SCOPE OF WORK: CONCRETE SUPPLIER

Hughston Homes: Georgia & Alabama Operations

Version 1.5

READ WITH: This Scope of Work supplements the Master Subcontract Agreement and the Purchase Order, is governed by the Master Subcontractor General Requirements, and uses the materials and mix designs in the Concrete Specification. It pairs with the separate Concrete Slabs, Foundations & Flatwork Scope of Work. All documents are read together.

Document Information

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Hughston Homes
Builders

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ARTICLE 1 Purpose and Relationship to Other Documents

This Scope of Work defines the supply of ready-mixed concrete, batching, mixing, and delivery, performed by the SUBCONTRACTOR (the “Concrete Supplier”) for Edgar Hughston Builder, Inc., d/b/a Hughston Homes (the “CONTRACTOR”). It defines both parties’ responsibilities and serves as the SUBCONTRACTOR’s standard of quality and professionalism; the Work is not complete until all requirements herein are met.

This Scope of Work supplements the Master Subcontract Agreement and the Purchase Order into which it is incorporated, and is read together with the Master Subcontractor General Requirements and the Concrete Specification. It supports the separate Concrete Slabs, Foundations & Flatwork Scope of Work. In the event of a conflict, the order of precedence stated in the Master Subcontractor General Requirements governs, and the SUBCONTRACTOR shall immediately seek written clarification and direction from the CONTRACTOR for any perceived conflict in the language of these documents before proceeding.

The SUBCONTRACTOR has represented itself as an expert and has included in its Price List, unless noted otherwise, all labor, material, delivery, supervision, and all applicable taxes, permits, and inspection / re-inspection fees.

After the Master Subcontract Agreement is executed, the SUBCONTRACTOR shall review this Scope of Work with, and provide a copy to, its dispatch and field personnel.

ARTICLE 2 Plan Documents and Applicable Requirements

The Work shall be performed in accordance with the Plan Documents, which include:

- Job Initiation Order (JIO)
- Purchase Order (PO) / Variant Purchase Order (VPO)
- Architectural and structural / engineered plans
- Design Sheet, Buyer Contract Addendums, and Change Orders
- Product Manufacturer Requirements and Recommendations
- Site Plan (where applicable)

In addition, the Work shall comply with applicable FHA and VA Minimum Property Standards, the CONTRACTOR's specifications, the Concrete Specification, and all applicable state and local codes, ordinances, and statutes.

ARTICLE 3 Scope of Work Included

Furnish all materials, equipment, and supervision to perform the following in accordance with the Plan Documents and the Concrete Specification. The Work includes, but is not limited to:

- Batch, mix, and deliver to the site all concrete specified by the Plan Documents, including cast-in-place footings, walls, slabs on grade, suspended slabs, upstands, stairs, and walks.
- Furnish each load with a numbered delivery ticket showing the information required by the Concrete Specification.
- Coordinate cleanup of delivery and washout with the Superintendent and the placing subcontractor.
- Hold all required licenses and insurance.

ARTICLE 4 Work Not Included / By Others

Subgrade preparation, formwork, reinforcement, placing, and finishing of the concrete are performed by the Concrete Slabs, Foundations & Flatwork subcontractor under its own Scope of Work.

Concrete pumping, where used, is performed under the separate Concrete Pump Scope of Work; the SUBCONTRACTOR coordinates delivery to support it.

Independent materials-testing laboratory and geotechnical services are engaged as required by the Concrete Specification.

Any scope boundary not addressed in this article, which is encountered by the SUBCONTRACTOR, shall be confirmed with the Superintendent and Purchasing in writing before the SUBCONTRACTOR proceeds with any work affected by the said scope boundary.

ARTICLE 5 Standards Compliance

All concrete shall be batched, mixed, and delivered in conformance with the Concrete Specification and the reference standards cited therein, including ASTM C94 (ready-mixed concrete), C150, C33, C494, and C260, and the applicable ACI standards, and with FHA and VA Minimum Property Standards. Where a requirement of this Scope of Work and the Concrete Specification differ, the more stringent governs.

ARTICLE 6 Trade-Specific Obligations

Coordinate scheduling with the CM / Superintendent, the placing-and-finishing subcontractor, and the pumping subcontractor so that concrete is delivered in time to cause no delay to those subcontractors.

At the time of ordering, the Superintendent will specify by numbered Purchase Order the quantity required, the mix strength, the intended use, and whether the concrete is to be pumped.

Allow a maximum of one (1) hour between batching and delivery to the site, and discharge all concrete within 90 minutes of batching (or before 300 drum revolutions), per ASTM C94. Concrete that has reached its initial set shall not be delivered or placed and may be rejected at the SUBCONTRACTOR's expense. Add no water to the mix on site without the Superintendent’s approval; where approved, add no more than one (1) gallon per cubic yard.

Furnish the Superintendent a delivery ticket for every truck showing the mix design, specified strength, slump, quantity, time batched, and time of delivery, with the lot or address of discharge.

No admixture of any kind shall be used without prior CONTRACTOR / Superintendent approval. Calcium chloride and calcium-chloride accelerators shall not be used where wire or steel reinforcement is present.

Confine all on-site rinsing of chutes, hoppers, and truck fins to the designated, contained concrete-washout facility identified by the Superintendent, in accordance with the project SWPPP and erosion-control plan. Do not wash out drums or dispose of excess or returned concrete on site; return them to the plant for reclaiming. Dump excess concrete on site only in the designated washout area and only with the Superintendent’s prior approval.

Allow no washout water, slurry, or concrete to enter or discharge to any storm drain, inlet, curb, gutter, ditch, or waterway. The SUBCONTRACTOR is responsible for any discharge, tracking, or cleanup resulting from its trucks, including resulting back-charges.

Take extreme care during delivery not to damage any structure, curb, sidewalk, hydrant, utility box, manhole cover, or sewer connection. Damage caused by the SUBCONTRACTOR is corrected at its expense.

If concrete delivered to the site is under-strength or not as ordered and, in the opinion of the geotechnical engineer, structurally unsound, the SUBCONTRACTOR shall bear all costs, including stripping and reforming, to remove and replace it with sound concrete. Correct any concrete issue traced to the mix at the SUBCONTRACTOR’s expense.

Time is of the essence; the SUBCONTRACTOR shall cause no delay to the CONTRACTOR's construction schedule and shall indemnify and hold the CONTRACTOR harmless per the Master Subcontract Agreement.

ARTICLE 7 Delivery & Quality Requirements (Minimum)

Deliver concrete at the strengths, water-cement ratios, slumps, and mix designs set out in the Concrete Specification (Article 4). These are minimums; provide conforming concrete that meets all plan, specification, and Building Department requirements at no additional cost.

Deliver at a 4″, 5″ slump. Where site water is approved, add no more than one (1) gallon per cubic yard, not to exceed nine (9) gallons for a nine-yard load, and never enough to exceed the mix-design water-cement ratio.

Meet all slump and strength requirements; a slump test may be called by the CONTRACTOR at any time. Testing, where required, follows the Testing and Inspection provisions of the Concrete Specification.

ARTICLE 8 Warranty and Service

The SUBCONTRACTOR warrants the concrete furnished against defects in materials, from the date of final completion of the Project until one year after the date of Final Closing (the closing of the sale that transfers title of the Home to Edgar Hughston Builder, Inc. to any purchaser). Any costs to remedy defects traced to the concrete supplied, including stripping, removal, and replacement, are at the SUBCONTRACTOR's expense.

Upon notice of a warranty item traced to the concrete supplied, the SUBCONTRACTOR shall respond within the timeframes stated in the Master Subcontractor General Requirements. If it fails to correct the item within ten (10) business days of notice, the CONTRACTOR may use others to correct it at the original SUBCONTRACTOR's expense. The SUBCONTRACTOR agrees that the CONTRACTOR may capture amounts owed by withholding funds or back-charge upon demand.

ARTICLE 9 Acceptance and Acknowledgment

By signing below, the SUBCONTRACTOR acknowledges that it has reviewed this Concrete Supplier Scope of Work together with the Master Subcontractor General Requirements and the Concrete Specification, and unconditionally agrees to comply with all of them in their entirety as part of the Master Subcontract Agreement.

SUBCONTRACTOR	**CONTRACTOR: Edgar Hughston Builder, Inc. (d/b/a Hughston Homes)**
_____ Authorized Signature / Date	_____ Authorized Signature / Date
_____ Printed Name / Title	_____ Printed Name / Title
_____ Company Name	_____ Company Name