

GROSSMONT UNION HIGH SCHOOL DISTRICT

MMHS SCIENCE BUILDING MODERNIZATION MULTI-PRIME

**ATTACHMENT E
BID PACKAGE**

CN-4071

PLUMBING

TRADE CONTRACTOR SPECIFIC PROVISIONS
BID PACKAGE: CN-4071
PLUMBING – VERSION 01

PLUMBING – VERSION 01

The following clarifies certain inclusions, exclusions, and other information. This list is not inclusive of all work and is not limiting in any manner. This Exhibit shall supplement all General and Special Conditions in this Contract unless specifically noted herein to supersede them. This exhibit shall supersede all other conditions in the Contract and Contract Documents in the event of specific conflicts between the Documents.

I. GENERAL REQUIREMENTS: The following General Requirements apply to all work included in this contract:

1. Full compliance and scope coverage with Specification Section(s):

- DIVISION 00 – In its entirety
- DIVISION 01 – In its entirety
- 07 84 13 – Penetration Firestopping
- 07 92 00 – Joint Sealants
- 08 31 13 – Access Doors and Frames (For this Prime Only)
- 12 36 00 – Laboratory Casework
- DIVISION 22 – In its entirety

Full compliance and scope coverage with all other Project Scope and Specification Sections that interface with and require services related to this scope of work.

2. Prime Contractor shall have a current California Contractor's License Classification as listed on the Notice to Bidders and shall keep same current through-out the duration of the project. License required for this work shall be A, or B, or C-34 and C-36 and C-16.

3. Schedule of shop drawings, submittals, and dimension verifications: The following groups of shop drawings and submittals are not all-inclusive and are supplemental to requirements found elsewhere in the documents. These submittals shall be delivered to the Project Manager not later than the below listed dates:

a. ALL Contractual Submittals

Due: 30 Calendar Days after Notice to Proceed

These due dates take precedence over other dates found elsewhere in the Contract Documents.

4. Prepare any coordination drawings required to show the interface between work provided by this contract and others. This includes but is not limited to:

- a. Plumbing Equipment Layout Drawings
- b. Above Ceiling Coordination Drawings

- c. Through Wall Piping Penetration Drawings
 - d. Underground Piping Coordination Drawings
5. Procurement of Critical Long Lead Items: Prime Contractor shall be responsible to ensure that critical long lead items are delivered to the project site as required to meet the Master Project Schedule.
 6. Prime Contractor has included the costs for off site storage of project materials.
 7. Schedule: Prime Contractor shall issue to the Construction Manager a detailed Construction Schedule for this trade's work as it pertains to this Project. The work shall proceed in accordance with the Master Construction Schedule (Attachment F) issued with the Construction Documents. This schedule shall be modified from time to time in order to properly coordinate and sequence the work; however, the Prime Contractor is responsible to supply sufficient manpower, equipment and material necessary to ensure the duration of time established for the Prime Contractor's work is maintained as per the Construction. **This project has a very tight construction schedule constrained by the 2025 school year. Weekend work and overtime will be required to complete this scope on time. Please include all weekend work and overtime hours as needed to complete the plumbing scope within the durations given in the project schedule.**
 8. Prime Contractor has reviewed the Project and is aware of existing conditions.
 9. For bidding purposes contract shall include export of all excavated soils and import of select material for fill and backfill in complete compliance with the Contract Documents for all existing utility backfill and grading areas. Include haul-off and disposal of all debris, existing fill materials, spoils and surplus soil/cobbles/boulders. Prime Contractor includes industry standard equipment or equipment recommended to perform the work described in the Geotechnical Report.
 10. Provide flagmen as required. It is understood that the work will take place within an operating Campus and that the Prime contractor is solely responsible to protect the public and maintain uninterrupted access to the campus by the general public. Provide all barricades, etc to achieve this. Perform during off-hours as required to avoid disruption of campus operations.
 11. Any required utility shutdowns shall be coordinated with the Construction Manager and the District 14 days in advance. It is understood that the operations of a functioning campus shall not be interrupted. Therefore, shutdowns may need to occur after hours and on weekends. Prime Contractor has included the costs for this off-hour work.
 12. Prime Contractor will be responsible for collateral damage to areas or finishes not scheduled for demolition as a result of their operations.

13. Include all work as referenced by notations: "by Plumbing or Utility or Fire Sprinkler Contractor," or similar notations that may be noted throughout the entire set.
14. It is understood that all scope inclusions contained in this bid package shall be provided by the Prime Contractor regardless of similar or identical inclusions found in other bid packages or trade contracts.
15. It is understood that the Trade Contractor Specific Provisions contained in the contract documents are a material element of this Contract and scope of work. It is specifically noted that the Prime Contractor shall be responsible for all requirements and clauses contained in the Trade Contractor Specific Provisions
16. Prime Contractor shall maintain and record as-built information of his work in a current condition. The Prime Contractor shall transfer all as-built information onto the record set of drawings located at the Construction Manager's Field Office. All transferred information shall be neat, legible and in accordance with the guidelines set forth in the contract documents. Failure to provide as-built information in a timely manner will result in progress payments being withheld.
17. The Prime contractor has reviewed the Attachment J – As-Builts and is aware of the existing conditions.
18. Properly coordinate the locations and dimensional requirements (including specific dimensions shown on the plans) of all contract work items with all other trade work items so that conflicts, incorrect locations, inadequate space/clearance, and similar types of circumstances are avoided. Prime Contractor shall verify that all work items will fit within the designed wall cavities, ceiling spaces, furred areas, etc., before any affected building elements are constructed (i.e., foundations, slab on grade, elevated deck, etc.
19. This Prime contractor acknowledges and includes the cost for all required off-hour, overtime and weekend work schedules as required to perform the work included in this contract and also coordinate this contract work with all other related trades. This contractor shall provide manpower and shift schedules (in advance of the actual work being performed) to the Construction Manager so that it can be analyzed against the Project's schedule requirements.
20. Prime Contractor is required to properly staff the Project to maintain the Project's schedule and to ensure proper sequencing with other Prime Contractors as required by the Construction Manager.
21. Prime Contractor is responsible to provide all layout for its work from survey control points and lines, including all building corners, grid lines, offsets, elevations, etc.
22. Provide all necessary protection for new work and adjacent finishes from Prime Contract work operations. Include steel plates, plywood, plastic and masking protection as required. Prime Contractor is responsible to maintain/repair/replace any temporary barricades that are moved or damaged

by its work. Prime Contractor is responsible to protect all existing structures/MEPs/benchmarks/miscellaneous items as required by the Contract Documents during this Prime Contractor's work.

23. Prime Contractor acknowledges that space for storing materials within the worksite is limited. All delivery and storage of materials shall be scheduled and coordinated with the Construction Manager prior to shipping. Prime Contractor is responsible to assure that stocking of building materials does not overload the building structure or unreasonably impede the work of other trades. Prime Contractor shall promptly relocate stored and stockpiled materials when directed by Prime Contractor.
24. Prime Contractor is responsible to promptly remove from the project all surplus material and debris associated with its work.
25. Prime Contractor is responsible for scheduling and coordinating all deliveries required for this scope of work with the Construction Manager and other Prime Contractors. Prime Contractor to provide adequate flagmen, street closures, sidewalk closures, permits, traffic control, etc. for deliveries, transporting on site, pick-ups as required by the project schedule, specifications, job conditions and governing agencies within the jobsite limits.
26. Prime Contractor shall adhere to OSHA safety standards while on the project site and shall engage their designated safety professional to make periodic jobsite walks for safety compliance. Any noted issues or concerns shall be reported to Construction Manager's Superintendent at the time of visit. Prime Contractor is responsible to maintain/repair/replace any temporary barricades.
27. The general site wide storm water pollution prevention plan (SWPPP) will be prepared and implemented by others. Prime Contractor shall assume full responsibility to replace any broken sandbags or any other SWPPP type materials damaged by this Prime Contractor during the course of this Subcontractors work.
28. Prime Contractor acknowledges that parking space within the project boundaries is extremely limited. The only trucks in immediate use (Loading/Offloading, welding rigs, rigging, etc.) will be allowed to stage near work areas. Worker parking will be designated by the Construction Manager. Penalties for failure to comply with this requirement are the responsibility of the individual vehicle owner.
29. In the event of conflicts not clarified prior to bidding deadline, Prime Contractor shall assume the most stringent, higher quality and greater quantity of work for bidding purposes. If Prime Contractor still requires clarification after awarded the project, Prime Contractor shall generate an RFI. If appropriate, a deductive change order shall be issued if the clarification results in a reduced scope.

30. Prime Contractor shall furnish and install all mock-ups required by specifications found within this Prime Contractor's scope.
31. Prime Contractor shall include provisions to comply with all delegated-design submittal requirements found within their respective specification sections.
32. Prime Contractor understands that parking will not be permitted within the limits of work, staff parking, student parking or public parking spaces on campus, unless specifically allowed in the Contract Documents or agreed upon by the District. Prime Contractor acknowledges that food trucks are prohibited from entry to the construction limits of work and MM High School campus. This General Requirement supersedes parking provisions outlined elsewhere in the Contract Documents.
33. Perform all coring and sleeving (as required by actual Project requirements) for all contract work. If required, include proper types of steel sleeves at penetrations. Prime Contractor includes X-ray or pachometer investigation before coring into concrete.
34. Provide Fire, Smoke, Sound and/or Architectural caulking and sealants at all plumbing penetrations as required by the contract documents. The intent of this general inclusion is for each Prime Trade Contractor to be responsible for their own penetrations as it relates to their scope of work.
35. Furnish and install all necessary Unistrut, angles, channels, brackets, backing, threaded rod, miscellaneous steel fasteners, etc. as required to install all fixtures and piping work included in this contract, including seismic supports and sway bracing. All work shall comply with applicable codes and Contract Documents.
36. Furnish and install proper support under piping and similar items that run horizontally on the roof membrane.
37. Furnish and install all items as required to properly seal all piping penetrations on the roof. Each piping penetration shall be a minimum of 18" from raised platforms, curbs, and adjacent penetrations. Roof penetrations shall not interfere with the operation or servicing of equipment (i.e., piping shall not be located in front of equipment access doors).
38. The locations, configuration, sizes and height of roof penetrations shall be fully compatible with the type of roof system and manufacturer's warranty. The Roofing (Finishes) contractor shall approve all such items prior to installation. The design, proper sequence and installation of jacks, flashings, and drains shall be coordinated with the installation of the roofing system. The height of all penetrations shall be a minimum of 8" above the highest point of the finished roof surface. Overall dimensions must be based on the thickness of the insulating concrete fill system, rigid insulation, etc., as applicable.

39. Verify the exact location and finish height of each floor and deck drain in the interior rooms and exterior areas of the building before installation. Each drain shall be fully compatible and appropriate with the waterproofing systems and thickness of the composite floor materials. The location of the drains shall be placed properly, symmetrically and as required to avoid conflict with all other building components (i.e., toilet partitions, etc.)
40. All equipment, fixtures, piping and work including installation shall fully comply with the current handicap codes (even if contrary to the Contract Documents and submittal approvals by the Engineer). Prime Contractor shall request specific written direction from the Construction Manager before proceeding with any work that is non-compliant.
41. Furnish and coordinate all plumbing fixture and equipment templates for cutouts in cabinetry and all other building components as applicable.
42. Include all excavation and backfill work as required for systems included in this contract. All excavation, bedding materials, backfill and compaction shall be pursuant to requirements of specifications, drawings, and this exhibit. All areas of excavation shall be returned to existing grades upon completion of work. Include handwork/grading around piping, vaults, etc. Haul from the site all spoils generated by the work included in this Contract. All areas where excavation and backfill are performed under this contract should be left ready to receive concrete patch (trenches to be shaded/backfilled, compacted, brought to grade, and debris removed; ready for Concrete Contractor to dowel-in rebar and pour).
43. Include disconnecting/safe-off/capping of all plumbing items to be demolished prior to removal by Demolition Contractor.
44. Include layout/coordination for all saw-cutting and concrete demolition per plans and as necessary for new improvements.
45. Include removal of any abandoned underground plumbing that interferes with new improvements.
46. Furnish and install specified labeling, stenciling, tagging and identification of work included in this Contract. This includes all heat trace cable and detection tape required by the plumbing contract documents and/or building codes; whichever is more stringent.
47. Furnish and install all access doors required for plumbing work. The proper type and finish of architectural access doors shall be provided. The type and finish may or may not be specifically listed in the plumbing and/or architectural specification sections. Prime Contractor to assume stainless steel access doors in bathroom walls. Coordinate all openings with the respective Prime contractors (i.e., framing, acoustic ceiling, etc.) The Framing Contractor shall provide the openings in the framing systems. Prime Contractor understands that the intent is to use one manufacturer for all exposed interior access doors.

48. The water piping system within the building shall be energized at all times during installation of drywall.
49. Properly secure all sleeves, work and fixtures that are cast into concrete work so that movement does not occur during placement. Verify proper location and placement before concrete placement.
50. This Prime contractor shall provide manpower and shift schedules (in advance of the actual work being performed) to the Construction Manager so that it can be analyzed against the Project's schedule requirements.
51. All piping diagrams and plumbing plans are schematic in nature only and actual routing of piping will vary due to actual job conditions. Include all necessary relocations and re-routing as required for a complete and functional system. Piping should be expected to be relocated up to 10' in order to avoid obstructions. Prime Contractor to install scope of work in accordance with the coordinated drawings/files/Shop drawings. Any deviations that affect other systems shall require approval of the design team prior to installation.
52. Provide, erect and dismantle all ladders and scaffolding required to perform work. Provide all required rigging and hoisting necessary to perform this scope of work. All lifts and material handling required to perform this scope of work shall be provided by the Plumbing contractor.
53. Finish Prime Contractor includes all in-wall flat-strap backing and rough carpentry Prime Contractor includes all in-wall and above ceiling structural wood-framed backing. Prime Contractor shall coordinate accordingly and layout backing where required for this Prime Contractor's scope.
54. Daily clean-up of all debris related to the Work of this Prime Contractor is required. All debris generated by this Prime Contractor shall be legally removed daily and disposed of offsite by this Prime Contractor. All Prime Contractors, while on site, will provide a clean-up laborer to be included in the weekly clean-up effort for the duration of the project. For bidding purposes, Prime Contractor shall provide a 2 hours of clean-up labor for 33 total weeks.

II. PLUMBING INCLUSIONS: The following items are specifically included in the Plumbing scope of this Contract:

1. All Plumbing work shown on the Plumbing Drawings. Scope includes but is not limited to: building and domestic water, sanitary sewer and vent, storm drain, gas, water heaters, gas pressure regulators, drain pumps, drywells, trap primers, drain receptors, roof, overflow and area drains, drinking fountains, hose bibs, condensate drain systems, water closets, urinals, lavatories, sinks, mop sinks, eyewashes, floor drains, PRVs, piping insulation, all other plumbing fixtures, accessories, and equipment required by the Contract Documents. Scope includes complete gas system including regulators, etc, per the Plumbing Drawings.
2. Provide temporary water as follows:

- a. From onsite source, provide temporary water feed to Construction Manager trailer within 2 business days of receiving an NTP. Assume temporary water point of connection is 100 LF from the trailer point of connection.
 - b. Provide 2 each hose bibs to be located onsite for construction use as directed by Construction Manager. Connect to nearest water source and remove when directed by Construction Manager.
3. Furnish and install all site and building natural gas work. Include a pressure regulator and an earthquake valve as required by code and the Contract Documents.
4. Furnish and install all equipment and fixtures listed on the plumbing equipment schedule and plumbing fixture schedules on sheet P-002.
5. Furnish and install all new bathroom fixtures and associated plumbing work in the (2) new bathrooms.
6. Provide vibration isolators and steel support rails for plumbing equipment.
7. Provide concrete anchors, thrust blocks and encasement for underground piping as required.
8. Furnish and install protective insulation and covering over all exposed fixture piping and valves as required by the Contract Documents.
9. Furnish and install drain pans and associated piping at the water heaters.
10. Plumbing Contractor shall layout all limits of demolition and coordinate with demolition contractor.
11. Include trenching, backfill, compaction, etc. for all underground plumbing work. The demo contractor will sawcut and remove concrete per the plumbing contractor's layout. The plumbing prime contractor will be responsible for digging all trenches for new underground plumbing. This includes excavation, export of excess soil, removal of old plumbing lines and debris in the way of new lines, new plumbing per the details, backfill, compaction and rough grade. The concrete contractor will come through for final grading and concrete.
12. Include capping, cutting, and removing of abandoned underground piping that interferes with new improvements.
13. Include final connections to existing utilities. Exploratory and investigative work may be required to locate existing utilities.
14. It is the responsibility of this Prime contractor to locate and verify existing utilities before digging and trenching.
15. Furnish and install all waste line clean-outs as required by code, the Contract Documents and as required to provide proper access to all points of the system.

Clean-outs shall be located in a manner that does not interfere with any building components and at inconspicuous locations. Floor clean-outs shall not be located in marble, tile or wood floors nor shall wall clean-outs be located in public side of walls. Exterior clean-outs shall not be installed in paved areas without consent of Construction Manager. Exterior clean-outs shall be installed in landscape areas whenever possible.

16. All plumbing fixtures and drains shall be adequately protected so that no foreign matter can enter. Additionally, protect so that they cannot be used prior to building occupancy.
17. Clean out and flow test all lines prior to project completion. Upon project completion and when directed by the Construction Manager, flush all drains, remove and clean all filters, strainers, etc.
18. Provide final connections to existing services, new equipment and work supplied under this contract and equipment supplied by others as defined by the Contract Documents.
19. Furnish and install water heater platforms/and other equipment supports as required by the Contract Documents.
20. Properly flush and sterilize the new domestic water piping system. Disconnect/reconnect water mains at meters as required to charge system with chemicals. Provide chlorinating certificates at completion of all testing. Properly flush all faucets (without strainers installed) fixture supply valves, toilet flush valves, etc.
21. Provide bacteria testing upon completion of work.
22. Polish all floor drain covers at conclusion of Project.
23. Isolate any piping through concrete floors and decks as required to prevent contact with concrete. Properly support all pipes below decks as required.
24. Coordinate with Structural drawings for all piping installed below grade.
25. Locate all valves as required for ease of accessibility. Coordinate with all work by other trades. Relocate valves as required if not easily accessible.
26. Design/Engineer for all supports, hangers, bracing, etc. for ceiling and wall mounted plumbing items. Provide engineered shop drawings for approval by the Architect/Engineer.
27. If required, Prime Contractor will be required to utilize trapeze type supports to bridge under obstruction.
28. Provide complete equipment layout drawings for all work provided by this Prime Contractor as required to ensure all equipment will fit in designed areas. Provide all additional supports, mounting/anchorage systems, to comply with this

requirement.

29. Install all work within casework as required to conceal piping to the maximum extent possible.
30. Coordinate with casework manufacturer for rough-in and plumbing connection locations for all sinks & faucets set into countertops.
31. Supply & install traffic rated SX-1 sample box per plans & specifications.
32. All exterior bolts install through Sheet Metal pad covers shall be set in mastic and have waterproof seal.
33. Connect & rough-in condensate drains and secondary drains. Prime Contractor shall coordinate with HVAC Prime Contractor for manufacturer requirements on condensate drain discharge. If plumbing and mechanical plans do not explicitly show where condensate shall be discharged from RTUs/DCUs, Prime Contractor shall assume condensate routes and discharges to the nearest mop sink in the same building.
34. Plumbing Contractor shall camera all existing underground piping to be reused to inspect for damage, cracking, root intrusion, etc. that may interfere with new systems. Plumbing Contractor shall notify in writing the Project Team if any conditions observed during the camera inspection would cause conflicts/issues within 24 hours.
35. All below slab piping rough in shall be installed below subgrade. (i.e., below gravel and sand base).
36. All Prime Contractors are responsible for covering of roof openings for a weather tight system prior to rain and rain clean-up. Prime Contractor to consider the allotted rain days in the project schedule for budgeting purposes.
37. Label all piping per specifications and applicable building codes.
38. Furnish and install all supports for plumbing and plumbing equipment.
39. Furnish and install all rooftop flashing for plumbing work.
40. Provide concrete anchors, thrust blocks and encasement for underground piping as required. Provide resources to meet the requirements of detail 11/S-502 for locations where new pipes run under existing footings. Include concrete/slurry encasement, foam wrap, etc..
41. Include wrapping of below grade pipe per Contract Documents.
42. Include all mixing valves.
43. Furnish and install all Unistrut, angles, channels, brackets, backing, threaded rod, miscellaneous steel fasteners, etc. as required to install all fixtures and piping work

included in this subcontract, including seismic supports and sway bracing. All work shall comply with applicable codes and Contract Documents.

44. Prime Contractor includes plumbing safe-off and demolition coordination the following: Properly identify and make safe all existing plumbing services as required to facilitate the demolition (including a mark-out job-walk) and/or retrofit work within the scope of the Project. Clearly identify all equipment and fixtures scheduled to be demolished for removal by the demolition contractor. Lay out the extents of the demolition. If there is equipment or fixtures that should have been demolished and were not properly identified by the plumbing Prime Contractor but are remaining after demolition, this Prime Contractor will be responsible for having them removed. If there are fixtures or equipment scheduled to remain but not properly identified by this Prime Contractor prior to demolition, this Prime Contractor will be required to buy the replacement equipment. Prime Contractor shall include re-cutting, re-grinding and any other required preparation of point of connections where existing equipment/material was removed by the demolition Prime Contractor. Prime Contractor shall account for and participate in on-site job-walks at the beginning of the project specifically for coordinating demolition/safe-off.
45. Furnish and install all fixture mounts.
46. Prime Contractor Includes one hundred (100) journeyman labor hours for miscellaneous plumbing work. The Construction Manager/District may authorize the use of these hours only.
47. Prime Contractor has included multiple mobilizations to achieve the requirements of the contract. For bidding purposes, include five (5) mobilizations. A mobilization is defined as removal and return of equipment and materials. A crew leaving the site is not a demobilization.
48. Prime Contractor includes provisions to accommodate multiple commissioning/functional testing in order to achieve the project milestones and completion dates shown in the project schedule.
49. Prime Contractor shall coordinate plumbing points of connection (POC) with other Prime Contractor's finish equipment/ systems accordingly. If this Prime Contractor fails to properly coordinate final POCs with other Prime Contractors prior to completing installation, and the POC is wrong and not feasible given the site conditions, the Prime Contractor will be responsible for the costs to relocate the power, low voltage, or fire alarm infrastructure and any subsequent remedial work as a result of the relocation.
50. Attend all overhead MEP coordination meetings hosted by the CM.
51. Prime Contractor includes all hose bibbs and required roof support pipes (with end caps and base plates).
52. Prime Contractor includes all floor drains, per and shall ensure drains are flush

with the floor finish. Prime Contractor includes all necessary collars, strainers, membrane flashing and drain bodies to complete the floor drain assembly.

53. Supply & install complete water heater & expansion tank systems with all equipment and accessories per plans & details. Includes but is not limited to: water heater, platform/structure, expansion tank, mixing valves, sample boxes, circulation pumps, hot-water-returns, etc.
54. Supply & install all appliances labeled as Contractor-furnished, Contractor-installed and install appliances labeled as Owner-furnished, Contractor-installed. This includes the washer, dryer, dishwasher and refrigerator. Review the architectural drawings for all appliance locations and details. Coordinate these appliances with surrounding casework.
55. Supply & install laboratory Emergency Eyewash/Shower Combos, and Emergency Eyewash units. Include a complete system per the details on P-501.
56. Supply & install laboratory Gas Outlets at workstations per plans & details.
57. Prime Contractor includes all water hammer arrestor assembly scope shown, per 2/P-501.
58. Unless specifically instructed otherwise, all piping shall be braced per the Anchorage Notes on P-001.
59. Prime Contractor includes provisions to accommodate multiple commissioning/functional testing in order to achieve the project milestones and completion dates shown in the project schedule.

III. **ALLOWANCES:** The following allowances are included in this scope of work. Construction Manager must agree to the price, type and extent of additional scope before work is started. Field tickets must be signed by Construction Manager's Superintendent on a daily basis to account for the time, material, and equipment used from these allowances. All time, material, and equipment used from these allowances will be billed against these allowances and any portion of the original allowance amount not used will be credited back to the Owner at the end of this Contract's scope of work as a deductive change order. This Article is separate and exclusive from all other Work required by the Contract.

- CN-4071 Allowance #1: Unforeseen Plumbing = \$50,000.00

IV. **ALTERNATES:** N/A

V. **EXCLUSIONS:** N/A