

Project: **SEI Mississippi Apartments**

Contractor : **Walsh Construction Co./OR**

Architect: **MWA Architects, Inc.**

Specifications Dated: **3/11/26**

Plans Dated: **3/11/26**

### Scope of Work:

- 1 Includes, but is not limited to, all:
  - A Weather resistive barrier (WRB).
  - B Self-adhered membrane (SAM) integral to the WRB system or window installation.
  - C Liquid applied WRB and SAM products as required.
  - D Vinyl windows install.
  - E Fasteners required for installation.
- 2 Includes all layout, horizontal and vertical control required. Verify all window openings for square, plumb, and alignment before beginning installation.

### WEATHER RESISTIVE BARRIER (WRB)

- 3 Includes all weather resistive barrier (WRB) behind all cladding systems. Includes all required fasteners, tapes, sealants, and self adhered strip flashings. Includes sheathing primer and tape where applicable.
- 4 Weather resistive barrier (WRB) material shall be installed per WRB manufacturer's most current published instructions.
- 5 Tyvek (or similar) WRB where used shall be fastened with cap staples / nails / screws. All edges and lap joints shall be taped with proprietary sealants and tapes.
- 6 Includes high temperature materials where required per documents and per manufacturers recommendations.
- 7 Includes foil faced membrane at all locations where sealants will be adhered to self adhered membrane (SAM).
- 8 Includes all exterior opening pre-wrap flashings and door pans as required.
- 9 Includes all exterior opening jamb and head wrap, primer, window flashing pans and door sill pans along with associated flashings. Includes all hollow metal door, storefront, and aluminum entrance locations.
- 10 Includes flashing at all penetrations through the WRB. Includes penetrations for canopies, knife plates, vents, louvers, door openings, electrical conduit and boxes, fire protection piping, fire alarms, exterior water hydrants, etc. Integrate flashing at penetrations with surrounding WRB.
- 11 Includes all SAM flashings at inside and outside building corners.

### WINDOW WRAP & FLASHING

- 12 Includes all window and door rough opening wraps, including pre-wrap, post-wrap, and penetration flashings.
- 13 Includes primers as required for exterior gypsum and wood sheathing. Supply and use j-roller and primer on all self adhering membrane flashings.
- 14 Includes installation of metal flashing, including metal sill pan flashing and metal head flashing. Flashings provided by others.
- 15 Coordinate the window sill metal angle dimensions with the Finish Carpentry Subcontractor and Contractor. Includes review for potential conflicts with interior finishes.

### WINDOW INSTALLATION

- 16 Make installations from approved shop drawings.
- 17 Fasteners to be stainless steel unless noted otherwise.

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- 18 Verify and obtain written approval for all fastening systems and shim support for window assemblies from the Window Supplier.
- 19 Includes all shims as required for window installation as approved by the Window Supplier. Space shims to provide window support without interfering with drainage.

#### **WINDOW SEALANTS**

- 20 Includes supply and installation of sealants as required for window installation per drawings, specifications, approved shop drawings, and manufacturer's written installation instructions.
- 21 Includes interior air sealant joint between window and rough opening.
- 22 Sealants shall be installed in accordance with ASTM C1193 and sealant manufacturer's most current published instructions.
- 23 Includes backer rod at joints as required. Provide bond breaker tape at shallow joints.

#### **MOBILIZATIONS**

- 24 Includes multiple mobilizations as needed to perform this work scope. Sequence as needed.
- 25 Schedule assumes WRB installation will be installed over all exterior walls of entire building immediately upon completion of framing and prior to installation of any exterior claddings.
- 26 Schedule assumes WRB, windows, and doors will be installed on a per floor basis. Installation per elevation will be allowed only if the per floor schedule is also met.

#### **MOCKUP**

- 27 Includes materials and labor for an onsite building mockup including weather resistant barrier, flashing, sealants, and accessories.
- 28 Includes materials and labor for an onsite building mockup including vinyl window installations.
- 29 Anticipate installing one complete vinyl window unit of the largest size planned for the project in this mockup. Assume this window unit will not be reusable in the project itself. Mockup window provided by others.
- 30 The building mockup must be reviewed and approved before installation of scope may begin. Schedule delays caused by quality rejection of the mockup scope are subject to penalties as defined by subcontract.

#### **ACCESS**

- 31 Includes all personnel hoisting equipment (lifts, ladders, scaffold, etc) required for work access.
- 32 Logistics plan assumes access to East and South facades will be from swing stage. Coordinate with sheet metal siding subcontractor on rental and sharing of swing stage.

#### **MATERIAL HANDLING & HOISTING**

- 32 Includes material handling and all freight to the jobsite for all work in this scope. All deliveries are to be coordinated with Contractor's onsite supervision.
- 33 Includes forklift and operator for moving material and loading to work areas during work scope.
- 34 Includes unloading all windows and stocking them in a protected area onsite as coordinated with Contractor onsite supervision. Laydown area is extremely limited. All deliveries should be scheduled Just In Time and windows should be moved into the building immediately.
- 35 Inspect all windows at time of delivery. Notify Contractor of any defects or damage identified. Defects or damage discovered after delivery will be assumed to have been caused by Subcontractor.
- 36 Includes transportation of windows from stocking area to point of installation. Handling of windows shall be performed in a manner that prevents frame deflection, and otherwise prevents damage to window frames, finishes or glazing.

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- 37** Prior to placement, all windows shall be stored per manufacturer's recommendations. Provide protection against accidental damage and against tipping over.

#### **INSPECTIONS, TESTING & QUALITY CONTROL**

- 38** Includes scheduling and executing all inspections required.
- 39** Includes developing, in conjunction with Contractor and the Manufacturer/Supplier, a written quality control plan specific to this project. Includes on site storage, handling and installation procedures. Includes checklists to verify compliance with rough opening sizes, window units, flashings, and installation procedures.
- 40** Includes attendance at a project specific Building Envelope Coordination (BEC) meeting. The BEC meeting will include a detailed review of plans, specifications, product manufacturer instructions, and coordination among products and trades. Includes attendance by Subcontractor's Project Manager, Jobsite Foreman, and key Manufacturer Representatives and/or Suppliers.
- 41** Includes attendance at all field water testing, including mockup testing.
- 42** If windows do not pass the specified testing due to installation issues, Subcontractor will be responsible for all damages due to schedule delays caused by the faulty installation.
- 43** Coordinate periodic jobsite inspections by window manufacturer to review window installation. Provide written documentation of inspection results.
- 44** Sealants will be reviewed for acceptable appearance. Subcontractor to be responsible for the removal and replacement of unacceptable installation.
- 45** Confirm project-specific joint prep requirements in writing with sealant manufacturer representative prior to beginning work. Obtain project-specific sealant compatibility and adhesion test reports from sealant manufacturer. Submit copies of all test reports and other documentation to Contractor.
- 46** Perform adhesion tests in place for all joint conditions. Tests subject to review by Contractor QA/QC representative and manufacturer's representative.
- 47** Removal and repair of any unacceptable installation shall be provided at no additional cost.

#### **OTHER REQUIREMENTS**

- 48** Includes adjustment of all operable windows and doors after installation.
- 49** Includes protecting newly installed materials from inclement weather.
- 50** Remove all stickers, protective films, tape, or similar markings from finished work.

#### **Excluded Items:**

- 1** Window supply.
- 2** Metal flashing supply.
- 3** Window screen installation