

OUTLINE SCOPE OF WORK

BID DOCUMENTS:

1. 5th Street & Walnut St. Streetscape Improvements – Advertisement for Bids
2. 5th Street & Walnut St. Streetscape Improvements – Bid Form
3. 5th Street & Walnut St. Streetscape Improvements – Outline Scope of Work
4. 5th Street & Walnut St. Streetscape Improvements – Extent of Alternate 2
5. Drawing Sets:
 - a. Bayer Becker - Civil Drawings (dated 8/16/24) & Traffic Signal Drawings dated (8/26/24)
 - b. City Studios - Architecture & Structural Drawings dated 7/10/24 (Merc and Formica Buildings)
 - c. Schaefer - Structural Drawings dated 9/12/24 (Traction Building) – Alternate 2

GENERAL SCOPE OF WORK:

1. All work will be under one lump sum Prime Contractor.
2. A standard AIA contract will be used.
3. **Project is exempt to Ohio sales tax.**
4. **Project is subject to State of Ohio Heavy Highway Prevailing Wage rates for Hamilton County, Ohio.**
5. Maintain fences, barricades, guard rails, caution tape, temporary signage, 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.
6. All deliveries and staging of materials must be coordinated with the Model Group.
7. Maintain cleanliness of roadways to the satisfaction of Model Construction, neighborhood, and local authorities for the duration of your work on site. Contractor 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 workday, 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).
8. 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.
9. 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.
10. All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.
11. All onsite workers shall be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.
12. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.
13. 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. If time is lost throughout the week, Subcontractors are expected to work Saturday to make up lost production. Otherwise, Subcontractors shall be expected/permitted to work Saturday, Sundays and/or Federal Holidays as required to maintain Schedule commitment.

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14. All work shall be completed with strict compliance with the Bid Documents and Manufacturer's written instruction.
15. Any work not covered in the base contract must be approved by Model Construction before Contractor 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.
16. Provide closed-out documents, spare parts, O & M manuals, warranty, etc. upon completion of work.
17. Maintain and submit accurate as-built drawings upon completion.
18. 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.
19. Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.
20. Contractor 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.
21. Contractor shall visit site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.
22. 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.
23. Contractor is responsible for performing work according to local, state and national codes, as well as other regulations which apply to such work.
24. Materials to be installed must conform to the manufacturer's recommendations.
25. 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.
26. All work shall be coordinated and scheduled by the Contractor to ensure completion in accordance with the project schedule.
27. Project adjacent finished surfaces to ensure concrete does not splatter and damage finish.
28. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
29. All traffic control, safety barricades, permits and etc. required for partial, temporary road closures or use for the duration of this work as required to prevent hazards to the public and all project subcontractors or visitors.

PROCORE NOTIFICATION:

Model Construction will be using Procore as the construction project management software. This is a free service to an indefinite number of project users. Procore has many collaborative features that offer various benefits to the project, as well as having benefits to individual users. For that reason, there are several requirements that will be expected of all contractors on the project.

1. All subcontractors will be required to complete the Subcontractor Procore Certification
2. All users will be required to have an individual email with notification of arrival of new email messages.
3. All contractors will be required to utilize the collaborative tools within Procore. These include and are not necessarily limited to RFIs, Submittals, Document Management, Change Management, Drawings, Specs, Photos, Observations etc.

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4. A foreman/superintendent for each contractor will be required to have an iPad or tablet with a mobile plan for daily use of the Procore mobile app. The app will require maintenance of updates as frequently as once a week.
5. All contractors will be required to utilize the safety and quality related tools within Procore (i.e. daily inspections, daily JSAs, weekly toolbox talks, jobsite orientations, photos, observations, etc.)

SCHEDULE:

- Phase 1 = Work in Front of the Formica and Mercantile Buildings
 - Start as soon as possible. City approval is expected 2-3 weeks after the bid date.
- Phase 2 = Work in Front of the Traction Building (Alternate 2)
 - Start 2026
 - Alternate 2 will be contracted separately

INCLUSION GOALS:

- 30% SBE Participation

SCOPE OF WORK:

Contractor shall provide a turnkey, all-inclusive scope of work for this project including but not limited to all labor, material, management, overhead, submittals, coordination, tools, equipment, applicable taxes, etc. This scope of work shall be in strict conformance with the Bid Documents.

The inclusions of this Scope of Work are generally outlined below:

General Requirements:

- Provide builder's risk insurance for the full contract amount.
- Provide all DOTE permits including ROW permits and street/sidewalk closure permits as required to complete work.
- Provide layout as required to complete work.
- Provide temporary toilets during construction, as required.
- Provide dumpsters or hauling materials offsite, as required.
- Provide temporary barricades and signage for sidewalk/street closures per DOTE standards. Provide a traffic plan to the City of Cincinnati prior to start of construction.
- Verify location of underground utilities prior to start of construction.
- Coordinate with all utility companies.
- Coordinate special testing of subgrade and concrete with Owner's testing agency.
- Provide final cleaning of sidewalks and light poles.

Demolition:

- Neatly sawcut and remove existing asphalt paving, concrete, pavers, and curbs per plans.
- Provide temporary shoring of structural slabs as required.
- Provide removal of existing light poles, conduit, and pull boxes per plan.
- Dispose all demoed items offsite.

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Concrete and Curbs:

- Compact existing subgrade as required. Undercutting unsuitable soils is not included in this contract.
- Provide new concrete sidewalks with broom or exposed aggregate finish per plan. Include gravel subbase, mesh, curing, scoring, expansion joints, etc. per drawings.
- Provide ADA concrete ramps including ADA truncated domes per DOTE standards.
- Provide applied waterproofing on CMU infill walls, existing walls and under concrete slabs per plans.
- Provide cementitious fill under new sidewalks per plans.
- Provide concrete foundations for light poles including rebar.
- Provide non-shrink, non-metallic grout at light pole bases and granite curbs.
- Provide caulking of concrete expansion joints.
- Install granite curbs per plan. Granite curbs to be supplied by the City of Cincinnati. Include transporting granite curbs from the City's Yard to the jobsite.

Asphalt:

- Provide patching of asphalt pavement at curbs to match existing asphalt profile.

Structural Steel and Metal Decking (part of Alternate 2):

- Provide structural steel and metal decking at Traction building structural slabs.

Painting

- Provide painting of existing exposed steel per Schaefer's drawings.

Electric:

- Provide electrical permit and inspections.
- Provide underground conduit for new light poles including excavation, backfill and hauling spoils.
- Provide new pull boxes per plan.
- Provide light poles complete including luminaires, precast plinths, anchor base plates, and anchor bolts per manufacturer's standard.
- Connect streetlight wiring to pull boxes per City standards.
- Provide one (1) extra light pole and two (2) extra luminaires. Deliver to the City's Storage at 2141 State Avenue.
- Provide all traffic signal work per the drawings (Alternate 4, 5 & 6)

Landscaping:

1. Provide landscape planting permit from Urban Forestry.
2. Provide planting soil mix and mulch beds for new trees per plans.
3. Provide trees per plans.

Miscellaneous:

1. Provide post and panel signage including foundations. Signs to be per DOTE standards.

Exclusions:

1. Duke Energy Fees
2. Special Testing Fees
3. Undercutting unsuitable soils

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4. Bid bond
5. CMU Walls at Building Infills

List of Alternates:

- Alternate 1 – Additional cost for a 100% performance and payment bond.
- Alternate 2 – Additional cost for all Streetscape and Structural work outside of the Traction Building.
 - Alternate 2 will be contracted separately at a later date. Price with today's pricing. Pricing will be adjusted for inflation as required.
- Alternate 3 – Deduct to provide concrete curbs in lieu of granite curbs for Base Bid.
- Alternate 3A – Deduct to provide concrete curbs in lieu of granite curbs for Alternate 2.
- Alternate 4 – Add to provide Traffic Signal work at corner of Walnut and Fourth Street (Drawings T102-T104)
- Alternate 5 – Add to provide Traffic Signal work at mid-block of Walnut Street (Drawings T105-T107).
- Alternate 6 – Add to provide Traffic Signal work at corner of Walnut and Fifth Street (Drawings T108-110)