

Lodi Unified School District  
**Tokay High School Two Story Modular Building**

Responsibility Matrix  
 January 30, 2019

Description	Site GC	Modular Contractor	District	Comments
<b>Division 1 - General Requirements</b>				
Temporary Facilities	X			
Temporary Site Fencing	X			For overall site area
Portable Toilets (2 minimum) for Site	X			
Portable Toilets (2 minimum) for Modular		X		
Field Office for Inspector and CM	X			
Temporary Power Service			X	
Gas and electrical utility charges for startup and testing			X	
Temporary Water and Phone	X			
Temporary fire water	X			
Staging area for modular on site		X		
On-site Security	X			
<b>Division 3 - Concrete</b>				
<b>Building Concrete:</b>				
Foundation Staking	X			
Off-haul Footing Spoils	X			
Footing & Stem Walls		X		
2" Min. Slurry Rodent barrier		X		If applicable to modular system
Vent Wells/Access Wells		X		Formed and Poured after Panels / Modules are set
Elevator/Stairs Foundations		X		Final finish elevation must be same as building finish floor elevation
<b>Division 5 - Metals</b>				
Covered Walkway/Canopies		X		
Stair canopies				Not applicable
Stairs		X		Set at finish floor of building
Balcony & Guardrail system		X		
Handrails		X		Handrails attached to the building and stairs are provided by the modular contractor, all others are provided by the site contractor
Vent well grates & frames		X		top of grate at FF grade and grate ADA compliant
Provide/install gutters on bldgs.		X		
DI Grates	X			
DF Rails on Building		X		
DF Rails at site	X			
<b>Division 8 - Openings</b>				
Doors / Frames		X		
Windows / Frames		X		
<b>Division 9 - Finishes</b>				
<b>Interior and Exterior:</b>				
All finishes		X		
<b>Division 11 - Equipment</b>				
Concession Room Equipment				Not applicable
<b>Division 13 - Special Construction</b>				
<b>Modular Buildings:</b>				
All Engineering/Architectural DSA Approval		X		
Manufacturer Buildings/Stairs/Balcony		X		
Set & Install Buildings/Elevator		X		
Modular Elevator/Machine room		X		Inclusive of all components for full operation
Elevator check list	X			See Exhibit "B"
DSA Fees			X	

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Health Department Fees			X	If applicable
In Plant inspection fee's			X	
<b>Division 23 - Mechanical</b>				
Stub condensate drain to exterior just above finish floor		X		
Connect Condensate Drain and run to Drywell	X			
Energy management system	X			
HVAC Unit		X		
HVAC Ducting & Grills		X		
HVAC Thermostats if connected/controlled by EMS system	X			If not controlled by EMS system then by modular
Power for EMS system		X		
EMS system, conductors & site conduits, controls	X			
<b>Division 26 - Electrical</b>				
<b>Electrical Service:</b>				
Trench and conduit to transformer	X			
Transformer Pad	X			
Trench and conduit to MSB	X			
Main switch board	X			
Conductors to meter	X			
<b>Power &amp; Distribution:</b>				
Transformers	X			
Distribution switch boards	X			
Power to buildings	X			Wire feeders
Building electrical sub panels		X		(1) per classroom
Provide conduit/conductor in crawl space to energize modular subpanels and conductor from sub-panel to subpanel interior of building	X			
Connect to building panel including ground rod and ground rod test	X			
Circuit monitoring	X			
Panel ID/Circuit ID Labeling		X		
All electrical within buildings - Less conductors from switchgear to sub-panel and from sub-panel to sub-panel		X		Including breakers within sub panels
Provide/pull conductors from main panel to subpanels	X			
<b>Lighting:</b>				
Site Lighting	X			
All Building Exterior Lighting to EMS		X		That are attached to the building (soffit/walls)
EMS Controls Panel	X			
Interior Light Programming		X		
Site exterior Light Programming	X			That are not attached to the building
Conduits Connecting Buiding Wings	X			
Interior LED Lights		X		
Exterior LED Lights		X		
Int. Occupancy Sensors/Photo Sensors		X		
Lighting control & integration to classroom lighting control		X		
<b>Division 27 / 28 - Communications and Safety</b>				
<b>Voice/Data/Clocks/TV/Intercom/Security:</b>				
Conduit & Back boxes-in walls		X		stubbed 6" above T-bar
Clock/Speaker and Back Boxes		X		

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Conduit to bldg./ STC Cabinet	X			
STC at Bldg.	X			
Wires/Controls/Devices	X			
IDF cabinet	X			
Door Security Contact Conduit	X			Wiring and devices
Security Devices	X			Wiring and devices
CATV Systems	X			Wiring and devices
J Hooks for wiring in plenums		X		
All low voltage devices, Wifi, Data, Fire, Voice, Alarm, CCTV, Clocks, etc.	X			
Dedicated telephone line for elevator	X			
All low voltage conduits in ceilings other than Fire systems	X			
<b>Fire Alarm:</b>				
Bldg. Conduit & Back boxes and supports for devices		X		
Conduit to bldg. STC Cabinet	X			
All fire alarm control, and annunciator panels	X			
Power for FACP/FAEP		X		
Terminal Cabinets	X			
Devices/Conductors/Controls	X			
FS Flow & Tamper Switches at building riser	X			
FS Flow & Tamper Switches outside buildings (i.e. backflow device, PIC, etc.)	X			
FS Alarm Bell	X			
Conduit Wire for FS Devices	X			
Connect FS Devices to FA	X			
Fire extinguisher cabinet - Semi recessed		X		
<b>Division 31 / 34 - Site Work</b>				
<b>Earthwork:</b>				
Excavation/backfill/compaction	X			
Spoils offhaul for pad / foundations excavation	X			
Rough grading at building perimeter	X			
Finish grade, including slopes to drain (if applicable) within the Bldg. pad area and re-grading after the form work is removed	X			
Import/Export fill	X			
Excavate modular Bldg. foundation pad +/- .1'	X			Excavate 5 ft. horizontally past bldg perimeter. Crawl space grade to be set for 2'-5.5" from finish grade to finish floor per drawings for 18" min. crawlspace
Excavate stairs/elevator foundation footings		X		
Excavate building/foundation footings		X		
Provide/install engineered fill per soils report	X			if applicable
<b>Asphalt concrete:</b>				
Driveways/parking	X			
Walkways	X			
Striping	X			
<b>Site Concrete:</b>				
Mow strips around building	X			In landscape areas
Site Flat Work and around stairs	X			Slope away from building
Curb & Gutter	X			
Condenser pads on site	X			If applicable
Concrete flat work/area drains at ground floor	X			

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Covered walkway footings & columns	X			If applicable
<b>Storm Drains:</b>				
Site	X			
Under Bldgs. Foundation Area Drains	X			If applicable
Storm Drains to RWL/Downsouts	X			
Above grade RWL/Downspout clean-outs	X			
Connect RW/Downspouts to SD (Building)	X			
Connect RW/Downspouts to SD Stairs/Balc.	X			
Provide/install gutters on buildings		X		
Connect Condensate Drain to Drywell	X			If applicable
Drywells	X			If applicable
<b>Gas Service:</b>				
Gas Service to Meter - Trenching	X			
Gas Service to Meter - Gas Line	X			
Gas Meter	X			
Gas Line to Buildings	X			
Gas line within Buildings		X		
Shut Off Valve (SOV) at Buildings	X			
Housekeeping pad for gas meter	X			If applicable
SOV/PRV regulator at Building	X			
Connect units to SOV		X		
Emergency SOV in Classroom/Labs		X		
<b>Domestic Water:</b>				
Water Service	X			within 5' of bldg.
Shut Off Valve (SOV) at buildings	X			within 5' of bldg.
Connect to buildings	X			
Chlorination and testing - All Lines	X			Including Modular Building
Domestic piping within bldgs.		X		
<b>Sanitary Sewer:</b>				
Site Point Of Connection (POC)	X			
Clean-outs at POC	X			
Waste manifold under buildings		X		Stubbed 2' outside stemwall
Connect manifolds to site sewer	X			
<b>Landscaping:</b>				
Irrigation	X			
Planting	X			
Fencing footings and columns	X			
Site Accessoreis/Planters	X			
Marquee Sign				Not applicable
<b>Fire Service:</b>				
Site Fire Lines & Hydrants	X			
Fire sprinkler system within modular buildings		X		
Fire sprinkler in Elevator/Machine room		X		
Fire sprinkler Riser in Building		X		Starting at +6" above finish floor flange from site contractor
Fire sprinkler main connection POC		X		
Fire sprinkler main to elevator		X		From main building
Fire sprinkler engineering and design including calculations for DSA approval		X		
Fire sprinkler from site to building POC	X			Site contractor to bring FS line to point of connection, terminate in crawl space +12" above finish crawl space with flange. After module placement, extend as necessary to +6" above finish floor with flange.
<b>Various</b>				

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Bldg. Downspouts		X		
Provide/install gutters on bldgs.		X		
Classroom accessories		X		
Thermostats		X		
Construction Keying		X		
Doors, Door Frames, Door Hardware		X		
Permanent/Master Keying	X			
Temporary Lock Cores		X		
Permanent Lock Cores	X			
Door Card Readers				Not applicable
Provide unobstructed truck/crane access to building pads -must support 200 ton crane	X			Maintained by the modular building manufacturer once they start construction activities on-site.
Establish/maintain building corners/surveying	X			
Building floor protection covering		X		
Floor Sealing/Waxing		X		
Window coverings		X		
Appliances			X	Modular contractor installed
Furniture			X	
All blocking needed to install wall mount fixtures, TV's, markerboards, cabinets, etc.		X		
Projection Screens				Not applicable
Bldg mounted exterior hose bibbs (2 min.)		X		
Roof hose bibbs (2 min.)		X		
Building casework and counters		X		
Markerboards		X		
Transport cost to site for modular		X		
Crane (capacity as necessary)		X		
AV Systems	X			
All Interior signage rooms ID and code required		X		Match campus, anticipate 8" x 12"
All Exterior signage rooms ID and code required		X		Match campus, anticipate 8" x 12"
Interactive Visual Display TV			X	Modular contractor installed
Sun Shades				Not applicable
Dust Control	X			
SWPPP	X			
Traffic Control	X			