

# SCOPE OF WORK

## BID PACKAGE 1 – EARLY DEMOLITION & ABATEMENT

### REVISION 1

August 21, 2025

#### BID DOCUMENTS:

1. 4<sup>th</sup> & Walnut Early Demolition – Early Demo Drawings dated 2/28/20
2. 4<sup>th</sup> & Walnut Early Demolition – Invitation to Bid
3. 4<sup>th</sup> & Walnut Early Demolition – Scope of Work (this form)
4. 4<sup>th</sup> & Walnut Early Demolition – Asbestos Survey

#### GENERAL SCOPE SPECIFICALLY PERTAINING TO CARTHAGE FLATS:

1. **Subcontractors are wholly responsible for delivery, unloading, and shakeout within the building.**
2. **Prevailing Wage Rates do NOT apply.**
3. **Project is Taxable.**

#### GENERAL SCOPE OF WORK (Applicable to all Subcontracts):

1. 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.
2. All deliveries and staging of materials must be coordinated with the Superintendent.
3. 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 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).
4. 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.
5. All Model Construction jobsites are TOBACCO FREE. All smoking, dipping, chewing, etc. must be done off site, in the area designated by Model Construction Superintendent. Please inform your crew(s), as this will be enforced.
6. Temporary restrooms are provided by Model Construction.
7. All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.
8. All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.
9. All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.
10. 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.
11. 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.

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Otherwise, Subcontractors shall be expected/permitted to work Saturday, Sundays and/or Federal Holidays as required to maintain Schedule commitment.

12. All work shall be completed in strict compliance with the Bid Documents and Manufacturer's written instruction.
13. Any work not covered in the base contract must be approved by Model Construction before subcontractor proceeds with the 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.
14. Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.
15. 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.
16. Provide close out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.
17. Subcontractors shall register all warranties on behalf of the Owner. Subcontractor shall request any information needed for warranty registration from Model Construction.
18. Maintain and submit accurate as-built drawings upon completion.
19. 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.
20. 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. Subcontractor shall register all warranties on behalf of the Owner.
21. Contractor shall visit the site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.
22. 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.
23. Each contractor is responsible for performing work according to local, state, and national codes, as well as other regulations which apply to such work.
24. Removal or cutting of structural members is not permitted. Consult with Model Construction regarding repair or removal of structural items.
25. Materials to be installed must conform to the manufacturer's recommendations.
26. Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.
27. Final Payment will be paid after the 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.
28. Smoking, eating, and drinking are prohibited in undesignated areas.
29. All work shall be coordinated and scheduled by the contractor and Model Superintendent to ensure completion in accordance with the project schedule.
30. Cleaning and sweeping of public roadways for dust, mud, debris generated by Subcontractor's work.
31. All traffic control, safety barricades, permits 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.
32. Multiple mobilizations as required to execute the project in accordance with the Schedule.
33. Material staging is to be coordinated with Model's superintendent. Locations must be approved by Model.
34. Materials that are approved to be stored inside need to be kept on a mobile rack, cart, or pallet. Tools should be kept in mobile, lockable gang boxes or toolboxes. Model is not responsible for lost, damaged or stolen tools.
35. Each contractor is responsible for compiling their own punch list, submitting a record of it to Model and completing it prior to the architect's punch list.

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## PROCORE NOTIFICATION:

Model Construction will be using Procore as the construction 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.
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.)

## TRADE SPECIFIC SCOPE OF WORK:

The following provides an outline of the Scope of Work Model Construction anticipates per bid package.

Subcontractor shall provide a turnkey, all-inclusive Early Site Work 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.

## BP 1 – EARLY DEMOLITION & ABATEMENT

Subcontractor shall provide a turnkey, all-inclusive Early Demolition 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
  - A buck hoist will be provided on 4<sup>th</sup> Street with access to the 3<sup>rd</sup> thru 19<sup>th</sup> floor.
  - Protect historical items that are to remain.
  - Install plywood barricades at exterior openings created during demolition.
  - Provide temporary fall protection rails where the removed partitions and slabs present a falling hazard.
  - Provide temporary protection of the second-floor guardrails.
  - **Provide trash chute for demolition – Rev. 1**
- Provide Abatement of all asbestos and hazardous materials in the asbestos report including the following:
  - Remove and dispose of asbestos containing pipe insulation.
  - Remove and dispose of pipe insulation containing asbestos materials.
  - Remove and dispose of asbestos containing duct insulation.
  - Remove and dispose of asbestos containing caulk.
  - Remove and dispose of asbestos containing floor tile and mastic.
  - Remove and dispose of asbestos containing rope gaskets.

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- Remove and dispose of internal chiller components, which contain asbestos containing materials.
- Remove and dispose of asbestos containing mastic behind mirrors.
- Remove and dispose of duct sealant.
- Remove and dispose of asbestos containing window glazing units at the light court roof.
- Remove and dispose of asbestos containing pipe gaskets.
- Remove and dispose of asbestos containing rope fire stop.
- Remove and dispose of asbestos containing pipe insulation and hard pipe fittings.
- Remove and dispose of asbestos containing steam drum insulation.
- Remove and dispose of a gasket material containing asbestos on the outer side of the coal boiler.
- Remove and dispose of asbestos containing boiler breeching and cementitious boiler insulation.
- Remove and dispose of internal boiler components that contain asbestos materials.
- Remove and dispose of asbestos containing spray-on fireproofing located above the plaster ceiling in Building C's garage (see alternate 1).
- Provide Demolition of the following:
  - Remove and dispose of carpet, porcelain, and vinyl composition tile flooring.
  - Remove and dispose of ceramic floor and wall tile.
  - Remove and dispose of the travertine wall and substrate.
  - Remove and dispose of the marble wall panels, flooring and steps.
  - Remove and dispose of acoustical ceiling tiles and grid.
  - Remove and dispose of plaster ceilings and metal lath.
  - Remove and dispose of gypsum drywall partitions and wall furring.
  - Remove and dispose of the plaster column enclosures.
  - Remove and dispose of plaster and masonry plaster partitions.
  - Remove and dispose of the backside of a plaster wall for investigation inside the wall.
  - Sawcut, remove and dispose of concrete masonry unit partitions.
  - Remove and dispose of decorative column enclosures.
  - Salvage interior cages, gates and miscellaneous items at vaults per keynotes on demo drawings.
  - Sawcut, remove and dispose of exterior walls and exterior wall openings.
  - Remove and dispose of the concrete steps.
  - Sawcut, remove and dispose of the slab on grade.
  - Remove and dispose of the concrete housekeeping pads identified on the drawings to remove.
  - Remove and dispose of the concrete topping slabs.
  - Remove and dispose of the concrete curbs.
  - Remove and dispose of the concrete floor ramps.
  - Remove and dispose of stairs A1, B2 and the historical stairs by the front entrance.
  - Remove and dispose of miscellaneous sets of small stairs.
  - Remove and dispose of the metal floor grated flooring and structure at ramps.
  - Salvage exterior steel ladder for re-installation by others.
  - Remove and dispose of parking garage metal guardrails.
  - Remove and dispose of the steel dumpster skid plates.
  - Remove and dispose of doors, frames, and hardware.
  - Remove and dispose of the overhead doors and supports.
  - Remove and dispose of the floor access hatches.
  - Remove and dispose of interior storefronts.
  - Remove and dispose of base and wall cabinets, counters, reception desks, shelves, benches, vanities, tall storage cabinets, tall bookshelves, wood windowsills and radiator enclosures.
  - Remove and dispose of the bank cashier, security desk and commercial sales millwork.

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- Remove and dispose of raised flooring.
- Remove and dispose of toilet partitions & accessories.
- Salvage the mailbox chutes for re-installation by others in Building A and remove and dispose of the mailbox chutes in Building C.
- Remove and dispose of the lockers and bases.
- Remove and dispose of fire hose cabinets.
- Remove and dispose of the walk-in coolers.
- Remove and dispose of the kitchen equipment.
- Remove and dispose of remaining vending machines.
- Remove and dispose of the stage flooring and curtains.
- Remove and dispose of the chain link fencing from the basement.
- Remove and dispose of the remaining Owner Materials from the basement and commercial areas.
- Remove and dispose of the dumbwaiters.
- Remove and dispose of the plumbing fixtures, tubs, water heaters and above grade piping.
- Remove and dispose of heating ventilation and air conditioning units, radiators, cabinet unit heaters, tanks, centrifugal fan, VAV units, unit heaters, ductwork, and piping.
- Remove and dispose of the coal boiler, including piping.
- Remove and dispose of the concrete masonry unit coal storage walls.
- Remove and dispose of the remaining coal supplies.
- Remove and dispose of the boilers from the basement mechanical room, including piping.
- Remove and dispose of the concrete equipment pads beneath the removed centrifugal fan.
- Remove and dispose of all electrical light fixtures, switchgear, and panels, including conduits and wiring.
- Remove and dispose of floor outlets in Building C including saw cutting and removing of cast-in-place electrical trenches.
- Remove and dispose of the wood sleepers with concrete infill in Building A (see alternate 2).
- Sawcut, remove and dispose of the concrete elevated slab openings (see alternate 3).
- Sawcut, remove and dispose of the third-floor roof structure and roof membrane complete, including beams and joists (see alternate 3).
- Sawcut, remove and dispose of the concrete supported slab structure and joists for the proposed car lift (see alternate 3).
- Sawcut, remove and dispose of the penthouse slab on metal deck (see alternate 3).
- **Alternates:**
  - Alternate 1 – Provide deduct to delete the Abatement of the fireproofing at Building C Garage.
  - Alternate 2 – Provide deduct to delete the demolition of wood subfloors in Building A.
  - Alternate 3 – Provide deduct to delete the demolition of the concrete slabs and roof/floor structures at the ballroom and car lifts.
- **Exclusions:**
  - Site demolition
  - Roofing demolition (except where roof structure is removed)
  - Disconnecting electric (make safe)
  - Capping water and sanitary lines
  - Elevator demolition
  - **Siding demolition at Stair A.2 – Rev. 1**
  - **Window glazing abatement – Rev. 1**
  - **Window demolition – Rev. 1**