

# CUSTOMARY STANDARD PROPOSALS BY TRADES

Revised July 2015

## Division 02 – Site Construction - Demolition

### Inclusions:

1. 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.
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.
5. 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.
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)
19. 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 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

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## 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, 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

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## 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

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## 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

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## 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. Hoisting (Up to 30' vertical height only with Gradall & Clear Access) All others by General Contractor's Crane at no cost to us
7. Clean up of our Debris
8. Federal & State taxes

### Exclusions:

9. Dove tail anchor slots
10. Iron or Steel, anchor bolts, etc
11. Excavation, backfill, and/or filter materials, pumping and/or dewatering
12. Reinforced concrete, non-shrink grout
13. Wall/beam pocket infills, penetration patching
14. Cast stone, precast concrete and/or splash block, manholes
15. Concrete coping, lintels, or sills
16. Plastering, EFS, Cement Wash, Parging
17. Deformed reinforcing steel, smooth dowels
18. Welding, tying of steel
19. Rebar Cut sheets & ANY Shop Drawings/As-builts
20. Install & grouting of Hollow Metal Frames
21. Hard Tile, quarry tile
22. Landscape Brick Headers
23. Special Masonry Inspection, and Testing
24. Tie-off points for scaffolding work
25. Excavation, backfill, and/or filter material, pumping and/or dewatering
26. Washout areas, Best Management Plans/Practices, NPDES,, erosion control
27. Cast stone, precast concrete and/or splash block, Manholes
28. Any caulking, pipe Sleeves, Bathroom Accessories
29. Demolition, excavation, layout & drilling for dowels and/or imbeds, etc.
30. Caulking, pipe Sleeves, Bathroom Accessories
31. Any carpentry, e.g., shoring/bracing of walls, lintel falsework/shoring, etc.
32. Demolition, waterproofing, layout & drilling for dowels and/or anchor bolts, etc.
33. Plastering, EFS, Cement Wash, Parging
34. Batter boards for CRM, Fireproofing, Firestopping, waterproofing
35. Installation of metal brackets, anchor bolts, templates, etc.
36. Expansion or Control Joint Covers, Flashings
37. Scaffolding for others, Traffic Control
38. Premiums for performance and/or payment bonds, Electronic Payment/Transaction Fees
39. Physical Layout of Building, Partitions, Openings, & Penetrations

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- 40. Blanket indemnity or additional insured listing consultants, designers or construction managers
- 41. Anything else not specifically noted in above inclusions
- 42. Iron or steel, anchor bolts, etc.
- 43. Scaffolding for others, Traffic control
- 44. Deformed reinforcing steel for cells
- 45. Special Masonry Inspection, and Testing
- 46. Welding, tying of steel
- 47. Premiums for performance and/or payment bonds
- 48. Hard tile or quarry tile
- 49. Installation of metal brackets, anchor bolts, templates, etc.
- 50. Landscape Brick Headers
- 51. Layout of Building, Partitions, Openings, & Penetrations

## 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 07 – Sheet Metal, Metal Roofing, Gutters/Downspouts

### Exclusions:

- 1. Demo
- 2. Painting
- 3. Hoisting/Rigging
- 4. Rubbish Disposal
- 5. Safety Anchor pts
- 6. Cleaning/Clearing of roof drains, gutters, downspouts
- 7. Termination bars except for installation with SM work
- 8. Primary/Secondary framing, decking, sheathing and insulation under metal roof/siding

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- 9. \_\_\_\_\_ Underground and concealed downspouts
- 10. \_\_\_\_\_ Membrane and self-adhered flashing
- 11. \_\_\_\_\_ VTR, plumbing, mechanical and electrical flashing
- 12. \_\_\_\_\_ Stainless steel counter tops, back splashes and wall panels
- 13. \_\_\_\_\_ Metal shower pans
- 14. \_\_\_\_\_ Lead Flashings
- 15. \_\_\_\_\_ Roof drains
- 16. \_\_\_\_\_ Any lead based paint/asbestos touching our work
- 17. \_\_\_\_\_ Bond

## 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.
- 4. \_\_\_\_\_ 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 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.
- \_\_\_\_\_ 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.

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## Division 09 – Finishes - Painting Concerns

1. 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.
2. 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).
3. 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.
4. 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.
5. Touch up-Damages to surfaces not caused by the painter is not the responsibility of the painter to patch and repaint.
6. 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.

## Division 15 - Mechanical

### Inclusions:

1. Per Plans and Specs (unless noted below)
- ### Exclusions:
2. Firestopping;
  3. Troubleshooting & repairs to existing hvac equipment, plumbing 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. Drywell is not included
  9. Motor control
  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
  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 of existing concrete and CMU
  20. Patching drywall
  21. Hazardous materials conditions
  22. Trash Removal



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- 23. All Board of Water Supply Fees and Charges.
- 24. Sewer assessment cost.
- 25. Power wiring including final connection to mechanical equipment, site power, lighting, water, and sewer
- 26. Formed openings in structural walls and slabs.
- 27. All asbestos/lead/PCB /mold remediation unless noted otherwise
- 28. Bonds and construction permits
- 29. Prefinished flashing & counter flashing for metal roofs systems
- 30. Motor starters and variable frequency drives installation
- 31. Duct mounted smoke detectors wiring
- 32. Fire smoke dampers interlock w/ area smoke detector and fire alarm
- 33. 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:

1. 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 as and when dues 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".
2. 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.
3. Temporary electrical work required by the general contractor, and furnished by the 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.

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5. 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.

6. Bond – Electrical

7. Coring, chasing, and channeling (electrical)

8. Data Systems

9. Electrical handhole and/or manhole

10. Electrical permit

11. Electrical Utility Company Costs

12. Excavation, backfill, and concrete encasement for electrical

13. Fire alarm

14. Lighting Fixtures

15. Security System

16. Telephone Utility Company Costs

17. Telecom Systems

18. Transformer concrete pads, light pole bases

## **EXCLUSIONS:**

1. Hazardous materials handling & disposal

2. Landscaping, site clearing, re-grassing, irrigation repair

3. Painting, cutting, patching

4. Temporary power & lighting

5. Traffic, pedestrian/dust/noise/environmental control