

## **TELLUS WAREHOUSE EXPANSION PROJECT**

### **BUILDING, STEEL & GENERAL TRADES INSTALLATION - DETAILED SCOPE OF WORK** **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. Scope of Work**

- 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 drawings for representative information on existing conditions.
  - a. Demolish and dispose of overhang awning at existing molding building loading docks. Building siding shall be repaired in kind behind overhang.
  - b. Contractor shall temporarily reroute existing molding building gutters as required at columns A-10 and A-12 to facilitate demolition of dock overhang while maintaining appropriate draining from molding building roof.
  - c. Contractor shall permanently rework the downspout at column line A-4, and associated connecting gutter, as required to allow for installation of the new building while maintaining appropriate drainage from portion of existing molding building roof that is west of new warehouse structure. Contractor is responsible for examining existing gutter
  - d. Demolish existing rollup door 1-105C as shown on drawings in preparation for new infill framing.

- e. All demolition and modification associated at new joint between the molding building and new warehouse along column lines A and Z, reference architectural drawings.
- f. Furnish and install new man-door 1-104B in existing molding building, including hollow metal door frame, all door hardware as noted, and supplemental steel framing (vertical and horizontal) required to modify existing girt frames to suit.
- g. Demolish two sets of loading dock equipment (dock leveler, dock lock, bumpers) in a salvageable manner and return to Owner for future re-use.
- h. Install new framed opening for ARU ductwork in east wall of existing molding building. Details will be provided later. One existing girt will need to be cut to allow for width of new louver, and new light gage vertical channels will be required on either side of louver. Reinforcing of existing top/bottom girts may be required.
- B. Receive, store, protect, and erect owner-furnished pre-engineered metal building (PEMB), including all structural framing, secondary steel components, cross bracing in roof and walls, roof panels, wall panels, trim, gutter, downspouts, splash blocks, ladder, rooftop guardrail, framed openings and all other components integral to the structure as described in Architectural drawings and the Clear Span Structures, LLC (building supplier) scope of work.
  - a. New PEMB structure will be erected directly adjacent to the existing Tellus Molding Building. New Warehouse structure will be structurally independent of the Molding building, but will serve as a continuous weatherproof space at seamless wall/roof line joints.
- C. Furnish and install all roof flashing, sealants, closure strips, and other miscellaneous materials required at weathertight wall and roof penetrations in PEMB structure.
- D. Fabricate, furnish, detail, transport/deliver, receive, store, protect and erect all materials for the Office, Truckers Entrance, and Storage areas as noted on Architectural drawings.
- E. Fabricate, furnish, detail, transport/deliver, receive, store, protect and erect all materials for existing rollup door infill as shown on drawing AR-DWG-0007.
- F. Furnish and install forklift-rated guardrail including anchors as shown on drawings. Guardrail shall be Rhino Rail double-high guardrail painted safety yellow, or owner-approved equivalent. Locations currently shown on drawings are approximate and may be adjusted slightly, include 200LF of rail in bid. (3) self-closing personnel protection gates shall be included where noted on drawings.
- G. Furnish and install steel bollards as shown on drawings. Bollards shall be painted safety yellow.
- H. Furnish and install all windows as shown on drawings.
- I. Fabricate, furnish, detail, transport/deliver, receive, store, protect and erect owner-approved rooftop access ladder complete with safety system, safety gate, and rooftop guardrail as shown on Architectural drawings. Contractor is responsible for integrating ladder into metal building structure, including attachment, weathertight and connections to steel, and any other miscellaneous steel required for installation. Fabrication and installation details are to be submitted by Contractor for Engineer/Architect's review and approval.

- J. Furnish and install all man-doors with hollow metal door frames and all door hardware as noted on architectural plans.
- K. Receive store, protect, and install all motorized rollup doors, including supplemental steel framing (vertical and horizontal) required to support rollup doors. Supply of rollup doors is by Owner.
- L. Fabricate, furnish, transport/deliver, and erect (3) steel stairs as shown on architectural drawings, complete with guardrail, handrail, stair treads, landing grating, and support steel.
- M. Receive, store, and protect and install all loading dock equipment for (2) docks, including dock leveler, dock lock, dock seal, and dock bumpers. All dock equipment will be furnished by Owner. Dock levelers will be Powerramp PR-68 levelers.
- N. Fabricate, furnish, detail, transport/deliver, receive, store, protect, and erect miscellaneous support steel for HVAC fans. Drawings will be provided later, contractor is to include an allowance of 1.5 tons of light steel (stick built angle/wide flange/channel framing, members less than 20 lbs/ft) to cover the (6) structures.
  - a. All bolts shall be galvanized.
  - b. Galvanize all material prior to shipment to the site. Steel to be galvanized must be galvanized per ASTM specifications as indicated. Care is to be exercised when loading, off-loading and erecting steel to insure minimal damage. Refer to the drawings and specifications for material to be galvanized.
  - c. Prior to erection all steel must be thoroughly cleaned as part of this scope. In addition, all damaged coatings, paint or galvanizing must be touched up as part of this scope. Coating touch up shall be in accordance with the specifications.
  - d. Grout all column base plates after final alignment of structure.

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