



Bid Package # 05 Masonry & Masonry Restoration

Exhibit B

Subcontract Scope of Work

Job Number:

Job Name: Columbia Street West– Ft. Wayne

Subcontractor:

Scope of Work: **Masonry & Masonry Restoration**

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 _____

model construction

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 workday. Workday 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.

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

Subcontractor Initials _____

model construction

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.

Masonry & Masonry Restoration SUMMARY

Provide all labor, material, equipment, supplies, taxes, insurances, supervision, inspections, manufacturer's warranty and permits to perform the **Masonry & Masonry Restoration 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 04 - All

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

General

- A. Upon bid submission. Provide a cost breakout and duration for each building separately.
- B. Coordinate and follow schedule. Working closely with site superintendent is a must.
- C. No wash out in the street. Wash out in dumpster into plastic to avoid mortar and grout wash in the street.
- D. Furnish and install all precast architectural concrete.
- E. Include all tuck point requirements on the exterior as follows below.
- F. Include parging on exterior as follows below.
- G. Include ALL Masonry notes. If conflict arises the verbiage in this scope of work shall supersede.

Subcontractor Initials _____

modelconstruction

- H. Include installation of HVAC brick vents supplied by others
- I. NEW masonry work to remain exposed (unpainted), to be cleaned to remove dirt, stains, graffiti, mold, mildew, white scum, efflorescence, smoke, etc. according to the gentlest means possible. Contractor responsible for cleaning shall visit site to verify appropriate method. Mortar shall not stain or be left on any brick surfaces. Existing surfaces to remain untouched/unmodified does not need to be cleaned.
- J. Furnish and install all polystyrene insulation at new Masonry work. Detail 4 Sheet AN5.2.
- K. Include installation of all steel lintels and associated bearing plates, precast lintels required for this scope of work. Stone and precast Lintels furnished under this contract; Steel lintels will be provided by others.
- L. Install and properly flash faux C-channels on exterior of structure. Furnished by others. Include architectural fasteners to fasten through the web directly into the wood beyond.
- M. **All masonry demolition** is required to be performed by this BP #04 masonry subcontractor. Tooth-in and repair is also included.
- N. Remove ALL existing signage, brackets, nails, fasteners, shutters, vents, and wire molding on brick surface. Repair as required.
- O. When repairing joints in masonry where mortar is damaged or missing. Cut out joints to a depth of 2x the width of the joint or until sound mortar. Remove dust and loose material by hand brushing. Mortar to match existing in composition, color, tooling, profile, and hardness. While original mortar did not contain Portland cement, new mortar to have cement added in to form a Type O or K mortar and per DOI Preservation Brief #2. Promptly remove excess mortar, smears, and drippings as work proceeds. Provide test area for approval prior to commencement of work.
- P. Replace missing, eroded, spalled, or cracked masonry units. Cut out units, including entire mortar joint around masonry unit. Remove units by hand so as not to damage adjacent masonry. Turn existing bricks around and/or use salvaged brick. Build-in new masonry and joints to match existing. Align with existing joints and coursing true and level, faces plumb and in-line. Install any anchorages, flashings, or reinforcements. All work to match surrounding masonry. Provide test area for approval prior to commencement of work.
- Q. NO water repellents to be included at this time.
- R. Remove cracked, damaged, and severely spalled stone lintels and sills with care in a manner to prevent damage to adjacent remaining materials as identified in the drawings. Build-in new lintels and sills. Align with existing joints and coursing true and level, faces plumb and in-line. Install any anchorages, flashings, or reinforcements as necessary. New lintels and sills to be to match existing color and texture. Contractor to provide sample for approval prior to ordering material.
- S. Include any caulking required @ masonry control / expansion joints. Provide caulking at steel lintels
- T. All layout and field engineering required for the performance of this work.
- U. Provide all reinforcing steel and accessories for all masonry work. This Masonry subcontractor is to provide and maintain OSHA-compliant reinforcing steel protection caps on all vertical reinforcing steel projections.
- V. If you cut in a new exterior door, window, opening, etc. exposing the interior of the building, it is the responsibility of this subcontractor to install a "secured temporary door or structure" to prevent access to interior of building.
- W. Reference the Historic Part II Narratives; Contractor shall be sensitive to historical preservation requirements, related to their scope of work. Bring it to the attention of Model Project Manager if Historic Part II and drawings are contradictory. Demoing, installing masonry, tuck pointing in exposed walls need to follow National Park Service guidelines. Avoid over sawing during demolition. Brick and mortar must match existing.
- X. Lead: For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including but not limited to paints, stains, or other coatings. Work involving materials containing or coated with lead (Pb), must be performed in accordance with EPA's RRP regulations. Prior to the start of activities involving lead, the contractor must provide proof of current OSHA training for each person involved with lead activities, and that each person has written evidence of their ability to properly don the necessary respiratory protection If needed.
- Y. Prior to work a lead scope and work plan must be submitted to Model Construction.

- Z. All access to buildings and project sites is vulnerable to pedestrian traffic. Work areas must be identified by signage and barricade systems which comply with OSHA and City of Ft. Wayne regulations.
- AA. Include all necessary shoring for masonry rebuilds.
- BB. Any necessary chimney restoration is included in this scope of work. Metal caps by others.
- CC. All glass block work, both repairs and new, are included in this subcontract.
- DD. Recess brick for installation of intercom entry system, Fire Department key box & mail key lock box.
- EE. Provide and install postal service keeper per building. Manufacturer: Mailbox.com, Model No.: 1090, Recessed, Color: Aluminum.
- FF. Provide and Install Fire Department Key Box per building. Manufacture Knox-Box, Model No.: 3200 Series, Recessed, Color: Aluminum.
- GG. 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.
- HH. This subcontractor is to maintain SWPPP maintenance while on site. Repairs and/or replacement due to damage by this contractor shall be remedied as necessary to meet all Federal, State and Local regulations as necessitated by the sequencing of work performed by this Masonry Restoration subcontractor.

Specific work, but not limited to the following:

133- W. Columbia

- a. Include Demo of new mechanical openings.
- b. No cleaning is to be provided on any existing masonry, limestone, nor terra cotta work.
- c. Provide exterior parging as follows: North façade-0%; East façade-N/A; South facade-0%; West façade-N/A.
- d. Provide exterior spot-tuckpointing as follows: North façade-10%; East façade-N/A; South facade-50%; West façade-N/A.
- e. Provide exterior brick rebuild as follows: North façade-10 sq ft; East façade-N/A; South facade-20 sq ft; West façade-N/A

135- W. Columbia

- a. Include Demo of new mechanical openings.
- b. No cleaning is to be provided on any existing masonry, limestone, nor terra cotta work.
- c. Provide exterior parging as follows: North façade-5% (stone sill across entire façade); East façade-30%; South facade-0%; West façade-0%
- d. Provide exterior spot-tuckpointing as follows: North façade-10%; East façade-70%; South façade-20%; West façade-10%.
- e. Provide exterior brick rebuild as follows: North façade-10 sq ft; East façade-300 sq ft; South facade-100 sq ft; West façade-20 sq ft

611 S. Harrison St.

- a. Provide exterior parging as follows: North façade-N/A; East façade-0%; South facade-N/A; West façade-0%
- b. Provide exterior spot-tuckpointing as follows: North façade-N/A; East façade-50%; South façade-N/A; West façade-0%
- c. Provide exterior brick rebuild as follows: North façade-N/A; East façade-50 sq ft; South facade-N/A; partial West façade-0 sq ft.
- d. No cleaning is to be provided on any existing masonry, limestone, or terra cotta work.

613 S. Harrison St.

- a. Provide exterior parging as follows: North façade-0%; East façade-0%; South facade-0%; West façade-0%
- b. Provide exterior spot-tuckpointing as follows: North façade-25%; East façade-25%; South façade-25%; West façade-10%
- c. No cleaning is to be provided on any existing masonry, limestone, or terra cotta work.

modelconstruction

- d. Provide exterior brick rebuild as follows: North façade-50 sq ft; East façade-150 sq ft; South facade-50 sq ft; West façade-25 sq ft

617 S. Harrison St.

- a. No work. Existing structure to be demolished.

**** The intention is to have multiple crews working on multiple buildings at any one time, therefore, the overall project duration may be shorter than the duration time indicated.**