

## TELLUS WAREHOUSE EXPANSION PROJECT

### GENERAL CONSIDERATIONS

September 22<sup>nd</sup>, 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 the following pre-engineered metal building erection, Steel, and General Trade items 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. General Considerations

- A. Existing Environment – The Tellus molding building is food-grade manufacturing environment. The contractor will take all necessary measures to isolate construction areas from the remainder of the building, which will continue to be an active manufacturing environment during the project. Tellus will work with the successful contractor to develop and implement a plan to mitigate contamination.
- B. Temporary Loading Activities – Upon completion of the Early Civil Works package, Tellus will transition from using the (2) existing loading docks for receiving/shipping product to using (2) new temporary loading external ramps underneath of a temporary shelter. While temporary short-term restrictions may be tolerable when communicated and planned in advance with Tellus, in general, truck access to these ramps must be maintained throughout the construction. Reference truck traffic sketch for additional information.
- C. Tellus plant outage is currently scheduled from December 26, 2023 to January 5, 2024. The following activities are anticipated to take place during the outage:
  - a. Existing ARU Duct rework
  - b. USS-4 Electrical Tie-in
  - c. Miscellaneous conduit/utility relocation at building interface locations where required

- D. As part of facility-wide improvement efforts, Tellus will be modifying the finished product packing line to achieve higher output. As part of these modifications, new packing equipment is expected to extend from the molding building into the northeast corner of the new Warehouse. While supply and installation of this line is being handled under a separate contract, the Contractor is expected to work cooperatively with Tellus and packing contractor when planning work in the area. Achieving the noted dried-in date of the building is critical to prevent delays to the packing line project.
- E. Sequence of the Work
  - a. The Contractor shall provide an outline of the Work Execution Plan including a high-level schedule and sequence as part of the bid. The sequence of work shall consider the milestone schedule provided in this package.
  - b. A detailed schedule shall be completed by the Contractor and provided to Tellus no more than two weeks after award. The Contractor is required to coordinate the Work with other Contractors.
- F. Contractor upon mobilization shall coordinate with Tellus to identify and verify existing benchmarks. Contractor will establish from these existing benchmarks, the lines, grades and elevations necessary to perform the Work under this Contract. Should any discrepancies be encountered that would prevent the Contractor from performing the Work per the Drawings and Specifications, such discrepancies shall be immediately reported in writing to Tellus.
- G. Plant road traffic shall not be blocked. The project laydown area shall be coordinated in advance with Tellus. Lay-down areas may be limited.
- H. As part of bid, Contractor shall submit a site works plan showing proposed laydown areas, temporary facilities, access, etc. to substantiate their execution plan.
- I. Fire Protection will be executed as a separate design/build contract between Tellus and Fire Protection contractor. Building Contractor is expected to work collaboratively with Fire Protection Contractor, as work will occur simultaneously within the Warehouse.
- J. Existing Conditions and Maintenance of Site
  - a. The scope of Work for this contract shall include the maintenance and repair of any damage, including foundations, slabs, site features etc.
  - b. The egress to and from the construction area for all Work included in this contract shall be via the Tellus main plant entrance.
  - c. The Contractor shall conduct Work for this contract in such a manner as to maintain the existing operating areas in a clean condition.
- K. Requirements to Complete the Work – Mechanical Completion
  - a. When referring to the plant, unit or facility, the milestone is achieved when ALL work activities for all Systems in the plant, unit or facility are physically completed as per design drawings, specifications and applicable codes, to the extent that commissioning activity can begin.
  - b. Mechanical Completion has been achieved when the Mechanical Completion Certificate has been reviewed, approved and signed-off by Tellus. The Mechanical Completion checklists shall form part of the requirements of achieving Mechanical Completion.

- c. The Contractor shall meet the requirements of the Mechanical Completion checklists developed jointly by the Contractor and Tellus at the start of Work. The checklist of detailed Mechanical Completion requirements shall be submitted by the Contractor to the Owner for its review and approval within 3-weeks of Notice to Proceed.
- d. The Contractor shall prepare the documentation and perform all the activities required for the generation of System Packages, Punchlists, and all required turnover documentation.
- e. A form for Notification and Acceptance of Mechanical Completion shall be developed jointly by the Contractor and Tellus and shall be used either for parts of the installation or for final acceptance.
- f. Prior to Mechanical Completion, the Contractor and Owner shall inspect the Work (walk down). The Contractor shall prepare a proposed Punchlist of items identified as needing to be completed or corrected as a result of the walk down. The Contractor shall provide the Punchlist to the Owner including the schedule for completion for review and approval. The Contractor shall immediately initiate measures to complete or correct any item on the Punchlist that the Owner in reasonable judgment believes must be completed or corrected so that the Work will achieve Mechanical Completion.
- g. As a minimum, the Punchlist shall include:
  - i. Category A Items – work that must be complete prior to achieving Mechanical Completion or starting Pre-Commissioning:
    - 1. An item that restrains the completion of a pressure test, or the completion of any inspection test requirements.
    - 2. An inspection test record that has not been completely executed.
    - 3. Items that affect the safety or prevent start of Pre-commissioning.
  - h. Category B items – work that must be complete prior to transfer of Care, Custody, and Control to Tellus:
    - i. If the item prevents commissioning activities.
    - ii. If the item would create too much coordination effort.
    - iii. If there is a safety concern after transfer of Care, Custody, and Control.
- i. As a minimum, the packages generated for the individual system walk down inspections and final turnover shall include:
  - i. Final Walkdown Punchlist (Category A and B items)
  - ii. Mechanical Completion Certificate
- j. For Pipe Inspection and Field Pressure Leak Test packages, at a minimum, the following shall be included:
  - i. Pressure Test and Acceptable Report
  - ii. Pre-test Walkdown Punchlist
  - iii. Pressure Test Authorization Form
  - iv. Test Equipment Calibration Certificates
  - v. System Isometrics, P&ID(s), and Pipe Spec Index
  - vi. Pipe Support drawings

- k. Field Fabrication and Installation records shall be kept separately in the Contractor's field office for reference and shall include:
  - i. Field NDE reports
  - ii. Welding Control Logs (weld maps)
- l. It is recognized that touch-up and final cleanup must be completed by the Contractor before the installation is complete (Category C Punchlist items). However, at the time of mechanical completion of a unit, a system or an area, this work may not need to be completed, but should be in a sufficiently advanced state of completion so as not to unreasonably interfere with subsequent activities.
- L. Schedule – Key Milestone dates are listed below. Contractor is to verify these dates and submit schedule as part of proposal.
  - Bid Package Issued – 9/25
  - Bids Due – 10/13
  - GC Contract Award – 11/24 (or sooner)
  - Contractor Mobilization – 12/4
  - Early Civil Works complete (by Others) – 12/5
  - Outage – 12/26 thru 1/5 (tentative, may shift a few days)
  - Metal Building Onsite – 1/19
  - Building Dried In – 4/12 (or sooner)
  - All Work Complete – 5/24

**WORK EXCLUDED or PROVIDED BY OTHERS:**

- 1. Third-Party Testing and Special Inspections
- 2. Establishing survey control monuments
- 3. Early Civil Works (scope included for reference only)
- 4. Fire Protection

END OF DOCUMENT