

SCOPE OF WORK

1. GENERAL PROVISIONS

1.1. The intent of this Scope of Work (SOW) is to briefly describe and request contracted services without limiting what may be required. The attached prints and geotechnical report provide greater detail of the work that is needed. This SOW is an agreement that will be entered into by JWCS, hereafter referred to as the "Owner" and the Services Provider, hereafter referred to as the "Contractor". The Contractor shall visit the facility and determine the scope required, labor, tools, etc. necessary to complete the work. All work shall be performed in harmony with applicable codes, standards and regulations currently governing this work in the industry. The Contractor shall include in the proposal all material, labor, equipment, and related work necessary to complete the SOW of the project. The Contractor shall provide (furnish) all requirements of the CIVIL AND UTILITY CONSTRUCTION SOW as specifically defined in the following sections, and as clarified in all related specifications and drawings of the remaining contracted documents.

1.2. Project Purpose:

1.2.1. The goal or purpose of this project is to develop the existing properties at 554-610 S Chillicothe Rd, Aurora, Ohio 44202 for the construction of a new facility to be used as a Kingdom Hall (House of Worship), for Jehovah's Witnesses.

1.3. Project Documents (As Prepared/Provided by Owner):

1.3.1. Project Documents including all documents listed below and in any attachments or addenda to this SOW:

a. Aurora Civil Plans – PT12584 - Dated: 10/15/2021

b. Geotechnical Report – ST&I Project No. G15-10317 - Dated: 07/27/2015

1.3.2. The contractor is also responsible for trade specifications not specifically listed but required by reference in the listed specifications or as required to perform the scope of work described herein, as well as the use of the Reference Documents as a whole.

2. SCOPE

2.1. The work of this agreement shall include, but is not limited to all material, labor, equipment, samples, layout, mockups, supplies, tools, transportation, superintendent, insurance, taxes, permits, temporary construction, and compliance with all agencies, all other services, and other items necessary for providing the Civil and Utility Construction SOW complete. For specific detail and dimensions for work not shown on the Drawings, the Contractor shall take measurements and make layouts as required for proper work to be performed and completed. Scope includes, but is not limited to provide the following:

2.1.1. Erosion and Sediment Control

- a. Install all storm water pollution prevention controls per prints and specifications.
- b. Perform all storm water pollution prevention maintenance and inspections according to the prints and local/state requirements until stabilization is complete and accepted by the owner.

2.1.2. Site Earthwork

- a. Perform site clearing and mass grading of the site.
- b. Contractor shall include any de-watering needed during their work.

2.1.3. Stormwater Management

- a. Excavate and shape dry extended detention basin as shown on the prints and specifications.
- b. Furnish and install new stormwater management system of pipe, inlets, outlets, catch basins, swales, flared-end sections, headwalls, etc. per plans and specifications

2.1.4. Subgrade Preparation

- a. Subgrade preparation shall be in accordance with plans and geotechnical report.
- b. Excavate and prepare subgrade for building footings.

2.1.5. Parking Lot and Roadway Entrance

- a. Install new driveway entrance as shown on the prints.
- b. Prepare and grade driveway and parking lot area so that it is ready for asphalt installation. Finish grade shall be within +/- 1/2" of final grade for asphalt.

2.1.6. Sanitary Sewer

- a. Furnish and install new sanitary sewer line as shown in the prints and specifications. Sewer line shall be ended and capped within 5ft of the building.
- b. Furnish and install sanitary sewer extension in the ROW as shown in the prints and specifications.
- c. Connect new sanitary sewer line to existing sanitary manhole as shown on the prints and in accordance with the local city requirements.
- d. Coordinate sewer connection and permitting with appropriate Authority Having Jurisdiction (AHJ).

2.1.7. Water Service Installation

- a. Install new 1 ½" water service as shown on the prints. Install water line into approx. location inside the future building layout. Furnish enough material for future final connection.
- b. Coordinate water main connection and permitting with appropriate AHJ.

2.1.8. Gas Service Installation

- a. Coordinate main gas service installation with the gas provider and appropriate AHJ.

2.1.9. Electrical Service and Parking Lot Lighting Installation

- a. Install electrical service and telecommunication conduit as shown on the prints. Cap conduit and mark 5 ft before connection to building.
- b. Install all electrical conduit under driveway and parking as shown on the prints. Cap conduit and mark 5 ft before connection to building.
- c. Install (5) parking lot light pole bases as shown on the prints. Furnish and install all conduit with pull strings.

2.1.10. Contractor is responsible for all utility mark out (811) duties prior to start of excavation work.

2.1.11. All work outside of scope outlined above must be approved by the Owner prior to commencing.

2.2. Exclusions

2.2.1. The scope of the Civil and Utility Construction specifically excludes the following:

- a. None

2.3. Alternates

2.3.1. Provide breakout pricing for the following items:

1. Demolition of Existing Residential Structures on the Properties.
 - a. Demolition, removal and disposal of all existing utilities, structures, and items outlined in the prints and as required by the AHJ. Contractor to adhere to demolition notes stated in the prints.
 - b. Please note: All HAZMAT testing and abatement has been completed.

2. Asphalt Driveway and Parking Lot Paving

- a. Install asphalt pavement in parking lot and driveway per prints and specifications
- b. Tie driveway into road as specified on the prints. Coordinate installation and permitting with appropriate AHJ.
- c. Install final pavement markings and striping as show on the prints

2.4. Permit processing

- a. All required permits for zoning, EPA, engineering, utilities and construction are required.
- b. The contractor is responsible for all required traffic control and/or road closures.

2.5. Performance Inspections/Testing:

1. Coordinate all needed compaction testing and geotechnical inspections with Owner supplied testing agency.
2. Perform remote inspection on sewer line installation by using a crawler-mounted camera to record video and to observe joint gaps, cracks and deflection. Furnish a video recording of the inspection.
3. Use a laser profiler or a mandrel to measure pipe deflection for the sewer line installation.

2.6. Property damage:

- a. Any damage done to existing properties shall be mitigated by this Contractor to the satisfaction of all parties involved.
- b. Contractor to assume responsibility for any utilities damaged during construction.

2.7. Execution of work

- 2.7.1. Site Meetings –Contractor will be available for on-site meeting starting one week before start of project.
- 2.7.2. Contractor is responsible to protect their tools and equipment once their work starts. Contractor shall provide protection of all their stored materials. Contractor shall take field measurements to confirm the plan drawing are correct. Modifications to the Contractor's work due to the Contractor's failure to field measure will be at the Contractor's cost.

- 2.7.3. Contractor is responsible for all trenching and shoring needed to meet all OSHA and governing regulatory agency requirements.

3. SAFETY

- 3.1. The Contractor will submit a sample of a project specific safety plan. The final plan will be formalized during the pre-testing process. At intervals mutually agreed upon during pre-testing, the Contractor will make available their corporate safety director for meetings to review the project specific safety plan.
- 3.2. All work is to be performed in accordance with all OSHA and governing regulatory agency requirements. This Contractor is to provide all required perimeter protection and task lighting.

4. SCHEDULE

- 4.1. The Contractor is to provide a project duration schedule. The schedule will show work being completed by SATURDAY, JULY 01, 2023.
- 4.2. The contractor shall scheduled appropriate time and labor forces to maintain the schedule and comply with schedule requirements including schedule recovery for normal weather events.
- 4.3. Schedule impacts due to weather will be reviewed on a case by case basis. The impact analysis by the Contractor must demonstrate a weather impact beyond that which should be anticipated for the schedule duration the work is to be accomplished at the location of the project and factoring in average weather patterns.

5. COORDINATION

- 5.1. The Contractor is to include attending all meetings required to coordinate the work, including subcontractor meeting, safety meetings, and orientations.
- 5.2. Temporary Related Work/Protection
 - 5.2.1. Include all costs and obtain any permits for this contractors work. Also, include costs and obtain any permits for work, which by its nature or to maintain schedule, requires performances at a time other than normal working hours.
 - 5.2.2. This contractor is responsible for protection of all materials until installation and acceptance by the Owner.

5.2.3. Contractor acknowledges and agrees to remove all equipment, tools, equipment and trash off site within 7 days of completion of work.

5.2.4. Portable bathrooms to be provided by the Contractor

5.3. The Owner is authorized to issue an order stopping all or part of the work in the event of an unsafe act or when non-conforming work is being performed.

6. PROJECT DIRECTORY

Contacts:

- "OWNER" Purchasing: To oversee the business relationship with the Contractor. Includes: Contract Development, Pricing Issues, Insurance, Receives Invoices and Process Payments.
 - Field Representative: Amos Nichols, inboxLDCFR0207.US@jw.org; 347-642-0005
 - On-site Representative: Warren Minns, LDCcstGroup151.US@jw.org; 610-762-1548