

ATTACHMENT J.2
Scope Of Work (SOW)

NORTH AND SOUTH MPD BUILDINGS RAZE – DC VILLAGE.

Attachment J.2

CONSTRUCTION SERVICES FOR NORTH AND SOUTH MPD BUILDINGS RAZE – DC VILLAGE

NORTH AND SOUTH MPD BUILDINGS HAZARDOUS MATERIAL ABATEMENT, BUILDING RAZE, AND TEMPORARY ASPHALT PARKING LOTS.

CLIN 001

- 1) The contractor (“Contractor”) shall reference **Attachment J.1** of the IFB, Drawings and Specifications for the North and South MPD Building (collectively, the “Buildings”) Raze drawings set and reference documents produced by the Department of General Services’ (the “Department” or “DGS”) Architectural/Engineering firm, Alphatec PC (the “A/E”). The complete drawing list is provided at end of this document. The Contractor shall incorporate the following for the North and South MPD Buildings Raze – DC Village, located at 6 DC Village Lane SW, Washington, DC 20032 and 3B DC Village Lane SW, Washington, DC 20032 (the “Project”):
 - a. The Contractor shall install a full building permitter, temporary chain link fence around the Project site until building demolition (“Raze”) activities are 100% complete. See CIV107 for fence outline locations. Fencing during the demolition activities is considered rental fencing. The Contractor must remove the fencing after demolition and construction of temporary parking lots are complete.
 - b. The Contractor shall be responsible for site traffic control and signalization, which must include site safety and directional signage.
 - c. The Contractor shall utilize a 3rd Party utility locating company for existing site utility locating services..
- 2) The Contractor shall reference Attachment J.1 for the A/E’s Asbestos-Containing Material Survey dated June 12, 2020 for complete Scope of Work located in provided Specifications dated August 4, 2023, Specifically Division 020850.
- 3) The Contractor shall assume polychlorinated biphenyls (“PCB’s”) are present in some building materials that will be demolished per this scope of work. The Contractor must follow all applicable Environment Protection Agency (“EPA”) and Department of Energy and Environment (DOEE) guidelines.

<https://www.epa.gov/pcbs/steps-safe-pcb-abatement-activities>
- 4) The Contractor shall recapture, collect, and dispose off-site approximately 500 CFC’s, CFL’s bulbs, and ballasts from ceilings and walls for recycling per the following EPA & DOEE guidelines.

<https://www.epa.gov/mercury/recycling-and-disposal-cfls-and-other-bulbs-contain-mercury#:~:text=EPA%20recommends%20that%20consumers%20take,them%20in%20regular%20household%20trash.>
- 5) Contractor shall apply for and obtain Raze and abatement permit(s) with the Department of Buildings (“DOB”), Department of Energy and Environment (“DOEE”), District Department of

Transportation (“DDOT”), PEPCO, Washington Gas, DC Water, Verizon, etc., prior to performing abatement and demolition services for the Project.

- 6) The actual cost of the permit(s) is not to be included in the bid. DGS may require Contractor to pay for the actual cost of the permit and DGS will reimburse the same upon submitting the paid invoice.
- 7) The Contractor shall disconnect all utility (DC Water, Verizon, Washington Gas, and Pepco) services to the Buildings prior to performing abatement and demolition services at the Project site.
- 8) The Contractor shall Raze and dispose off-site of the existing Buildings per **Attachment J.1** to the IFB.
- 9) The Contractor shall orchestrate the disconnection of building utility services prior to the Raze of the Buildings, including a backflow preventer at any hydrant or water main line connection dust control for the work.
- 10) Contractor shall provide dust control while any subcontractor’s work is in progress.
- 11) The Contractor shall demolish and dispose off-site of any ancillary structures associated with both Buildings, including, but not limited to, porches, planters, planter walls, storage sheds, exterior stairs, etc.
- 12) The Contractor shall remove and dispose off-site of any items left inside and outside the Buildings, including, but not limited to, furniture, equipment, kitchen equipment, HVAC equipment, electrical transformers, and generators.
- 13) The Contractor shall plan, coordinate, and take the necessary measures to protect the adjacent buildings and other working trades.
- 14) The Contractor shall provide temporary power, water, and task lighting for the Project.
- 15) In the North Building, the Contractor shall leave the existing 800 amp main electrical panel and its power feed up through the concrete slab to the underside of the 800 amp panel. The Contractor shall provide a National Electrical Manufacturer Association (“NEMA”) rated enclosure for the existing 800 amp panel. This panel will serve as source for all power during this phase of the Project.
- 16) The Southern building to be Razed has an overhead utility connection to a DGS-owned building to the south (4 DC Village Lane), across DC Village Lane, as shown on the Existing Conditions Plans. The source of utility service has not been determined.
- 17) Contractor shall coordinate all utility disconnection services with DGS prior to performing building abatement and Raze, so as not to interrupt Office of the State Superintendent of Education (“OSSE”) operations. Additionally, OSSE trailers are to remain on site and operational during the Raze.
- 18) Contractor shall locate, disconnected, and plug building storm sewer laterals and sanitary sewer laterals at the utility main per DC Water standards. Base Bid work assumes the utility mains are privately owned and do not require DC Water permits or inspections.
- 19) Stormwater facilities (bioretention ponds) existing on the Project site and around the buildings shall be modified and expanded by the Contractor per the civil drawings.
- 20) The Contractor shall remove trees required to perform the Raze, or if required by DDOT Urban Forestry Division (“UFD”).
- 21) The Contractor shall be responsible for all street cleaning for any subcontractor’s work, including but not limited to, street cleanings required by local or state officials or agencies. Any subcontractor

shall immediately clean all mud, dirt, or debris resulting from the Project. The Contractor's suppliers, truckers, and all other lower tiered subcontractors shall not stage any vehicles or equipment on any streets adjacent to the Project limits without prior coordination with DGS Project Manager.

- 22) An existing below-grade utility tunnel (the "Utility Tunnel") exists east of the Buildings, adjacent to the Project site roadway running north to south at the site. The tunnel has approximately an 8 foot by 10 foot interior dimension and has been observed to have groundwater ponding inside the tunnel. The Contractor shall not disturb or damage Utility Tunnel. The Utility Tunnel is understood to have previously provided below-grade utility connections and steam / utility services to the Buildings to be Razed and other buildings in DC Village which have already been demolished. The Utility Tunnel is understood to contain inactive utilities.
- 23) The Contractor shall provide temporary parking and fencing, as outlined in the Drawings and Specifications (**Attachment J.1** to the IFB).
- 24) The Contractor shall provide temporary lighting for parking lots. Contractor shall include (80) lights and (40) light poles in its bid, as well as all supplementary items needed to have a full and functioning system. The Contractor shall provide the following specified basis of design or equal.:
 - a. Lights: Basis of Design: Langy – 200w Solar Street Light, 20000 Lumens;
<https://langy-energy.com/collections/solar-street-light/products/langy-200w-solar-street-lights-outdoor-20000-lumens-super-bright>
 - b. Light Pole: Contractor to provide 3inch minimum in diameter galvanized poles, 20 feet high (above ground) with baseplate anchored to concrete slab below the asphalt.

NOTE: For lights located outside existing slab area, the Contractor shall install a minimum 18 inch diameter cylindrical concrete post to depth required to avoid tipping over of light pole and light.
- 25) Time is of the essence in the execution of the Project. Therefore, sufficient labor and materials must be provided at all times to meet the timelines for the Project, as required by the Contract. The Contractor shall take whatever steps necessary, including additional mobilizations, manpower, equipment, overtime, additional shifts, etc., at its sole cost and expense, to perform its work in the time frame indicated on the Contract. Saturday work will be performed at no additional cost to DGS as required to meet the Project schedule. DGS reserves the right to adjust these durations and production rates in order to meet the Project schedule. Where the rate and duration are not precisely consistent, the more stringent requirement shall apply. The Contractor agrees that the work for the Buildings shall be performed concurrently.

CLIN 002

- 1) The Contractor's bid submission shall include a DGS controlled unforeseen conditions allowance of **\$350,000**.

CLIN 003 - 006

- 2) The Contractor shall provide unit price allowance for allowance categories requested by DGS. See the bid form for list of allowances (**Attachment J.16** to the IFB).

Drawing List:

TAG	SHEET	#	DESCRIPTION	DATE
1	G	001	COVER SHEET	8/4/2023
2	G	002	MPD DEMOLITION KEY PLAN	8/4/2023
3	CIV	002	CIVIL COVER SHEET	8/4/2023
4	CIV	080	DC WATER GENERAL NOTES	8/4/2023
5	CIV	090	TEMP DISCHARGE PERMIT REQUIREMENTS	8/4/2023
6	CIV	100	EXISTING CONDITIONS PLAN	8/4/2023
7	CIV	101	EXISTING CONDITIONS NOTES	8/4/2023
8	CIV	103	BUILDING DEMOLITION PLAN	8/4/2023
9	CIV	104	TEMP PARKING SITE PLAN	8/4/2023
10	CIV	105	SITE DETAILS	8/4/2023
11	CIV	106	TEMP PARKING SWM PALN	8/4/2023
12	CIV	107	BUILDING DEMO & TEMP PARKING ESC PLAN	8/4/2023
13	CIV	108	ESC DETAILS	8/4/2023
14	CIV	109	ESC NOTES	8/4/2023
15	A	001	LEGEND, ABBR, GENERAL NOTE & DWG LIST	8/4/2023
16	AD	101	DEMO - NORTH BUILDING	8/4/2023
17	AD	102	DEMO - SOUTH BUILDING	8/4/2023
18	M	001	LEGEND, ABBR, GENERAL NOTE & DWG LIST	8/4/2023
19	MD	101	NORTH BUILDING FLOOR PLAN - DEMO	8/4/2023
20	MD	102	SOUTH BUILDING FLLOR PLAN - DEMO	8/4/2023
21	P	001	LEGEND, ABBR, GENERAL NOTE & DWG LIST	8/4/2023
22	PD	101	DEMO - NORTH MPD BUILDING	8/4/2023
23	PD	102	DEMO - SOUTH MPD BUILDING	8/4/2023
24	E	001	ELECTRICAL LEGEND & ABBREVIATIONS	8/4/2023
25	ED	101	NORTH BUILDING FLOOR PLAN - DEMO	8/4/2023
26	ED	102	SOUTH BUILDING FLOOR PLAN - DEMO	8/4/2023

END OF DOCUMENT