



SCOPE Update: August 23, 2005

ADDENDUM “D”

FIRE SPRINKLERS SCOPE OF WORK

This Exhibit is intended to supplement the TRADE CONTRACT AGREEMENT. In the event that there is a conflict in language or intent, the TRADE CONTRACT AGREEMENT and its terms and conditions shall prevail.

The TRADE CONTRACTOR under this Agreement has represented itself as an expert and as such has included in Schedule of Prices, all of the following unless noted otherwise, labor, material, installation, storage, transportation, supervision and all applicable taxes, permits and inspection/re-inspection fees. Construction Drawings, described in the Description of Materials, listed herein or not specifically shown, but reasonably inferable for the completion of the project indicated, shall be included as part of this TRADE CONTRACT AGREEMENT.

After the TRADE CONTRACT AGREEMENT has been executed between both parties, it shall be the responsibility of the TRADE CONTRACTOR to review with (and provide a copy to) his field personnel. This shall assure CONTRACTOR and Builder the Terms of the TRADE CONTRACT AGREEMENT and particularly the Scope of Work that pertains to the type of materials and workmanship will be installed as negotiated.

GENERAL INFORMATION

A. Purpose of this document

This document defines both CONTRACTOR and TRADE CONTRACTOR responsibilities in each phase of construction. It is intended as a checklist that will define CONTRACTOR’S standard of quality and professionalism. The Fire Sprinklers TRADE CONTRACTOR’S work will not be considered complete until all specifications herein contained are fully met.

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B. Relationship to other documents

Additional information and/or requirements are defined in:

- Option Selection Sheet
- Architectural Plans
- Shop Drawings (as needed)
- Change Authorization Requests and Change Orders
- CONTRACTOR'S "Best Practices"
- Soils Report
- Product Requirements and Recommendations
- Plot Plan
- Addendum "A" Terms of Payment
 1. Exhibit A-1 Trade Contract Payment Schedule
 2. Exhibit A-2 Trade Contractor Administrative Procedure
- Addendum "B" Scheduling
 1. Exhibit B-1 Trade Capacity, and Material Lead Time
 2. Exhibit B-2 Community Schedule
 3. Exhibit B-3 Trades Specific Schedule
- Addendum "C" General Conditions
- Addendum "D" Scopes of Work
 1. Exhibit D-1 Trade Contractor's Quality Checklist
(All items on the checklist must be completed prior to TRADE CONTRACTOR submitting for payment)
 2. Exhibit D-2 Community Specification

PAYMENT DEFINITIONS

Scheduled task payments will only be approved for payment after TRADE CONTRACTOR'S foreman has inspected and certified that all contract work is completed per the following criteria:

- a) All Trade Quality Checklist items have been completed 100% and accepted by Builder.
- b) All pick up work identified during inspection is completed, NO DEFICIENCIES REMAIN.
- c) The property is completely clean, safe and ready for next trade.
- d) Scheduled tasks have passed all State/Local municipality inspections, ordinances, statutes and requirements.
- e) All work has been installed and completed as per Contract Scope of Work, Community Specifications and Manufacturers Instructions and Recommendations.
- f) All related requirements per Builder have been completed.

SCOPE OF WORK

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This TRADE CONTRACTOR shall include all labor, tools, material, equipment, etc. to complete the work per this agreement as required by plans, customer selection sheet, and individual lot conditions as identified but not limited to each task in “Exhibit B-1” and below.

TRADE CONTRACTOR shall supply all required Fire Sprinkler Systems components, but not limited to the following:

1. alarm bell
2. 1” water line to base of riser
3. Type M Copper piping.
4. Approved hangers
5. Access panel
6. Fire Sprinkler Controls
7. All finish escutcheons and installation of flow switch
8. Pressure gauges
9. Check valves
10. Backflow preventions
11. Sprinkler heads

All work performed under this Trade Contract agreement shall be in accordance with the plans, CONTRACTOR’S specifications, FHA and VA Minimum Property Standards, local municipalities and government agencies, State of Florida Codes, ordinances and statutes, the specifications hereinafter set forth and any standard production changes incorporated through an approved Change Authorization Request/Contract Change Order.

GENERAL REQUIREMENTS (applies to all aspects of above mentioned scopes)

1. TRADE CONTRACTOR agrees to a 7-day work week during construction of models.

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2. All work shall be designed, provided, installed, tested, and completed to the complete satisfaction of the CONTRACTOR and all governing agencies. Sprinkler heads shall be located in accordance with plans and specifications by Fire Sprinkler Systems and shall meet all requirements of all governing agencies. Any piping and/or sprinkler heads located near heat sources such as fireplaces, furnace vents and similar points must comply with manufacturer's specifications regarding placement and distances.
3. TRADE CONTRACTOR shall provide all materials, tools, equipment, transportation, and labor required to complete the automatic fire sprinkler systems as per this contract including, but not limited to: all piping, sprinkler heads, hangers, fittings, drain piping, supply piping, valves, miscellaneous accessories, system design, etc.
4. TRADE CONTRACTOR herein agrees to provide complete engineering design for fire sprinkler system for the above referenced project. Said engineering design plans shall be to the total and complete satisfaction of the governing National Fire Protection Association Standard 1 3-D including all governing authorities and CONTRACTOR'S standards
5. TRADE CONTRACTOR to supply to CONTRACTOR, two stamped governing agency approved design drawings.
6. All finish installations (installation of trim) shall be completed after painting (except for touch up) and at the same time as other finish trades.
7. TRADE CONTRACTOR shall provide all testing, retesting, adjustments, letter of certification and acceptance and one (1) copy of operation and maintenance manual as per referenced standards per project for project management.
8. CONTRACTOR understands TRADE CONTRACTOR shall provide a one (1) year warranty from date of final fire sprinkler inspection.

INSTALLATION

9. TRADE CONTRACTOR shall supply one (1) 6 inch (or other) alarm bell per unit(s). Electrical TRADE CONTRACTOR shall install one (1) alarm bell per unit(s).
10. TRADE CONTRACTOR shall share the domestic water supply. Plumbing TRADE CONTRACTOR shall provide a 1" water line to base of riser.
11. All piping shall be Type M Copper.
12. Riser to be all type "M" copper soldered using 95/5 (95% silver, 5% tin) ASTM B-32.

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13. All joints shall be soldered per manufacturer's specifications.
14. TRADE CONTRACTOR shall conceal piping in living areas in accordance with plans and specifications by Fire Sprinkler Systems by Rodgers Construction Inc.
15. All piping shall be supported from structural members with approved hangers, hanger spacing not to exceed manufacturer's specifications.
16. TRADE CONTRACTOR shall supply access panel 14 ¼" X 30" X 16") with door labeled for "Fire Sprinkler Controls" to be placed in an accessible area. One (1) access panel per unit(s).
17. Pipe hangers for piping shall meet NFPA 1 3D standards.
18. Each sprinkler system shall have a ½ inch or larger drain per plans and specification (as approved by O.C.F.A.).
19. All finish escutcheons and installation of flow switch shall be completed by Sprinkler TRADE CONTRACTOR. (Wiring by others.)
20. All flow switches shall be U.L. approved type and shall be listed by a recognized testing laboratory and installed in accordance with N.F.P.A. and/or recognized standards of all governing agencies in conjunction with fire sprinkler-monitoring TRADE CONTRACTOR.
21. Pressure gauges shall be supplied and installed by TRADE CONTRACTOR at the riser location to be visible in order to indicate pressure of system.
22. All alarm bells shall be approved U.L. listed six inch.
23. All head coverage and flow rate specifications of system shall meet or exceed all requirements of all governing agencies.
24. All underground piping and fittings shall be schedule eighty (80) PVC and/or CPVC with a minimum of twenty-four (24) inch bury and shall meet all requirements of all governing agencies.
25. TRADE CONTRACTOR shall install 2" supply line from detector check to riser.
26. All type "M" copper shall be solder using 95/5 (95% silver .5% tin) ASTM B-32.
27. TRADE CONTRACTOR shall sleeve for fire sprinkler riser in footing or stub copper fire service riser out of unit(s). In addition TRADE CONTRACTOR shall furnish self nailing access panel (one (1) 16" x 16" per unit(s) and one (1) 8" x 8" per unit(s))
28. to be installed by others.

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29. Each sprinkler system shall have a 1” or larger drain and a fire department connection installed on riser. Installed per NFPA 1 3R & Orange County Fire Department Requirements with “8” access panel.
30. Check valves shall meet all recognized requirements of all governing agencies and shall have a bronze seat capable of withstanding work pressures involved. But not less than one hundred fifty (150) P.S.I cold water pressure.
31. TRADE CONTRACTOR shall furnish, install, and connect Febco 805-4 2” backflow prevented and all appropriate piping to unit(s) risers. TRADE CONTRACTOR shall include trenching and backfill. TRADE CONTRACTOR shall connect to fire sprinkler meter, provided and set by others.
32. TRADE CONTRACTOR shall seal all penetrations made by installation of fire sprinkler piping through one and two hour walls with spec. seal fire stop putty.
33. A six inch (6”) diameter exterior alarm bell to be supplied and installed by sprinkler TRADE CONTRACTOR, shall be located above exterior electrical panel and meter approximately seven (7) feet above ground. It shall be sounding device actuated by the water flow detector and arranged to sound an alarm, which will be audible in all living areas. (if required)

I have read and agree to the above:

Company: _____

Printed Name: _____ **Title:** _____

Signature: _____ **Date:** _____

 Matt Roe, V.P. Purchasing
 Park Square Homes

Trade Contractor Initials _____