

CUSTOMARY STANDARD PROPOSALS BY TRADES

Division 02 – Site Construction - Demolition

Inclusions:

Provide all labor, materials, tools and equipment, transportation and miscellaneous items required to complete all demolition work necessary for a complete project, including all work necessary to satisfy Federal, State, City, County or any other governmental regulation or authority and Contractor's Safety Program.

1. _____
2. _____ Load and haul materials (debris and concrete) from site.
3. _____ Dust control / mitigation to include water engineering.
4. _____ Written procedures for the preservation of historic features to be submitted prior to the start of destructive activities for review and approval provided by GC.
Preparation and submittal to the Owner and County of _____ Department of Public Works a "Best Management Practices Plan" for jobsite recycling and waste reduction. This plan will be patterned after the attached Demolition Work Plan.
5. _____
6. _____ Cut & cap utilities.
7. _____ Temporary facilities including restrooms, wash stations, electricity and water source as required for the performance of the work covered by this proposal only.
8. _____ Protection of existing _____
9. _____ Preservation of the _____
10. _____ Rough grade depressions created by structure and foundation removal to mitigate site fall hazards.
11. _____ Remove and dispose of existing Furniture, Fixtures & Equipment (FF&E) left in structure(s). We have estimated _____CY of miscellaneous FF&E. See Alternate #___ for pricing to remove and haul additional FF&E.
12. _____ Associated saw cutting & water control
13. _____ Mobilizations
14. _____ Broom clean finish
15. _____ Raked clean finish
16. _____ Client to provide a Good Faith Asbestos Survey prior to beginning demolition.
17. _____ Sidewalk closure & lane closure will be in place prior to and, for the duration of the demolition
18. _____ No piles under any structure (driven or drilled)
Consistent with the intent and requirements of various local, state and federal regulations, the owner is and remains the named generator of regulated (i.e. hazardous) wastes associated with materials to be removed, transported and disposed of. The owner is also responsible for the
19. _____ identification of such materials.
20. _____ All live water lines, including fire sprinklers, in our work area shall be deactivated and drained by others.
21. _____ Salvage value for all items is included in our scope of work.
22. _____ Construction utilities (power, water, etc) are available within 100' of work areas.
23. _____ This proposal is based on a mutually agreeable progress schedule.
24. _____ Concrete and A/C trench patching

Exclusions:

25. _____ Anything related to hazardous materials which includes but is not limited to asbestos, airborne silica, PCB's, Freon, hydraulic oil, lead, air monitoring, dangerous or hazardous waste evaluation,

CUSTOMARY STANDARD PROPOSALS BY TRADES

characterization, or disposal, regulatory notices and hazardous materials surveys.

26. Roughening of surfaces, sanding, patching and grinding
27. All BMP's
28. Any Grade beams
29. Transformers & switchwork
30. Fluorescent Lightbulbs & PCB containing light fixture ballast
31. Removal of underslab & underpavement materials
32. Vector Control
33. Mastic or floor prep
34. Draining & disposal of all Freon or hazardous liquids from all AC Units
35. Cut & cap, locate or make safe/de-energize site utilities
36. Remove and dispose of existing Furniture, Fixtures & Equipment (FF&E) left in structure(s)
37. Tree's shrubs and all grass
38. Dewatering
39. Protection (i.e., dust, weather, pedestrian, perimeter fencing, existing items to remain, etc.)
40. Shoring or bracing of existing structure to accommodate demolition
41. Shoring or bracing of existing elements to remain
42. Site work, excavation, grading & compaction
43. Erosion control
44. Site security & fencing
45. All permits
46. Backflow preventers & meters

Division 02 – Site Construction - Sitework

Inclusions:

1. Erosion Control Measures
2. Clear & Grub
3. Site Demolition
4. Mass Excavation & Embankment
5. Import Borrow (if required)
6. Exterior Sewer System
7. Exterior Water System
8. Exterior Drain System
9. Excavation, Backfill & Cushion for Interior Utilities (except electrical)
10. Structure Excavation & Backfill
11. Slab Cushion
12. Aggregate Base Course
13. Aggregate Subbase Course
14. Concrete Curb and / or Gutter
15. Dust Control for Our Operations Only
16. Fine Grade Site Areas for Placement of Topsoil by Others

CUSTOMARY STANDARD PROPOSALS BY TRADES

Exclusions:

17. Temporary Barricade & Fencing
18. Dust Screen
19. Building Demolition
20. Soil Poisoning
21. A. C. Paving
22. Pavement Markings & Signs
23. Concrete Pavement, Slabs & Walkways
24. Concrete Footings & Walls
25. CRM
26. Reinforcing Steel
27. Chain Link Fence & Gates
28. Topsoil, Irrigation & Landscaping
29. Interior Pipe Work
30. Electrical Work
31. Structural Layout
32. Hazardous & Contaminated Waste Removal
33. Contractor Quality Control ("CQC") Personnel
34. Bond Cost
35. Permit Cost
36. Utility Company Charges Special Insurance Fee
37. Soils and Concrete Testing

Division 02 – Site Construction – A. C. Paving

Inclusions:

1. A.C. Paving

Exclusions:

2. Barricades
3. Traffic Control & Flagmen
4. Weed Killer
5. Pavement Markings
6. A.C. Saw Cutting
7. Trench Patching
8. Grading
9. Layout
10. Independent Testing
11. Weekend/Night Work
12. Bond Cost
13. Shoulder Dressing

CUSTOMARY STANDARD PROPOSALS BY TRADES

Division 02 – Site Construction - Landscaping & Landscape Irrigation

Inclusions:

1. _____ Reasonable access to project site
2. _____ Electrical power and water to be furnished within reasonable access at no cost to TNL
3. _____ Any extra work shall be mutually agreed upon in writing prior to commencement of said work
4. _____ Acceptance to this proposal within 60 calendar days
5. _____ Proposal is based on landscape drawings developed by Landscape Architect dated xx/xx/xxxx
6. _____ Staking and guying of trees as necessary
7. _____ 90 day establishment maintenance
8. _____ Root barriers, landscape brick headers, topsoil included?

Exclusions:

9. _____ Premiums for performance and/or payment bonds
10. _____ Any liability for losses due to acts of God, including, but not limited to erosion, wind, earthquake, flooding, and tidal wave
11. _____ Any liability for losses due to improper maintenance after acceptance of work, and/or owner or other contractor transplants
12. _____ Any liability for losses due to vandalism following installation and acceptance of work
13. _____ Any liability for losses due to pest infestations after acceptance of work
14. _____ Expenses incurred because of delay caused by non-performance, malperformance or delays of contractor or others not employed by subcontractor or any of its lower tier or suppliers subcontractors
15. _____ Clearing grubbing and rough grading. Preparation of subgrade
16. _____ removal of debris, waste material and rubbish left by others
17. _____ Demolition or removal of existing plant material. Tree trimming, pruning, or protection of existing trees to remain
18. _____ Electrical connections. 120V Electrical Service to controller
19. _____ Water meter installation
20. _____ Sleeving, conduits and copper piping under slabs, pavement, though walls – by others (provide sleeve material only)
21. _____ Concrete work, landscape, water features, water feature boulders, stone pavers
22. _____ Traffic or pedestrian control
23. _____ Toning/Identification/repair to unidentified utilities
24. _____ Repair or restoration of existing plantings or irrigation system damaged by others (or prior conditions)
25. _____ Maintenance of existing landscaping or irrigation
26. _____ Planters, Planter pots, Planter waterproofing, drainage panel, and filter fabric
27. _____ erosion control
28. _____ Tree Grates

CUSTOMARY STANDARD PROPOSALS BY TRADES

Division 04 – Masonry -

Inclusions:

1. Hollow Concrete Block, Cell Fill, Door-O-Wall
2. Stock Concrete Masonry Unit(CMU) Sill Block
3. Stock Concrete Masonry Unit (CMU) Screen Block
4. labor to install pre-cut and bent rebar as provided by Others
5. Brick (type:)
6. Stone work including weeps and cement cap
7. masonry Paving (type:)
8. glazed Structural Units
9. Glazed Block
10. Hoisting (Up to 30" height only.) _ by General Contractor's Crane at no cost to us _____
11. Clean up of our Debris
12. Federal & State taxes

Exclusions:

13. Dove tail anchor slots
14. Excavation, backfill, and/or filter materials, pumping and/or dewatering
15. Reinforced concrete
16. Cast stone, precast concrete and/or splash block, manholes
17. Concrete coping, lintels, or sills
18. Caulking, pipe Sleeves, Bathroom Accessories
19. Any carpentry, e.g., shoring of walls, lintels
20. Demolition, waterproofing, layout & drilling for dowels and/or anchor bolts, etc.
21. Plastering, EFS, Cement Wash, Parging
22. Batter boards for CRM, Fireproofing, Caulking
23. Iron or steel, anchor bolts, etc.
24. Scaffolding for others, Traffic control
25. Deformed reinforcing steel for cells
26. Special Masonry Inspection, and Testing
27. Welding, tying of steel
28. Premiums for performance and/or payment bonds
29. Hard tile or quarry tile
30. Installation of metal brackets, anchor bolts, templates, etc.
31. Landscape Brick Headers
32. Layout of Building, Partitions, Openings, & Penetrations

CUSTOMARY STANDARD PROPOSALS BY TRADES

Division 05 – Metals - Iron Workers

Exclusions:

1. _____ Aluminum, cast iron, brass, bronze, and stainless steel items
2. _____ Steel items not specifically mentioned above
3. _____ Bonds, permits
4. _____ Cost of special inspection
5. _____ Templates for and lay out of anchor bolts at the job site
6. _____ Metal Stud framing
7. _____ Cold formed steel framing
8. _____ Grout
9. _____ Painting over galvanized items
10. _____ Finish painting
11. _____ Demolition, removal and replacement work, unless otherwise noted
12. _____ Reinforcing of mechanical openings not shown in structural drawings
13. _____ Backing plates
14. _____ Stair Nosing
15. _____ Sheet metal work
16. _____ Metal roofing, unless otherwise noted
17. _____ Bolts, straps, anchors, sleeves, hangers etc., for other trades

Division 09 – Finishes - Floor Coverings

Inclusions:

1. _____ Minimal floor prep, which includes patching of minor cracks, holes, and surface damage to subfloor.
2. _____ One coat waxes (no buffing) will be applied immediately following the installation of new VCT flooring.
3. _____ All work to be performed during normal working hours and days.
One round of calcium chloride tests will be performed prior to the commencement of the VCT flooring installation (at a rate of 1 per _____sf). Additional moisture tests can be performed
4. _____ at an additional cost.
5. _____ Providing of all _____ materials and adhesives.

Exclusions:

6. _____ Any floor prep to level the subflooring.
7. _____ Any providing of materials or installation of plywood subflooring.
8. _____ Application of more than one coat floor wax or buffing of floors, unless noted otherwise
9. _____ Final clean-up and protection of installed flooring.
10. _____ Any work to be done after normal working hours or on weekends.
11. _____ (comment: see contrary inclusion 2 above)
12. _____ Any remedial work that is necessary to lower the moisture emission of the subfloor.
13. _____ Any removal or disposal of existing flooring and/or wall base.
14. _____ Any moving or resetting of furniture and/or equipment.
15. _____ Hosting of materials. General contractor to provide this capability.

CUSTOMARY STANDARD PROPOSALS BY TRADES

Removal and disposal of existing flooring and/or wall base. , unless otherwise noted

Floor Coverings Qualifications:

1. General contractor to provide a clean, smooth, level, and dry subfloor.
2. Addendums 1 through _____ are acknowledged.
3. RFI's 1 through _____ are acknowledged.
4. Price is valid for _____ days from date of proposal.

Division 09 – Finishes - Painting Concerns

Pipe Identification & Painting-Pipe markings and identification is commonly placed in a section other than the painting section. The painter is expected to paint and/or identify piping with pipe markings or color coding. The specifications should clearly specify who is responsible for this work.

1. Enclosed Stairways and Spaces-Specifications often do not address these areas and is commonly not included in the Room Finish Schedule. This also includes areas above ceiling grids and ceilings exposed to the exterior (open parking structures or the underside of buildings).
2. Prefinished Doors and Panels-Scratches and damages to prefinished surfaces should not be the responsibility of the painter to repair, including puttying of nail holes on prefinished surfaces.
3. Caulking of Dissimilar Surfaces-The painter will caulk wood to wood joints. Joints between concrete/drywall and metal/wood is not the responsibility of the painter. Joints over 1/16" should be corrected by the installer and not passed on to the painter.
4. Touch up-Damages to surfaces not caused by the painter is not the responsibility of the painter to patch and repaint.
5. Work out of Sequence and/or Compressed Schedule-Painting surfaces out of sequence increases the labor cost of the painter. This usually occurs when the project is behind schedule and the schedule is compressed.
- 6.

Division 15 - Mechanical

Inclusions:

1. Per Plans and Specs (unless noted below)

Exclusions:

2. Firestopping;
3. Troubleshooting & repairs to existing hvac equipment, unless shown in plans or specifications
4. Safety anchor points;
5. Scaffolding & manlifts for other trades
6. Power wiring for hvac controls
7. Electrical: connections to alarm systems, kitchen equipment, starters, and ceiling fans
8. Drywalls is not included
9. Motor control centers
10. Generator exhaust piping
11. Ceiling and wall access panels; comment items 11-13 are comments, not exclusion
12. Painting or other mechanical components
13. Temporary protection of roof penetrations
14. Excavation shoring backfill and dewatering

CUSTOMARY STANDARD PROPOSALS BY TRADES

15. Concrete work of any description including but not limited to pads, reaction blocks, curbs, equipment bases, etc.
16. Handholes, manholes, frames, covers, catch basins, gratings, and dry wells
17. Cutting, patching, grouting, and concrete coring
18. Hoisting and rigging
19. Cutting and patching of existing concrete and drywall
20. Hazardous materials conditions
21. Trash Removal
22. All Board of Water Supply Fees and Charges.
23. Sewer assessment cost.
24. Power wiring including final connection to mechanical equipment, site power, lighting, water, and sewer
25. Formed openings in structural walls and slabs.
26. All asbestos/lead/PCB /mold remediation unless noted otherwise
27. Bonds and construction permits
28. Prefinished flashing & counter flashing for metal roofs systems
29. Motor starters and variable frequency drives installation
30. Duct mounted smoke detectors wiring
31. Fire smoke dampers interlock w/ area smoke detector and fire alarm
32. Kitchen equipment, especially kitchen hoods w/ fire protection system is normally picked up by the kitchen sub; however there are exceptions depending on how plans/specs are stated

Division 16 - Electrical

Standard Conditions:

The Subcontractor shall submit to the general contractor applications for payment at such reasonable times as to enable the general contractor to apply for and obtain payment from the owner. Payment for materials and/or installation shall be made with same retainages as on main contract between owner and general contractor and shall be paid for work to date of last progress billing date, as approved by architect , within five days after general contractor has received his final or complete payment involving Subcontractor's portion of work, notwithstanding any delay of other trades; but in any event such final payment shall be made by the general contractor to the Subcontractor no later than the day preceding the expiration of the lien period. If the contract between owner and general contractor permits payment for materials delivered to the jobsite, or to satisfactory storage facilities. Subcontractor may invoice for materials as delivered and receive payment therefore as outlined above. Any payment not made by the general contractor to the subcontractor shall bear interest at the rate of 12% per annum from the due date until paid in full. In the event a notice of mechanic's lien or suit is filed by the subcontractor to collect any monies due hereunder or to enforce any other provisions of this confirmation bid or any subcontract executed pursuant to this confirmation bid, the general contractor agrees to pay all costs and reasonable attorney's fees incurred by the subcontractor comment there are contractual terms that may vary from job to job and should not be a standard condition".

1. Any bonds required by general contractor shall be furnished by the Subcontractor, and the cost thereof added to and become a part of the proposal.
- 2.
3. Temporary electrical work required by the general contractor, and furnished by the

CUSTOMARY STANDARD PROPOSALS BY TRADES

Subcontractor, shall be at the general contractor's expense. The cost thereof shall be added to and become a part of the proposal. Comment most electrical subcontractors do not have this exclusion and provide reasonable temporary power.

4.

The price has been determined on the basis of straight time and normal workweek. It is hereby stipulated that the Subcontractor shall not be held responsible or liable for any loss, damages, or delay caused by fire, strike, accident or any other cause beyond his control. In the event the employees of the Subcontractor refuse to work or walk off the job or strike because of any picket line established by employees of the general contractor or of any other subcontractor or of any other employer, or because of any labor dispute which may arise between the employees of the general contractor and the general contractor, the employees of any other subcontractor, and such subcontractor and/or the employees of any other employer and such other employer, then the Subcontractor shall be relieved during the pendency of such work stoppage from performance under this subcontract and shall not be liable to the general contractor for any liquidated damages assessed under this subcontract or under the general contractor for any loss which the general contractor may sustain as a result of such work stoppage.
5.
