 035: | Building C Level 5 Zone 7 & 8 Unload, Spread & Install Windows | 4454.0000 | 06010000 |
| 036: | Building C Level Roof Zone 7 & 8 Install Trusses | 8175.0000 | 06010000 |
| 037: | Building C Level Roof Zone 7 & 8 Install Sheath, Nailing Inspection | 8175.0000 | 06010000 |
| 038: | Building C Level Roof Zone 7 & 8 Pick Up, Crickets | 4090.0000 | 06010000 |
| 039: | Building C Level 3 Zone 7 & 8 Siding Labor | 15013.0000 | 06010000 |
| 040: | Building C Level 4 Zone 7 & 8 Siding Labor | 15013.0000 | 06010000 |
| 041: | Building C Level 5 Zone 7 & 8 Siding Labor | 16692.0000 | 06010000 |
| 042: | Building C Level 3 Zone 7 & 8 Siding Material | 20670.0000 | 06010000 |
| 043: | Building C Level 4 Zone 7 & 8 Siding Material | 20670.0000 | 06010000 |
| 044: | Building C Level 5 Zone 7 & 8 Siding Material | 20670.0000 | 06010000 |
| 045: | Building C Level 3 Zone 7 & 8 Hardware Material | 24779.0000 | 06010000 |
| 046: | Building C Level 4 Zone 7 & 8 Hardware Material | 24779.0000 | 06010000 |
| 047: | Building C Level 5 Zone 7 & 8 Hardware Material | 24779.0000 | 06010000 |
| 048: | Building C Level 3 Zone 7 & 8 Lumber Material | 104000.0000 | 06010000 |
| 049: | Building C Level 4 Zone 7 & 8 Lumber Material | 104000.0000 | 06010000 |
| 050: | Building C Level 5 Zone 7 & 8 Lumber Material | 80000.0000 | 06010000 |
| 051: | Building C Level Roof Zone 7 & 8 Trusses Material | 12000.0000 | 06010000 |
| 052: | Closeout Documents | 1500.0000 | 06010000 |

Original Contract Amount: 918590.0000

**Change Orders**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Status |
| 001: | Balcony Sheeting Design Change | -300.0000 | 01 - Approved |
| 002: | Additional Parapet Height | 6953.7600 | 01 - Approved |
| 003: | Modify Canopy Support Brackets | 5676.0000 | 01 - Approved |
| 004: | Stair Repairs 1C and 2C | 5922.9200 | 02 - Signature |
| 005: | Final Superior Change Order | 15000.0000 | 01 - Approved |

Final Contract Amount with Change Orders: 918590.0000

**Subcontractor Data, By Subcontractor**

**Laurence - Hovenier, Inc**

**Project Name: Not Available**

**SUBCONTRACTOR: Laurence - Hovenier, Inc**TRADE: Rough Carpentry

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Work Hours at the jobsite are Monday through Friday 7:00 a.m. to 5:00 p.m. (Saturday 5:00 a.m. to 3:30 p.m. only if required by general contractor to maintain the construction schedule). No additional costs for overtime or premium time shall be allowed or accepted. |
| 002: | This is a PLA/CRA “Commercial Prevailing Wage” Project. Subcontractor has fully explored the requirements of this project and has included all labor costs associated with those findings. Labor Costs shall include but are not limited to, hourly rates, vacation rates, apprentice training programs, penalties assessed for improper record keeping, etc. |
| 003: | Subcontractor acknowledges that ownership is seeking LEED Silver for Homes Mid-Rise on this project. All accociated LEED items are included as it relates to this subcontract agreement per plans and specifications. Excludes the cost of third part consultants. |
| 004: | 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. |
| 005: | Subcontractor shall furnish and install all ADA blocking and backing as required. Information is to be requested and supplied prio to the start of framing. |
| 006: | 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 through RFI's or Submittals. No deviations regarding the design or structural integrity of the building are acceptable. |
| 007: | Subcontractor shall furnish all lifting machinery and crane with operator for the duration of the rough carpentry operation for the purpose of unloading delivery trucks and spreading Subcontractor's lumber or materials to all levels of construction. |
| 008: | Subcontractor shall furnish all labor, lumber, fire rated lumber, exterior fiber cement siding, exterior fiber cement panels, exterior siding accessories, trim accessories, wood furring strips, 3/8" metal furring strips, water resistive barrier, misc. framing material, tools, hardware, equipment and facilities as required to complete the rough carpentry complete in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. Subcontractor shall furnish and install plywood at all non shear exterior locations as noted per plans and specifications. Alternate Shear truss design would eliminate this requirement. |
| 009: | Subcontractor shall furnish and install structural Hardware, including hold down system nuts, cut or plate washers, catalog hardware, fire rated attachment hardware and all other structural hardware in accordance with plans, specifications, state and local codes and all agencies having jurisdiction. |
| 010: | 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. |
| 011: | No waxed, oil greased, or gasoline soaked nails shall be permitted. All nailing shall be in accordance with the City of Long Beach Building Department specifications and all other governing agencies, and in full conformity with the approved nailing schedule. |
| 012: | 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. |
| 013: | 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. |
| 014: | Subcontractor shall be responsible for correct rough opening sizes for windows, doors, equipment, medicine cabinets, fire extinguisher cabinets and all other misc. equipment or apparatus. |
| 015: | Subcontractor shall adhere to tolerances in framing of + or - 1/4" within 10' for walls, and + or - 1/4" within 10' for ceiling joist. |
| 016: | Subcontractor shall furnish all labor and materials necessary to glue and nail sub-floor with an approved type fastener 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 to eliminate deflection and future floor squeaks. |
| 017: | Subcontractor shall provide solid backing for drywall, stair handrails, grab bars, handrail in corridors, plumbing fixtures, light fixtures, drop ceilings, fiberglass tubs, rated walls, handicap rails, roof tile, fire extinguisher cabinets, entry system cabinets, medicine cabinets, pot shelves, bath accessories, expansion joints, under stucco and cememnt siding and panel control joints and all others in accordance with plans, specifications and all other agencies having jurisdiction. |
| 018: | Subcontractor shall furnish and install all draft stop backing per plans and specifications. |
| 019: | Subcontractor shall supply and install approved water resistive barrier and self adhered flashings under all fiber cement siding and paneling items as required in accordance with plans, specifications and all other agencies having jurisdiction. |
| 020: | Subcontractor shall furnish and install all roof crickets to properly drain roof. |
| 021: | Subcontractor has included all ripping of joists, sloping of decks, breezeways, exterior corridors, roofs, crickets, etc. as required for positive drainage at substrate. |
| 022: | Subcontractor shall coordinate layout with all concrete, MEP or other subcontractors. |
| 023: | Subcontractor shall locate electrical wiring and mark double shear walls as to not damage electrical wiring when installing double shear. |
| 024: | Subcontractor shall provide layout for all walls on podium shoring by snapping both sides of all walls. |
| 025: | Subcontractor shall clearly Mark all shear walls and both anchor and hold down bolts associated with them. Clearly locate and center all bolts. |
| 026: | Subcontractor shall furnish representatives to "observe" concrete pours and if required assist in maintaining the correct placement of the anchor and hold down bolts. |
| 027: | Subcontractor shall furnish a competent, knowledgeable and capable representative with authority to make decision during structural observations with the structural engineer. |
| 028: | Subcontractor agrees to coordinate all work to complete the rough carpentry structural corrections prior to the Structural Engineer's next scheduled site visit. |
| 029: | 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 accommodate other trades as required to allow their work in a timely and safe manner. |
| 030: | Subcontractor shall employ skilled Mechanics to do all cutting and framing of wood members, heading-out for toilets, tubs, shafts, chases, access holes, water heater and FAU 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. |
| 031: | Subcontractor shall install ¾" Fire Rated plywood backboards as required for cable, telephone, etc. |
| 032: | Subcontractor shall install elevator hoist beams provided by others. |
| 033: | Subcontractor agrees to coordinate with other trades before completing double shear walls. |
| 034: | Subcontractor shall furnish and install all skid walls for 2 hour shafts if required, unless constructed by others. |
| 035: | Subcontractor shall provide damming for gypsum concrete pours, including prelim pours at stair landings, under rooftop equipment and under tub areas. |
| 036: | 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. |
| 037: | Subcontractor shall spread to all openings and 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. Window supplier shall unload from truck to a secure area to be immediately spread to units by this subcontractor. |
| 038: | 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. |
| 039: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 040: | Subcontractor shall tighten all bolts prior to closing up walls walls per plans and specifications with Contractors 's Superintendent's verification. |
| 041: | 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. |
| 042: | Subcontractor shall install all windows plumb and true, stacked to openings directly above and below. Subcontractor shall install windows per plans and specifications. |
| 043: | 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. |
| 044: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 045: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 046: | Stud straightening will be done only when approved by Contractors's Superintendent and not prior. |
| 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 furnish and install temporary wood treads at steel stair. Treads shall be removed by others. |

**Alternates**

|  |  |
| --- | --- |
| 001: | Shear Truss System @ LS Deduct $70,000.00 . LHI to obtain approval and pay the cost for plan check and fees for this system. |

**Exclusions**

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| --- | --- |
| 001: | Trex at Guardrails or Benches. |
| 002: | Storefront window and door systems. |

**Schedule of Values**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Budget Code |
| 001: | Submittals | 5000.0000 | 06010000 |
| 002: | 1st Floor Walls Stood Labor | 101906.0000 | 06010000 |
| 003: | 1st Floor Wall Sheathing Labor | 52085.0000 | 06010000 |
| 004: | 2nd Floor Joists/Beams Labor | 121532.0000 | 06010000 |
| 005: | 2nd Floor Sheathing Labor | 34723.0000 | 06010000 |
| 006: | 1st Floor Pickup / Ready for Insp. Labor | 69447.0000 | 06010000 |
| 007: | 2nd Floor Walls Stood Labor | 92634.0000 | 06010000 |
| 008: | 2nd Floor Wall Sheathing Labor | 52085.0000 | 06010000 |
| 009: | 3rd Floor Joists/Beams Labor | 121532.0000 | 06010000 |
| 010: | 3rd Floor Sheathing Labor | 34723.0000 | 06010000 |
| 011: | 2nd Floor Pickup / Ready for Insp. Labor | 69447.0000 | 06010000 |
| 012: | 3rd Floor Walls Stood Labor | 87994.0000 | 06010000 |
| 013: | 3rd Floor Wall Sheathing Labor | 34723.0000 | 06010000 |
| 014: | 4th Floor Joists/Beams Labor | 78128.0000 | 06010000 |
| 015: | 4th Floor Sheathing Labor | 34723.0000 | 06010000 |
| 016: | 3rd Floor Pickup / Ready for Insp. Labor | 69447.0000 | 06010000 |
| 017: | 4th Floor Walls Stood Labor | 70632.0000 | 06010000 |
| 018: | 4th Floor Wall Sheathing Labor | 26043.0000 | 06010000 |
| 019: | Roof Trusses/Beams Labor | 121532.0000 | 06010000 |
| 020: | Roof Parapet Walls Labor | 52085.0000 | 06010000 |
| 021: | Roof Platforms/Curbs Labor | 17362.0000 | 06010000 |
| 022: | 4th Floor Pickup / Ready for Insp. Labor | 52085.0000 | 06010000 |
| 023: | Framing Inspection Labor | 86812.0000 | 06010000 |
| 024: | Window Installation 2nd Floor | 10384.0000 | 08050000 |
| 025: | Sliding Glass Door Installation 2nd Floor | 10384.0000 | 08050000 |
| 026: | Window Installation 3rd Floor | 10384.0000 | 08050000 |
| 027: | Sliding Glass Door Installation 3rd Floor | 10384.0000 | 08050000 |
| 028: | Window Installation 4th Floor | 2749.0000 | 08050000 |
| 029: | Sliding Glass Door Installation 4th Floor | 2749.0000 | 08050000 |
| 030: | Window Installation 5th Floor | 2748.0000 | 08050000 |
| 031: | Sliding Glass Door Installation 5th Floor | 2748.0000 | 08050000 |
| 032: | Mobilization | 86511.0000 | 06010000 |
| 033: | Crane Rental | 120960.0000 | 06010000 |
| 034: | Holddown Stystem | 52800.0000 | 06010000 |
| 035: | Hardware | 138067.0000 | 06010000 |
| 036: | Lumber | 1072563.0000 | 06010000 |
| 037: | Pre-Fab Walls | 254495.0000 | 06010000 |
| 038: | Delta 1 Framing Changes | 37521.0000 | 06010000 |
| 039: | VE #1 DF Studs to #2's. #1 Plate to #2's and Borate mudsill | -10650.0000 | 06010000 |
| 040: | Delta 2 & 3 Changes | 3191.0000 | 06010000 |
| 041: | Delta 5 Changes | 1520.0000 | 06010000 |
| 042: | Closeout | 5000.0000 | 06010000 |

Original Contract Amount: 3301188.0000

**Change Orders**

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Description | Value | Status |
| 001: | Miscellaneous Labor by Framer | 842.7400 | 01 - Approved |
| 002: | Labor by Framer for Traffic Control | 306.5400 | 01 - Approved |
| 003: | Labor by Framer to Clean on 2/21/12 | 306.0000 | 01 - Approved |
| 004: | Use of Smart Wall Deductive PCO | -70000.0000 | 01 - Approved |
| 005: | Labors by L&H to Maintain Erosion Control | 1456.0800 | 01 - Approved |
| 006: | Labors by L&H on 4/30/12 | 1226.1800 | 01 - Approved |
| 007: | Furnish & Install Solar Panel Supports | 7295.9700 | 01 - Approved |
| 008: | Per RFI 263 Crickets & Water Flow for Added Roof Drains | 316.1100 | 01 - Approved |
| 009: | Per Delta 1 Benches, Trex & Installation by LHI Framing | 11350.0000 | 01 - Approved |
| 010: | Reframe Window Openings in Unit Types G & GR per Change in Building Code | 1288.4600 | 01 - Approved |
| 011: | Per Architect, Provide New Garage Exhaust Shaft on Roof | 289.2000 | 01 - Approved |
| 012: | Per Architect, Reframe Platform above Unit 525 to Increase Height | 377.6200 | 01 - Approved |
| 013: | Bath Tub Traps Blocking & Clean Up | 11507.6400 | 01 - Approved |
| 014: | Per RFI 281 Siding Installation Detail & 2 Added Elevations | 2913.0000 | 01 - Approved |
| 015: | Generator and Labor Provided by LHI | 8240.7000 | 01 - Approved |
| 016: | Install Handrails and Guard Rails | 2278.5000 | 01 - Approved |

Final Contract Amount with Change Orders: 3301188.0000