

ROWLAND UNIFIED SCHOOL DISTRICT
OSWALT ACADEMY MODULAR CLASSROOM DEMOLITION PROJECT

WORK SCOPE SPECIAL CONDITIONS

ITEM	DESCRIPTION:
1	Properly & completely coordinate all work through the Construction Manager to ensure that all work is properly and efficiently installed per the contract documents.
2	Construction hours will be Monday through Friday, between the hours of 7am-4pm. Weekend work and afterhours work will only be allowed with prior approval of the Construction Manager.
3	The Construction Manager will review and approve prior to the placement of all temporary storage containers , trailers and stored materials.
4	All deliveries of material and/or equipment shall be coordinated and approved by the Construction Manager prior to commencement.
5	At no time shall any Contractor or Subcontractor park their vehicles around or between buildings. Unless prior approval has been provided by the Construction Manager, all vehicles shall park offsite and the operator shall be fully responsible for complying with any and all city ordinances and regulations.
6	Provide adequate and proper fugitive dust control (PM10) during all operations within this contractor as required by applicable codes and/or ordinances. Comply with the South Coast Air Quality Management District (SCAQMD). This includes but is not limited to machinery, vehicles and/or foot traffic.
7	At all Construction areas, Site Laydown Areas, Storage Areas, Staging Areas, Bin/Container Areas, and Trailer Areas, the contractor shall provide proper dust and temporary erosion "Best Available Control Measures" during all operations within this "Package Number" as required by all applicable laws, codes, regulations and / or ordinances. The contractor shall properly install, maintain and service all measures as required to meet proper control, and then remove all said measures and devices from the site at the conclusion of their requirements. Ref: AQMD Rule 30, and NPDES-SWPPP requirements.
8	All Contractors shall provide continual cleanup of existing on-site and off-site hard surfaces on a daily basis so as to comply fully with all AQMD and SWPPP requirements and standards.
9	Provide cleanup on a daily basis to insure a clean, safe & accessible work environment for all trades.

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10	All Contractors shall provide trash containers and/or properly and legally dispose of on a daily basis all demolished items, waste, trash, lunch trash and construction debris generated. This includes procurement of all hauling permits and/or dump fees which may be required. This applies equally to any and all subcontractors employed by the Prime Contractor. The use of the District's dumpsters shall not be permitted.
11	All gates separating construction areas from campus must remain closed, locked, and secured at all times.
12	This Category Contractor shall provide adequate temporary toilets and hand wash stations for the duration of the project. Quantity shall be as required per OSHA Standards. These portable facilities shall be cleaned twice a week at minimum and at a time of day approved by the Construction Manager.
13	All contractor's foremen are to be equipped with active mobile phones for a constant communication line with the Construction Manager.
14	Utilize suitable equipment for traversing the site, hauling or relocating of materials, and erection of items within this trade regardless of soil conditions or grades at no additional cost or delay to schedule.
15	The Contractor shall be advised that the project takes place on an active campus and that excessive noise, dust and other nuisance activities will not be permitted and that excessive noise producing activities will not interfere with classroom instruction and will not be permitted during testing periods.
16	All deliveries and materials, or equipment moving between construction areas shall be escorted by contractor provided flag-man and spotter , and shall be coordinated and approved by the Construction Manager prior to commencement.
17	The Contractor shall provide all traffic control , barricades, warning lights & signs, both on and off site, as required for the execution of the work.
18	It will be the Contractor's responsibility to make any and all arrangements to ensure all items are delivered to the jobsite per the project construction schedule.
19	The Contractor shall be responsible to provide any and all costs for obtaining required temporary fire hydrant water meter /s as applicable. Existing water lines within the construction area can be tapped, at the Contractor's expense, and used for watering down and controlling dust if the water supply is adequate. Otherwise, a water truck provided by the Contractor shall be required.

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20	The Contractor shall provide their own source of power by means of generator/s as required to perform work unless power can be acquired otherwise within the demolition area.
21	The Contractor shall make necessary repair any adjacent grades and/or finishes damaged as a result of the execution of work.
22	The Contractor shall properly protect existing improvements scheduled to remain when performing work. Contractor shall repair or replace said improvements damaged as a result of performing work.
23	The Contractor shall maintain full operation of all existing systems in all occupied areas during construction, including installing, maintaining and removal of all temporary systems as may be needed and/or required.
24	The Contractor shall completely furnish, install, and remove all additional protection to all existing improvements as required for work.
25	If required, carefully remove and reinstall any existing fencing and/or temporary fencing encountered while performing work and/or obtaining access to the work area to the satisfaction of the Construction Manager. Fencing shall be repaired, relocated and replaced on a daily basis to insure a safe and secure site. Contractor shall seek and receive approval prior to removing any and all fencing and/or barricades. Contractor shall furnish and install temporary fencing throughout the duration of their work to separate the work area from the students and staff.
26	The Contractor shall repair any fencing damaged while performing the work.
27	The Contractor shall remove and dispose of all existing utilities scheduled for removal after cutting and capping of the applicable utilities has taken place.
28	The Contractor shall provide whatever "pot holing" is required in order to verify the exact location & depth of existing utilities to verify that the intended routings of underground improvements prior to excavating for same.
29	The Contractor shall load, properly haul, and legally dispose of, at an offsite location all unused excess or unsuitable "spoils" generated by this Category Contractor. This includes procurement & payment of all hauling permits and / or dump fees as may be required.
30	Unless specifically note otherwise within these work scope special conditions, the Contractor shall carefully demolish and remove from the site all items not scheduled to remain as indicated within the "Limits of Demo" on drawing.

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31	The Contractor shall remove and legal disposal of all fluorescent light tubes and provide all associated confirming documents to District.
32	The Contractor shall provide recovery and recycling of refrigerant in all AC Units being demolished and provide all associated confirming documents to District.
33	The Contractor is to include the removal and demolition of the HVAC units and associated piping located at all portable buildings.
34	The Contractor shall perform Saw-cutting of asphalt & concrete areas surrounding the buildings as designated within the limits of construction. No overcuts and/or spalling will be acceptable.
35	The Contractor shall completely dispose of and remove off-site the existing asphalt and concrete paving within the demolition area. This includes procurement & payment of all hauling permits and / or dump fees as may be required.
36	The Contractor shall provide demolition and disposal of all impacted asphalt & concrete paving, concrete ramps & galvanized handrails within the proposed demolition area.
37	The Contractor shall completely perform demolition, removal and legal disposal of twelve (12) 30' x 32' wood and steel frame relocatable classroom buildings and their associated concrete footings.
38	The Contractor shall clean-up and rough grade the area impacted by the demolition work described.
39	The Contractor shall install and maintain temporary fencing to "safe-off / secure" the perimeter of the construction area prior to the start of construction activity. The Contractor shall include within their bid the costs for installation of the temporary fencing and wind screen from the projects official start date and shall remain onsite until June 5, 2020, at which time the Contractor shall remove said fencing from the site. Wind screen is to be tightly attached by the use of metal "Hog" rings. All temporary fencing posts are to be post driven, the use of "T" stands is not permitted. Setup and removal will be coordinated with the District's Construction Manager.
40	The Contractor shall post and maintain all required safety and warning signage on the temporary fencing.
41	The Contractor shall recognize the limits of work that is detailed on Drawing AS0.1 – Demolition Site Plan included as part of these bid documents.

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42	Contractor shall include a \$10,000.00 Cash Allowance into the base bid. Cash allowances shall be "NET" cost amounts. The contractor shall include all cost associated with the processing of items that may be charged against the designated allowance amount including estimating, project management, supervision, withholding of retention, overhead, profit and bond costs in their base bid. The only allowable markup shall be at 10% overhead and profit fee by any subcontractor that may perform work (labor) submitted under the General Contractor. The General Contractor shall receive no additional markups. If any allowance amount (in whole or part) is deleted by change order at any given point of the project, the General Contractor shall credit back the full or unused portion of the allowance amount stipulated. The general contractor shall not be entitled to withhold any monies for overhead or profit or be obligated to return any overhead or profit included in the base bid. The use of any allowances is at the sole discretion of the Construction Manager.
43	The contractor shall be advised that this project requires a (10) ten day AQMD Notification . Said notification is to be submitted as soon as the project is awarded in order to avoid a delay to the project.