

## NE CONSTRUCTION LLP–FRAMING & SIDING SCOPE OF WORK

### **The Purpose of this Scope of Work**

The purpose of this scope of work is to identify and clarify NE's requirements in specific areas. This is in NO WAY limiting or excluding the scope set forth in the specifications and plans. It is a supplement to the specifications and plans. If there is a conflict between this scope and the specifications or plans, the subcontractor should always perform the greater scope of work.

### **Submittal, Sample and Mock Up**

1. Submit 6 copies of all necessary product data, MSDS forms, shop drawings and samples for Architect's approval.
2. Submit manufacturer's printed instructions for application and installation of materials.

### **Supervision and Manpower**

1. Subcontractor will designate a competent, qualified Superintendent prior to contract and construction. Reference addendum # 1.
2. Provide adequate crews to produce the job in a timely manner.
3. Subcontractor will ensure that his superintendent performs daily inspections of his work and make frequent punch lists to ensure the quality of the job.

### **Delivery and Storage of Materials**

1. Material shall be stored only in the approved spaces assigned by NE.
2. Materials to be delivered to site shall be wrapped and sealed by supplier; NE will inspect to verify acceptance.
3. Adequate materials shall be ordered upfront and delivered to the jobsite to avoid shortage of materials during the work. Adequate time (1 week) shall be given to NE to order the Material if materials to be purchased by NE.
4. Subcontractor is required to provide labor and equipment to unload all exterior doors and windows from delivery trucks upon arrival. Subcontractor must also secure exterior doors and windows with strapping after they are unloaded as to prevent and reduce the risk of damage prior to installation.
5. Subcontractor is required to count and sign for all exterior door and window deliveries. Subcontractor will be responsible for installing all exterior doors and windows promptly as to reduce the risk of theft. Subcontractor will be held liable for all exterior doors and windows that are stolen prior to installation. Upon delivery of exterior doors and windows, Subcontractor will notify N.E. Construction of any missing or backordered exterior doors or windows.

### **Preparation**

1. All Concrete or will be inspected for level and square and any areas that are unacceptable to subcontractor will be brought to the attention of NE's onsite supervision. Subcontractor will be responsible for any surface that he accepts.
2. All Surfaces will be scraped and broom cleaned prior to framing or siding being installed.

### **Labor and Quantities**

The subcontractor agrees to provide all labor, materials and equipment required to complete a **Turn Key Agreement** (lumber and trusses are excluded unless otherwise specified) for the Framing and siding, per the Plans and Specifications for the project.

Date \_\_\_\_\_

Sub's initials \_\_\_\_\_

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### Framing & Siding Work

1. Frame all onsite structures including but not limited to: Buildings, Clubhouse, Maintenance Building, Trash Enclosures, Mail Kiosks, Garages & Carports.
2. Supply all labor & materials needed to install all windows according to the supplied window manufacturer's specifications. Including but not limited to, nails, screws, caulk and flashing. Subcontractor will ensure that the window is installed level, plumb and square and ensure the window is operating correctly.
3. Supply all labor & materials needed to install all exterior doors and hollow metal frames. Including but not limited to, nails, screws, caulk and flashing. Subcontractor will ensure that the door is installed level and plumb and ensure the door is operating correctly. Subcontractor will frame for pocket doors.
4. Subcontractor will be responsible to supply any additional hardware or framing required by building officials necessary to obtain inspection. Subcontractor will install all necessary blocking and drywall sheathing for floor and attic draftstops.
5. Subcontractor will ensure that all rough openings are plumb, level and correct dimensions. Subcontractor will report any problems or errors in the plans to the NE Construction's onsite superintendent.
6. Subcontractor will ensure all framing is done to the highest quality and industry standards.
7. Supply all labor and materials necessary to complete installation of James Hardy siding or approved equal according to manufacturers specifications, including but not limited to, moisture and vapor barrier, soffit, fascia, siding and trim.
8. Subcontractor will obtain completed and compliant Inspection by local, state and federal inspection officials.
9. Subcontractor will respect and protect the work of all other trades.
10. Subcontractor will be responsible for installing and maintaining safety railing until permanent railing has been installed.
11. Subcontractor will monitor the NE Construction's quality control lists and correct deficiencies within 48 hours.
12. Subcontractor will monitor the NE Construction's quality control lists and ensure that any deficiencies do not occur in the future.
13. Subcontractor will ensure that the entire site and buildings are cleaned, trashed out and waste placed in dumpsters daily. Buildings will be left broom clean.
14. Subcontractor will hold safety training with all of its employees and subs on a weekly basis and ensure that all OSHA safety regulations are followed.
15. Subcontractor will install all shutters, louvers, cedar brackets, and columns (provided by others).
16. Install all flashings, including but not limited, base, thru-wall flashing and transitional flashing.
17. Install all attic access doors and construct pass through doors @ attic draftstops, per plan.

Date \_\_\_\_\_

Sub's initials \_\_\_\_\_

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**Scaffolding & Equipment**

1. Subcontractor will furnish enough labor, material and equipment to complete the project on time according to the schedule furnished to him by NE Construction. Including but not limited to, fork lifts, man lifts, scaffolding and fuel.
2. Subcontractor shall, from time to time, be required to share their lift with NE to facilitate unloading of material onsite.
3. Subcontractor should be prepared to provide enough generators to provide power until temporary power is in place.

**Draw Requests**

Before issuance of contract, Subcontractor will provide a detailed schedule of values, including a line item for punch (per building/section).

**Owner's Acceptance**

All work will be inspected thoroughly by NE, Architect, Owner's representative and Property Management respectively. The subcontractor's supervisor and representatives shall be present at all walks conducted by NE, Architect, Owner's walk, and Property Management, etc. During the walks, they shall be equipped with all necessary tools and materials to rectify some minor repairs. Punch list from ALL parties shall be followed up and all defective items shall be rectified within 48 hrs. All work is subject to the acceptance and satisfaction of ALL parties mentioned above.

**Guarantee and Warranty**

1. Guarantee all items of work furnished and installed for one year.
2. Provide all necessary manufacturers' warranties.

Date \_\_\_\_\_

\_\_\_\_\_  
Subcontractor's Signature