

TRADE CONTRACT

22A Plumbing

Work includes, and is not limited to the following:

Drawings and Specifications: See Attached List of Drawings/Specifications

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) This project is scheduled to begin on March 16, 2026, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
- 2) Trade Contractor shall include removal of piping as shown on the drawings, capping and sealing of all affected piping, protection of adjacent systems, and preparation of piping for future reconnection. All labor, materials, and coordination required shall be included in the bid.
- 3) Coordinate with GC and Facility Manager to prepare for water shutdown prior to commencement of work.
- 4) Trade contractor to include removal of sinks, hangers, and piping back to main & cap.
- 5) Trade contractor to include removal of floor sink/drain & piping back to main & cap.
- 6) Saw cutting flooring as required for removal shall be included in this trade contractors scope of work. GC to infill floor in preparation for new flooring.
- 7) Contractor to include cleaning all existing plumbing fixtures to remain or be re-used in area of work to like-new condition & provide a list of deficiencies to GC.
- 8) Unload and stage all materials that pertain to scope of work.
- 9) Drill all holes required for plumbing.
- 10) Clean and seal all penetrations from scope of work.
- 11) Provide and install all plumbing fixtures as shown in plans/specifications.
- 12) Provide and install all hangers & insulation required by scope of work.
- 13) Provide and install waterproofing at all floor drain bodies as shown in manufacturer's installation instructions.
- 14) Include final connections to kitchen equipment as required.
- 15) Provide and install access panels if required.
- 16) Provide cleanouts on waste, vent and storm piping as required by code and for reasonable maintenance based on actual field installation.
- 17) Include firestopping in areas where penetrations are made through fire rated assemblies by this scope of work.
- 18) Contractor to install and maintain temporary filters over all return and exhaust grilles in work area during construction.
- 19) **This is a Tax Exempt job.**

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) *Trade Contractor to provide all labor, material and equipment to furnish and install all plumbing fixtures, plumbing specialties, water piping, water treatments, sanitary waste, vent piping, roof drainage piping, natural gas piping, water heaters, mechanical identification, recirculating pumps, grease interceptors, floor and roof drains, solids interceptors, piping, pipe expansion fittings and loops, supports, equipment, roof drain piping and underground piping to existing storm system, insulation, under-slab drainage*

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required for complete, operational, and finished plumbing systems.

- 2) *Trade Contractor to include all piping, fittings, sleeves, valves, escutcheons, expansion joints, framing systems, hanger shield inserts, pipe stands, pipe positioning systems, equipment supports, alignment guides, fasteners, hangers, supports and all associated structural steel and grout alignment guides for this scope of work.*
- 3) *Trade Contractor shall include all electric and fuel fired water heaters, drain pans, piping, regulators, expansion tanks, shock absorbers, venting, supports, anchors, burners, shut off valves and all components and accessories.*
- 4) *Trade Contractor to furnish and install all fixtures, water closets, urinals, lavatories, sinks, electrical water coolers, service sinks, mop basins, drinking fountains, showers, bathtubs, washer boxes, emergency eye wash stations, recirculating pumps, electric water coolers, water heaters, faucets, flushometers, toilet seats, protective shielding guards, fixture supports, emergency showers and all associated components and accessories.*
- 5) *Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.*
- 6) *Trade Contractor to include all condensate piping, meters, gages, thermometers, test plugs and thermowells.*
- 7) *Include all identification, equipment labels, warning signs, pipe labels, direction arrows, stencils, valve tags and warning tags.*
- 8) *Include all insulation including foam insulation, cellular glass, flexible elastomeric, mineral fiber, cements, adhesives, mastics, joint sealants, jackets, fabric reinforced mesh, field applied jackets, tapes, securements, and corner angles.*
- 9) *Include all domestic water piping and water pumps including all vacuum breakers, backflow preventers, valves, mixing valves, strainers, hose bibs, hydrants, drain valves, water hammer arrestors, trap seal primer valves and regulators. Include connection of site water piping to 5' beyond building perimeter (site water trade contractor pipes all site water to within 5' of building).*
- 10) *Include all sanitary waste and vent piping including all piping, fittings, gaskets, couplings, floor drains, sleeve flashings and vent caps.*
- 11) *Include all sump pumps, sump pump basins, covers and connectors.*
- 12) *Install systems, material, and equipment level and plumb, parallel, and perpendicular to other building systems.*
- 13) *Routing and concealing of all water, sanitary sewer, and storm sewer as required by the contract documents, for an aesthetically pleasing appearance.*
- 14) *Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.*
- 15) *Purging and disinfecting as required.*
- 16) *Include all acid neutralization tanks and associated piping and limestone chips.*
- 17) *Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.*
- 18) *Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.*
- 19) *Settlement of trenches associated with this scope of work to be repaired by this trade contractor.*
- 20) *Include all excavation, suitable bedding material, backfilling, compaction, and final grading at disturbed area to within +/- one tenth of final specified grades.*
- 21) *Trade Contractor shall immediately remove all excess materials (spoils) from Work areas to a location designated by the Construction Manager. Any spoils damaged, overly wet, contaminated, or not suitable for backfill or fill will be this Trade Contractor's responsibility to remove to an offsite location. Trade Contractor shall be responsible for coordinating, spreading, and compacting materials (spoils) into finished work.*
- 22) *Include all site underground and building natural gas piping as well as all gas connections to equipment,*

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- valves, regulators, roof piping to HVAC equipment, meters, regulators, supports, unions, reducers, concrete bases and shut offs. Coordinate with ONG for location of site gas meter.
- 23) Include all foundation, elevator pit piping and under-slab drainage piping per plans.
 - 24) Include installation of all kitchens and, or, culinary floor troughs and grates, furnish and install temporary plywood covers and associated piping as per the kitchen plans and specifications.
 - 25) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
 - 26) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
 - 27) Include all Ansul fire system piping, water supply lines, reducers and associated fittings and components at kitchen hoods as identified in the kitchen plans / specifications.
 - 28) Furnish and install food disposal systems, grease interceptors, internal air relief bypass, cleanouts, baffles, trap seals, gasketing and fittings.
 - 29) Furnish and coordinate with other Trades all penetrations through grade beams and foundations.
 - 30) Include access panels for all work under this scope where required.
 - 31) Trade Contractor shall re-finish and touch-up all equipment installed as part of this work as required.
 - 32) Work shall include caulking, fire caulking, and sealing of all penetrations made by the execution of the work provided by this Trade Contractor.
 - 33) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
 - 34) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
 - 35) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
 - 36) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
 - 37) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.
 - 38) All work included in this trade contract shall be according to the project/progress schedule provided by the Construction Manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
 - 39) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
 - 40) Coordination and phasing of work as required by Crossland Construction Co.
 - 41) Include all ADA requirements applicable to system(s) and project.
 - 42) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
 - 43) Include travel and mobilizations for field measuring.
 - 44) Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
 - 45) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
 - 46) Trade Contractor shall include a final clean of all materials installed by this contract.

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- 47) *This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.*
- 48) *Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.*
- 49) *Trade Contractor shall include any dewatering as necessary to perform scope of work.*
- 50) *Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.*
- 51) *Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.*
- 52) *Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.*
- 53) *Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.*

Exclusions: Sales Tax