

TELLUS WAREHOUSE EXPANSION PROJECT

CONCRETE - 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, Project Management, Supervision, shop and field labor, fabrication, materials, equipment, safety management, transportation, tools, consumables, insurances and other services required to perform the Concrete scope for the Tellus Warehouse Expansion project in Belle Glade, Florida.

WORK INCLUDED BY CONTRACTOR:

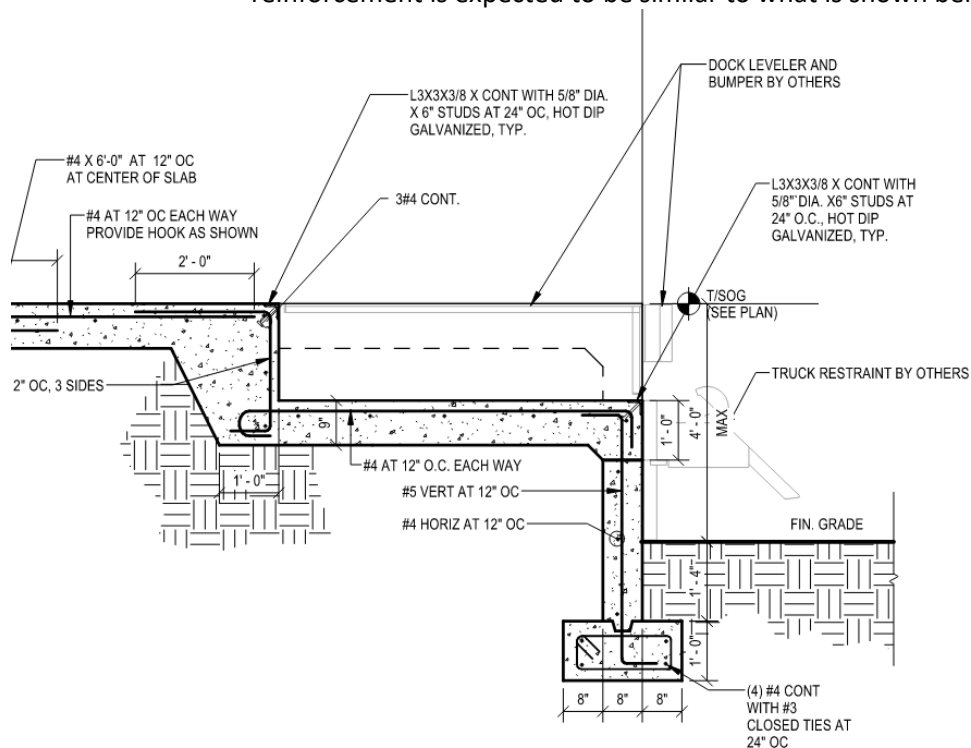
Note: The scope description herein shall take precedence over any other scope descriptions on drawings or specifications.

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. Reference Civil Scope of Work for demolition. Some additional demolition details are included in structural drawings.
- B. Concrete scope of work includes, and is not limited to:
 - a. Excavation of soils required for installation of Concrete foundations, slabs and footings
 - b. Subgrade preparation and fill material in accordance with the Geotechnical report and notes on structural drawings
 - c. Removal and disposal of excess concrete and rebar material to an off-site location determined by the Contractor
 - d. All concrete in these project areas:
 - i. New Warehouse
 - e. Ancillary Concrete
 - i. Lean concrete (mud slabs)
 - ii. Walls
 - iii. Ramps
 - iv. Piers
 - v. Curbs
 - vi. Equipment pads
 - vii. Stair Landing pads

- viii. Ladder Landing pads
 - f. Concrete Accessories
 - i. All reinforcing and dowels
 - ii. Water Stop
 - iii. Embedded items
 - iv. Trench and sump grating and or cover plates
 - v. Anchor bolts, threaded rods, rods, mechanical anchors, and adhesive anchors including respective drilling, adhesive, nuts, plates, sleeves, welding and washers
 - vi. Finishing/Sealant, joint fillers, joint sealants, mastic, saw cutting and cleaning of joints
 - vii. Chamfer stripping
 - viii. Abrasive nosing
 - ix. Patching and smoothing material and installation
 - x. Vapor barrier
 - g. Other
 - i. Roughing of concrete
 - ii. Dewatering (see Civil, if necessary)
 - iii. Electrical Grounding (See Electrical drawings)
 - iv. Electrical conduit
 - v. Structural fill as required
- C. Contractor shall furnish all materials required for the project including by not limited to formwork, surface preparation material, reinforcing steel, embed steel items, curing compound, form release compound etc.
- D. Contractor upon mobilization shall coordinate with Tellus to identify and verify existing benchmarks. Contractor will establish from these existing benchmarks, the line, grades and elevations necessary to perform the Work. Should any discrepancies be encountered that would prevent Contractor from performing the Work per the Drawing and Specifications, such discrepancies shall be immediately reported in writing to Tellus.
- E. All anchor bolts and embedded items including grating shall be furnished and installed by Contractor. Contractor shall design and fabricate anchor bolt setting frames as required to complete the Work.
- F. All excavations shall be maintained in a dry and compacted condition until concrete is placed. Mud mats in all excavations shall be used and dewatering (if required) of these areas are the responsibility of Contractor. All prepared subgrades areas that are softened by water or that are disturbed by construction activity shall be re-worked, re-compacted or appropriately repaired to the required bearing capacity and density as approved by the on-site Third Party Testing and Inspection agency. If necessary, stone backfill, or other corrective measures shall be implemented to stabilize the subsurface.
- G. Electrical grounding shall be installed per the drawings and specifications. Grounding indicated to penetrate the foundation next to columns or equipment shall leave a 10 ft lead, coiled and taped for future connection by others to structural columns and equipment. The ground wiring shall be in a conduit as it penetrates the concrete elevation.

- H. There may be a Third-Party Testing and Inspection (Special Inspector) engaged on the project to perform required geotechnical testing, concrete sampling and testing and reinforcing inspection. Contractor shall assist and coordinate activities with Tellus and the Testing Agency and must receive approval prior to placement of concrete. Final approval prior to any concrete placement shall be obtained by utilization of concrete inspection pour cards signed off by Tellus and the Third Party Inspector.
- I. Contractor shall be responsible for all means and methods, including shoring, required for a safe installation. New footings will be installed adjacent to existing building, and some degree of shoring may be required.
- J. Due to delay in pre-engineered metal building reaction submittal from building supplier, final design loads were not available prior to structural bid drawings release. While overall structural concepts shown on drawings are indicative of final design, quantities should be considered preliminary. Contractor shall submit bid based on quantities shown on drawings, as well as including quantity unit rates for the following to serve as basis for change with successful contractor once IFC information is available:
 - a. Spread Footings (\$/CY Concrete)
 - b. Piers (\$/CY Concrete)
 - c. Footing Excavations (\$/CY)
- K. Include costs for the following items not currently shown on drawings:
 - a. Dock pits – (2) total pits. Reference Poweramp pit detail sheet for dimensions, reinforcement is expected to be similar to what is shown below.



- b. Exterior Ramp – (1) ramp at southwest corner of new warehouse. See civil for approximate elevations. Consider a 12" thick slab with (2) layers of #4 bars at 12" on

center, each way. Consider 6" x 6" curbs with #4 dowels into slab section at 12" on center, and a continuous #4 bar. Note downspout locations on Civil drawings, blockouts will be required. Consider #4 dowels at 12" on center between ramp slab and building foundation slab.

- c. HVAC pads – Provide (6) pads. Consider 12' x 4' x 9" thick, with one layer of #4 at 12" on center of reinforcement.
- d. Stair pads – Provide concrete landing pads at stairs.

END OF DOCUMENT