



Saddleback Valley USD - Lake Forest - Food Service Building

RESPONSIBILITY MATRIX

12-Apr-24

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ACTIVITY DESCRIPTION	SITE CONTRACTOR	MODULAR CONTRACTOR	DISTRICT/ OTHERS	COMMENTS
DIVISION 01 - GENERAL REQUIREMENTS				
Temporary facilities/toilets	X			
Dumpsters	X			
Fencing, fencing footings & columns	X			
Temporary field office trailers	X			
Temporary electrical power	X			
All city permits, fees, water, electrical etc.	X		X	
Temporary phone & internet	X			
Staging area for modules on site	X		X	Provide perimeter fencing for modulars if needed. Includes off-site staging if required. Shuttling fees from offsite staging to project site, if needed, is not included in Modular Contractor's price.
Site security	X			Site security during modular building staging - including delivered/stages modules.
DIVISION 02 - EXISTING CONDITIONS				
Subsurface investigation			X	If applicable.
Removal of any obstacles within 40' of building foundation that may impede crane set of modular buildings	X		X	
Demolition & removals	X			
DIVISION 03 - CONCRETE				
Mow strips	X			Forming, placing, installing mow strips and all associated materials.
Site flatwork & accessories	X			Forming, placing, installing all flatwork and all associated materials. New concrete/asphalt should not be placed until after delivery/install of modular buildings. Modular manufacturer not responsible for cracking/damage of any new asphalt/concrete
Curb & gutter	X			
Concrete forming and reinforcing	X			
CIP concrete	X			
Concrete cutting	X			
Modular building foundation	X			Modular contractor responsible for foundation design only - per AMS pre-approved foundation design. No soils report provided.
Non-modular site foundations	X			
Foundation staking	X			Site contractor must maintain stakes
Mechanical & utility foundations	X			If applicable
Soils remediation	X			If required
Establish building corners & surveying	X			All Prime & Modular Contractors to Protect.
Haul-off of all foundation/form spoils from site	X			If spoils cannot be utilized with site earthwork. To include modular building foundations
All modular building footings & stem walls	X			Per AMS foundation design.
Crawl space slurry	X			2" rodent barrier.
Install foundation vents and grates	X			Formed and poured after buildings craned and set and structurally connected
Supply embeds, metal grates and frames material	X			
Install foundation embeds for modular building	X			Set + 1/8" plane, plumb and level (horizontal, vertical and square, diagonal) over the overall length and width of the foundation footprint



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ACTIVITY DESCRIPTION	SITE CONTRACTOR	MODULAR CONTRACTOR	DISTRICT/ OTHERS	COMMENTS
Modular foundation - dig footings	X			
Provide/install light weight concrete subfloors within building		X		
DIVISION 04 - MASONRY - Not Applicable				
DIVISION 05 - METALS				
Galvanized floating metal canopies		X		Per AMS drawings. Connection to site utilities by others.
Building foundation flashings and weep screeds		X		
Building foundation access vent grates	X			Verify T.O. grate is at finish floor height
ADA building guardrails				Not applicable
ADA site handrails	X			If applicable
ADA site guardrails	X			If applicable
ADA Drinking Fountain Handrails				Not applicable
Provide/install gutters on modular building		X		Per AMS drawings.
Drainage grates	X			Required.
DIVISION 07 - THERMAL & MOISTURE PROTECTION				
Building dampproofing & waterproofing		X		Modular buildings only. Above grade conditions only
DIVISION 08 - OPENINGS				
Doors & frames		X		Assumes no electronic door access required
Windows & frames		X		Per AMS drawings.
Door hardware		X		Per AMS drawings.
Glazing		X		
Louvers & vents		X		If applicable
Skylights				Not applicable
DIVISION 09 - FINISHES				
Plaster & gypsum board		X		80% AMS factory applied hybrid stucco system w/acrylic finish (2-color) with 20% AMS standard horizontal lap siding.
Ceilings		X		Per AMS drawings
Floorings & base		X		Per AMS drawings
Wall finishes		X		Per AMS drawings.
Painting & coatings		X		Modular building only
Door frames & doors		X		
Exterior caulking		X		Modular building only
DIVISION 10 - SPECIALTIES				
Building & site ADA signage	X			All required signage
DIVISION 11 - EQUIPMENT				
Security equipment	X			If applicable
Food Service equipment	X		X	All food service equipment/appliances
Equipment including, but not limited to smart TVs, WAPs, smartboards, appliances (if any).	X		X	Modular manufacturer to provide power only
DIVISION 12 - FURNISHINGS				
Casework		X		Stainless steel countertops - per AMS drawings. Shelves by others.
All furniture			X	
DIVISION 13 - Special Construction				
Engineering & DSA approval		X		In collaboration with project architect
Manufacture building		X		Per DSA approved drawings.



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Transport cost to site		X		Special fees, permits, police escort, traffic control/coordination fees, if required, are not included in modular transport costs and shall be provided by owner
Offsite storage as well as transport costs from off-site staging area to project site			X	If off-site staging is required and utilized
DSA fees			X	
DSA In-plant inspection fees			X	
DIVISION 14 - CONVEYING EQUIPMENT - Not Applicable				
DIVISION 21 - FIRE SUPPRESSION - Not Applicable				
DIVISION 22 - PLUMBING				
Building Foundation and Site Drywells	X			
Site/under building foundation area drains	X			Installed prior to foundation completion
All Cleanouts below finished Floor and at POC	X			
Pressure testing of all UG lines	X			
Storm drain lines & catch basins	X			
Provide & install building downspouts		X		Downspouts cleanouts and connection to storm drain by Site GC per AMS POC drawing.
Site sewer line - within 2' of new building	X			Connect to modular building per POC drawing
Gas service - within 2' of new building				Not Applicable
Site water service - within 2' of new building	X			Connect to modular building per POC drawing
Crawlspace waste manifold		X		Stub 2' past foundation stem wall. Waste manifold to be cast iron.
10' on-site head test			X	If required, modular manufacturer to provide below floor flood testing only
In-plant head test		X		Verified by in-plant IOR.
Site gas meters & fees - if applicable				Not Applicable
Gas service line through buildings & mechanical units				Not Applicable
Building shut off valves (water, gas, FW, etc.)	X			At or below grade conditions
Site shut off valves (water, gas, FW, etc.)	X			
Shut off valves & pressure reducing valves in building & HVAC units		X		
Building water service in building		X		
Plumbing fixtures		X		Per AMS drawings
Exterior hose bibb		X		Per AMS drawings
Chlorination - all lines	X			Including modular building
Downspout cleanouts	X			
Connect Downspouts to storm drain	X			
Connect condensate drain to waste		X		
Irrigation	X			
Planting	X			
Site accessories & planters	X			
DIVISION 23 - HVAC				
HVAC piping & pumps within the building		X		
HVAC supply & return ducts & grills		X		
Run condensate drains to waste per POC		X		Per AMS POC drawing.
HVAC air cleaning devices		X		Air filter provided at start-up
Thermostats				AMS standard



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ACTIVITY DESCRIPTION	SITE CONTRACTOR	MODULAR CONTRACTOR	DISTRICT/ OTHERS	COMMENTS
EMS System	X			If applicable; Including sensors/controls/ conductors/gateway integration
EMS wiring, testing, labeling, devices, etc. to ensure EMS is compatible with new HVAC units	X			If applicable
Certified air balance	X		X	If applicable
Power for EMS		X		If applicable
Backboxes/J-boxes within wall cavity		X		Stubbed 6" above T-bar only
EMS sensors/thermostats conductors	X			Connect to HVAC units, if applicable
Make up air calculations / requirements	X		X	
DIVISION 26 - ELECTRICAL				
Site electrical service - to new building	X			Site GC to connect to modular building, per POC drawing, including energizing modular building subpanels
Interior (with occupancy sensors) & exterior building LED light fixtures		X		Per AMS drawings.
Site light fixtures & foundations	X			
Site UG trenching, backfill, & compaction	X			
Main switchboards	X			Site GC to provide conductors, ground draw, and connections for main distribution panel grounding.
Conductors to meters	X			
Transformers & installation of transformers	X			Transformers cannot be installed inside the modular building(s).
Conduit pathway and conductors to transformers and from transformers to MSB	X			
Distribution switchboards	X			Site GC to provide conductors, ground draw, and connections for main distribution panel grounding.
Energizing of new building & all site/building electrical components	X			
Building electrical subpanels		X		Per AMS drawings--to be energized by Site GC.
Ground rods, testing, & reports	X			
Power for low voltage components		X		Per layout provided by project AOR.
Conductors from main switchboard to modular subpanels	X			Per POC drawings. Site GC to provide and install conductors, and terminate at both ends.
Electrical conduit from MSB to crawl space subpanel stub out	X			Per POC drawings
Circuit monitoring	X			
Panel ID/circuit ID labeling		X		Within AMS modular building only.
Site lighting	X			
All building exterior lighting to EMS location	X			Stubbed above ceiling. On site contractor to connect and supply to EMS/lighting control panel - if applicable.
EMS controls panel	X			If applicable
Interior light programming		X		AMS systems only
Exterior light programming	X			
Conduits connection building wings	X			
2x2 Interior dimmable LED lights		X		
Exterior LED lights		X		On modular building only.
Interior occupancy sensors/photo sensors		X		For LED lights
Electrical within new building		X		See subsequent items in Division 21, 23, 26 and 27 for scope limitations
Floor boxes / receptacles				Not applicable



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Electric water heaters				Not applicable
Cameras	X		X	If applicable
DIVISION 27 - LOW VOLTAGE				
All necessary conduit sleeves between rooms		X		As necessary for low voltage system(s) per POC drawings / as coordinated prior to building shipping
All new to existing low voltage tie-ins (to be coordinated through the school)	X			
Testing of all low voltage lines	X			
Training of district employees for all new devices & equipment	X		X	
Telephone system & devices at new building	X			
Network infrastructure	X			
Fiber optic network system	X			If applicable
Audio-video systems	X			If applicable
PA & phone system - install, equipment, cabling, testing, labeling, etc.	X			
Structured cabling	X			
Data communications	X			
Security devices	X			
Cable trays (if applicable)	X			
Data/EMS system - install, equipment, cabling, testing, labeling, etc.	X			
All fire alarm communications & panels	X			Power by AMS
Fire alarm system - install, equipment, cabling, testing, labeling, etc.	X			
Site fire alarm systems to complete flow & tamper switches - to include all backflows, DCDA, risers, PIV, fire hydrants, etc.	X			
Low voltage backboxes/ J-boxes within wall cavity only		X		Stubbed 6" above T-bar ceiling only
Fire alarm backboxes/J-boxes within wall cavity only		X		Stubbed 6" above T-bar ceiling only
Conduit pathway to IDF panel	X			
Conduit pathway/tie in to all low voltage panels/devices (FA, EMS, IDF, lighting controls.)	X			
IDF cabinet	X			Power and blocking only by Modular Contractor.
Signal termination cabinets	X			
DIVISION 28 - ELECTRONIC SAFETY & SECURITY				
New building security system	X			
All new to existing security tie-ins (to be coordinated through the school)	X			
Testing of all security lines	X			
Training of district employees for all new devices & equipment	X		X	
DIVISION 31 - EARTHWORK				
Site & building excavation, backfill, compaction, import, export, etc.	X			Backfill along building perimeter within 3 weeks after building crane set
Import/export fill to include engineered fill if applicable per soils report	X			



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Rough grading (including building perimeter)	X			
Finish grading, including slopes to drain to drain within building pad area	X			
Surveying, staking (site & building footprint), etc.	X			Site contractor must maintain building stakes/corner locations
Finish grade, including slopes to drain (if applicable) within the building pad area, & re-grading after all removed form work.	X			
Excavate modular building foundation pads to +/- .1' for 18" crawl space height.	X			Excavate 5' minimum horizontally beyond building perimeter. Crawlspace grade to be set at 2'-5 1/2" minimum from finish grade to finish floor per drawings
Excavate building/foundation footings	X			
DIVISION 32 - ASPHALT CONCRETE PAVING				
Asphalt concrete paving & slurry seal (power wash prior to seal)	X			
Driveways, parking stalls & accessories, wheel stops, speed bumps, etc.	X			
Walkways	X			
Striping	X			
Protection bollards	X			
Gates & fencing - including footings, soil export, etc.	X			
Landscape planting	X			
Landscape irrigation systems	X			
OTHER(S)				
Marquee sign - if applicable	X			
Restroom accessories	X	X		AMS providing mirror, grab bars and ADA TP dispenser only.
Site SWPPP & monitoring	X		X	
Temporary construction keys & cores		X		For casework and doors.
Permanent building master keys & cores	X			
Provide unobstructed truck/crane routes & access to building foundation pads	X		X	District, school, & contractors to ensure no material, equipment, stockpiles, etc. is in the way--at least 40' from foundations
Projection screens - if applicable				Not applicable
Dust control	X			
Utility POC coordination	X	X		Per AMS POC Drawings
Roof access panels/hatches				Not applicable
Modular building delivery, craning, rigging, & erecting		X		
Low voltage cable trays	X			If applicable
Visual displays	X			If applicable
Lockers	X		X	
Final cleaning	X		X	