

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. This Contract also includes any item of labor, material, equipment and hardware required by all governing agencies and in order to comply with the code which is not specifically set forth in the plans and specifications of documents referenced above.
2. 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.
3. Subcontractor shall provide adequate supervision to maintain scheduling, coordination, production, quality control, code compliance, and safety practices throughout construction.
4. 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.
5. All installed drywall must be signed off by the Contractor and any governing agencies prior to the release of retention.
6. Subcontractor shall furnish and install all materials, labor, and equipment necessary to supply, install, and finish drywall within one (1) Dog Wash Water Heater Closet and five (5) Apartment Buildings consisting of two hundred twelve (212) units, Retails/Restaurants, Corridors, Wheelchair Lifts, Elevators, Mechanical Shafts, and Common Areas. Contract includes but is not limited to the following:
 1. One hour (1 HR) Walls shall be one (1) layer of five-eighths of an inch (5/8") thick Type X gypsum wallboard unless noted otherwise on plans. Contract includes continuance of drywall through floor-ceiling assembly for occupancy separation and at rim joist where required; as well as down raised concrete stem walls where indicated. Subcontractor shall ensure installation meets fire code and any other specifications by authorities having jurisdiction.
 2. Two hour (2 HR) Fire Walls, Stairs, Elevators, and Mechanical Shafts shall be two (2) layers of five-eighths of an inch (5/8") thick Type X gypsum wallboard unless noted otherwise on plans (fire-rated Doors and Frames by others). Subcontractor shall ensure installation meets fire code and any other specifications by authorities having jurisdiction. Contract includes Exterior Glass Matt drywall where required on exterior of buildings to comply with plans.
 3. Concrete retaining walls at Basement level of Stairs at Building #1 (Type A) and Building #2 (Type A-Alt) shall be one (1) layer of five-eighths of an inch (5/8") thick Type X gypsum wallboard over Hat Channels unless noted otherwise on plans. Subcontractor shall ensure installation meets fire code and any other specifications by authorities having jurisdiction.
 4. Unit, Retail/Restaurant, Breezeway within Building #3 (Type B), Garage, and Common Area floor/ceilings shall be one (1) layer of five-eighths of an inch (5/8") thick Type C Proprietary gypsum wallboard (or approved equal with tested assembly) and RC Channel unless noted otherwise on plans. Subcontractor shall ensure installation meets fire code and any other specifications by authorities having jurisdiction.
 5. Unit, Leasing, and Retail/Restaurant roof/ceilings shall be one (1) layer of five-eighths of an inch (5/8") thick Type C Proprietary USG (or approved equal with

- tested assembly) and RC Channel unless noted otherwise on plans. Subcontractor shall ensure installation meets fire code and any other specifications by authorities having jurisdiction.
6. Corridor, Stair Landing, Storage Closet, Electrical Room, and IDF/MPOE Closet floor/ceilings shall be one (1) layer of five-eighths of an inch (5/8") thick Type X gypsum wallboard unless noted otherwise on plans. Subcontractor shall ensure installation meets fire code and any other specifications by authorities having jurisdiction.
 7. Corridor, Stair, Storage Closet, IDF/MPOE Closet, and Patio roof/ceilings shall be two (2) layers of five-eighths of an inch (5/8") thick Type X gypsum wallboard unless noted otherwise on plans (stucco by others where occurs). Subcontractor shall ensure installation meets fire code and any other specifications by authorities having jurisdiction.
 8. Contract includes one (1) layer of five-eighths of an inch (5/8") thick Type X gypsum wallboard beneath the wooden Fitness Stair stringers, treads, and landings per details on sheet AD5.1.1.
 9. Subcontractor shall coordinate with Contractor, Framers, Elevator Subcontractor, and Wheelchair Lift Subcontractor as wood / metal framing will be left out as required at the front elevator/lift hoistway walls to enable installation of elevator entrances after which Subcontractor will fill in with metal stud framing and drywall per plans.
 10. Subcontractor shall coordinate with Contractor, Framers, and Mechanical Subcontractor where wood framing is left out at mechanical shaft walls to enable installation of duct work after which Subcontractor will fill in with metal stud framing and/or shaft liner and drywall per plans and details 12/AD1.4 and 6/AD1.5 for two hour (2 HR) Shafts.
 11. 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).
 12. RC Channel to be Dietrich Deluxe R.C. Channel at all floor-ceiling, roof-ceiling, and wall assemblies as shown in plans and specifications outlined in this contract. Instructions for installations are critical to follow. Use correct length of screws for Gypsum into RC. Install parallel rows in one (1) direction.
 13. Acoustical Sealant at walls at each layer.
 14. Double layer drywall staggered joints.
 15. Acoustic caulk at electrical boxes in party walls and wall/ceiling intersections at party walls.
 16. Furnish and install drywall for one hour (1 HR) and two hour (2 HR) Area Separations, Party walls, Floor-Ceiling, Roof-Ceiling, and Wall Assemblies as noted in plans.
 17. Drywall mechanical vent shafts per plans and details.
 18. Draft stops shall be per City code including attic draft stop/curtain parallel to roof trusses, party walls, firewalls, and in floor spaces as required and local code requirements. Install attic draft stop as shown in the plans referenced in this Contract. All five-eighths of an inch (5/8") thick Type X fire blocking and draft stops are required per plan and specification Draft stop/curtain in the attic per the Fire Code. This effort shall be coordinated with the Fire Sprinkler Subcontractor for location.
 19. All metal drops in units, garages, corridors/breezeways, stairwells, and amenity areas. Metal framing above cabinets to be coordinated with cabinet

shop drawings and layout approved by Project Superintendent prior to framing.

20. Metal framed walls in units where specifically identified in Metal Stud Walls Exhibit e-mailed to Subcontractor on March 30, 2023.
21. Metal framed walls on either side of Yoga Room TVs as noted on ID Plans.
22. Metal framed knockout walls in Garage A1.4 and Garage A1.5 located in Building #4 (Type C) and Building #5 (Type D) per plans.
23. Metal framing and additional drywall layers at interior cross corridor double egress and pocket doors at the two hour (2 HR) rated fire walls. Coordinate as necessary with Contractor, Framer, and Finish Carpentry Subcontractor.
24. Contract includes all backing in metal framing for cabinets, tub valves, bath accessories, handicap grab bars, etc.
25. Metal framing and drywall at mechanical shafts, soffits, and dropped ceilings.
26. All prelim to be five-eighths of an inch (5/8") thick Interior Glass Matt drywall for all heat bays, lined joist bays, tubs, furred out plumbing walls, back-to-back electrical boxes, icemaker boxes, laundry boxes, electrical panel bays, MSDE bays, recessed can light boxes, exhaust fan boxes, dryer duct, corridor drops, vent shafts, or any other penetration in floor-ceiling and/or roof-ceiling.
27. Contract includes prelim at underside of floor sheathing near tub traps per detail 20/AD1.2.
28. Interior Glass Matt drywall at all dead spaces where drywall is required or shown.
29. Metal furring for heat bays where required.
30. Electrical outlets on Party Walls that occur back-to-back less than twenty-four inches (24") apart shall have double layer drywall applied to the back of stud bay.
31. One-half inch (1/2") thick Dens Shield Tile Backer board (or approved equal) at bathtub and shower tile surrounds. Contract includes six inch (6") strip of building paper between the moisture resistant drywall and the tile backer board per Fairfield Standards. Subcontractor shall continue second sheet of drywall to end of wall or outside corner as necessary.
32. Standard five-eighths of an inch (5/8") type "X" drywall shall be used for all production drywall. All production hanging shall be screwed off, nailing is prohibited.
33. Moisture-resistant drywall to be used in Bath Tubs, Bath sink walls, Laundry, Water heater/Boiler rooms, and Kitchen sink walls.
34. Wrap structural steel beams and/or columns with five-eighths of an inch (5/8") Exterior Glass Matt drywall (where required) per details on sheet AD1.3 or as authorized in writing by Architect of Record. Contract includes clips and/or metal studs as required. Sheet metal covers (where required) by others.
35. Wrap structural wood beams with five-eighths of an inch (5/8") type 'X' drywall (where required) per details 11,12/AD1.3.
36. Wrap non-structural beams that support Garage Door Openers with five-eighths of an inch (5/8") type 'X' drywall.
37. Protection of other trades' work and finish materials. Subcontractor shall be responsible for laying plastic sheeting protection down over garage finish floors and exposed stem walls prior to tape and texture.
38. Square metal corner bead shall be used for all outside corners and applicable openings. Corner bead shall be crimped and nailed in place using a level to ensure metal is installed plumb and level.

39. All other materials not specifically described but required for a complete installation of the work shall be new and of high quality of their respective kinds.
 40. Fire tape finish for maintenance closets, boiler rooms, electrical rooms, MPOE/IDF closets, elevators, mechanical closets, storage rooms, and Retail/Restaurant.
 41. Subcontractor shall add a second layer of drywall for sound isolation on any bedroom wall that abuts a party wall where indicated on plans unless there is minimum three-eighths of an inch ($\frac{3}{8}$ ") shear panel on at least one (1) side. If two bedrooms occur on both sides of the party wall, only one of the bedrooms will require the second layer of drywall.
 42. Wall and Ceiling Texture Finish in Apartment Units, Garages, Storage Closets, Corridors, Stairs, and Maintenance Garage shall include tape and three (3) full coats of drywall mud on all joints and screw holes with sprayed "medium orange-peel" finish on walls and ceilings. Drywall texture to be applied so as to leave no noticeable grooves or ridges. "Smooth Wall" shall be level 5 with smooth finish at all amenity areas. Retail/Restaurant, Elevator, Wheelchair Lift, and Mechanical Shafts to remain as taped finish. Texture finish samples shall be provided and approved by Project Manager prior to the start of job.
7. Subcontractor has guaranteed their drywall material and labor pricing through the duration of this Contract.
 8. Subcontractor shall hang, screw, provide interior scaffolding, and supervision for the installation and completion of all drywall including the finishing and texturing associated with the Units, Garages, Common Areas, Corridors/Breezeways (ceilings on truss assembly), and Stairwells (ceilings on truss assembly) per the applicable plans and specifications for a complete turnkey job.
 9. Subcontractor shall install drywall according to the manufacturer's instructions and installation shall meet all requirements of local codes and regulations and shall be in accordance with the Gypsum Association GA-216 – "Recommend Specifications for the Application and Finishing of Gypsum Panel Products". This includes all shear wall nailing specifications per Structural Engineer and governing authorities having jurisdiction.
 10. Subcontractor is responsible for verifying installation of the fire sprinkler head protective covers and notifying the Project Superintendent of any missing covers or leaks. Any heads damaged or sprayed shall be the responsibility of this Subcontractor along with any costs associated with the replacement of damage due to drywall operations.
 11. Subcontractor is 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.
 12. Units shall be stocked in a timely manner so as not to hinder production or interfere with other trades. Drywall stocking to take place prior to installation of windows.

Should the Subcontractor, his 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.

13. 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. Trades shall be responsible to spread their panels to appropriate locations prior to installation by Subcontractor.
14. Subcontractor shall provide a full time foreman to be on the job during drywall delivery, installation, and finishing. This includes punch out and sufficient manpower to maintain the job progress schedule.
15. At the completion of installation in each room or area within a Building, Subcontractor shall promptly pick up and remove from the work area all scraps, debris, surplus materials, and scrape all joint compounds from the floor and electrical boxes. Subcontractor shall leave all work areas broom cleaned. Units, Corridors/Breezeways, and Garages shall be scraped and power washed if required.
16. 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 Units and Common Areas at time of finish; any and all repairs shall be documented per unit and agreed to by Project Superintendent prior to the start of any repairs.
17. Any and all work considered extra to the Contract must be agreed to and approved by the Project Manager, prior to commencement of work. The Project Superintendent has no authority to approve extra work to the Contract.
18. Subcontractor and/or his employees shall park vehicles in designated areas, as instructed by the Project Superintendent and shall be responsible to protect and clean at all times driveways, garage areas, and any other parking areas.
19. Notifying the Project Superintendent of missing insulation prior to hanging shall be the Subcontractor's responsibility. Failure to notify Contractor shall result in removing and replacement of board at Subcontractor's expense.
20. Subcontractor shall scribe, detail, sand, and caulk all angles, ceilings, and walls, etc. as soon as possible following texture operation, prior to paint. Cleanup of units shall be accomplished the day following the texture operations.
21. Special 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.
22. Limited use of water for clean-up is permitted. Clean-up includes but is not limited to overspray on windows, window tracks, tubs, door casing, stucco etc.
23. 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.).
24. 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.
25. Subcontractor shall walk all units and accept by signing off framing straight edge, prior to hanging production drywall.

26. 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.
27. Subcontractor shall ensure drywall at all supply and return registers is tightly cut and mudded as required for air leakage HERS Testing and compliance with CALGREEN and Title 24 requirements (final caulking by others).
28. Subcontractor shall tape, float, skim, and sand all walls and ceilings. All windows, doors, and doorframes shall be masked off 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.
29. 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.
30. Subcontractor shall be responsible for all windows or wall framing removed for stocking drywall in buildings. Subcontractor shall promptly and properly replace windows and wall framing or be backcharged by Contractor if adjustments are necessary.
31. Prior to hanging drywall, Subcontractor shall have a meeting with the Project Superintendent, Architect, and City of Inspectors to clarify all installation procedures.
32. Subcontractor shall be responsible for any and all costs associated from cleaning tools in tubs and/or sinks.
33. Subcontractor is responsible for supplying and maintaining a Washout Bin for their operations throughout the duration of the Project. Washout containment will be supplied and managed at all times to keep drywall mud from entering into streets or dirt based on the State of California SWPPP requirements. Subcontractor shall coordinate location with Project Superintendent prior to delivery.
34. Subcontractor is responsible for all Drywall clean-up to Subcontractor-provided bins and haul away to an approved recycling dealer. No waste material from this Subcontractor shall be placed in Contractor's dumpsters. Subcontractor shall also follow City of Recycle and Re-Use programs and provide recycling reports and documentation to Project Manager or Project Superintendent on a monthly basis.
35. 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.
36. Subcontractor shall correct all third party inspection deficiency items found upon inspection. Corrections must be made within a twenty-four hour (24 HR) period in order to maintain production schedule.
37. Subcontractor is responsible for maintaining the Contractor's construction sign-off sheets for each Building as it pertains to each completed task.
38. Alternate cost to eliminate one (1) layer of Type X drywall at Rim Joist shall be a deduct to this Contract at a rate of forty thousand three hundred twenty dollars (<\$40,320>).

4.0 Exclusions

1. All RSIC clips (unless noted otherwise).
2. Exterior scaffolding (by others).
3. Masking at floors or exposed concrete (unless noted otherwise).
4. All additional layers of drywall to flush out walls where shear no longer occurs.
5. Offsite parking.
6. Permits, bonds, and fees.
7. Fuel or heaters to heat units.
8. Drywall or sheathing on exterior buildings (except where shown on plans).
9. Drywall on patio ceilings/lids except where required for truss assembly (stucco and state-required inspection vents by others).
10. Fire caulking (unless noted otherwise).
11. Acoustical Insulation.
12. Backer Rod.
13. Supply of Access Panels (unless noted otherwise).
14. Draftstop Doors (by others).
15. Air Leakage Caulking (by others).
16. Caulking of windows (by others).
17. Patching off man-lifts.
18. Twenty-two inch by thirty inch (22" × 30") one-hour (1 HR) fire-rated Attic Access Doors per detail 14/AD3.2 (by others).
19. Non-rated Plywood Draftstop Doors per detail 16/AD3.3 (by others).
20. Walls and Ceilings at Plaza 2 Podium Deck, Bus Stop Shelter, and Dog Wash structure.
21. Firestop Sealant or Mineral Wool at intersection of Ceilings and Lined Joist Bays (by others).