



Bid Package #04 Site Work

Exhibit B

Subcontract Scope of Work

Job Number:

Job Name: Columbia Street West – Ft. Wayne

Subcontractor:

Scope of Work: Site Work

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.

Subcontractor Initials _____

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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).

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.

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

Subcontractor Initials _____



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 paper work 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.

Site Work SUMMARY

Provide all labor, material, equipment, supplies, taxes, insurances, supervision, inspections, manufacturer’s warranty and permits to perform the Site 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 03 – All
- Division 07 – 07 26 00 – UNDER-SLAB VAPOR BARRIER
- Division 31 – All
- Division 32 – All
- Division 33 – All

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

General Sitework SUMMARY

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- A. Coordinate and follow schedule. Working closely with site superintendent is a must.
- B. Provide all layout and field engineering required for the performance of this work.
- C. ALL Site demolition as depicted on Drawing C1.0, including removal of asphalt paving material.
- D. Main Building Demolition is by others.
- E. Provide all permits and fees, tap fees and inspection fees
- F. Adjust any "existing to remain" manholes, valves, hydrants, down spout inlets etc. to the new proposed grades
- G. Provide new concrete stoops
- H. Furnish and install site drainage system complete.
- I. Furnish and install all site concrete, curbs, gutters, drives, detectable traffic warning inlays, aprons, paver inlays and sidewalks. Include backfill behind all curbs and sidewalks up to grade. Building concrete by others.
- J. Provide proper cut and fill operations to bring subgrade to new proposed elevations. Properly compact areas to reach required compaction. Coordinate required inspections.
- K. Furnish and install compacted gravel base
- L. Include requirements for all sub grade proof rolls before geotech fabric/gravel installation. This includes equipment necessary to conduct proof rolls.
- M. Furnish and install any geotech fabrics as required.
- N. Furnish and install asphalt paving and striping per specification.
- O. Furnish and install parking blocks/bumpers as required.
- P. Include any parking lot signage requirements, including handicap signage, in this scope of work.
- Q. Complete Landscaping per Drawing C2.0
- R. Site contractor is to include as required, continuous SWPPP maintenance and repairs and/or replacement as necessary to meet all Federal, State and Local Regulations as necessitated by the sequencing of work performed by this Subcontractor on the site until project completion.
- S. All traffic control, safety barricades, permits etc. required for partial/temporary road closures. Maintain in place for the duration of this work as required to prevent hazards to the public and all project subcontractors/visitors.
- T. Sub-contractor has read and understands the Geotech soils report from GME testing dated 1/04/2021
- U. This scope of work is responsible for the installation of the New Dual Service Water Lines from utility tap all the way into each building. Provide a stop flange or cap on piping on the interior of the basement. Include all cutting and trenching and backfill up to grade. Include patching of basement foundations around newly installed services. Include all permits and fees. Include any necessary domestic permits and or hiring of a licensed plumber as required to install domestic service into basements.
- V. Furnish and install new sewer laterals and manholes per drawings for a complete system. Included all necessary trenching and backfill up to grade. New laterals are to be installed from utility tap all the way into face of each building footprint. Provide a stop flange or cap on piping on the interior of the basement. Include patching of basement foundations around newly installed services.
- W. Furnish and install grease traps and associated piping systems complete. Including control manholes.
- X. Furnish and install new storm laterals and manholes per drawings from utility tap all the way into face of each building footprint for a complete system. Included all necessary trenching and backfill up to grade. Provide a turned-up boot with cap to receive new downspouts as called out on the drawings.
- Y. All work in the right of way as required to meet the City of Ft. Wayne's specifications.
- Z. Provide proper trenching and backfilling (with compacted fill) of any underground lines.
- AA. Gas lines from Gas main all the way into the footprint of each building by NIPSCO. Coordination with NIPSCO for their works is required.
- BB. Furnish and install all necessary electrical duct banks, with nylon fish tape included, as designed per drawings from Right-of-way of Pearl Street alley all the way up to electrical service location. Wire is provided by others. Included all necessary trenching and backfill up to grade.
- CC. Provide and install one (1) dedicated phone/internet service (2" conduit) (preferably fiber if available) all the way into the footprint of each building per city specifications.
- DD. Furnish and install dumpster enclosure complete including excavation, gravel base, concrete with associated reinforcing, fencing, gates with hardware, posts, bollards, etc...

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- EE. This scope of work includes the implementation and continued use of PROCORE and its safety/collaboration tools throughout the project. It is preferred that each contractor has at least one tablet or at minimum one smartphone, loaded with the program, on the job at all times.
- FF. Include all gravel base requirements for site concrete
- GG. Provide all line and grade for this scope of work. Include staking etc.
 - a. Major control (lot corners, building corners, benchmarks) will be provided by Model.
- HH. Fill all bollards with concrete
- II. Provide all rebar and other reinforcing as shown.
- JJ. Include all expansion joint materials
- KK. Include all water proofing and water stop for all concrete related water proofing.
- LL. Obtain and pay for any required permits for walks, curb cuts, drive aprons and curbs.
- MM. Include all aggregate sub grade requirements under slab on grade concrete.
- NN. Include all sub slab vapor barrier requirements.
- OO. Existing Subgrade to be +/- .10 ready for aggregate base.
- PP. All spoils generated by this subcontractor shall be hauled off site. Any spoils left on site prior to the start of this subcontracts work shall be hauled off by others.
- QQ. Concrete washout / mixing area will be designated by Model superintendent. The washout / mixing area shall be bermed and maintained by this subcontractor. At the end of Concrete operations and at the direction of the Model superintendent this subcontractor shall remove washout from the site.