EXHIBIT F.1: RESPONSIBILITY MATRIX

CERRITOS COLLEGE - NEW STUDENT HOUSING PROJECT - 11110 ALONDRA BLVD., NORWALK, CA 90650

Line #	Guerdon	BC-04 General Contractor	Cerritos College	Scope Description	Comments / Open Items
1				**MODULAR UNITS (FACTORY)**	
4.01	X			Produce Modular Units in plant per the DSA-approved Construction Documents, Purchase Order Agreement and product specifications. Areas shown as site-built on the plans are excluded.	
4.03	X			Provide and install windows and exterior doors at Modular Units, including window/door flashing integrated with the factory WRB.	
4.04	X			Provide unit entry and interior doors fully factory-complete, including frames, hardware, and finishes.	Unit doors fully factory-complete. Coordinated electrified hardware/access control interface with low voltage vendor.
4.05	X			Frame three of the four elevator hoistway walls within the Modular Units, including the rated assembly per the approved documents.	General frames fourth wall on site.
4.06	X			Provide and install blocking and backing within the Modular Units for site-installed items (roof anchors, cladding attachments, accessories, equipment supports, etc.) per the approved documents.	
4.07	X			Supply and install primer and finish paint to walls and ceilings within the Modular Units per the finish schedule.	
4.09	X			Provide OSB gussets at field-installed door locations and pass-through openings.	
4.10	X			Provide shipping wrap, temporary shipping walls, and bracing to protect Modular Units in transit.	
4.11	X			Provide all door locks keyed alike for construction.	
2				**SHIP LOOSE (Material furnished by Guerdon that cannot be installed in the factory)**	
5.01	X			Provide a detailed ship-loose list by building and module identifying all items supplied by Guerdon for on-site installation	
5.02	X			Furnish ship-loose materials, including mate line close-up materials, structural straps and clips, bearing plates between modules, mate line flooring, trim, window screens, and accessories.	
5.03		X		Receive, inventory, secure, and store ship-loose material on site.	
5.04		X		Install ship-loose material and dispose of shipping wrap and packaging.	
5.05	X	X	X	Reconcile ship-loose deliveries against the ship-loose list and report shortages and damage promptly.	
3				**MODULAR TRANSPORTATION AND STAGING**	
6.01	X			Transport Modular Units from Boise, ID to the designated project staging area, including transport permits, escorts, and routing, subject to the Supply Agreement.	
6.02			X	Designate campus staging and laydown areas. Coordinate campus access, haul routes, and impacts to College operations.	
6.03		X		Prepare and maintain an all-weather surface and access at staging areas for delivery, shuttle, and crane operations. Restore areas on completion.	
6.04		X		Provide cribbing for module storage at staging and site, and labor to help drivers unload.	
6.05		X		Shuttle Modular Units from staging to crane. Provide traffic control, flagging, and permits as required.	
6.06		X		Provide site security for staged Modular Units and dumpsters for module stripping debris.	
6.07	X			Transportation damage: Guerdon inspects and documents. Repairs by Guerdon or by the General Contractor at Guerdon's cost.	
4				**SITE PREPARATION AND SITEWORK**	
7.01			X	Demolition, clearing, rough grading, earthwork, ground improvement, building pads, and asphalt paving.	By Bid Category 01 Contractor: Earthwork + Demo
7.02		X		Provide and maintain a stable crane pad, crane access, and equipment access for set operations.	Coordinate pad elevation and compaction with BC-01
7.03		X		Provide and install site utilities to 5'-0" outside the building footprint, and building service connections from that point to the building and module stub-outs.	Utilities to 5'-0" outside footprint

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7.04		X		Provide temporary utilities for construction and module installation, with power available at multiple points and on all levels.	
7.05		X		Complete backfill and compaction against foundations and within 10'-0" of the building perimeter before set. Leave the surface level for equipment.	
7.06		X		Site concrete, curbs, flatwork, and site improvements per the civil and architectural documents.	
7.07			X	Landscape, irrigation, and planting per the landscape documents.	By Bid Category 02 Contractor: Landscape.
7.08			X	Implement the SWPPP (QSP), BMPs, and street sweeping.	By Bid Category 01 Contractor: Earthwork + Demo
5				**CONCRETE, FOUNDATIONS AND MASONRY**	
8.01		X		Provide and install foundations, footings, slabs, embeds, anchor bolts, hold-down anchors, vapor retarder, and foundation waterproofing. Verify the foundation is level, plumb, and square before the set crew arrives.	
8.02		X		Provide and install sill plates and level-1 bearing plates on the foundation before modules arrive.	
8.03	X	X		Field-verify the foundation, perimeter, gridlines, and anchor locations. Mark gridlines on bearing plates. Provide the survey to Guerdon for review before set.	
8.04		X		Provide and install foundations and all structure for site-built Buildings A and C.	
8.05		X		Provide and install CMU masonry per the drawings.	
8.06		X		Provide elevator pits, including sump, pit ladder, and waterproofing.	
6				**CRANE, SET AND STRUCTURAL CONNECTIONS**	
9.01		X		Provide crane, operator and crew, certified rigging, spreader bar, and lift plan. Coordinate crane mobilization, set-up, and tear-down.	
9.02		X		Provide and maintain all equipment and fuel (forklifts, lifts, etc.) needed for set and structural connections.	
9.03		X		Remove belly wrap, shipping protection, temporary bracing, and shipping walls. Dispose of debris.	
9.04		X		Verify the alignment, direction, and position of each Modular Unit before lift.	
9.05	X			Furnish structural straps, clips, connectors, and bearing plates (level 2 and above) for module-to-module connections as ship-loose items.	
9.06		X		Set Modular Units and complete all module-to-foundation and module-to-module structural connections (hold-downs, straps, take-up devices, bearing plates, welded connections) per the approved documents.	
9.07		X		Notch bearing plates for crane strap removal and repair notches for draft stopping.	
9.08		X		Complete structural connections between the modular and site-built structures.	
9.09		X		Supply all set materials (fasteners, sealants, and other materials) to connect the Modular Units to the foundation, to other units, and to the roof structure.	
9.10		X		Provide continuous supervision during set, structural connections, and temporary weather close-up. Clean up set debris daily.	
7				**ROUGH CARPENTRY AND SITE FRAMING**	
10.01		X		Install horizontal and vertical mate line leave-off framing, blocking, and sheathing after set. Install sheathing flush, planed, and shimmed.	
10.02		X		Frame and finish the fourth (landing) wall of each elevator hoistway, sequenced late using the installed cab as the work platform.	
10.03		X		Provide and install parapet framing, roof framing above modules, crickets, and sheathing per the approved documents.	
10.04		X		Provide and install exterior wall sheathing (DensGlass) as framing scope.	
10.05		X		Provide all framing, sheathing, and rough carpentry for site-built Buildings A and C.	
10.06		X		Supply and install permanent roof anchors and fall protection equipment, with waterproofing at attachments.	
8				**INTERIOR FINISHES AND ON-SITE CLOSE-UP**	
11.01		X		Remove temporary floor decking, ceiling rims, and temporary framing as required.	

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11.02	X			Furnish material to finish open mate line passageways and leave-offs within the Modular Units.	
11.03		X		Install and finish mate line passageways, leave-offs, and MEP access openings (GWB, tape, texture, and paint) in living units, common areas, and corridors.	
11.04		X		Provide and install the GWB fire separation layers at mate lines and corridor ceilings required by the approved documents.	
11.05		X		Shim and/or float all mate line joints where GWB or sheathing is installed, interior and exterior.	
11.06.1		X		Repair typical modular stress cracks in GWB and complete cosmetic repairs from set and site work.	
11.06.2	X			Repair GWB stress cracks resulting from inadequate in-plant construction.	
11.07		X		Install, caulk, putty, and touch up interior trim and moldings not installed by Guerdon. Remove gussets at openings.	
11.08		X		Complete interior finishes in site-built areas and all non-modular common areas.	
11.09		X		Provide and install window coverings.	
11.10			X	Furnish residential appliances and furniture (FF&E).	
11.11		X		Provide and install interior and exterior signage, including accessibility signage.	
9				**FLOOR COVERING**	
12.01	X			Furnish ship-loose flooring for mate line crossings within the Modular Units.	
12.02		X		Install flooring that crosses mate lines within the Modular Units.	
12.03		X		Provide and install final floor covering at corridors, stairs, common areas, and site-built areas.	
12.04		X		Remove and dispose of factory-installed temporary floor protection.	
13				**EXTERIOR ENVELOPE**	
13.01.1	X			Apply WRB to the Modular Units in the factory, with lap allowance at mate lines.	
13.01.2		X		Lap and seal WRB across mate lines, extending 4'-0" onto each module. Tape all seams (stapling is not an acceptable final temporary close-up).	
13.02		X		Maintain and repair the WRB, temporary roofing, and all temporary weatherproofing after set until permanent cladding and roofing are complete.	
13.03		X		Protect the Modular Units from weather at all times during installation, including after hours.	
13.04		X		Provide and install exterior cladding, siding, trim, flashings, and sealants.	
13.05		X		Provide and install cement plaster/stucco.	
13.06		X		Provide and install window and door flashing at site-built Buildings A and C.	
13.07		X		Provide and install exterior wall louvers.	
13.08		X		Provide and install seismic and expansion joint covers between buildings and assemblies.	
13.09		X		Exterior painting and coatings.	
14				**ROOFING**	
14.01	X			Furnish and install a temporary roof membrane on the Modular Units, compatible with the permanent PVC roof system and overlapping the factory WRB.	
14.02		X		Secure and seal temporary roof material at all levels, mate lines, and parapets using flaps provided by Guerdon.	
14.03		X		Provide and install the permanent roofing: PVC single-ply (07 54 00) and aluminum standing seam (07 41 13), including insulation, flashings, and accessories.	
14.04		X		Remove the factory temporary membrane if the roofing manufacturer requires it.	
14.05		X		Protect top-level waterproofing after delivery. Responsible for leaks from penetrations or trade damage after dry-in.	
14.06		X		Provide the roof warranty and manufacturer certification.	

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14.07		X		Provide and install the roof drain system, gutters, downspouts, and metal downspout leaders.	
15				**STAIRS AND ELEVATORS**	
15.01	X			Provide factory-installed stair components and ship-loose stair runs within the Modular Units, if any.	
15.02		X		Install ship-loose stair runs. Provide all site-built stairs, railings, guards, and stair finishes. Provide temporary railings.	
15.03		X	X	Procure and install elevators (3)	
15.04		X		Install, test, and obtain state elevator permit for the elevators through the assigned or GP-held elevator contract. Provide hoistway sill angles, venting, and power, phone, and fire alarm connections to elevators.	
15.05		X		Complete elevator shaft finishes.	
15.06		X		Complete elevtor landing walls (all other walls are part of the modular scope)	
16				**MECHANICAL / HVAC**	
16.01				*Note: Guerdon installs mechanical equipment and completes connections within the Modular Units as outlined in this matrix. All other equipment, materials, and labor are by the BC-04 unless otherwise noted.*	
16.02	X			Provide and install in-unit PTHPs (Ephoca) and in-unit water heaters, including wall sleeves and exterior grilles/vent covers.	
16.03	X			Provide and install bath and kitchen exhaust within the Modular Units, terminating at site connection points with duct extensions for site connections.	
16.04		X		Provide and install vent caps and covers where ducts terminate at the site-applied envelope or roof.	
16.05		X		Make all on-site HVAC condensate connections between Modular Units.	
16.06.1		X	X	Furnish VRF condensing units, split system condensing units, and VRF fan coils	
16.06.2		X		Install and complete all common area, site-built, and outdoor HVAC equipment, refrigerant piping, ductwork, controls, equipment pads, and curbs.	
16.07		X		Provide testing, adjusting, and balancing, and commissioning support.	
17				**PLUMBING**	
17.01	X			Install water supply and DWV within the Modular Units to designated stub-out points.	
17.02	X			Drain and protect piping at the factory and in transit as needed.	
17.03		X		Provide labor and material for water supply and DWV from module stub-outs to site connections, including connections between stacked modules.	
17.04		X		Extend vent risers through the roof. Provide boots and flashing at all roof penetrations.	
17.05		X		Flush, disinfect, and test water systems. Clear aerators and valves within units after connection.	
17.06		X		Provide all other plumbing systems outside the Modular Units, including hose bibs, sumps, and specialties.	
18				**FIRE PROTECTION, FIRE ALARM AND FIRESTOPPING**	
18.01.1	X			Provide and install fire sprinkler piping within the Modular Units per the DSA-approved deferred submittal.	
18.01.2		X		Provide fire sprinkler mains, risers, FDC, backflow, fire water service, connections between modules, and complete system testing.	
18.02	X			Provide back boxes, conduit, and pull string to designated crossover locations for fire alarm in each Modular Unit	
18.03		X		Provide and install fire alarm devices, wiring, panels, programming, and complete system testing.	
18.04		X		Provide and install fire extinguishers and cabinets.	
18.05.1	X			Firestop all penetrations made in the factory.	

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18.05.2		X		Firestop all penetrations made in the field, including mate line and site-built penetrations.	
19				**ELECTRICAL**	
19.01.1		X	X	Furnish the main switchboard (Eaton Pow-R-Line C, 4000A, 208/120V)	
19.01.2		X		Install the main switchboard. Provide the electrical service, utility coordination, site distribution, and building feeders to unit panels.	
19.02	X			Provide branch wiring, panels, devices, and light fixtures within the Modular Units.	
19.03		X		Connect mate line cross-over circuits at designated locations.	
19.04		X		Provide and install exterior building and site lighting.	
19.05		X		Provide power and connections to mechanical, plumbing, and elevator equipment.	
20				**LOW VOLTAGE AND TECHNOLOGY (P03 - P06)**	
20.01	X			Provide conduit, back boxes, and pull string within the Modular Units to designated crossover locations for TV/data and low voltage systems.	
20.02		X		Provide all raceway and pathways for low voltage systems outside the Modular Units.	
20.03			X	Provide structured cabling, terminations, telecom room equipment, testing, and labeling.	**BC-03**
20.04			X	Provide audiovisual systems.	**BC-03**
20.05			X	Design, permit (DSA deferred approval), install, and test the ERRCS/DAS, including fire authority acceptance.	**BC-03**
20.06			X	Provide electronic security systems: access control, video surveillance, and intrusion detection.	**BC-03**
21				**INSPECTIONS, ACCEPTANCE AND CLOSEOUT**	
21.01	X		X	Perform cosmetic and fit-and-finish inspections for the modular units.	
21.02	X	X	X	Inspect each building after set with the Guerdon Site Representative and sign off on Guerdon site scope completion.	
21.03			X	Review, accept, and sign off promptly on Guerdon notices of substantial completion and completion.	
21.04	X	X		Water intrusion testing of windows: factory mockup testing before production (Guerdon). Field testing as specified (GP-04).	
21.05	X	X	X	Make corrections required for conformance with the DSA-approved documents. The party whose work is deficient is responsible.	
21.06		X		Make final adjustments to doors, cabinet doors, and hardware, and touch up transport and set damage within the units.	
21.07		X	X	Complete repairs, clean-up, and punch list items resulting from own work or presence.	
21.08		X		Perform the final interior and exterior clean, including glass.	
21.09	X	X	X	Provide O&M manuals, warranties, attic stock, and as-built documentation for own scope.	
21.10			X	Complete DSA closeout: verified reports, IOR final, and DSA certification.	
21.11			X	Re-key and provide permanent cores per College keying standards.	
22				**SITE ASSURANCE (GUERDON)**	
22.01	X			Provide a factory technical representative on site during crane set, structural connections, start of MEP installation, and factory punch list completion.	
22.02	X			Inspect Modular Units before set.	
22.03	X			Inspect visible factory-installed MEP components, insulation, and WRB, and correct as needed.	
22.04	X			Provide secondary verification of alignment, direction, and position of each Modular Unit.	
22.05	X			Provide secondary verification that the set crew has completed its scope.	
22.06	X			List all items damaged in transport or set, and all damage within units requiring repair.	

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22.07	X			Visually inspect plumbing connections for loosened or damaged components.	
22.08	X			Remove temporary strapping and components no longer required within the Modular Units.	
24				**STRUCTURAL STEEL, MISCELLANEOUS METALS AND SITE-BUILT STRUCTURE**	
24.01		X		Provide all miscellaneous metals, embeds, plates, angles, channels, supports, and connections required for site-built Buildings A and C and field-completed portions of Buildings B, D, and E.	
24.02		X		Provide field-installed structural framing and connections required at modular-to-site-built interfaces, including stairs, elevator hoistways, roofs, canopies, and other transition conditions.	
24.03		X		Provide all miscellaneous metal fabrications not factory-installed, including ladders, bollards, guards, railings, supports, frames, and equipment supports indicated by the Contract Documents.	
24.04		X		Provide delegated design, engineering, shop drawings, welding procedures, certifications, inspections, and testing required for GP-04 structural and miscellaneous metal work.	
25				**OPENINGS, GLAZING AND ARCHITECTURAL SPECIALTIES**	
25.01		X		Provide all doors, frames, hardware, glazing, storefront, louvers, and related opening assemblies not specifically furnished and factory-installed by Guerdon.	
25.02		X		Provide complete storefront and glazing systems at site-built and field-completed conditions, including perimeter flashing, sealants, anchors, blocking, and transitions to adjacent construction.	
25.03		X		Provide final adjustment, alignment, lubrication, and operation of doors and hardware within GP-04 scope and coordinate access-control hardware interfaces with the separate security contractor.	
25.04		X		Provide architectural specialties not factory-installed, including toilet accessories, fire extinguisher cabinets, wall protection, access panels, identifying devices, and miscellaneous specialties indicated by the Contract Documents.	
25.05		X		Provide all casework, countertops, finish carpentry, and associated supports indicated for site-built areas or identified as field-installed.	
26				**SITE UTILITIES AND CIVIL COMPLETION**	
26.01		X		Provide complete site utility systems not assigned to a separate prime, including domestic water, fire water, sanitary sewer, storm drain, gas where applicable, electrical distribution, and associated structures and appurtenances.	
26.02		X		Provide excavation, trenching, bedding, backfill, compaction, and surface restoration required for GP-04 utility work after turnover from the earthwork contractor, unless specifically assigned elsewhere.	
26.03		X		Provide utility structures and appurtenances associated with GP-04 systems, including vaults, pull boxes, handholes, cleanouts, valves, backflow devices, meters, supports, pads, and identification.	
26.04		X		Coordinate utility crossings, elevations, sleeves, penetrations, and final connections with building foundations, modular stub-outs, landscape, paving, and existing campus systems.	
26.05		X		Provide testing, flushing, disinfection, pressure testing, video inspection, and other acceptance testing required for utility systems within GP-04 scope.	
26.06			X	Provide final landscaping and irrigation work.	
26.07			X	Provide asphalt paving, parking lot striping, and related pavement markings/signage assigned to the separate sitework contractor.	
27				**SITE CONCRETE AND EXTERIOR IMPROVEMENTS**	
27.01		X		Provide site concrete within GP-04 scope, including sidewalks, ramps, stairs, curbs, gutters, equipment pads, housekeeping pads, and other concrete improvements indicated by the Contract Documents.	
27.02		X		Provide reinforcing, dowels, embeds, sleeves, tactile warning surfaces, joint materials, sealants, and accessories required for complete site concrete installations.	
27.03		X		Coordinate site concrete elevations and interfaces with accessible routes, building entrances, modular thresholds, landscape, drainage, and asphalt paving.	
27.04		X		Provide bicycle racks, bicycle storage improvements, bollards, site furnishings, and associated foundations where indicated, except landscape-specific furnishings expressly assigned to others.	

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28				**MEP SYSTEM COMPLETION AND CONTROLS**	
28.01		**X**		Provide complete mechanical, plumbing, electrical, fire protection, and fire alarm systems outside the factory scope, including all field connections necessary to make factory-installed systems fully operational.	
28.02		**X**		Provide supports, hangers, seismic bracing, curbs, housekeeping pads, sleeves, escutcheons, access panels, identification, insulation, and firestopping required for GP-04 MEP systems.	
28.03		**X**		Coordinate equipment power, controls, disconnects, starters, interlocks, alarms, and other cross-discipline connections required for complete and operational equipment.	
28.04		**X**		Provide complete building controls associated with GP-04 mechanical/electrical systems, including integration, startup, programming, trending, testing, and commissioning support where required.	
28.05		**X**		Provide labeling, directories, arc-flash labels, equipment identification, valve tags, pipe markers, and system identification required by the Contract Documents.	
29				**SEPARATE-PRIME TECHNOLOGY AND SYSTEM INTERFACES**	
29.01		**X**		Provide complete conduit, sleeves, back boxes, pull boxes, handholes, cable tray, supports, pull strings, and pathway infrastructure required for low-voltage, AV, ERRCS/DAS, and electronic security systems unless specifically noted otherwise.	
29.02		**X**	**X**	Coordinate pathway sizes, locations, room layouts, equipment clearances, power, grounding, cooling, access, and installation sequencing with the College's separate technology contractors.	BC-03 coordination required.
29.03		**X**		Provide 120V and other line-voltage power required for technology, AV, security, telecom, and ERRCS/DAS equipment where indicated.	
29.04		**X**		Provide required firestopping and architectural patching associated with GP-04 pathways and openings. Separate primes are responsible for firestopping penetrations created solely by their cabling installation unless otherwise assigned.	
29.05			**X**	Provide low-voltage cabling, devices, equipment, terminations, programming, testing, and certification through the applicable separate prime contractors.	BC-03
29.05		**X**		Design and build a complete and code compliant ERRCS and Cellular DAS systems for the new Student Housing project.	