

### **3.0 Specific Scope**

1. Subcontractor shall furnish all labor, materials, equipment, tools, supplies, services, taxes, insurance, governmental licenses, facilities, and competent supervision necessary to complete in a good workmanlike manner the drywall, metal stud framing where required, for an apartment unit complex consisting of two (2) residential buildings consisting of three hundred sixteen (316) units, over one (1) Parking Garage and two (2) Level split Podium with Leasing Office, Club House, Fitness Room, Business Center and Roof Deck and amenity areas.
2. Subcontractor acknowledges that this Contract also includes any item of labor, material, and equipment required by all governing agencies and to comply with the code which is not specifically set forth in the plans and specifications of the documents referenced above.
3. Subcontractor acknowledges that they have thoroughly examined and understand the plans, schedule, jobsite conditions, specifications, documents, and any requirements of all governing agencies having jurisdiction for this Contract.
4. Subcontractor shall provide adequate supervision to maintain scheduling, coordination, production, quality control, code compliance, and safety practices throughout construction.
5. Subcontractor shall provide a full-time foreman. Foreman shall be on the job during material delivery, installation, and finishing. This includes all pick-up work and punch list items with sufficient manpower to maintain the job schedule.
6. Omissions from the plans and specifications shall not relieve Subcontractor from the responsibility of furnishing, making, or installing all items required by code or usually furnished, made, or installed in a project of the scope and general character indicated by the plans and specifications.
7. Subcontractor shall be responsible for verifying with the Project Superintendent that they have the latest set of plans and specifications approved for construction before starting work.
8. Subcontractor shall notify the Project Superintendent in writing of any deficiencies that would hinder Subcontractor's performance or code violation in advance of Subcontractor's scheduled work.
9. Subcontractor shall agree that this is a lump sum Contract and there shall be no extra costs passed on to Contractor unless a change in writing is made by the Contractor for Contractor or Design Consultant initiated changes.
10. Subcontractor agrees that all shortages and/or errors within Subcontractor's and/or their supplier's control will be expedited to meet the construction schedule. Any delays occurring from these shortages and/or errors shall be held against the Subcontractor's billings.
11. Subcontractor shall attend a pre-job meeting with the Contractor to review all pertinent details and specifications. If Subcontractor has any disagreements or questions as to the installation method, application of materials or details, Subcontractor shall submit in writing, to Contractor concerns prior to commencement of work.

12. All installed drywall shall be signed off by the Contractor and any governing agencies prior to the release of retention.
13. Subcontractor shall layout and under snap wall lines for metal stud framing on the podium level concrete formwork for coordination with MEPS trades in a timely manner after survey control is established. Survey control shall be obtained from the Project Superintendent in advance for coordination purposes with the metal stud framing within the podium level, and wood framed level above and wall alignment.
14. Subcontractor shall layout and set blue banger inserts in the concrete formwork per detail 11/S502 where required within the podium for exterior wall framing and/or where over framing occurs with or without soffits.
15. Subcontractor shall provide layout snap sheets to Contractor.
16. Subcontractor shall hang, screw, provide scaffolding and supervision for the installation, placing, and completion of all drywall including the finishing and texturing associated with the units, common areas, amenities, and stairwells per the applicable plans and specifications for a complete turnkey job. Exterior scaffold shall be provided by others.
17. Subcontractor shall install drywall according to the manufacturer's instructions and installation and shall meet all requirements of local codes and regulations and be in accordance with the Gypsum Association GA-216 "Recommended Specifications for the Application and Finishing of Gypsum Board" and/or per City of codes.
18. Subcontractor shall provide, erect, and assemble all scaffolding required for this scope of work per code and Cal-Osha requirements.
19. Subcontractor agrees that scaffolding provided by the Lath & Plaster subcontractor shall be used by this Subcontractor. Subcontractor shall execute a release form provided by the Lath & Plaster subcontractor prior to use of scaffolding. Failure to execute use agreement with Lath & Plaster subcontractor shall require this Subcontractor to provide their own scaffolding.
20. Subcontractor shall remove all scaffolding where provided by Subcontractor within two (2) days when requested by Contractor to do so. Failure to do so will result in the Subcontractor being responsible for delays incurred by other trades that may be impacted.
21. Subcontractor understands that they have agreed to Contractor's construction schedule and shall maintain the allotted time frames for installation of all drywall based on completing five (5) units each day.
22. Subcontractor must complete scope of work for the apartment building in sequential order of all phases, units and floors, from the top floor down, and exteriors to allow for work of other trades.
23. Subcontractor shall have a meeting with the Project Superintendent, Architect, and City of Inspectors to clarify all installation procedures prior to hanging drywall.
24. Subcontractor shall be responsible for coordinating the delivery, unloading, stocking, shoring, and protection (from damage and weather) of drywall throughout the entire construction period. Protection shall include a protective material atop drywall to prevent gouges to drywall and the wrapping and duct taping of drywall stacks to protect from water. A stocking plan shall be submitted for approval prior to stocking to ensure overstocking and layout is not in conflict. When stocking, Subcontractor shall distribute the material to avoid concentrated loads on floor joists and shall provide floor bracing as necessary and as required by Contractor. Prelim drywall to be stocked separately from production drywall. Stocking of production drywall will take place after rough trades are complete per the schedule

- provided by Contractor. Any drywall stocked leaning against walls where it could potentially fall over will need to be properly secured by Subcontractor or moved to the actual location for install to maintain OSHA compliance.
25. Units shall be stocked in a timely manner so as not to hinder production or interfere with other trades. Should the Subcontractor, his/her employees, or suppliers damage or remove scaffolding, framing members, window mullions, etc., the Subcontractor shall be held accountable for replacing and/or repairing all damages at his cost and to the satisfaction of Contractor.
  26. Subcontractor shall install no drywall without first being signed off by Electrical Foreman, Framing Foreman, Drywall Foreman, and the Project Superintendent.
  27. Subcontractor is responsible for verifying installation of the fire sprinkler head protective covers and notifying the Project Superintendent of missing covers or leaks. Any heads damaged or sprayed shall be the responsibility of this Subcontractor along with any cost associated with the replacement of damage due to drywall operations.
  28. Subcontractor understands that standing in tubs shall not be permitted. Scrapping and cleaning of units of all drywall-related materials and legal off-site disposal shall be accomplished immediately upon completion of drywall hanging and upon completion of texture operations.
  29. Subcontractor shall provide adequate protection for adjacent work of other trades so as not to cause damage. Any adjacent work damaged by this Subcontractor shall be repaired or replaced solely at Subcontractor's expense.
  30. Subcontractor shall ensure that all other materials, not specifically described but required for a complete and operable installation of the work, shall be new and of high quality of their respective kinds.
  31. Subcontractor shall furnish and install all drywall and metal framing within or around the garage and podium, apartments, and amenity areas. All metal soffits, over framing, drops and metal plumbing walls in the garage, podium, units, corridors, and amenity areas. All metal framing and furring within the garage and podium at door openings, elevator shafts, drops, lobbies, mechanical shafts, and building exterior. All metal backing at tub valves are included. All miscellaneous metal framing and drywall per plans and details and as outlined in this Contract, including but not limited to:
    1. All drywall shall be 5/8" Type X fire rated unless indicated or specified otherwise.
    2. All prelim drywall shall be installed prior to MEP installation and include heat bays, lined joist bays, tubs, tub traps, furred out plumbing walls, back-to-back electrical boxes, icemaker boxes, laundry boxes, electrical and smart panel bays, recessed can light boxes if required, exhaust fan boxes, or any other penetrations in floor-ceiling and/or roof-ceiling. For critical areas exposed to weather, Subcontractor shall include the below material at the specific locations identified for \$91,136 which is included in this Subcontract. Subcontractor shall conduct a joint walk with Contractor to verify amount installed. If installed amount is more or less than indicated below, a Change Order will be issued to adjust the Subcontractor amount, accordingly, corresponding with line item #79 breakdown below.
      1. 5/8" Mold Curb behind all plumbing walls and tubs.
      2. 5/8" Dens Armor above all corridor drops.
      3. 5/8" Dens Armor at half (50%) of all joist bays.

4. 5/8" Dens Armor for all Steel Posts and Beams.
3. Roof/Ceiling Assemblies shall include two (2) layers of 5/8" drywall and continue to the roof with one (1) or two (2) layers for 1-Hr and 2-Hr conditions where shown and as detailed, accordingly. Light gauge nailers included where shown and as required.
4. Unit Floor Ceiling Assemblies shall include one (1) layer of 3/4" Pabco Sound Curb fire rated drywall where hard surfaces occur in wood framing over Dietrich Deluxe resilient channel spaced at 24" on center per details on A9-6.3.
5. Corridor Floor Ceiling Assembly shall include one (1) layer of 5/8" type X drywall to bottom of floor joists per Detail 09/A9-6.6.
6. Balcony Roof Ceiling Assembly shall include two (2) layers 5/8" Dens Glass Gold under plaster finish per Detail 12/A9-7.6.
7. Unit Demising Walls shall include one (1) layer of 5/8" drywall each side with a 1" air gap from slab to floor ceiling per Wall Type W4.05 on A8-1.5. Provide an additional layer of drywall for acoustics where bedrooms or living rooms are located and/or as identified by heavy dashed lines on Section A, B, and C plan sheets for and corresponding wall legend. An additional layer of drywall shall be provided for all Demising Walls within the Type 1 to meet acoustic requirements per Wall Type M2.01. A total of four (4) layers where bedrooms or living rooms are located along a corridor.
8. Unit to Corridor Demising Walls shall include one (1) layer of 5/8" drywall each side with an additional layer on the corridor side per Wall Type W4.07 on A8-1.5 and Wall Type M6.01A on A8-1.4 where there is no shear panel shown. A total of four (4) layers shall be included where bedrooms or living rooms are located along a corridor. Where shear panel is located, it shall constitute one (1) layer of drywall.
9. One-hour exterior wall at wood framed areas shall include one (1) layer of 5/8" drywall on the interior side per details 17-20 on A9-6.6.
10. Three-hour area separation walls shall include two (2) proprietary layers of National Gypsum Brand 1" shaft liner and two (2) layers National Brand Gold Bond Fire Shield 5/8" type C installed with 2" H-stud from the slab to underside of roof sheathing and continuous through the floor joists per Wall Type W4.12.
11. Three-hour walls at the corridor shall include three (3) layers of Pabco 5/8" type C drywall each of 1-5/8" 20-gauge metal studs per Wall Type M4.07.
12. Two-hour exterior walls shall include two (2) layers of 5/8" fire rated drywall on the interior side with one (1) layer of 5/8" Dens Glass Gold on the exterior side. Where metal panel exterior finish occurs, two (2) layers of 5/8" Dens Glass Gold shall be included.
13. Two-hour rated stair, elevator and trash chute shafts shall include two (2) layers of 5/8" fire rated drywall each side including rim joists per Wall Type W6.05.
14. Two-hour shafts at Type I areas to receive one (1) proprietary layer of Georgia Pacific Brand 1" Dens Glass Shaft-liner and two (2) proprietary layers Georgia Pacific brand 5/8" Tough Rock fireguard X installed with 2 1/2" CH studs per Wall Type M2.02A.
15. Two-hour shafts at Type III areas shall include two (2) layers of 5/8" drywall each side per Wall Type W6.03 and with a 1" air gap where shaft occurs at demising walls per Wall Type W6.05.

16. Tub and shower tile locations shall include one (1) layer 1/2" Dens Shield Tile Backer over one layer of 5/8" Dens Armor per Wall Type W6.04. Includes a six-inch (6") strip of building paper between moisture resistant drywall and tile backer per detail 3/A9-6.6.
17. Roof parapet walls shall include one (1) layer 5/8" Dens Glass Gold at exterior side.
18. Floor joist bays with ductwork shall be lined with one (1) layer of 5/8" drywall per detail 15/A9-6.4 other than where material and locations differ per line item #68 below.
19. Steel posts and beams shall include one (1) layer and two (2) layers of 1/2" and 5/8" Dens Armor Glass Mat where required and shown, including 1-5/8" metal studs corresponding with details on A9-5.5 and A9-5.6 and alternate option per Item #31.2.4 above and Item #75 below.
20. Metal stud framing for furred ceilings areas at units and corridors shall be one (1) 5/8" 25 gauge unless indicated and detailed otherwise.
21. Trash chute fronts shall be per Wall Type M2.02 typical as indicated per detail 5/A9-5.5.
22. Elevator smoke doors shall be framed with 3-5/8" and 6" 25-gauge metal studs and one (1) layer drywall each side per typical detail 13/A9-6.6 unless indicated and detailed otherwise.
23. Offset fire walls at corridors shall be per detail 12/A9-6.5 unless indicated and detailed otherwise.
24. Ceiling bracing below podium deck liner units shall be attached to the deck per plans and details or at six feet (6') on center with drilled titan screw anchors upon submittal approval. Structural detail 11/S006 limits penetration into post tensioned concrete deck to  $\frac{3}{4}$ " maximum.
25. Metal stud interior walls at the Type I areas shall be 1-5/8" to 6" wide 20 gauge with slotted slip track per Wall Types and details on A-8.13 and A-1.4 unless indicated and detailed otherwise.
26. Metal stud exterior walls shall be 6" 18 gauge with slotted slip track for Type I areas per plans and details unless indicated and detailed otherwise.
27. Metal stud over framing walls at exterior garage/podium level shall include 3-5/8" 33mils thick deep structural tracks at 4' feet on center vertically attached to the concrete walls with two 3/8" x 2-1/2" Titen HD anchors at 32" on center and 3-5/8" deep structural studs shall be attached with two #10 SMS screws at each stud spaced 24" on center per detail 7/S502. Includes anchoring to concrete base at bottom of wall. Coating for both shall be standard G60.
28. Non-Bearing metal stud wall tracks shall be attached with Hilt X-C shot pins, or approved equal upon approved submittal, with 1-1/4" minimum embedment at 32" on center and  $\frac{3}{4}$ " embedment @ at 6" on center at post tensioned slabs/decks per detail 5/S010.
29. Double stud jambs for door and wall openings shall be provided, including box headers where required per details 9 & 12 on S006.
30. Where amenities are adjacent to a residential unit, provide typical demising construction as shown and four layers of 5/8" drywall. Where shear panel is shown, shear panel shall constitute one (1) layer of drywall.
31. Where residential units #533 & #534 are located below the business center amenity area, provide Kinetics Wave Hanger in lieu of resilient channel, only where a suspended ceiling is unable to be provided, and include two (2) layers of 5/8" drywall.

- 32. Subcontractor shall provide all draft stops per City and governing agency code requirements including "pre-rock" for fur-downs, AC drops, tubs, chases, electrical boxes, attic draft stop parallel to roof trusses and 25-gauge metal stud backing if required, party walls, firewalls, and in floor spaces if required. All fire blocking and stops shall be 5/8" drywall. Draft stops shall be installed per plan and specs as shown and detailed. Dead space cavity ceilings and walls included.
  - 33. Subcontractor shall include all required metal stud framed full height and combo walls, soffits and drops, including the dropped soffit between the mail room and bike room per ID Dwgs, in the garage, including all furred wall conditions where shown and detailed, corresponding with the Wall Types on A8-1.3 and A8-1.4.
  - 34. Soffit framing above cabinets shall be coordinated with cabinet shop drawings and layout approved by Project Superintendent prior to framing.
  - 35. Subcontractor shall provide all backing in metal framing for cabinets, tub valves, bath accessories, handicap grab bars, including tub valves in the wood framed areas.
  - 36. Moisture-resistant drywall shall be provided for bathtubs, bath sink walls, laundry, kitchen sink walls and all other wet areas.
  - 37. Metal stud framing and backer board at roof deck amenity structures as shown on the Landscape drawings.
32. Subcontractor shall provide the following finish for all drywall which includes but is not limited to the following:
- 1. Apartment units, corridors, and resident storage shall be sprayed medium orange-peel finish on walls and ceilings.
  - 2. Level 5 "Smooth Wall" with prep-coat to be used on all walls and ceilings at all Amenity areas as identified on the Architectural and Interior Design drawings and details.
  - 3. Texture finishes shall be provided and approved by Project Manager prior to the start of job.
  - 4. Standard corner bead: Shall be used for all outside vertical and horizontal corners and applicable openings and shall be crimped and nailed in place using a level to ensure metal is installed plumb and level.
  - 5. All production hanging shall be screwed off, nailing is prohibited.
33. Subcontractor shall provide necessary cut-outs and framed openings for access panels supplied by other trades (i.e., water submeter, plumbing, fire sprinkler, mechanical, etc.). Contract includes installation and protection of access panels prior to texture.
34. Subcontractor and/or his employees shall park vehicles in designated areas, as instructed by the Project Superintendent and shall be responsible to protect and keep clean driveways, garage areas, and any other parking areas. This is a privilege and if abused, Contractor shall instruct Subcontractor to park elsewhere.
35. Subcontractor shall remove temporary wood platforms at each level inside elevator shaft after drywall install is complete.
36. Subcontractor will coordinate with Contractor, framing, elevator subcontractors as wood/metal framing will be left out as required at the front elevator shaft walls to enable installation of elevator entrances after which Subcontractor will fill in with metal stud framing M6.03.
37. Subcontractor shall repair all holes and gaps in elevator shaft after elevator is installed prior to state inspection.

38. Subcontractor shall provide and install drywall at stairwells including walls, ceilings, and under stairs in stairway cavities for fire protection as detailed and required.
39. Subcontractor shall notify the Project Superintendent of missing insulation prior to hanging. Failure to notify Contractor shall result in removing and replacement of board at Subcontractor's expense.
40. Subcontractor shall acknowledge that electrical outlets on party walls that occur back-to-back less than twenty-four inches (24") apart shall have double layer drywall applied to back of stud bay as required by code and per the plans and specifications.
41. Subcontractor shall provide and install screws per plans, specifications, and City of
42. Subcontractor shall ensure that care shall be taken in screwing, staggering of joints, and ensuring that breaks in drywall do not occur on the corners of any opening or under any windows. Window openings, closets, water closet, utility rooms, and any other exposed areas (under and behind cabinets) shall be finished to 'wall' quality; corner bead shall be free of dents, ripples, and/or other such defects.
43. Subcontractor shall provide and install the Jointing System per the following: The jointing system shall include reinforcing tape and compound designed as a system, shall be used together, and shall be installed only as recommended by the manufacturer of the wallboard (drywall).
44. Subcontractor shall provide and install acoustical sealant at walls at each layer and acoustical caulk at electrical boxes in party walls and wall/ceiling intersections at party walls.
45. Fire protection of openings with gaps greater than three-eighths of an inch ( $\frac{3}{8}$ ") in drywall is required (i.e., fire taping, fire caulking, fire mud, etc.).
46. Subcontractor shall inspect each area before commencement of hanging of drywall. Once hanging commences, Subcontractor signifies acceptance of the rough wall and ceiling framing as being plumb and true. If necessary, Subcontractor will install shims where required to ensure smooth ceilings/walls and square window insets.
47. Subcontractor shall measure and cut out for switch boxes, electrical receptacles, and light boxes before drywall is installed. Cutouts to be tight to minimize excessive tape and mud. Boxes shall be string-lined for alignment prior to drywall installation. No board shall be installed if boxes are out of alignment.  
Subcontractor is responsible for repairing at no additional charge any cut outs needed by other trades to locate items covered up by the drywall installation.
48. Subcontractor shall fire tape finish for exterior closets, mechanical closets, and electrical closets unless interior closets are required to be sanded and finished as indicated otherwise.
49. Subcontractor is aware gypcrete will be installed after production sheetrock is installed and prior to taping start. Floors to be swept clean after scrap out with no mud boxes or other material stored on floors receiving gypcrete.
50. Any and all work considered extra to the Contract must be agreed to and approved by the Project Manager, prior to commencement of work. Once extra work has been agreed to, a formal change order must be submitted within ten (10) working days. If amount of change order is unknown, change order shall include a not to exceed amount. Field tickets signed by the Project Superintendent must be provided within three (3) days of work completion for payment to be made on the change order. Failure to get approval from the Project Manager or provide the change order documentation within the allotted time will potentially result in withholding of payments.

51. Subcontractor shall remove all trash and other debris that have been generated as a result of drywall operations. Subcontractor is responsible to follow City of Recycle and Reuse policies. All documentation related to City of Recycle and Reuse Program shall be made available to Contractor upon request.
52. Subcontractor acknowledges and understands that two (2) manlifts, one (1) for each building, shall be provided by Contractor. Manlifts shall be used for labor and material movement and debris removal. Patching of units inside and outside where left out for manlifts at a later date is included. A trash chute will only be allowed at the Project Superintendent's discretion and any additional costs incurred for any changes to the scaffolding or the building to accept the chute shall be by this Subcontractor.
53. At the completion of installation for each phase, floor, stack, area, or unit, Subcontractor shall promptly pick up and remove from the work area all scraps, debris, surplus materials, and scrape all joint compound from the floor and electrical boxes. Subcontractor shall leave all work areas broom clean; units, common areas, podium and garage, exit passages, and patios shall be scraped, and power washed if required.
54. Subcontractor shall tape, float, skim, and sand all walls and ceilings.
55. Subcontractor shall mask off all windows, doors, and door frames prior to texture. Upon completion of texture, windows and frame shall be cleaned of excess drywall mud. Window returns shall receive a smooth finish, no texture.
56. Subcontractor shall scribe, detail, sand, and caulk all angles, ceilings, windows and walls, etc. as soon as practical, following texture operation prior to paint. Cleanup of units shall be accomplished the day following the texture operations.
57. Subcontractor shall spray a primer prep coat "pre-drywall texture" for unit kitchen, bedroom, dining, living room, interior corridors, common area corridors, and amenity walls and ceilings.
58. Limited use of water for cleanup is permitted. Cleanup includes but is not limited to all over spray on windows, window tracks, tubs, door casing, stucco etc.
59. Subcontractor is responsible for all touch-up and minor repairs caused by damage from other trades and shall provide one (1) full time pick-up/patch person (or more as required) on the job at all times. Contract includes all reasonable patching for Garage and Podium, Units and Leasing/Clubhouse Building at time of finish; any and all repairs shall be documented per unit and agreed to by the Project Superintendent prior to the start of any repairs.
60. Drywall pickup operations shall include the following:
  1. Following texture operations, pre-paint pickup prior to paint.
  2. Following hard surface installation, final pickup prior to carpet.
  3. Following setting of all finish materials and just prior to management's acceptance inspection. Any required repairs to the drywall prior to final acceptance is the responsibility of the Subcontractor and shall be accomplished within twenty-four hours (24 HR) of notification.
61. Subcontractor shall supply and manage washout containment at all times to keep drywall mud from entering into streets or dirt base per the City of \_\_\_\_\_ and State of California SWPPP requirements. Subcontractor shall coordinate location of washout with the Project Superintendent prior to delivery.
62. Subcontractor shall be responsible for completing their own take-off and material counts. It is understood that the Contractor will not accept any change orders due to improper quantities unless otherwise noted by the Project Manager.
63. It is the responsibility of the Subcontractor to stay up to date on Plans, RFI's, Submittals, and notices through the ProCore system.

64. Subcontractor shall be responsible for maintaining the Contractor's construction sign-off sheets for each stack as it pertains to each completed task.
65. Subcontractor shall clean up all work areas, materials, tools, trash, etc. at the end of each day. All break and lunch trash shall be picked up during the same break period. Lunch trash shall be disposed in Contractor supplied dumpsters. Additional cleanup shall be required at the Project Superintendent's discretion. Any trash not picked up and cleaned by the Contractor shall be done at Subcontractor's expense.
66. If necessary, Subcontractor shall participate in a composite clean-up that shall include other trades. Subcontractor shall provide one person for each 10 on the project.
67. Clean up of City and on-site streets due to any activity related to this Contract shall be included in this Contract. Subcontractor shall maintain and clean off debris off adjacent streets as directed or as required by Contractor and/or governing agencies.
68. If requested by Contractor, Subcontractor shall install 3-5/8" 25ga steel stud plumbing walls in lieu of wood framed walls. A change order shall be processed in the amount of \$74,327 and Subcontract adjusted accordingly.
69. Subcontractor shall eliminate lining of joist bays where a single hard duct is 26 gauge and 6" in diameter. Credit amount of <\$15,419> is included in this Subcontract amount.
70. Subcontractor shall provide a credit in the amount of <\$68,341> to change the specified 3-Hr Wall W4.12 to Alternate 3-HR Wall Assembly 2600 or 2601 to Contractor upon approval of the Construction Change currently being processed with the City of                    A change order shall be processed, and Subcontract adjusted accordingly.
71. Subcontractor has included a second layer of 5/8" Type X gypsum board at R1 Level units per Wall Legend note and Wall Type M2.01 in the amount of \$3,442 and is included in this Subcontractor amount.
72. Subcontractor has provided a credit in the amount of <\$28,216> to remove one (1) layer of drywall at R2-R6 Level corridors where shear panel on the corridor side is shown per 'S' Dwgs S202A – S206C. This credit amount is included in this Subcontract. If additional areas are identified, the same credit basis shall be provided.
73. If requested by Contractor, Subcontractor shall install two (2) layers of 5/8" type X at all two-hour exterior wall rim joist conditions. A change order shall be processed in the amount of \$50,984.
74. If requested by Contractor, Subcontractor shall install non hardening flexible fire rated acoustical caulking at ceiling to exterior 2-hr wall conditions (exclude any Hilti CP606). A change order shall be processed in the amount of \$15,458.
75. Subcontractor shall provide a prep coat at the locations listed below in the amount of \$58,440 which is included in this Subcontract. Areas not included are bathrooms, closets, stairwells and unit hallways.
  1. Unit Ceilings at kitchen/living rooms.
  2. Bedroom ceiling and 2-side walls (excluding back walls).
  3. Living room walls.
  4. Corridor ceilings and walls.
76. Subcontractor shall provide and install Kinetics Wave Hangers, corresponding with item #31.31 above for \$8,730 which is included in this Subcontract.
77. Subcontractor shall include two (2) hours per unit for additional pick-up for excessive trade damage for drywall repair (above and beyond standard pick-up) for the amount \$31,600 which is included in this Subcontract.

78. Subcontractor shall install 350 access panels furnished and spread by other trades for \$10,500. If the total amount varies from the 350 included in this Subcontract, a change order shall be processed in the amount of \$30.00 for each access panel to adjust accordingly.
79. If requested by Contractor, in addition to the areas and materials included in line item #31.2 above, Subcontractor shall install 5/8" Dens Armor Glass Mat board or Mold Curb in lieu of Type X for critical areas exposed to weather, excluding above drops in units, stairwells, and elevator shafts per the table below:

Prelim Location:	Mold Curb	Dens Armor
Attic Draft-Stopping	\$4,324	\$15,132
Above Corridor Drops	\$12,363	\$48,271
Joist Bays	\$20,557	\$65,969
Misc. Unit Wraps	\$3,185	\$11,148
Behind Plumbing Walls	\$4,655	\$16,293
Post & Beams	\$1,493	\$5,225
Shafts	\$14,435	\$50,522
Behind Tubs	\$9,765	\$34,178

#### 4.0 Exclusions

1. Drops at top floor corridor ceilings.
2. All drywall at Rim joist except where required and indicated above.
3.  $\frac{3}{4}$ " Structo-Crete sheathing.
4. Furnishing rated access doors for other trades.
5. All wrapping of post and beams at 2-hour rated walls. Intumescent coating to be used per A2-10.2.
6. All sheet metal at steel columns.
7. Wrapping of wood post and beams.
8. Installation of metal framed doors.
9. All Fry Reglet or RSIC Clips.
10. All metal stud backing at wood framed areas other than flat stock backing at tub valves.
11. Engineering of Metal Stud Framing/Design Build or Welding.
12. Shaft wall systems at elevator front walls.
13. All scaffolding at elevator shafts unless required for your work due to delay by this Subcontractor.
14. Masking at floors or exposed concrete.
15. Wrapping recessed lights.
16. All wrapping of joist bays where drop ceiling occurs unless joist bay is required to be wrapped.
17. Off-site parking.
18. Caulking of windows and HVAC registers.
19. All T-Bar ceiling systems.
20. All drywall at balcony floor ceiling assemblies unless shown and required per the plans and details.
21. Any additional/extra pick-up for excessive trade damage for drywall repair (above and beyond standard pick-up) other than what is indicated above and included per line item #77.