

Ayres Hotel Paso Robles
Scope of Work – Structural Concrete

Bids Due: April 10, 2013
Contact: Hallie Honn (805) 296-3078

1.1 GENERAL

WORK

The term “Work” includes all labor, materials, equipment and services required of the SC (SC), as shown, described or inferred in the Contract Documents. The SC is only to use its own forces and/or GENERAL CONTRACTOR (GC) approved sub-trades to undertake the Work. The SC may not sub out further work without the prior written consent of the GC, such consent to be granted at the discretion of the GC.

WORK, LICENSES, PERMITS AND INSPECTIONS

The SC agrees to do all work in accordance with the plans, specifications, and performance standards and in accordance with good building practice, any and all local, state and federal laws and codes pertaining thereto and to the satisfaction of the GC. The SC further agrees to obtain all licenses required in connection with his work and to inform the site superintendent of the date and time work will be ready for inspection as well as the nature of the inspection. It is the intent of this contract that all work performed by the SC is to be complete and functional in all respects meeting all applicable codes and requirements and to the final approval of local governing authorities having jurisdiction;

INSURANCE

The SC shall provide and maintain, at his expense, all insurances as required by GC, with a minimum of \$2,000,000 general liability insurance against claims made for damages for personal injury or property damage by reason of anything done or not done by the SC, its employees or agents, in connection with the performance of this Agreement. Proof that the GC and GC/Owner are named insured is required upon successful awarding of the contract. Contact GC for more information regarding insurance requirements.

GENERAL RESPONSIBILITIES / HEALTH & SAFETY / SITE MAINTENANCE

SC is required to follow all safety regulations as provided by GC and required by and in accordance with good practice, any and all local, state and federal laws and codes pertaining thereto and to the satisfaction of the GC. Contact GC for copies of Jobsite Safety Requirements.

The SC shall clean up, remove, and dispose of all debris associated with this work to the bin provided by GC. Maintain cleanliness of the property at all times. SC will be required to participate in the City of Paso Robles Recycling Program. Contact GC for instruction regarding recycling program instructions.

All work, including start-up of equipment, is to be performed during regular working hours as per the City of Paso Robles.

The SC is responsible for protecting the work of other trades from any damage caused by his own work forces.

The awarding of this Contract shall be based on the assurance that adequate, qualified manpower will be provided to carry out this scope of work, and work will be commenced and completed as per the Project Schedule, as revised from time to time by the GC.

1.2 Structural Concrete

- 1 SC will inspect site with GC, review job conditions and accept conditions prior to mobilization.
- 2 SC will work from approved sub-grade prepared by others, using crews acceptable to GC.
- 3 SC will provide all forming and bracing materials.
- 4 SC replaces any forming material judged unsatisfactory by the installer or GC, at no cost to the GC.
- 5 For slabs located outside existing walls, forms, as needed, are constructed, installed, and braced, using control points provided by others.
- 6 For slabs located inside existing walls, edge forms, as needed, are constructed, installed, and braced, using control points provided by others.
- 7 SC will supply and install gravel, sand, or other specified drainable material under slabs to bottom of slab elevation specified on approved plans.
- 8 SC will cease work to allow mechanical SCs (plumbing, mechanical, and/or electrical) if any, to install sub-slab utilities and to have all underground work inspected and approved if required by inspectors.
- 9 SC will install and secure inspector's approval, as specified, of any sub-slab radon collection system as required.
- 10 SC will backfill and compact any open trenches in the sub-grade and re-spread and level specified drainable material.
- 11 SC will install all specified perimeter expansion joint material and align to specified top of slab elevation.
- 12 SC will install and properly lap all edges of specified vapor control layer under slab areas.
- 13 SC will install specified reinforcing steel in specified sizes and locations.
- 14 SC sets all required interior grade stakes and "zip-type" control joints to specified top of slab elevation.
- 15 SC will estimate quantities of concrete needed and order concrete as specified.
- 16 SC will cease work until all inspections required by public or private inspectors are completed and required approvals are secured. The SC shall schedule any required inspection, respond to any red tag items and correct them before the re-inspection. The inspection must be successfully completed before concrete is placed.
- 17 SC inspects and accepts concrete deliveries, and confirms specified concrete mix and slump as tested by special inspector (by others). All washout and staging areas are mapped and provided for by GC.
- 18 SC will place all concrete in a continuous manner to avoid any cold joints and will uniformly consolidate concrete to avoid any voids or honeycombing. Field techniques for handling and placing concrete must ensure that it remains uniform within each batch and from batch to batch. Concrete must not be allowed to run or be worked over long distances (over 8' horizontally), and must not be allowed to drop more than 4 feet vertically. Once the pouring of concrete begins, it must continue until the entire pour is completed to avoid cold joints.
- 19 Pour concrete continuously and as rapidly as practical until entire unit or placement is completed. Thoroughly consolidate wet concrete by working it into forms, around bars and embedded items with spades, rods, trowels, and vibration to produce a solid homogeneous mass, free of air pockets, voids or honeycombs.
- 20 Do not sprinkle water on surface to make troweling easier.
- 21 SC levels and finishes all concrete surfaces with the specified hard-trowel or broom finish. Finish slab so that it is level including under stair landings, without depressions, high spots, or other surface defects, and in suitable condition to receive floor tiles or vinyl floor coverings. Maximum level tolerance allowed is 1/4" in any 30" circular area except for floor drain areas.
- 22 Finish around floor drains to provide positive drainage to the drain.
- 23 Hand trowel around all pipes and other devices penetrating the slab finish to assure a flat "no-nub" finish.
- 24 SC will trowel all specified site-installed control joints.
- 25 "Zip type" control joints shall be zip stripped quarter of depth of floor, located according to the approved plans, or placed every 10' o.c. at areas such as support posts, outside corners, etc. that may have a tendency to cause cracking, or via control joint map as provided by engineer.

- 26 A smooth steel trowel finish is to be provided by the SC for slabs on grade. A light broom finish is to be provided for all exposed exterior concrete or as instructed by GC.
- 27 Concrete splatters and spills must be cleaned up the same day including on metal support columns or posts, interior concrete walls, siding, metal window bucks, windows and all utility boxes.
- 28 SC removes all perimeter formwork from job-site and repairs any non-structural concrete honeycomb visible after formwork removal. Concrete forms shall not be stripped until concrete is hard and has gained sufficient strength to avoid damaging the fresh concrete.
- 29 If required, within 24 hours of concrete finishing, SC shall return to site and cuts in all specified control joints.
- 30 SC maintains surface moisture as specified by the engineer to facilitate proper curing of new concrete.
- 31 Soil compaction shall be done by a motor drive vibratory compactor. A hand roller will not be acceptable. Hand tamping is allowable in places that cannot be reached by mechanical compactor.
- 32 Where specified, sub-slab rigid insulation should be installed (extruded polystyrene or other approved for earth contact) on top of crushed stone,
- 33 Install the specified concrete reinforcement with appropriate supports to ensure proper placement after the concrete pour. Install according to all of the details contained in the architectural plan. Reinforcement joints must be attached according to plan or approved practices,
- 34 The vapor barrier shall be installed underneath the entire slab. The polyethylene will extend beyond the crushed stone base and concrete slab to between the wall and footing or wall and slab to create a capillary break. The polyethylene seams shall be overlapped by 12".
- 35 Techniques for handling and placing concrete should ensure that it remains uniform within each batch and from batch to batch. Concrete should not be allowed to run or be worked over long distances (over 8'), and should not be allowed to drop more than 4 feet. Once the pouring of concrete begins, it must continue until the entire pour is completed. Cold joints are not acceptable,
- 36 To ensure maximum strength, concrete should be protected from rapid drying by covering with polyethylene or approved curing agent. Forms should be left in place as long as needed to protect the work (see requirements for proper curing). The surface should be kept uniformly wet or moist through the period of curing.
- 37 Stone and/or fill sand material shall be provided by SC through a GC-approved material vendor only. If onsite material can be mined onsite, the GC will inform SC of availability.
- 38 The Trade SC shall schedule the sub-slab inspection, which must be successfully completed before the concrete is placed.
- 39 Overworking concrete slabs causing segregation of the mix and weakening the surface is to be avoided.
- 40 Avoid excessive time concrete remains in the delivery truck and is responsible for all rejected concrete due to time lapse.
- 41 Inspector may refuse delivery of concrete if the slump is too high.
- 42 SC cannot add water when concrete is at jobsite. The delivery truck driver must not add water to the concrete while in the delivery truck. Control of the concrete slump to meet the project specifications until placement in the forms is the responsibility of the delivery company and SC.
- 43 Fiber mesh shall be added directly to the concrete mix in the ready mix truck by the ready mix delivery company or the SC and mixed thoroughly into the concrete.
- 44 During very hot days (90 degrees or more) approved concrete curing practices must be used. Notify the GC of schedule changes due to extreme weather conditions.
- 45 The SC shall finish all poured concrete slab surfaces with a smooth steel trowel finish.
- 46 Hand trowel around all pipes and other devices penetrating the slab finish. Finish around floor drains to provide positive drainage to the drain.
- 47 It shall be the SC's responsibility to maintain the correct elevation of the slab within 1/2 inch anywhere within the dimensions of the slab.
- 48 The SC shall verify that the drains (e.g. sub-slab drain tile, washed stone, filter fabric, sump crock per plan) are undamaged.

- 49 Concrete forms shall not be stripped until concrete has gained sufficient strength to avoid damage to the fresh concrete.
- 50 All forms shall be removed from jobsite within 48 hours of pour. Nothing is to be left at job site.
- 51 All concrete splatters and spills must be cleaned up the same day. The SC is responsible for cleaning all concrete splatters and spills to not require chipping or damage to the surfaces. Splatter must be cleaned from metal columns, interior walls, siding, window bucks, windows, and all utility boxes.
- 52 All waste generated by SC's team shall be disposed of in the proper recycling or waste receptacle per civil site map and instruction. All waste must be removed by SC.
- 53 The SC shall broom clean sidewalks, gutters, and streets within one-hour of completing pour.
- 54 The SC will remove any excess fill sand or stone on site before leaving the jobsite,
- 55 All forms and stakes will be removed from the jobsite before the SC leaves the jobsite.
- 56 The Trade SC is responsible for scheduling and passing the inspection prior to pouring any concrete.

1.3 General Requirements

1. SC shall be responsible for coordination of their work with that of other Trade Contractors. In the event that the work of any trade has to be removed, replaced or modified due to lack of coordination or negligence in completing his work within a reasonable scheduled period, the cost of removing, replacing or modifying such work will be by SC. No extra costs will be allowed for replacing of any work due to known conflicts with other trades' work.
2. SC shall provide protection against noise, vibration, dust, and odors generated during the performance of the work and comply with all governmental authorities having jurisdiction.
3. SC shall provide all hoisting required for their own work including any hoisting of materials associated with the unloading of trucks, stocking of materials, hoisting of materials to the working levels and adjacent points of installation. This requirement shall include work platforms, hi-lifts, and as required to access to the work.
4. Provide guarantee and warranty to comply with the specifications and the general conditions. If there is a discrepancy or conflict between these documents, the most stringent will apply.
5. SC is responsible for the receipt, inventory, storage and protection of all related material deliveries to the site.
6. If applicable, include required testing of work. SC shall be responsible for any costs associated with re-testing due to failure to meet standards and or schedules for this scope of work.

ALLOWANCES: Include the following **allowances** in the base bid. These allowances may only be used with prior authorization from the GC. Any unused portion of these allowances remaining at the end of the job will be credited back to the GC via a deductive change order. Your Schedule of Values shall have a separate line item for each of these allowances:

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