

GROSSMONT UNION HIGH SCHOOL DISTRICT

MMHS SCIENCE BUILDING MODERNIZATION MULTI-PRIME

**ATTACHMENT E
BID PACKAGE**

CN-4067

DEMOLITION

**TRADE CONTRACTOR SPECIFIC PROVISIONS
BID PACKAGE—CN-4067
DEMOLITION – VERSION 01**

DEMOLITION – VERSION 01

The following clarifies certain inclusions, exclusions, and other information. This list is not inclusive of all work and is not limiting in any manner. This Exhibit shall supplement all General and Special Conditions in this Contract unless specifically noted herein to supersede them. This exhibit shall supersede all other conditions in the Contract and Contract Documents in the event of specific conflicts between the Documents.

I. GENERAL REQUIREMENTS: The following general requirements apply to all work included in this contract:

1. Full compliance and scope coverage with Specification Section(s) and Reports:

- DIVISION 00
- DIVISION 01
- 01 74 19 – Cleaning and Waste Management
- 02 41 19 – Selective Demolition

Full compliance and scope coverage with all other Project Scope and Specification Sections that interface with and require services related to this scope of work.

2. Prime Contractor and its subcontractors and/or lower tier contractors shall be a licensed contractor pursuant to the California Contractors License Law required for the performance of work in the appropriate classification(s) of contractor's license(s) for the work bid upon and must maintain the license(s) throughout the duration of the Contract. License required for this work shall be A, or B, or C21

3. Schedule of shop drawings, submittals, and dimension verifications: The following groups of shop drawings and submittals are not all-inclusive and are supplemental to requirements found elsewhere in the documents. These submittals shall be delivered to the Construction Manager not later than the below listed dates:

- | | |
|---|------------------------------|
| a. Dust / Noise Control Plan: | Due: 5 Days after NTP |
| b. Staging Plan: | Due: 5 Days after NTP |
| c. Haul Routes/Signage: | Due: 5 Days after NTP |
| d. Documentation of existing conditions | Due: 5 days after NTP |

These due dates take precedence over other due dates found elsewhere in the Contract Documents. NTP = Notice to Proceed

4. Prime Contractor has reviewed the Project and is aware of existing conditions.
5. All work must be performed in strict accordance and complete compliance with all applicable Federal, State and local regulations, standards, and codes governing asbestos and hazardous materials abatement. The most recent edition of any relevant regulation, standard, document, or code shall be in effect. Where conflict among the requirements or with these regulations exists, the most stringent shall apply. Such governing agencies include but are not limited to the following:
 - U.S. Department of Labor, Occupational Safety and Health Administration (OSHA)
 - California Division of Occupational Safety and Health (DOSH)
 - U.S. Environmental Protection Agency (USEPA)
 - National Emissions Standard for Hazardous Air Pollutants (NESHAP)
 - Air Quality Management District (AQMD)
 - American National Standards Institute (ANSI)
6. Schedule: Prime Contractor shall issue to the Construction Manager a detailed Construction Schedule for this trade's work as it pertains to this Project. The work shall proceed in accordance with the Master Construction Schedule issued with the Construction Documents. This schedule shall be modified from time to time in order to properly coordinate and sequence the work; however, the Prime Contractor is responsible to supply sufficient manpower, equipment and material necessary to ensure the duration of time established for the Prime Contractor's work is maintained as per the Construction schedule.
Schedule is extremely important on this project as the school needs the building available for the next school year. Demo will be the first activity and it's important to complete on time to set the following trades up for success.
7. Prime Contractor shall coordinate all Fire Control requirements with the governing agency and include those costs in the base price of this contract. Maintain fire department access requirements, emergency access for District personnel and construction personnel.
8. Continuously clean all on and off-site roadways during demolition operations. Provide continuous cleanup of the streets and sidewalks during the haul off phases of the work. The Prime contractor shall have street cleaning equipment on site each day prior to starting any significant haul off or removal operation. The Prime Contractor will not be permitted

to start the haul off operation until the proper equipment is on site.
Dispose of materials collected by the street sweeper in a proper manner off site.

9. Obtain and comply with all AQMD permits and CAL/OSHA safety requirements.
10. Provide dust and water control for demo operations. Site is to be sufficiently wetted at end of shift to prevent the need for off-hours dust control. Protect existing structures and surrounding areas from water damage due to dust control.
11. Include all necessary precautions (including potholing and/or exposing of each utility in the excavation/sawcut zone) to prevent disturbing of known or unknown existing underground utilities and/or structures, which are not to be removed in this scope of work.
12. Provide protection of existing finishes to remain including installation and maintenance of dust and weather barriers for existing buildings.
13. Provide flagmen as required. It is understood that the work will take place within an operating campus and that the Prime contractor is solely responsible to protect the public and maintain un-interrupted access to the campus by the general public. Provide all barricades, etc. as required to achieve this.
14. Prime Contractor will be responsible for collateral damage to areas or finishes not scheduled for demolition as a result of his operations. Daily clean-up of all debris related to the Work of this Prime Contractor is required. All debris generated by this Prime Contractor shall be legally removed daily and disposed of offsite by this Prime Contractor.
15. It is understood that all scope inclusions contained in this bid package shall be provided by the Prime Contractor regardless of similar or identical inclusions found in other bid packages or trade contracts.
16. It is understood that the Trade Contractor Specific Provisions contained in the Contract Documents are a material element of this Contract and scope of work. It is specifically noted that the Prime Contractor shall be responsible for all requirements and clauses contained in these Trade Contractor Specific Provisions.
17. Include all necessary precautions to prevent disturbing of known or unknown existing underground utilities and/or structures which are not to be removed in this scope of work. Prior to any demolition, Prime Contractor shall develop a hazard plan highlighting existing utility locations including any as-built information that can be obtained. Prime Contractor

shall provide their digital as-builts of located utilities. Shut-off valve and switch locations are to be identified in the plan. In addition, valve and switch locations are to be identified in the field and labeled for quick shutdowns in the event of a utility strike. The Plan shall be posted in the Construction Site Office/Trailer for quick reference. Proper utility shut off keys are to be accessible at all times. In order to execute the above, Prime Contractor shall use a utility locating service to locate all existing utilities within the project site/around scope of work and shall utilize all available locating techniques to define the utility and location (i.e. depths, dimensions). Prime Contractor shall translate the located utilities from the utility locating company to a CAD/PDF plan.

18. Provide all necessary railings, barricades and safety devices related to demolition work in compliance with all Local, State and Federal inspection agencies including temporary shoring and structural bracing. Remove all temporary items when no longer required.
19. Field verify existing conditions prior to start of any demolition/hazmat abatement, including but not limited to the existing building dimensions, partition and wall locations and floor elevations.
20. Prime Contractor shall coordinate with the full set of Contract Documents and other trades to ensure that the limits of demolition are compatible with the requirements of all new installations. Prime Contractor has walked the project and has included all items for removal whether indicated on the plans or not. Coordinate opening sizes, locations, and edge conditions as required with CW Driver and other trades. Demolition of mechanical, electrical and plumbing components shown on the architectural and structural drawings will be performed by the Demolition Prime Contractor. The respective mechanical, electrical and plumbing (MEP) Prime Contractors will be responsible to cut, cap, safe-off, and disconnect the MEP components scheduled for demolition. Prime Contractor shall coordinate and mark out the MEP systems that are to be demolished with the MEP subcontractors in order to prevent removal of systems shown to remain.
21. Prime contractor bids the full set of drawings and shall provide all demolition work required to complete the project regardless of whether it is specifically shown on demo plan. The Demo prime contractor shall include any demo required for other primes to install their work.
22. Prime contractor acknowledges that there are existing mechanical, electrical and plumbing systems contained within the project boundaries that are scheduled to remain and will be in use during the course of construction. Not all electrical, plumbing and mechanical systems will be turned off and coordination and caution must be taken to ensure the safety

of all occupants and employees.

23. It is understood that all the Crane, Trucks, erection equipment, grading equipment and any other heavy equipment must be staged within the project site boundaries or material laydown areas per the site logistics plan.
24. Provide, erect and dismantle all ladders and scaffolding required to perform work. Provide all required rigging and hoisting necessary to perform this scope of work. All lifts and material handling required to perform this scope of work shall be provided by this Contractor.
25. Prime Contractor shall maintain and record as-built information of his work in a current condition. Prime Contractor shall transfer all as-built information onto the record set of drawings located at the Construction Manager's Field Office. All transferred information shall be neat, legible and in accordance with the guidelines set forth in the contract documents. Failure to provide as-built information in a timely manner will result in progress payments being withheld.
26. This Prime Contractor acknowledges and includes the cost for all required off-hour, overtime and weekend work schedules as required to perform the work included in this contract and also coordinate this contract work with all other related trades. This contractor shall provide manpower and shift schedules (in advance of the actual work being performed) to the Construction Manager so that it can be analyzed against the Project's schedule requirements. This is a tight schedule that must be met. Weekend work and overtime work will be required. Review the schedule thoroughly and include all necessary weekend work, overtime and manpower to complete the demo scope on time.
27. Daily clean-up of all debris related to the Work of this Prime Contractor is required. All debris generated by this Prime Contractor shall be legally removed daily and disposed of offsite by this Prime Contractor. All Prime Contractors, while on site, will provide a clean-up laborer to be included in the weekly clean-up effort for the duration of the project. For bidding purposes, Prime Contractor shall provide a 8 hours of clean-up labor for 5 total weeks. In reality the Demo contractor will be one of the only contractors onsite during their scope and will own all cleanup during that time.
28. All Contractors are responsible for covering of roof openings for a weather tight system prior to rain and rain clean-up. Provide temporary roof protection to be installed following cutting pen the roof.
29. Prime Contractor shall coordinate with all subtrades/Primes as it relates to

this scope of work. Verify dimensional requirements, locations, paths of travel, structural connections and any other scope as it relates to site conditions and other Prime Contractor's work. This coordination process shall occur prior to or concurrent with detailing to avoid conflicts and field coordination.

30. Prime Contractor is responsible to promptly remove from the project all surplus material and debris associated with its work. Prime Contractor is responsible for scheduling and coordinating all deliveries required for this scope of work with the Construction Manager and other Prime Contractors. Prime Contractor to provide adequate flagmen, street closures, sidewalk closures, permits, traffic control, etc. for deliveries, transporting on site, pick-ups as required by the project schedule, specifications, job conditions and governing agencies within the jobsite limits. Prime Contractor shall adhere to OSHA safety standards while on the project site and shall engage their designated safety professional to make periodic jobsite walks for safety compliance. Any noted issues or concerns shall be reported to Construction Manager's Superintendent at the time of visit. Prime Contractor is responsible to maintain/repair/replace any temporary barricades. Prime Contractor acknowledges that parking space within the project boundaries is extremely limited. The only trucks in immediate use (Loading/Offloading, welding rigs, rigging, etc.) will be allowed to stage near work areas. Worker parking will be designated by the Construction Manager. Penalties for failure to comply with this requirement are the responsibility of the individual vehicle owner.
31. In the event of conflicts not clarified prior to bidding deadline, Prime Contractor shall **assume the most stringent, higher quality and greater quantity of work for bidding purposes**. If Prime Contractor still requires clarification after awarded the project, Prime Contractor shall generate an RFI. If appropriate, a deductive change order shall be issued if the clarification results in a reduced scope.
32. Prime Contractor understands that parking will be available on campus in school parking lot, but it will be very limited.
33. Prime contractor has reviewed Attachment J – As-Builts and is aware of the existing condition of the building and site.

II. INCLUSIONS — Demolition: The following items are specifically included in the scope of this contract:

1. The intent of this contract is to provide all demolition and removal required by the Contract Documents and as required to provide clear, unobstructed areas for new structures, utilities and work to be constructed. Provide miscellaneous "exploratory" demolition as required to complete coordination efforts included in

this scope of work. Demolition should be performed in such a manner as to permit new work to begin without issue. Direct coordination with all other Prime contractors will be required to ensure they layout and specify what they need removed.

2. Prime Contractor has included saw cutting and concrete removal required for new underground MEPs, structural upgrades and new depressed slabs. MEP Prime Contractors shall layout saw-cut and demo limits for concrete as needed for their scope. This Prime Contractor shall coordinate with the appropriate MEP Prime Contractors, provide saw-cutting, per MEP Prime Contractor layout and demo/remove (including hauling debris) the associated hardscape that was saw-cut. In addition to the sawcut layed out by the Primes, the demolition prime contractor shall include the sawcut depicted on the demolition plan. MEP Prime Contractors shall provide trenching, shoring, underground utility installation, backfill material (per plans/specs)/import (per plans/specs) and compaction necessary to meet grade requirements for Concrete Prime Contractor. Concrete Prime Contractor shall cover necessary fine grading for new hardscape.
3. Prior to saw cutting, this prime contractor shall conduct underground surveys as nessacary to ensure no live utilities are hit or damage during the process.
4. Continuously clean all on and off-site roadways during demolition hauling operations. Dirt, debris or any other material cannot be left in a roadway over-night.
5. Prime Contractor shall provide power for its own equipment. Temporary power may not be available when Prime Contractor's work starts.
6. Provide protection of existing finishes to remain (exterior and interior) including installation and maintenance of dust and weather barriers. Prime Contractor shall protect existing finishes to remain and includes necessary means of protecting said finishes. Special attention to protect existing hydrants, backflow preventers, meters, etc. shall be made. Cover and protect furniture, equipment, systems, and fixtures from soiling or damage during demolition work. Protect floors and flatwork with covering when necessary. Prime Contractor shall protect in place all MEP equipment provided for in the plans and as directed by CW Driver, including but not exclusively the existing mechanical equipment, existing plumbing equipment and all electrical equipment, fixtures, data equipment, fire alarm, etc.
7. Prime Contractor shall provide all overtime/shift work as required to achieve the durations in the construction schedule Attachment F. This is a tight schedule that needs to be met for the District in order to utilize the building for the fall 2025 semester.

8. Prime Contractor shall saw-cut and remove concrete slabs, floors, roofs and walls as needed for installation of new ductwork, conduit and piping as shown in the DSA approved drawings. Remove and dispose of all electrical fixtures, devices equipment, etc. not scheduled to remain. Specific areas of the building will be isolated to temporary power shutdowns in order for this Prime Contractor to complete demolition scope. Power will be de-energized by the Electrical Prime Contractor. Prime Contractor to coordinate said power shut downs with Electrical Prime Contractor in order to make areas safe to work. Review the complete set of drawings for MEP demo required.
9. Remove drywall, ceilings, walls and misc. items required to install new work. Coordinate exact limits of removal with other subtrades/Prime Contractors as required.
10. Remove all interior finishes per the notes on sheet A-101.
11. Remove all flooring and setting materials. Scrape and/or plane floors to allow installation of new flooring materials. This building receives concrete polish as the new finish. Protect the existing concrete as needed during demolition to ensure no new stains are created as a part of the demolition work.
12. Remove all abandoned piping and conduits if within the depth of the new sub grade design for new foundations, depressed slabs and concrete slab patch back.
13. Sawcut, demo and remove all exterior hardscape as shown on the demo floor plan. Include an additional 10'x10' area of site hardscape will need to be removed. This value is to be broken out on the prime contractor's schedule of values.
14. Prime contractor to demo and remove all non-compliant concrete per the path of travel slope keynotes on sheet AS102. Coordinate with concrete prime contractor.
15. Include demolition and removal required for new drinking fountain rails. Coordinate with concrete prime contractor.
16. Remove all building items as indicated and required to construct the new work. This includes but is not limited to: interior walls, Interior side of exterior walls, sections of exterior plaster as required, ceiling, flooring, soffits, doors/frames, windows, sheet metal, millwork/finish carpentry, lockers, fixtures, roofing, skylights, etc...
17. Demo exterior plaster at new door locations per the opening details on sheet A-561. Coordinate directly with the Finishes prime contractor for Demo limits.

18. Remove//demo/haul-off existing MEP Systems. MEP Contractors to mark-out and safe-off all items including but not limited to: equipment, exhaust fans, ductwork, piping, supports, conduit, devices, and/or other miscellaneous accessories. Coordinate directly with the MEP Prime contractors, it is the demolition prime contractor's responsibility to ensure that all other primes have layed out any required demolition.
19. This prime contractor owns the full set of drawings. Prime contractor to perform demo called out or depicted on all sets of drawings (mechanical, electrical, plumbing, architectural, structural).
20. MEP, Fire Alarm & Utility Primes will mark-out demolition of existing equipment/systems. Prime Contractor shall coordinate via site demo mark-out meetings/job-walks with MEP, Fire Alarm & utility primes before and after abatement. Prime Contractor has reviewed all Contract Documents and has included demolition on sheets other than those explicitly named "Demolition" sheets.
21. A mockup will be constructed by others that includes all building finishes and flatwork samples. Include minor grading (if needed) the demo and haul away of this mockup. Include 20 yards of material to be hauled off. This will require a separate mobilization for the demo and removal. This should be broken out in the Prime contractors SOV.
22. Prime Contractor shall include two hundred (200) additional demolition journeyman labor hours. The Construction Manager/District may authorize the use of these hours only.
23. Utility Shut-down requests must be submitted to the Construction Manager 72-hours in advance.
24. This is an active campus, and the science building is located in the middle of the campus. Noisy activity such as Jack hammering, cranes, excavators, saw-cutting and any other heavy equipment use shall be coordinated with the Construction Manager.
25. Prime Contractor shall include provisions for staffing the project with an ON-SITE Project Manager or Superintendent capable of making financial decisions & manpower decisions while contract scope or added scope is being performed. Prime Contractor shall account for this scope by explicitly including this item on the Prime Contractor's Schedule of values (SOV). This individual is prohibited from performing any work. The intent is for this individual to manage and supervise this Prime Contractor's scope while the Prime Contractor is performing scope on the project.
26. Prime Contractor shall coordinate with GUHSD for any salvaging of existing

equipment/site components prior to demolition. Prime Contractor includes salvaging all other equipment/material explicitly called out to be salvaged/saved in the Contract Documents, unless specifically noted otherwise. Any furniture, equipment, material, etc. observed during the pre-bid job-walk that is not explicitly called out to be salvaged or to remain in the plans/specs shall be assumed to be removed and properly disposed of by this Prime Contract. Prime Contractor shall coordinate with GUHSD/Construction Manager prior to removal.

27. Include additional concrete slab cutting and removal. For bidding purposes, assume five hundred (500) square feet of 6-inch-thick concrete slab, with #4 rebar at 18" O.C. The Construction Manager/District may authorize the use of this additional work only.
28. In the event that Prime Contractor is scheduled to perform work by the Construction Manager and the Prime Contractor does not arrive on-site or mutually agree upon a date of scope completion within 48-hours of a notice, the Construction Manager shall select an alternative Contractor to perform the work and shall back-charge the responsible Prime Contractor for the scope they did not perform.
29. Include temporarily capping any plumbing pipe where demolition of water fountains, sinks, showers, or any other plumbing-related equipment is scheduled to be removed.
30. Prime Contractor includes all dumpsters, trash bins, hauling trucks, hazardous waste disposal, etc. to complete Prime Contractor's scope. Dumpsters, trash bins, haul trucks, hazard waste bins/trucks, etc. will not be provided for this Prime Contractor.
31. Prime contractor shall 'remove' any equipment, system, material as noted as 'remove' in the plans or specs.
32. Prime Contractor shall remove existing wall sheathing in areas that show new shear walls, per the structural drawings. Coordinate with MEP and rough carpentry prime contractors for sheer wall removal locations. Remove any sheer wall panels needed to provide MEP or framing access inside of existing walls.
33. Prime Contractor includes all demo, removal and excavation for the depressed slabs at the bathrooms. Include haul off of concrete and soils. Include demo and removal of all curbs and stem walls. Include rough grading for the depressed slab. Coordinate directly with the plumbing and concrete primes.
34. Remove single ply roofing membrane as required for new work. Remove mechanical equipment, coordinate with mechanical drawings and mechanical prime contractor. Remove coverboards and insulation if present to infill openings. Refer to the structural drawings for patching detail. Protect any structural members to remain.

35. Remove anything on the roof not shown on the new roof plans.
36. Completely remove all existing ceilings, including light fixtures, registers and other ceiling mounted devices, supports, tracks, etc..
37. Remove all interior finishes, casework, whiteboards, tackboards, fire extinguishers and cabinets to expose studs and plywood sheathing. Remove all electrical, plumbing and mechanical to allow for this interior finish removal. Remove all flooring finishes to expose concrete.
38. Remove all existing furring walls and partial height walls per the demolition plan.
39. Protect all surrounding exterior walkways and landscaping when hauling out debris from the building. Upon completion of the demolition the surrounding hardscape and softscape is to be free of stains, tire marks, chips and any other damage caused by the demolition activities.
40. Electrical room devices (room 116) are to be protected in place per the demolition plan.
41. Remove existing plumbing fixtures and hardware. Cut and cap utilities behind walls or below the floor if they will not obstruct new work. If they obstruct new work, they will need to be removed in their entirety. Coordinate with all other primes to determine what will be obstructing new work.
42. Remove all existing science lab equipment including but not limited to, casework, lab sinks, emergency eye washes and emergency showers.
43. Existing reduced pressure backflow preventer with main building SOV to remain in place. Prime contractor to protect during demolition operations.
44. Protect all exposed utility POCs during demolition activities.
45. Remove all existing water, gas and vent piping on the roof. Demo roofing as needed to achieve this.
46. Remove all overhead ductwork and equipment in the building. Remove existing FC-1 and store inside the building. FC-1 to be re-installed by the mechanical contractor. Demo and remove the existing GRV on the roof per M-101, Demo and remove all existing exhaust fans on the roof per M-101.
47. Remove existing cabling and wiring out of all site conduits associated with building 300S. Review the site electrical plan for these conduit runs. This includes voice/data, intrusion detection, fire alarm and electrical.
48. Remove conduits, cabling and wiring throughout the building up to the electrical room.

49. In the electrical room 116, remove the existing surface mounted cabinets and fire alarm power supply including associated conduits with cabling from wall. Protect existing wall mounted wire gutter. Remove the existing floor mounted IDF cabinet including associated conduits with voice/data cabling.
50. Remove all interior lighting including wall mounted exit signs, wall mounted switches, occupancy sensors, ceiling mounted occupancy sensors, power supplies and associated conduits with wiring completely whether shown on drawings or not. The existing electrical panels are to remain while all branch wiring, conduit, receptacles and junction boxes are to be demolished and removed. Remove the wall mounted grounding bar in the electrical room along with all associated wiring.
51. The prime contractor shall include all work referenced in the keynotes on electrical demolition sheets ED101, ED102, ED103, ED104, ED105.
52. Include the removal of framing at new openings and walls to be removed per the structural floor plan and architectural floor plans.
53. The structural floor plan notes to remove and replace damaged framing at the bathroom as required. For bidding purposes assume all wall framing at bathrooms walls needs to be removed.
54. Remove any sheathing, insulation and any other material above ceilings to expose roof framing.
55. Include shoring posts to utilize during demolition and framing activities. For bidding purposes assume (4) shoring posts to be utilized from the start of demo to the completion of framing. The Construction Manager/District may authorize the use of this additional work only.
56. Prime contractor to include resources for the removal of damaged framing that is not shown to be removed, this would include dry rot, termites, water damage, etc. For bidding purposes include eighty hours (80) of labor and two (2) additional dumpsters for the removal of unforeseen damaged framing. The Construction Manager/District may authorize the use of these hours only.
57. Include additional removal on existing sheer panels not shown in the drawings. Include the removal of ten (10) sheets of plywood to be removed and disposed of. This will be utilized if sheets are damaged beyond repair or if another prime contractor needs access to the inside of the wall. The Construction Manager/District may authorize the use of this additional work only.

IV. ALLOWANCES: The following allowances are included in this scope of work. The Construction Manager must agree to the price, type and extent of additional scope before work is started. Field tickets must be signed by Construction Manager's superintendent on a daily basis to account for the time, material, and

equipment used from these allowances. All time, material, and equipment used from these allowances will be billed against these allowances and any portion of the original allowance amount not used will be credited back to the Owner at the end of this Contract's scope of work as a deductive change order. This Article is separate and exclusive from all other Work required by the Contract.

- CN-4067 Allowance #1: Unforeseen Demolition = \$40,000.00

V. ALTERNATES: N/A

VI. EXCLUSIONS:

1. Electrical safe off (by Electrical Prime)
2. Trenching for new UG plumbing (by Plumbing Prime)