



Bid Package #01 Demolition

Exhibit B

Subcontract Scope of Work

Job Number:

Job Name: Columbia Street West – Ft. Wayne

Subcontractor:

Scope of Work: Selective Demo, Abatement, Full building Demo

GENERAL SUMMARY

Maintain fences, barricades, guard rails, caution tape, silt fence & all soil control measures, gravel construction entrances/drives etc. If these items are damaged or removed by your forces (by accident, or for execution of work) they are to be reinstalled by your forces to an acceptable condition.

All deliveries and staging of materials must be coordinated with the Superintendent.

Maintain cleanliness of roadways to the satisfaction of Model Construction, neighborhood, and local authorities for the duration of your work on site. Subcontractor is responsible for cleaning dirt/debris from road if it is caused by your men, equipment, trucks, etc. If dirt/debris is tracked on the road and not cleaned by end of the work, Model Construction will clean and subcontractor will be back charged. (Model Construction will notify subcontractor and allow reasonable time to clean prior to assuming responsibility of cleaning).

Provide daily clean-up of all construction debris and “personal trash” (lunch wrappers, bottles, etc.) generated by your crew. Clean up after every workday and take trash to the proper dumpster before going home. If the job site is not in a neat and orderly condition, then all contractors on the jobsite will be responsible to pay for the cost plus fee to have a third party contractor make the job site clean, neat and orderly.

All MODEL CONSTRUCTION jobsites are TOBACCO FREE. All smoking, dipping, chewing, etc. must be done off site, in area designated by Model Construction Superintendent. Please inform your crew(s), as this will be enforced.

Temporary restrooms are provided by Model Construction.

All reference to “General Contractor”, Trade Contractor, or “Subcontractor” in the construction documents shall mean Trade Contractor as outlined in this scope of work/contract.

All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.

All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.

All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.

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Weekly subcontractor meeting will be held in the job office. These meetings are MANDATORY! At least one member from the subcontractor (foreman, project manager, or someone with decision making authority) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.

Working hours for this project are established as 7:00 AM to 3:30 PM Monday through Friday. If subcontractors desire to work outside of these hours, prior approval must be granted by Model Construction superintendent. Contractors shall be expected/permitted to work Saturday or Federal Holidays as necessary to maintain the progress of the construction schedule.

All work to be in compliance with the complete contract documents (plans and specifications). Documents can also be examined at the Model Website (see below).

All work is to be in compliance with Green Communities intended methods, standards and specifications for each building as required.

Any work not covered in the base contract must be approved by Model Construction before subcontractor proceeds with work. A daily ticket must be signed by Model superintendent for all extra work. All extra tickets must be included in a **Change Order Request** and submitted on a weekly basis. **No** compensation will be paid to subcontractor for extra work until it is signed by the subcontractor and Model Construction. Approved Change Order Requests are to be submitted to the Project Manager on Model's Change Order form **within Two Weeks** of the change order being approved or work is completed.

Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.

Any functioning system turned off or disconnected during the day must be put back in service by the end of the work day. Work day is to be considered day or evening shift depending on where the work is taking place.

Provide close out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.

Provide accurate As-Built drawings.

Provide OSHA 300A at the end of this job documenting the hours logged by workers on the jobsite and any incidents that occurred on the jobsite.

Subcontractor is to provide a 1 year warranty for all work performed, stating on the day the certificate of occupancy is issued. This 1 year warranty must be officially submitted to Model Construction at the end of the project on company letterhead.

Contractor shall visit site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.

Drawings and dimensions are plus/minus. Contractor responsible for verifying existing conditions, dimensions, etc., prior to commencing work. Report substantial discrepancies to Model Construction immediately, before continuing with work. Do not scale drawings.

Each contractor responsible for performing work according to local, state and national codes, as well as other regulations which apply to such work.

Removal or cutting of structural members is not permitted unless shown on the drawings. Consult with Model Construction regarding repair or removal of structural items.

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Materials to be installed must conform to the manufacturer's recommendations.

Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.

Final Payment will be paid after contractor complies with submitting its completed company punch list, submitting completed signed copies of Model Construction punch lists and providing all warranty paperwork to Model Construction.

Smoking, eating and drinking on-site is prohibited.

This is not a tax-exempt project. Include all applicable taxes.

Prevailing Wages do not apply.

Each Subcontractor to provide a written detailed plan on how they will obtain Section 3 involvement in this Project. Plan will need to be updated on a MONTHLY basis.

Model at its own discretion, may assign this subcontract, in total, to the Construction Manager. At time of assignment the General Contractor assumes all rights and privileges granted to Model by this subcontract. Subcontractor will be notified in writing within 5 working days of the assignment.

All work shall be coordinated and scheduled by the forth coming attached project schedule (Exhibit C) and managed through General Contractor.

SUMMARY

Provide all labor, material, equipment, supplies, supervision, inspections, manufacturer's warranty and permits to perform the Demolition Work for The Columbia St. West project in Ft. Wayne, Indiana.

The buildings, and address included in this work are:

133-135 W. Columbia St.	611 S. Harrison St.	
613 S. Harrison St.	617 S. Harrison St.	Ft. Wayne, IN 46802

All specifications, manufacturers, notes, and details are included in the drawing set. If additional clarification is required, it is your responsibility to contact Model Construction during the bidding process and request that clarification.

The General Specifications (Division 1) are spelled out above and shall become a part of any contract.

Specifications directly applicable to this scope of work:

Division 00 - All

Division 01 - All

Division 02 - All

This contract specifically includes, but is not necessarily limited to the following:

Demolition

- A. Structural Demolition except as noted below will NOT be a part of this contract.
- B. Floor sheathing (original subfloor) is to be removed as part of the **Framing Package** and is **not** to be included in the Package.

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- C. All permits associated with the sidewalk/street closures are part of this contract.
- D. Flooring to be removed to *original substrate* floor surface is included in this scope.
- E. Removal of “dropped” wood framed ceilings including framing is included in this Bid Package.
- F. Remove all existing cabinets, interior doors, trim work, bathtubs/showers, sinks, toilets, medicine cabinets, closet rods, and shelving, etc. gas and electric sub feeders etc.
- G. Remove all MEP’s including Boilers, conduit, duct work, electric wires, gas lines, etc. that are surface mounted and in joist cavities unless specifically noted on the drawings to stay.
- H. Remove existing ceiling gypsum board and plaster, wall gypsum board, plaster, lath, and flooring (unless otherwise shown on the drawings).
- I. Remove all nails, fasteners, screws on all wood and masonry surfaces on a daily basis. A clean wood/masonry surface is required at all times.
- J. Install sheathing over all holes, 2” or larger, in floors and mark “hole” in spray paint. Entire hole to be covered and correctly fastened.
- K. Remove all existing shoe molding.
- L. Remove existing heating ventilation/ air conditioning system, all piping and any components of the system including any equipment or boilers. Rooftop units to be removed by the HVAC contractor. Natural gas line shut-off and disconnect to be coordinated with Model Construction and is included in the plumbing scope.
- M. Remove all existing components of plumbing system. Plumbing contractor to “make-safe” system prior to removal.
- N. Remove all existing components of electrical/phone/doorbell/security system. Note: Coordinate with Superintendent on whether the phone bank switchboard remains or is to be removed.
- O. All material removed by demolition shall be disposed of off-site at an approved disposal facility, with manifest if required. No burning allowed on site. Provide and install trash chutes if required for this scope of work.
- P. All demoed material MUST be removed from the building to the dumpster on a daily basis. Absolutely NO stockpiled demo materials.
- Q. Material to be carried out of the building to the dumpster. Throwing material and debris out the windows is strictly forbidden. However, the use of chutes, furnished by this subcontractor, is allowed.
- R. Remove all debris from basements. This includes but not limited to trash, stone, brick, non-load bearing walls, shelving, etc.
- S. All required hoisting, lifts, scaffolding, etc. required for access and removals are to be included in this scope.
- T. Areas, floors, or buildings must be completed as you go. Demolition must be done in a coordinated, organized manner.
- U. Provide and schedule disposal dumpsters throughout duration of the demolition phase. Coordinate placement with site superintendent. Include all necessary permits and LEED reporting if required.
- V. Waste/drain piping should be cut off 3 feet above the basement floor level and capped to prevent debris from clogging them. Floor drains should be covered to prevent pipe blockage.
- W. Remove existing stair tread covers, cove mold, baseboard, trim, plywood sheeting on walls, mailboxes (verify with superintendent), doors, door frames, including basement area, all as defined on the demolition drawings.
- X. Rooms, spaces, floors and/or buildings must be completed as you go. Demolition must be done in a coordinated, organized manner. This means “Finish the building/floor before moving on to the next one”.
- Y. The Asbestos report is a part of the demolition documents and costs for the proper removal and disposal of any hazardous materials are to be included in this bid package.
- Z. **Lead:** For the purposes of this project, all painted/coated building materials are assumed to be lead containing, including but not limited to paints, stains, or other coatings. Demolition work involving materials containing or coated with lead (Pb), must be performed in accordance with OSHA’s lead requirements as identified in OSHA 29 CFR - 1926.26, and other applicable sections, as well as the EPA’s RRP regulations. Prior to the start of demolition activities involving lead, the contractor must provide proof of current OSHA training for each person involved with lead demolition activities, and

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that each person has written evidence of their ability to properly don the necessary respiratory protection. The contractor is also required to provide applicable medical surveillance and monitoring results as outlined by OSHA.

Asbestos: Removal and disposal of asbestos containing materials must be performed by a State of Indiana licensed asbestos abatement contractor. In the event asbestos containing materials are encountered, the contractor will be required to submit all applicable asbestos project notifications and fees, proof that each person is currently trained in asbestos abatement as required by the State of Indiana Department of Health, and proof each worker has the ability to use and support the necessary respiratory protection.

- AA. Install OSHA complaint handrails where necessary including toe kick to make the work site safe. If you create a hazard, you must make the hazard safe. Example: You demoed walls around an existing stair opening. Handrails must be installed around the leading edge of stair opening immediately following removal of wall.
- BB. Provide all necessary fall protection and shoring where needed.
- CC. Secure as necessary or as directed, all areas for safety and security. Example: You remove an exterior door, window, wall etc., exposing the interior of the building, it is the responsibility of the demolition contractor to install a "secured temporary door or structure" to prevent access to the interior of the building.
- DD. Provide temporary wall to secure 613 W. Harrison once existing 617 W. Harrison structure is demolished.
- EE. Coordinate all historic casework, doors, and trim removal and any other designated historic material, with the Model superintendent before demolition of said materials. Model Superintendent to identify items, and this subcontractor to store on site in a location selected by Model.
- FF. Where shown, remove all exterior wall trims and attachments (including window casings) to accept new construction. Carefully catalogue, bundle trims and label per opening. Do not remove where indicated to remain. This subcontractor and Model Construction are to walk each building to identify what is to remain.
- GG. Doors/frames/hardware designated to be salvaged are to be properly stored on-site at a location selected by the Model superintendent.
- HH. Protection of "existing to remain" items is included in this scope. Specifically, but not necessarily limited to the historical pressed metal ceiling system.
- II. Contractor shall be sensitive to historical preservation requirements related to their scope of work, and follow all required rules, regulations, and notes.
- JJ. Remove all materials that will interfere with new construction. Remove all existing debris and materials on every floor.
- KK. The schedule will be strictly enforced. It is imperative the Demolition Contractor coordinate with the Model superintendent continually and be prepared to adjust as needed.
- LL. Windows designated to be repaired or restored are not a part of this scope.
- MM. In general, window removal is by the window contractor. This does not apply to aluminum storefront designated to be removed. Such storefront removal is by the this subcontractor.
- NN. Plaster wall repair is not included in this scope.
- OO. Any/all slab on grade saw cutting and removal. All elevated concrete, frame saw cutting and removal is by Demolition subcontractor.
- PP. Structural masonry demolition will be included in the Masonry contract and is not a part of this scope.
- QQ. Provide ALL temporary fencing at/around each building to separate demolition activities from the public.

617 S. Harrison St. -Full building demo

1. Include all trash out
2. Include removal of all universal waste
3. Include removal of all asbestos to complete the full building demolition in compliance with all applicable laws and regulations
4. Include all Freon removal from any remaining HVAC equipment
5. Include Foundation Wall Demo and associated foundations

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6. Provide engineered fill back to a level to match the surrounding grades
7. Design and install a temporary storm water detention system and erosion control system per the local authorities, City of Fort Wayne, and EPA requirements. Include all tap fees and right of way permits.
8. Cap all existing sanitary and storm laterals as detailed.
9. Cap All water and Gas lines
10. Include all temporary fencing, and dumpsters as needed.
11. Include all right of way closure permits as need for this scope of work, including but not limited to sidewalks
12. Include the cost of the Demo permit in your proposal
13. Remove existing utility poles and associated electrical as required. Coordinate with Utility Company.

Subcontractor to provide the following Documents/documentation:

~ Prior to Construction Start:

- Demolition Permits for each Building
- Workers Compensation Certificate
- Insurance Certificate
- Employee and/or Sub-Subcontractor Asbestos Compliance Package
 - o Training Certificate
 - o License
 - o Physical
 - o Respirator Fit Kit
 - o Documentation required by Federal, State and/or Local Jurisdiction
- IDEM permits and approvals

~ During/After Construction:

- Waste Manifest Records
- Air Monitoring Test Results
- Notifications
- IDEM Final Approvals of completion
- Any/all Federal, State and/or Local documentation and compliance reporting

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