

TELLUS WAREHOUSE EXPANSION PROJECT

EARLY CIVIL INSTALLATION - DETAILED SCOPE OF WORK

September 22nd, 2023

SUMMARY

Work to be performed under this Contract is shown on the drawings and specifications provided and as described herein. In general, the Work includes, but is not limited to, supervision, shop and field labor, materials, equipment, safety management, transportation, tools, consumables, insurances, and other services required to perform clearing and grubbing, soil removal and back-fill (demucking), erosion and sediment control, utilities, and paving, for the Tellus Warehouse Expansion project in Belle Glade, Florida.

The purpose of this Contract when completed is to perform all civil/sitework related activities required to allow the Tellus facility to continue distribution/receiving operations in a temporary configuration while the new Warehouse is constructed. Some construction activities may occur prior to the completion of this Contract.

WORK INCLUDED BY CONTRACTOR:

Note: The scope description herein shall take precedence over any other scope descriptions on drawings or specifications.

I. Scope of Work

In general, drawings CV-DWG-0201 (Site Plan, Phase 2) serve as primary reference for this early scope of work. All Phase 1 Work (Early Civil Work) will be completed by Others prior to commencement of this scope of work. All work shall be in accordance with the general notes on Drawing CV-DWG-0001 (General Notes), the Construction Best Management Practices (CBMPP), and the drawings and specifications.

- A. Contractor shall be responsible for the demolition and modification of existing elements as noted below, including furnishing all necessary materials unless noted otherwise. Reference existing molding building and existing civil drawings for representative information on existing conditions. Reference drawing CV-DWG-0100 for demolition scope.
 - a. Demolish existing concrete apron and truck loading docks, including dock u-drains and sump pump. Demolish force main piping from truck dock sump pump to Basin 8.
 - b. Demolish existing molding building downspout underground collection header and underground lines. Contractor shall provide any temporary drainage means required during construction from existing molding downspouts to existing basins, and

ensure water from molding building roof is routed to the existing stormwater system without impacting existing operations. Owner will also consider alternate means of construction and sequencing where the existing line may be left in service for a period of construction before ultimately being properly filled and sealed. Contractor shall submit plan for this work as part of bid.

- c. Demolish existing bollards where noted.
- B. Furnish and install Phase 2 ground surfaces, including asphalt and concrete paving.
 - a. South asphalt paving – This area of paving refers to any reparative paving between the south edge of the new Warehouse and existing asphalt paving that is required at the end of construction. Reference "Asphalt Pavement – Heavy Duty" detail on CV-DET-0200 for new paving cross section. Additional demucking is not expected in this area, geotechnical data suggest this area has been partially demucked.
 - b. West concrete path - A minimum of 2' of muck below final top of pavement elevation must be removed (demucking) if present. Reference "Typical Sidewalk/Concrete Slab" detail on CV-DET-0200 (Site Details) for new sidewalk cross section. Isomer believes geogrid will be beneficial as well, contractor to provide suggested geogrid addition in bid.
- C. Furnish and install all materials to install new roof drain downspout adapters, couplings, underground line and tie in to existing line immediately north of existing manhole. Reference drawing CV-DWG-0310 (Roof Drain Plan).
- D. Complete the site finished grading in accordance with drawing CV-DWG-0301.
- E. Demucking
 - a. South side of Warehouse - Geotechnical borings suggest that the existing site underneath of the concrete apron is fully demucked. Given that the footprint of the new Warehouse extends south of the concrete loading apron by approximately 25 feet into the existing asphalt area (partially demucked), it is expect that full demucking will be required in this area. Generally speaking, the partially demucked area that will required full demucking is expected to be found between building gridlines W/V and 4/12. Existing sandy fill soils overlaying the remaining roughly 12-18 inches of muck are expected to be suitable for reuse, Contractor to confirm. All muck between sandy fill soils and limestone rock must be removed and disposed of and replaced with fill as noted in geotechnical reports. Demucking extents are to extend a minimum of 5 feet beyond the perimeter of the building in all directions.
 - b. General – While efforts have been made to identify extents of muck and expected scope of demucking, actual site conditions may vary. Contractor is to communicate unexpected conditions and variations in expected demucking scope during construction. Basis for demucking must be submitted as part of bid, which will serve as a basis for change orders (if necessary) if/when unexpected conditions are encountered. Contractor shall state basis for disposal of muck material.
- F. Installation of Phase 2, and maintenance of Phase 1 (previously installed by Others), Soil Erosion and Sediment Control measures which includes, and is not limited to:
 - a. All required soil erosion and sediment control measurements as indicated on the drawings and described in the specifications and other measures to maintain compliance with the Construction Best Management Practices (CBMPP). Reference

- drawing CV-DWG-0500 (SWPPP Notes), -0501 (SWPPP Plan – Phase 1), and -0502 (SWPPP Plan – Phase 2).
- b. Erosion and Sediment control measures shall include, but not be limited to, furnish, installation and maintenance/inspection of:
 - i. silt fencing
 - ii. dust control
 - iii. seeding, mulching, and erosion control blankets
 - iv. outlet and inlet protection
 - v. temporary drainage piping, if required.
 - vi. Concrete washout
 - vii. All other measures to maintain compliance with the CBMPPP.
 - G. All work shall be performed in accordance with the geotechnical information included in the bid package. Note that the original Terracon report serves as basis for design; the follow up investigation by Ardaman was primarily performed to understand extents of demucked areas on the current site.
 - H. While Dewatering is not anticipated for this Scope of Work, Contractor is to review all technical information included in the package and confirm understanding. Contractor shall submit work procedure for full demucking at south edge of Warehouse building to confirm fill placement if groundwater is encountered.
 - I. Contractor is responsible for locating utilities and other underground objects and obstructions prior to excavation. Contractor to provide notice to location services, “Call Before You Dig”, prior to beginning of any excavations.
 - J. Maintain dust control measures and maintain the site free of dusting into the atmosphere during the work of this Contract.
 - K. Excavated muck soils shall be disposed off-site.

END OF DOCUMENT